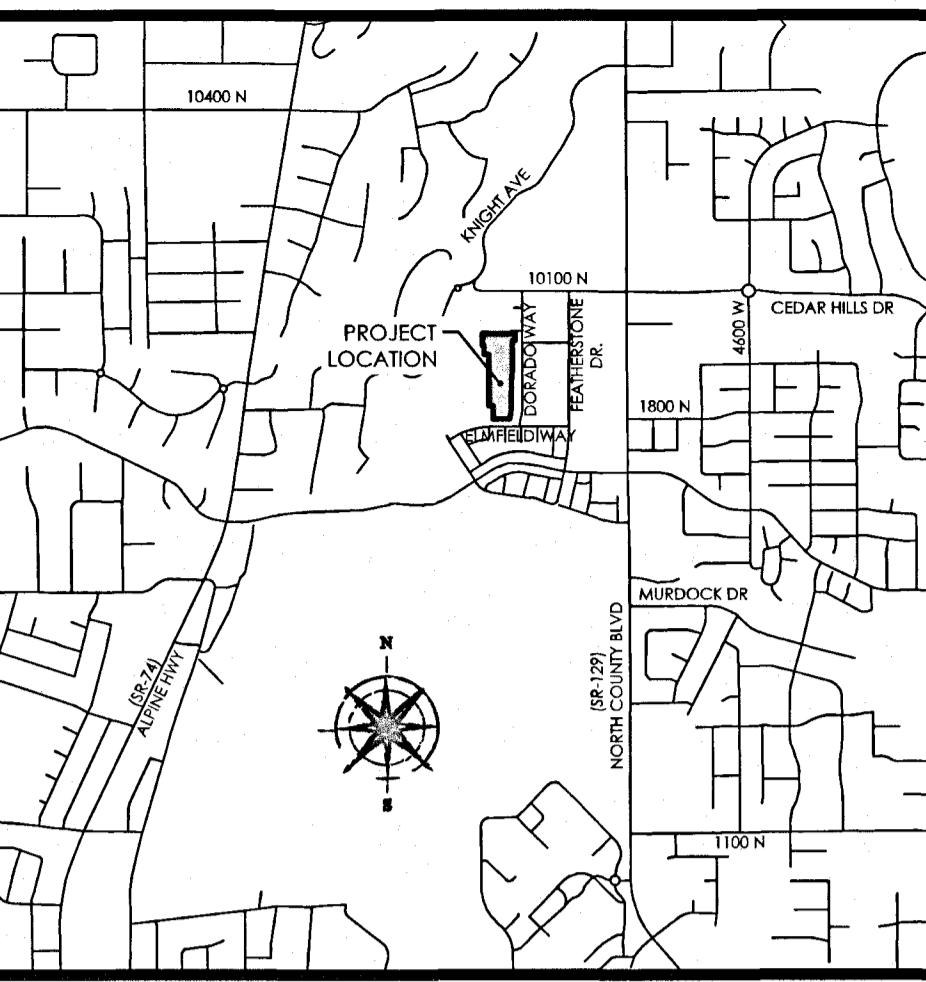


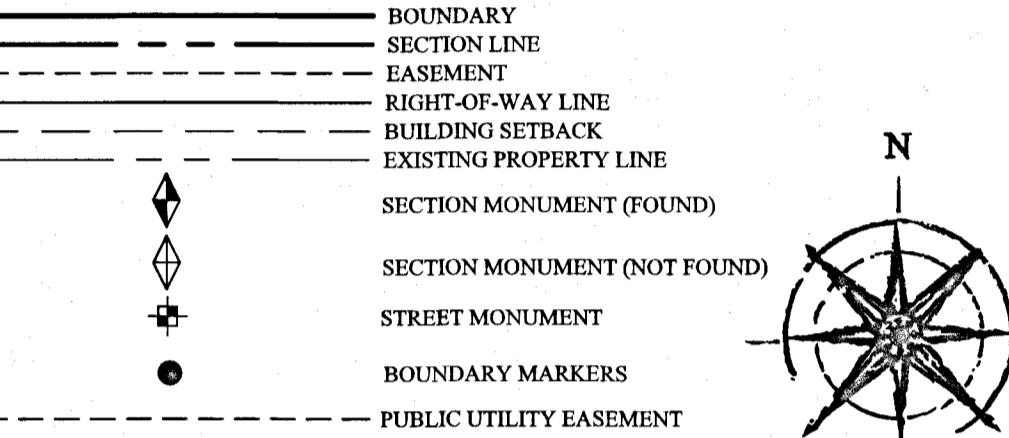
RIDGEVIEW POD B PLAT L

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

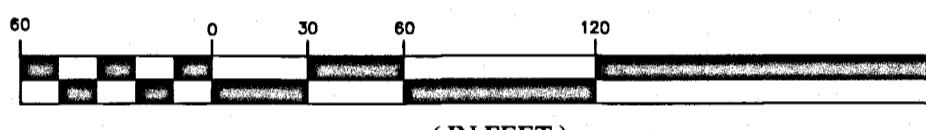


VICINITY MAP
N.T.S.

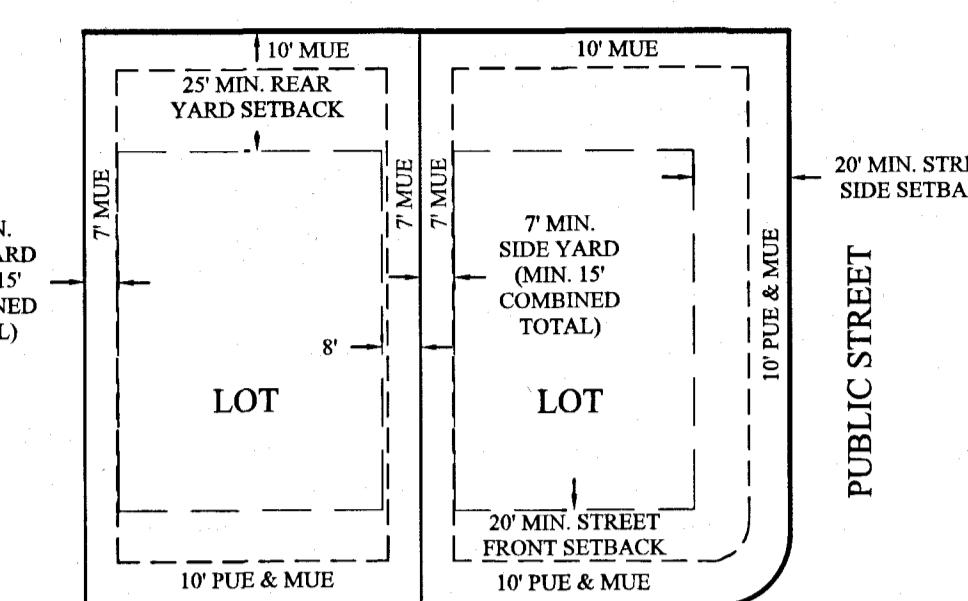
LEGEND



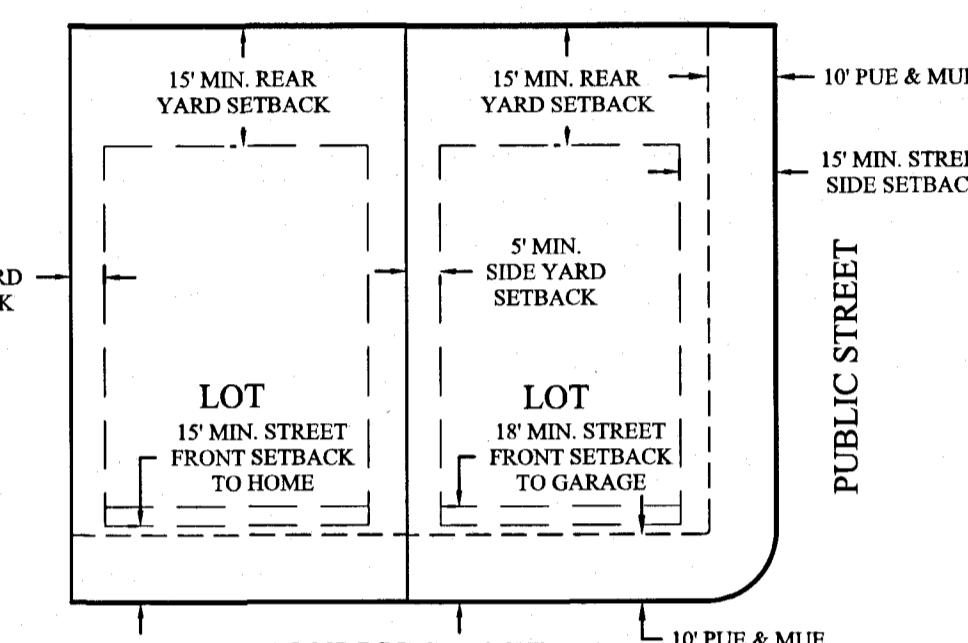
GRAPHIC SCALE



Line Table		
LINE	DIRECTION	LENGTH
L1	S45°00'00"E	17.65



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



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

NOTES

1. 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.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
3. 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.
4. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT THE REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LINE OF REBAR AND CAPS AT FRONT LOT CORNERS.
5. 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.

6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
8. ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
9. PARCEL A IS A COMMON AREA AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOTS 468 & 496 CONTAIN PRIVATE STORM WATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS 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.

11. 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 Agreement. It is the responsibility of the buyer to do their own due diligence and research any applicable laws that may affect or potentially affect the use of property prior to purchasing or contracting to purchase any property anywhere. Some of the significant Ordinances and Conditions of Approval recorded on this property by the legislative body of Highland City are as follows:

1. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2. 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.
3. 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.
4. Highland City Ordinances restrict height of foundations 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 PLAT NOTES:

1. MUNICIPAL UTILITY EASEMENTS (M.U.E.) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTAH CODE ANNOTATED 10-9A-103(40) AND HIGHLAND CITY DEVELOPMENT CODE.

2. 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 TO CONTROL THE PLACEMENT, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF APPURTENANT PROPERTY RELATED TO PUBLIC UTILITY AND ACTIVITIES AND 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.

3. 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.

56.00' PROPOSED

5.00' MAINTAINED BY HIGHLAND CITY

4.00' MAINTAINED BY HOME OWNERS

38.00' MAINTAINED BY HIGHLAND CITY

17.00' ROADWAY

2.00' CURB/GUTTER

4.00' PARKSTRIP

5.00' MAINTAINED BY HIGHLAND CITY

10.00' P.U.E.

5.00' MAINTAINED BY HOME OWNERS

4.00' MAINTAINED BY HIGHLAND CITY

17.00' ROADWAY

2.00' CURB/GUTTER

4.00' PARKSTRIP

5.00' MAINTAINED BY HIGHLAND CITY

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