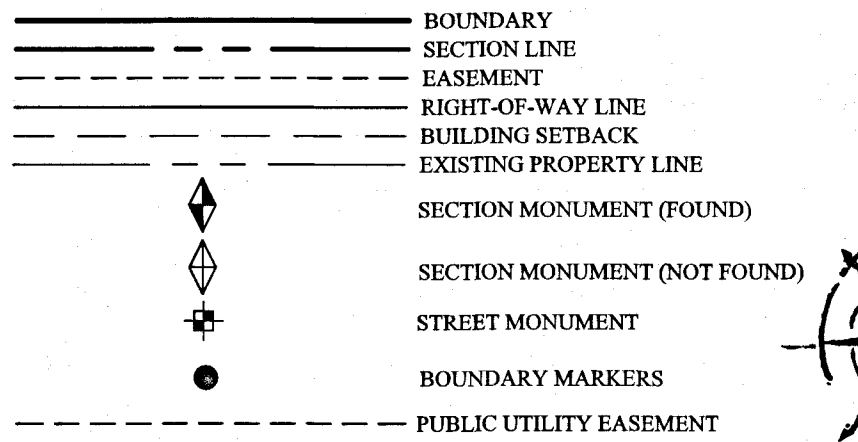


VICINITY MAP  
N.T.S.

LEGEND



GRAPHIC SCALE

(IN FEET)  
1 inch = 60 ft.

Line	Direction	Length
L1	S45°00'00"E	17.65

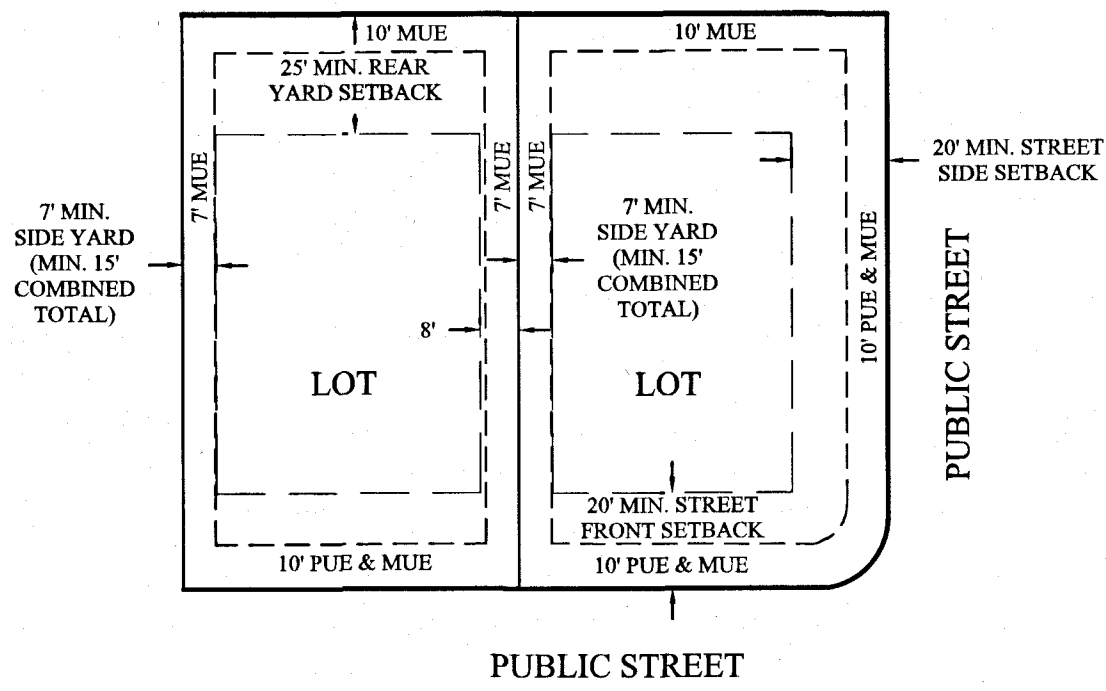
Point #	Northing	Easting	Raw Description
1	10000.0000	10000.0000	SE COR S1
2	12664.1570	9995.2080	EQ COR S1
3	15329.3680	9993.0590	NE COR S1
4	12151.5073	8566.8297	STREET MON
5	12942.0979	8578.3172	STREET MON

Curve	Radius	Delta	Length	Chord Direction	Chord Length
C1	222.00	11°56'52"	46.29	N06°04'00"E	46.21
C2	278.00	12°02'25"	58.42	S06°01'13"W	58.31
C3	15.00	90°00'00"	23.56	N44°54'26"W	21.21
C4	194.00	5°11'45"	17.59	N02°41'26"E	17.59
C5	194.00	6°45'07"	22.86	N08°39'52"E	22.85
C6	306.00	11°46'28"	62.88	N06°09'12"E	62.77
C7	306.00	0°15'57"	1.42	N00°07'59"E	1.42
C8	15.00	89°59'59"	23.56	N45°00'00"E	21.21
C9	15.00	31°23'48"	8.22	N74°18'06"W	8.12
C10	50.00	42°11'10"	36.81	N79°41'47"W	35.99
C11	50.00	50°46'03"	44.30	S53°49'37"W	42.87
C12	50.00	59°50'23"	52.22	S01°28'36"E	49.88
C13	15.00	16°37'49"	4.35	S23°04'53"E	4.34
C14	15.00	14°45'59"	3.87	S07°22'59"E	3.86
C15	250.00	3°44'22"	16.32	S01°52'12"W	16.31
C16	250.00	8°18'03"	36.22	S07°52'25"W	36.19
C17	250.00	11°56'52"	52.13	S06°04'00"W	52.04
C18	15.00	90°00'00"	23.56	S45°03'34"W	21.21
C19	616.00	5°25'47"	58.38	N08°07'46"E	58.36
C20	616.00	5°24'51"	58.21	N02°42'26"E	58.19
C21	306.00	12°02'25"	64.30	S06°01'13"W	64.19
C22	194.00	11°56'52"	40.45	N06°04'00"E	40.38
C23	50.00	152°47'36"	133.34	N45°00'00"E	97.19
C24	250.00	12°02'25"	52.54	S06°01'13"W	52.44
C25	15.00	31°23'48"	8.22	S15°41'53"E	8.12
C27	15.00	54°20'03"	14.22	S62°34'33"E	13.70
C28	15.00	54°37'54"	14.30	S62°59'14"W	13.77
C29	40.00	288°55'12"	201.70	N00°07'53"E	46.50

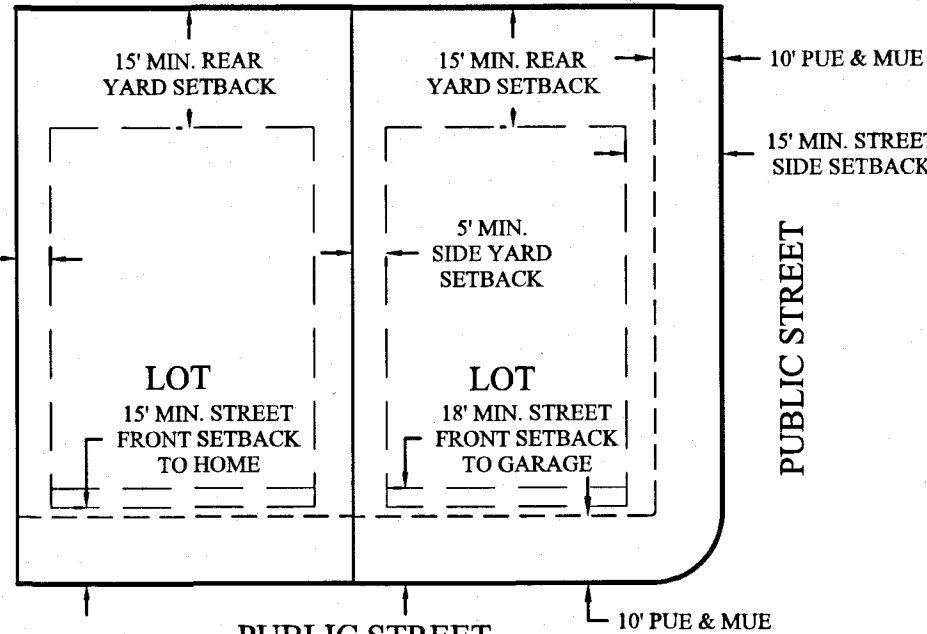
PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

# RIDGEVIEW POD B PLAT L

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS  
(LOTS 468-477 & 487-496)  
NOT TO SCALE



TYPICAL BUILDING SETBACKS  
(LOTS 478-486)  
NOT TO SCALE

NOTES

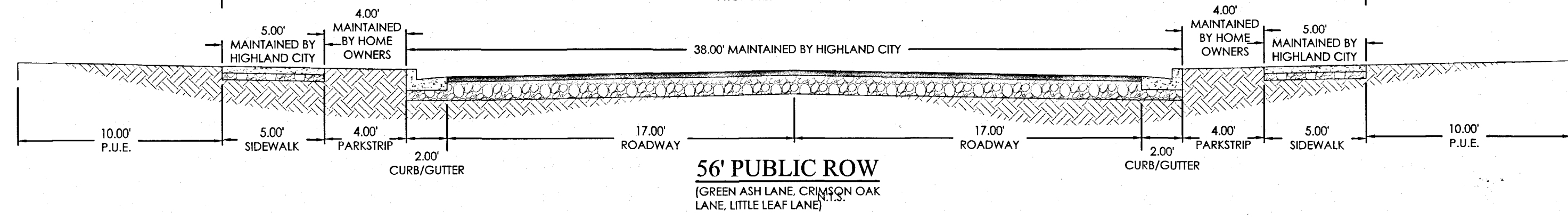
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
- THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
- #5 REBAR & CAP (FOCUS) IS TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSIONS, IF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- HOMEOWNERS ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., SUITE 200, SALT LAKE CITY, UT 84111.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
- PARCEL A IS COMMON AREA AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 468 & 496 CONTAIN PRIVATE STORM WATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT RESULTS FROM THE USE, OPERATION, MAINTENANCE, OR FAILURE OF PRIVATE DRAINAGE FACILITIES AND SUMPS, REGARDLESS OF WHETHER SUCH DAMAGE OR LOSS IS WITHIN THE LOTS SHOWN HEREIN. HIGHLAND CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR FROM THE STORM DRAINAGE ON THESE LOTS.
- LOTS 468 & 496 ARE TO OWN AND MAINTAIN PRIVATE SUMP DRAIN ON THEIR LOTS.

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:

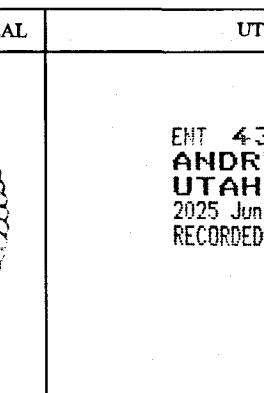
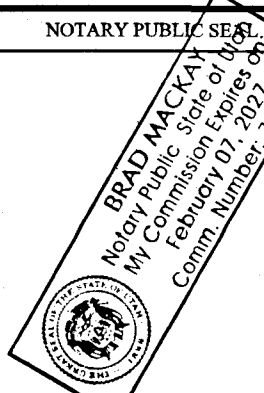
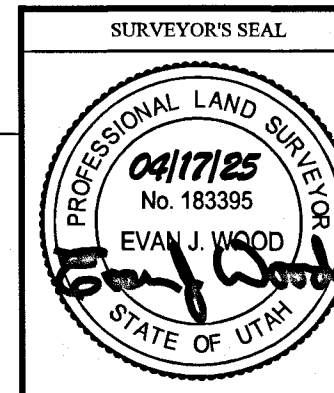
- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
- A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
- Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.

CITY REQUIRED PLAT NOTES:

- MUNICIPAL UTILITY EASEMENTS (M.U.E.) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTAH CODE ANNOTATED 10-9A-103(4) AND HIGHLAND CITY DEVELOPMENT CODE.
- THE PUBLIC UTILITY EASEMENT (P.U.E.), MUNICIPAL UTILITY EASEMENT (M.U.E.), AND SIDEWALK EASEMENT CORRIDOR AS HEREON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY UTILITY FRANCHISE AGREEMENTS AND STATE OF UTAH CODE GOVERNING PUBLIC UTILITY EASEMENTS. HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT AND OTHER INCIDENTAL APPURTENANT PARTS THEREOF FOR CITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES INCLUDING STREET SIGNAGE, STREET LIGHTS, PLACEMENT OF SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
- BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.



PREPARED FOR  
IVORY DEVELOPMENT LLC  
3340 NORTH, CENTER STREET  
LEHI, UTAH 84043  
(801) 407-6841  
CONTACT: BRAD MACKAY



## SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lots and streets, together with easements, to be hereafter known as RIDGEVIEW POD B PLAT L, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

*Evan J. Wood*  
EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 183395

DATE  
04/17/2025

## BOUNDARY DESCRIPTION

A part of the Southeast Quarter and Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:  
Beginning at a point located on the northerly subdivision line of Ridgeview Plat I, recorded as Entry #14647-2023 on March 9, 2023 on file with the Utah County Recorder's Office, said point also being located N0°06'11"W 2015.86 feet along the Section line and S89°53'49"W 1308.26 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision West 209.92 feet to an easterly subdivision line of Ridgeview Plat K, recorded as Entry #2010-2024 on January 11, 2024 of official records; thence along said subdivision the following four (4) courses: (1) North 166.00 feet; thence (2) West 32.61 feet; thence (3) Westerly along the arc of a curve to the left having a radius of 1,100.00 feet a distance of 16.74 feet through a central angle of 0°05'21"8" Chord: S89°33'51"W 16.74 feet; thence (4) N00°00'01"E 624.96 feet; thence N89°54'26"W 58.96 feet; thence N00°05'34"E 110.00 feet; thence N89°54'26"W 18.98 feet; thence N00°05'34"W 144.00 feet; thence S89°54'26"E 400.00 feet to the westerly subdivision line of Ridgeview Plat J, recorded as Entry #2009-2024 on January 11, 2024 of official records; thence along said subdivision the following ten (10) courses: (1) S00°05'34"E 88.00 feet; thence (2) N89°54'26"W 35.05 feet; thence (3) S00°05'34"W 56.00 feet; thence (4) South 302.08 feet; thence (5) Southerly along the arc of a non-tangent curve to the left having a radius of 616.00 feet (radius bears: S79°09'21"E) a distance of 116.59 feet through a central angle of 10°50'39" Chord: S05°25'20"W 116.41 feet; thence (6) S00°00'01"W 318.03 feet; thence (7) S01°09'05"W 44.01 feet; thence (8) S08°01'32"W 53.29 feet; thence (9) S09°19'42"W 35.70 feet; thence (10) S04°37'56"W 32.47 feet to the point of beginning.

Contains: 7.00 acres±

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 SOUTH 900 EAST, SUITE 200, DRAPER, UTAH 84020.

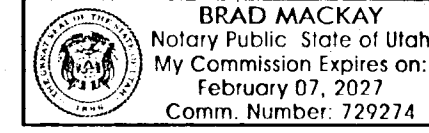
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28<sup>th</sup> DAY OF April, A.D. 2025

*Christopher P. Gamvroulas*  
CHRISTOPHER P. GAMVROULAS  
BY: *Christopher P. Gamvroulas*  
(PRINTED NAME)

ITS: President

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah



ON THE 28<sup>th</sup> DAY OF April, A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02-07-2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY

MY COMMISSION No. 729274

*Brad Mackay*  
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY MUNICIPALITY

HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20 DAY OF April, A.D. 2025.

APPROVED BY MAYOR  
*Kevin Flunk*  
APPROVED BY ENGINEER  
(SEE SEAL BELOW)  
APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR  
*Brad Mackay*  
ATTEST  
(SEE SEAL BELOW)

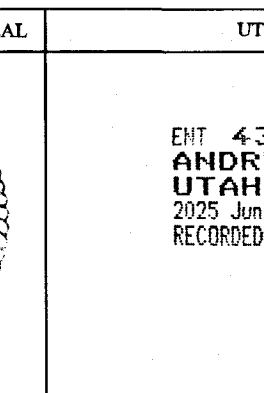
## HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 20 DAY OF April, A.D. 2025

*Brad Mackay*  
HIGHLAND CITY ATTORNEY

# RIDGEVIEW POD B PLAT L

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



ENT 43345-2025 MAP 19759  
ANDREW ALLEN  
UTAH COUNTY RECORDER  
2025 Jun 11 01:20 PM FEE 110.00 BY LH  
RECORDED FOR HIGHLAND CITY

Plat B Plat L Design 24-0002 (Ang) sheets 102 - Final Plat.dwg  
SEC. 1, T5S, R1E, SLB&M  
2024-24-0002 Ridgeview Plat