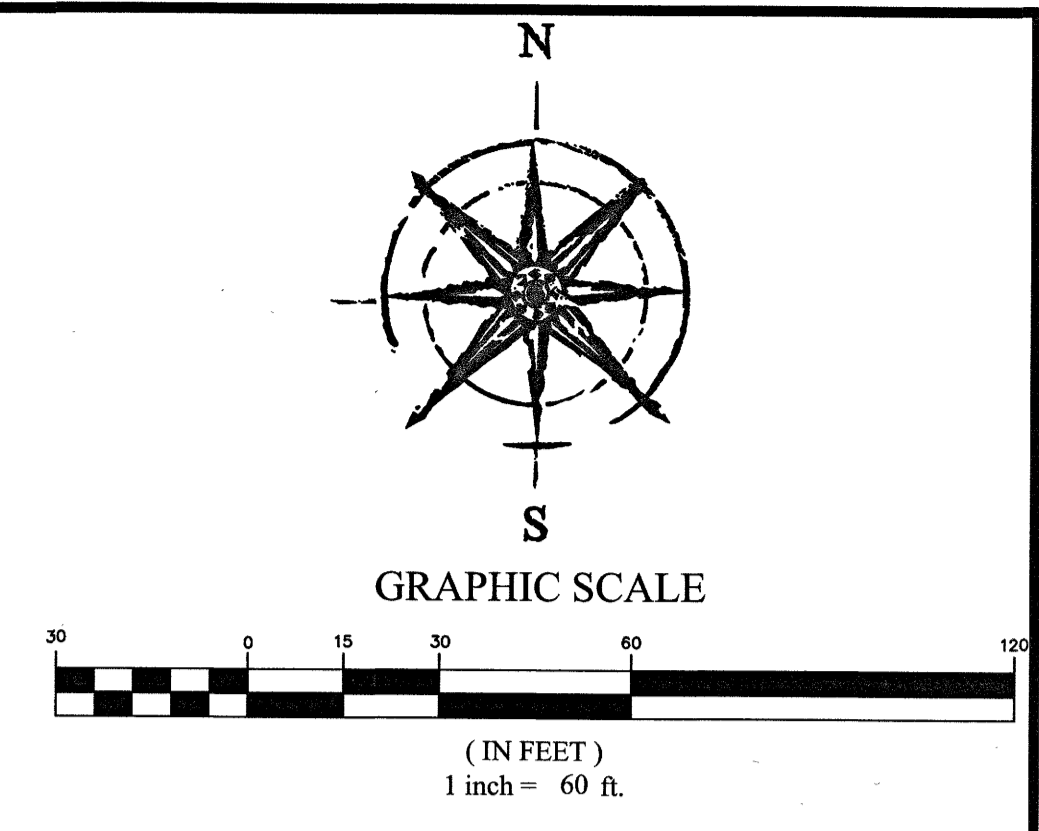


VICINITY MAP  
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	328.00	24°19'27"	139.25	N77°50'16"W 138.20
C2	300.00	24°19'27"	127.36	N77°50'16"W 126.41
C3	277.00	24°19'27"	117.60	N77°50'16"W 116.72
C4	634.00	9°47'32"	108.35	N60°46'47"W 108.22
C5	606.00	13°29'25"	142.68	S58°55'50"E 142.35
C6	15.00	82°01'55"	21.48	N83°06'01"E 19.69
C7	128.00	5°44'48"	12.84	S44°57'28"W 12.83
C8	100.00	8°41'47"	15.18	S43°28'58"W 15.16
C9	606.00	31°13'19"	330.22	N50°03'53"W 326.15
C11	606.00	17°43'53"	187.54	S43°19'11"E 186.79
C12	634.00	14°13'33"	157.41	N41°34'00"W 157.01
C13	634.00	9°40'42"	107.10	N39°17'35"W 106.97
C16	128.00	1°07'29"	2.51	S67°30'19"W 2.51
C17	583.00	1°19'21"	13.46	N35°06'55"W 13.46
C19	583.00	4°10'47"	42.53	N46°20'33"W 42.52
C21	583.00	3°25'03"	34.77	N56°41'50"W 34.77
C23	277.00	16°36'26"	80.29	N81°41'47"W 80.01

Lot Address	Lot Address
201 946 W	218 1067 W
202 952 W	219 1071 W
203 958 W	220 1075 W
204 964 W	221 1081 W
205 970 W	222 1085 W
206 976 W	223 1089 W
207 982 W	224 1093 W
208 988 W	225 1099 W
209 998 W	226 1103 W
210 1004 W	227 1107 W
211 1010 W	228 1111 W
212 1016 W	229 1115 W
213 1022 W	230 1094 W
214 1049 W	231 1090 W
215 1053 W	232 1086 W
216 1057 W	233 1082 W
217 1061 W	234 1078 W



**SURVEYOR'S CERTIFICATE**

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

11/19/2020  
Date

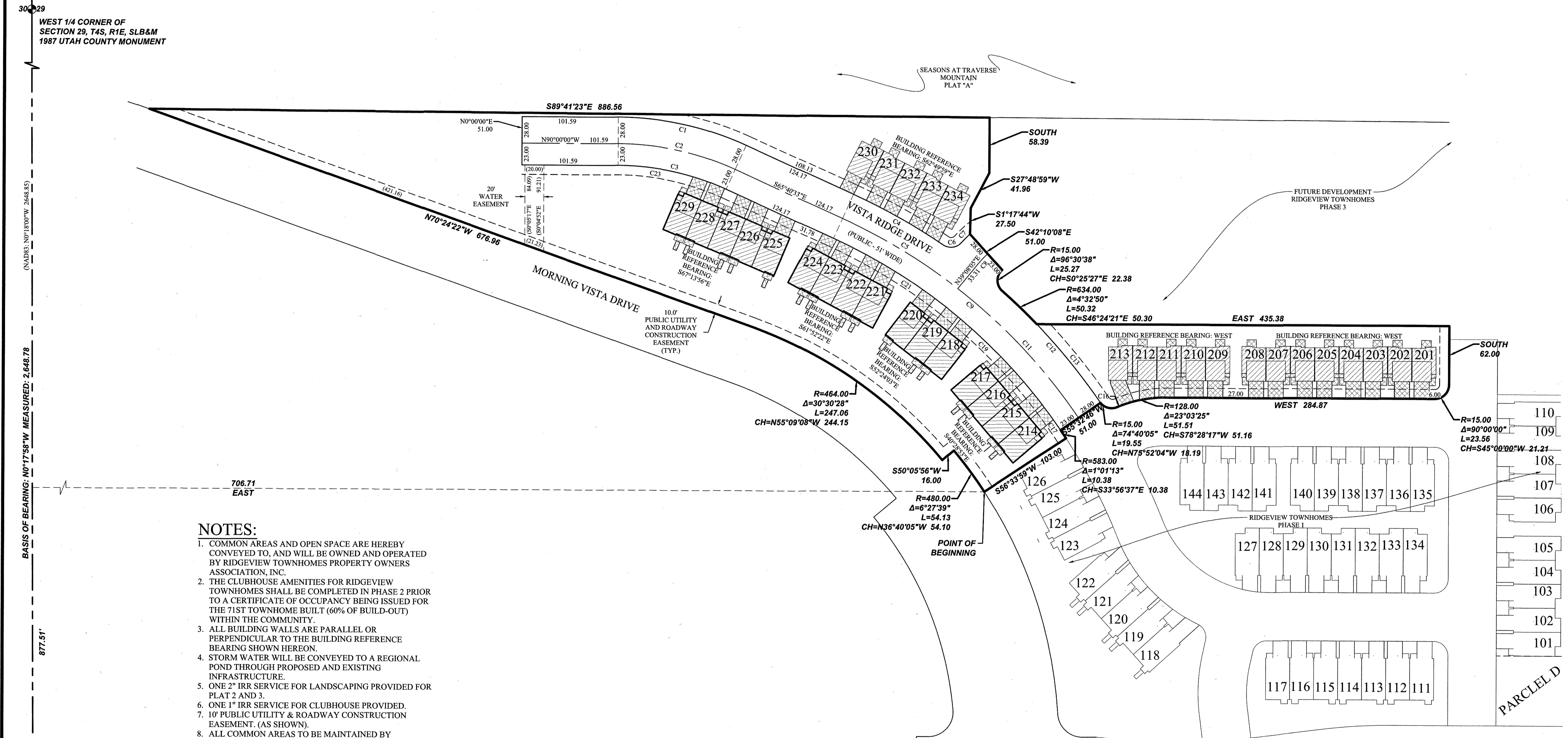
**BOUNDARY DESCRIPTION**

A PORTION OF THE SE1/4 OF SECTION 30, AND THE SW1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

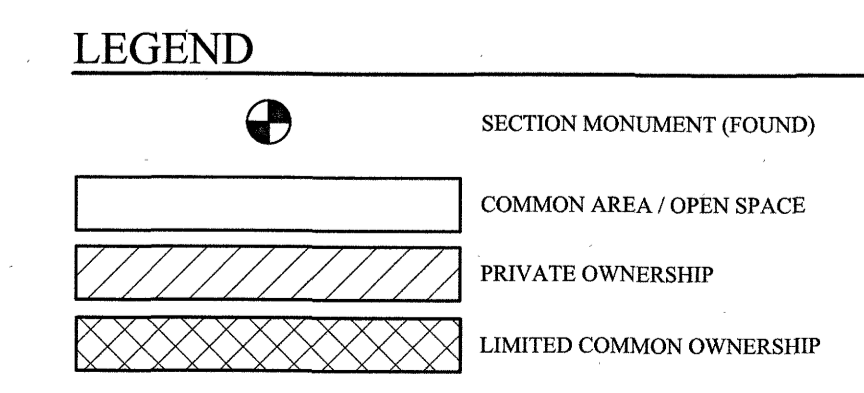
BEGINNING ON THE NORTHERLY LINE OF MORNING VISTA DRIVE ACCORDING TO THE MORNING GLORY ROAD DEDICATION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF RIDGEVIEW TOWNHOMES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N0°17'58"W ALONG THE SECTION LINE 877.51 FEET AND EAST 706.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID MORNING VISTA DRIVE THE FOLLOWING 4 (FOUR) COURSES: 1) NORTHWESTERLY ALONG THE ARC OF A 480.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S56°34'17"W) 54.13 FEET THROUGH A CENTRAL ANGLE OF 06°27'39" CHORD: N36°40'05"W 54.10 FEET; 2) S50°05'56"W 16.00 FEET; 3) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 464.00 FEET (RADIUS BEARS: S50°06'06"W) A DISTANCE OF 247.06 FEET THROUGH A CENTRAL ANGLE OF 30°30'28" CHORD: N55°09'08"W 244.15 FEET; 4) N70°24'22"W 676.96 FEET TO THE SOUTH LINE OF SEASONS AT TRAVERSE MOUNTAIN "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S89°41'23"E ALONG SAID PLAT 886.56 FEET; THENCE SOUTH 58.39 FEET; THENCE S27°48'59"W 41.96 FEET; THENCE S01°17'44"W 27.50 FEET; THENCE S42°10'08"E 51.00 FEET; THENCE S11°17'44"W 27.50 FEET; THENCE S42°10'08"E 51.00 FEET; THENCE S00°25'27"E 22.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 128.00 FEET A DISTANCE OF 50.32 FEET THROUGH A CENTRAL ANGLE OF 04°32'50" CHORD: S46°24'21"E 50.30 FEET; THENCE EAST 435.38 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF ASPEN RIDGE WAY AS DEDICATED BY RIDGEVIEW TOWNHOMES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING 8 (EIGHT) COURSES: 1) SOUTH 62.00 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" CHORD: S45°00'00"W 21.21 FEET; 3) WEST 284.87 FEET; 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET A DISTANCE OF 51.51 FEET THROUGH A CENTRAL ANGLE OF 23°03'25" CHORD: S78°28'17"W 51.16 FEET TO A POINT OF REVERSE CURVATURE; 5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET A DISTANCE OF 19.55 FEET THROUGH A CENTRAL ANGLE OF 74°40'05" CHORD: N75°52'04"W 18.19 FEET; 6) S55°32'46"W 51.00 FEET; 7) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 583.00 FEET (RADIUS BEARS: S55°32'46"W) A DISTANCE OF 103.38 FEET THROUGH A CENTRAL ANGLE OF 1°01'13" CHORD: S33°56'37"E 103.38 FEET; 8) S56°33'59"W 103.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.35 ACRES +/-

WEST 1/4 CORNER OF SECTION 29, T4S, R1E, SLB&M 1987 UTAH COUNTY MONUMENT



- NOTES:**
- COMMON AREAS AND OPEN SPACE ARE HEREBY CONVEYED TO, AND WILL BE OWNED AND OPERATED BY RIDGEVIEW TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.
  - THE CLUBHOUSE AMENITIES FOR RIDGEVIEW TOWNHOMES SHALL BE COMPLETED IN PHASE 2 PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE 71ST TOWNHOME BUILT (60% OF BUILD-OUT) WITHIN THE COMMUNITY.
  - ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO THE BUILDING REFERENCE BEARING SHOWN HEREON.
  - STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH PROPOSED AND EXISTING INFRASTRUCTURE.
  - ONE 2" IRR SERVICE FOR LANDSCAPING PROVIDED FOR PLAT 2 AND 3.
  - ONE 1" IRR SERVICE FOR CLUBHOUSE PROVIDED.
  - 10' PUBLIC UTILITY & ROADWAY CONSTRUCTION EASEMENT. (AS SHOWN).
  - ALL COMMON AREAS TO BE MAINTAINED BY RIDGEVIEW TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.
  - ALL COMMON AREAS TO SERVE AS PUBLIC UTILITY EASEMENTS.



**TABULATIONS:**

ZONE:	PC
PROPERTY AREA:	4.35 ACRES
TOTAL ACREAGE IN LOTS:	0.68 ACRES
ROAD AREA:	0.71 ACRES
OPEN SPACE AREA:	2.96 ACRES
TOWN HOME UNITS:	34 LOTS
DENSITY:	7.82 UNITS/ACRE

**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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF JANUARY A.D. 2021

BY: William O. Perry IV (PRINTED NAME) ITS: PRESIDENT

BY: \_\_\_\_\_ (PRINTED NAME) ITS: \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF LEHI 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 28 DAY OF JAN A.D. 20 21.

APPROVED BY MAYOR: \_\_\_\_\_

UTAH COUNTY RECORDER: \_\_\_\_\_

ATTEST: Leha Wilson (SEE SEAL BELOW) CLERK-RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 10th DAY OF September, A.D. 2019, BY THE LEHI CITY PLANNING COMMISSION.

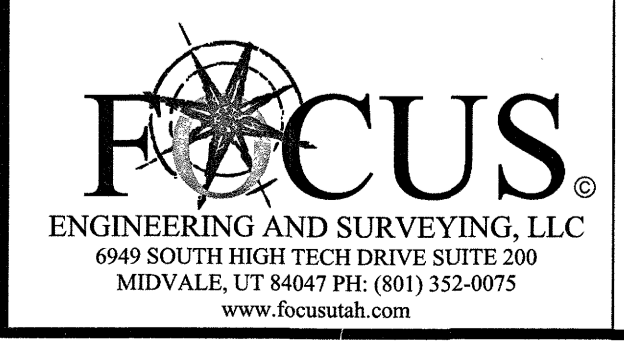
DIRECTOR - SECRETARY: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_

PHASE 2  
**RIDGEVIEW TOWNHOMES**  
SW1/4 OF SECTION 29, T4S, R1E, SLB&M  
A RESIDENTIAL SUBDIVISION  
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

17596 1.12

PAGE 1 OF 2

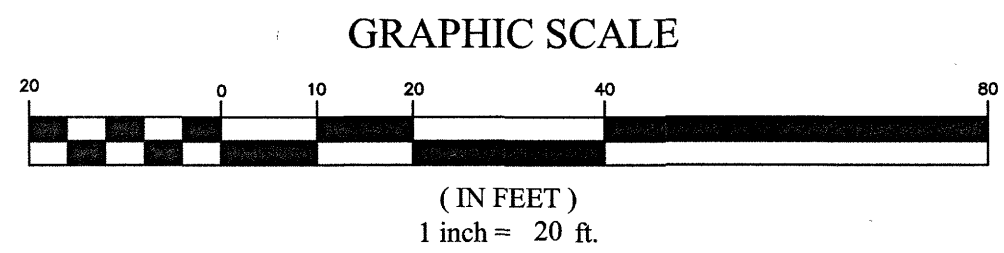
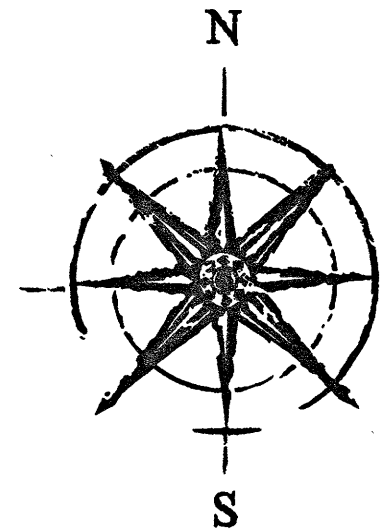


SEC 29 T4S R1E TUBO 199

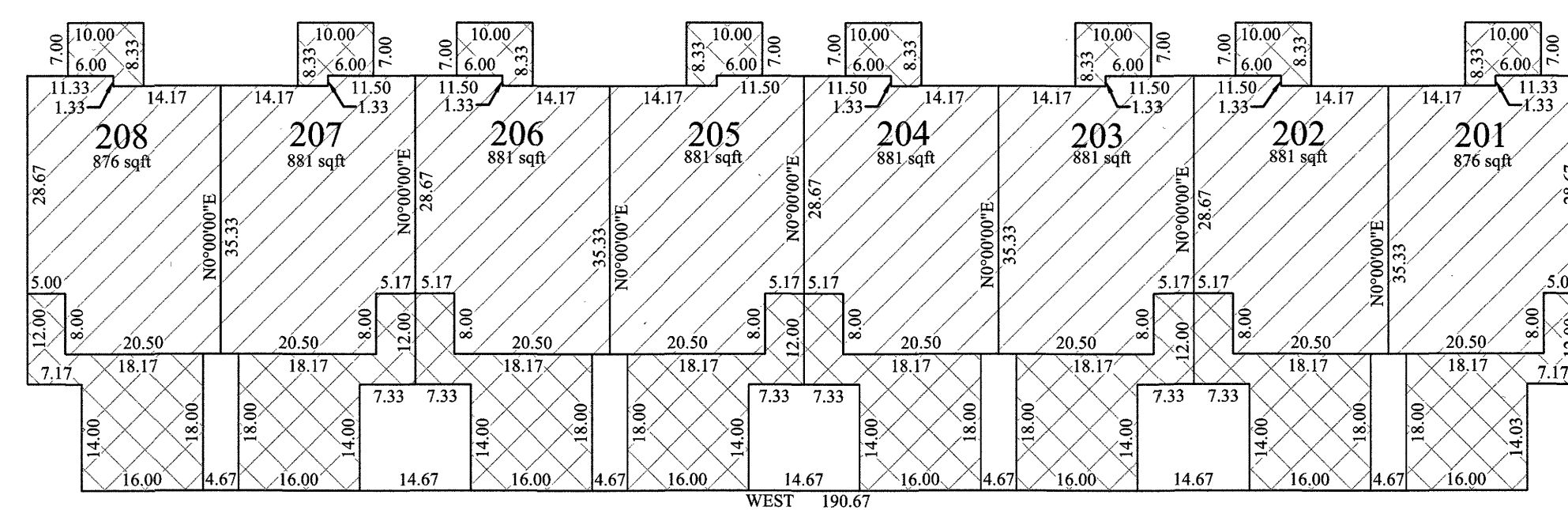


**NOTES:**

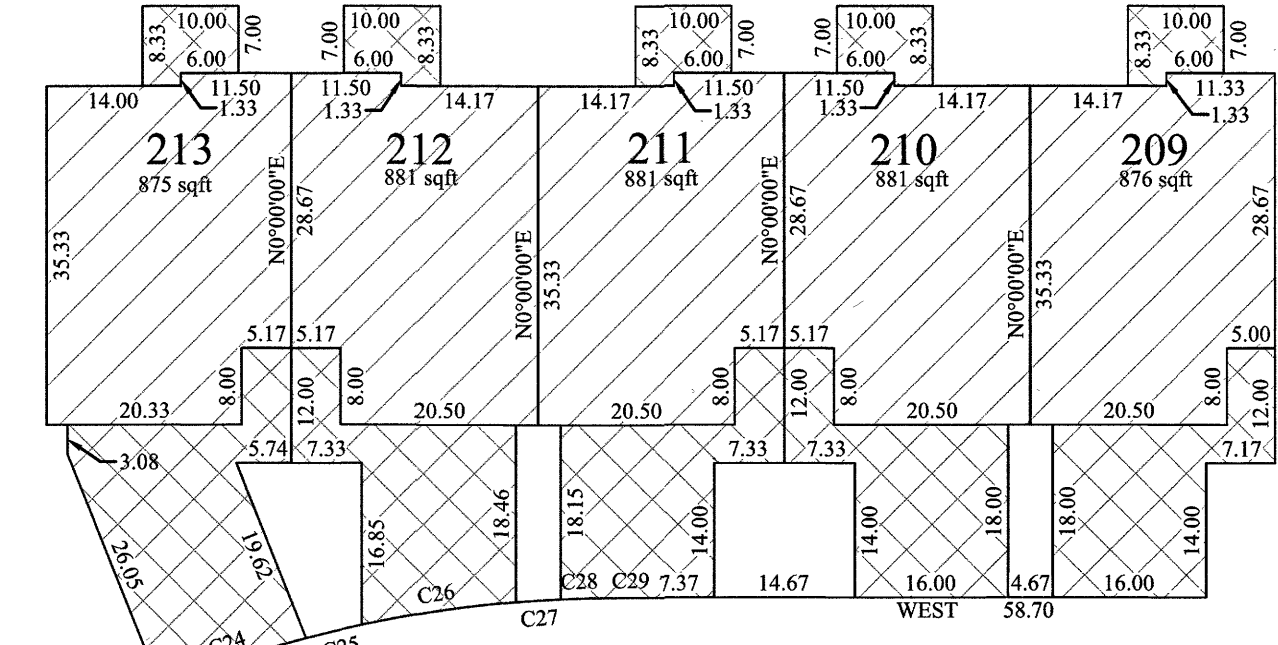
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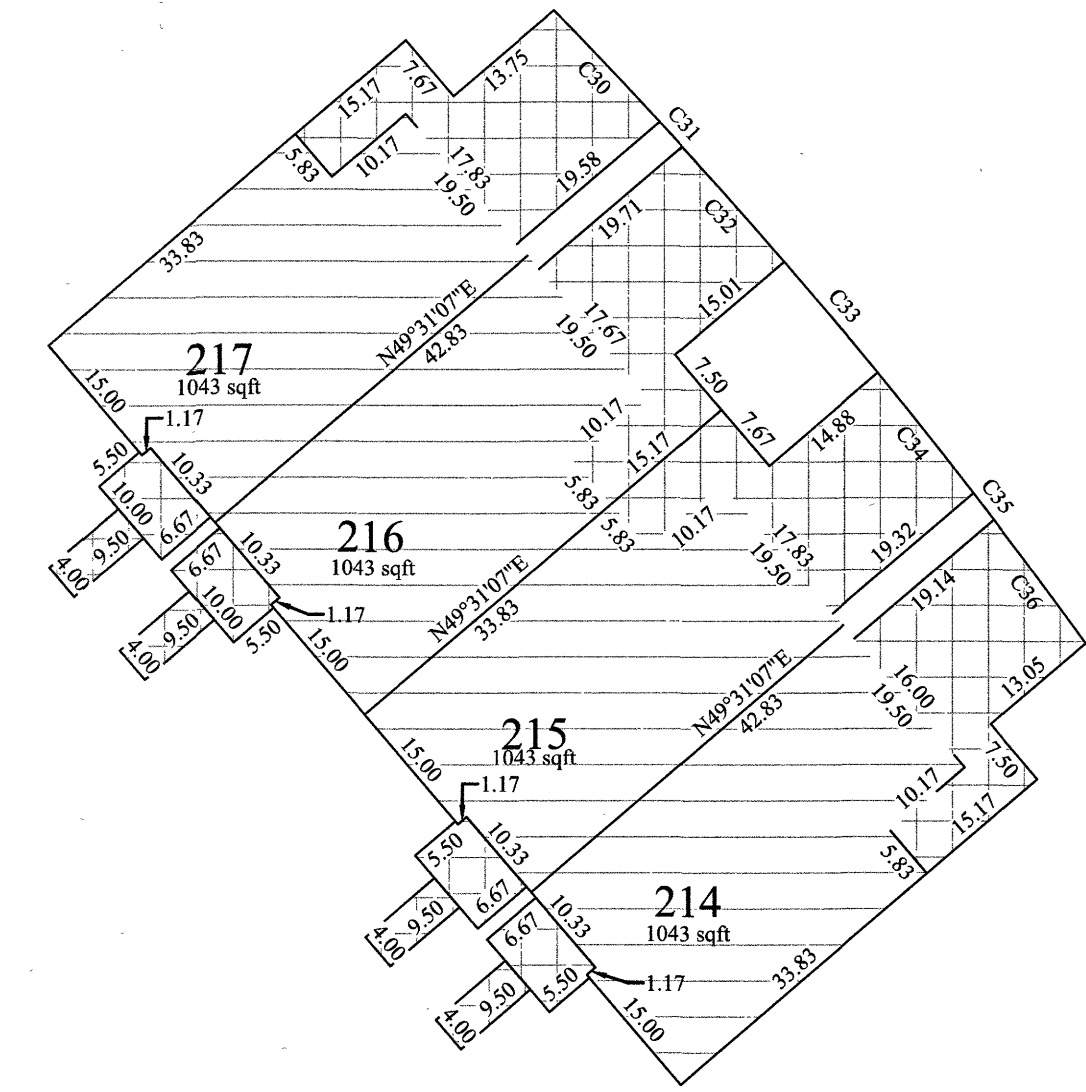
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	128.00	7°10'46"	16.04	S71°39'27"W	16.03
C25	128.00	2°40'04"	5.96	S76°34'52"W	5.96
C26	128.00	7°14'44"	16.19	S81°32'16"W	16.18
C27	128.00	2°05'37"	4.68	S86°12'27"W	4.68
C28	128.00	2°44'45"	6.13	S88°37'38"W	6.13
C29	1145.87	0°07'30"	2.50	S89°57'46"W	2.50
C30	583.00	1°34'29"	16.02	S43°27'56"E	16.02
C31	583.00	0°20'39"	3.50	S42°30'22"E	3.50
C32	583.00	1°34'22"	16.00	S41°32'51"E	16.00
C33	583.00	1°29'26"	15.17	S40°00'57"E	15.17
C34	583.00	1°34'24"	16.01	S38°29'02"E	16.01
C35	583.00	0°20'40"	3.50	S37°31'30"E	3.50
C36	583.00	1°34'34"	16.04	S36°33'53"E	16.04
C37	583.00	1°34'24"	16.01	S54°12'06"E	16.01
C38	583.00	1°29'26"	15.17	S52°40'11"E	15.17
C39	583.00	1°34'22"	16.00	S51°08'17"E	16.00
C40	583.00	0°20'39"	3.50	S50°10'46"E	3.50
C41	583.00	1°34'30"	16.03	S49°13'12"E	16.02
C42	583.00	0°22'12"	3.76	S65°29'27"E	3.76
C43	583.00	0°20'40"	3.51	S65°08'01"E	3.51
C44	583.00	1°34'26"	16.01	S64°10'28"E	16.01
C45	583.00	1°29'27"	15.17	S62°38'32"E	15.17
C46	583.00	1°34'21"	16.00	S61°06'58"E	16.00
C47	583.00	0°20'39"	3.50	S60°09'08"E	3.50
C48	583.00	1°34'27"	16.02	S59°11'35"E	16.02
C49	277.00	3°19'13"	16.05	N71°43'58"W	16.05
C50	277.00	0°43'29"	3.50	N69°42'37"W	3.50
C51	277.00	3°18'36"	16.00	N67°41'34"W	16.00
C52	277.00	0°21'43"	1.75	N65°51'25"W	1.75
C53	634.00	1°19'30"	14.66	S65°00'48"E	14.66
C54	634.00	1°26'46"	16.00	S63°37'40"E	16.00
C55	634.00	0°25'18"	4.67	S62°41'38"E	4.67
C56	634.00	1°26'46"	16.00	S61°45'35"E	16.00
C57	634.00	1°19'36"	14.68	S60°22'24"E	14.68
C58	634.00	1°26'57"	16.04	S58°59'07"E	16.04
C59	634.00	0°25'24"	4.68	S58°02'57"E	4.68
C60	634.00	1°27'12"	16.08	S57°06'39"E	16.08
C61	634.00	0°30'02"	5.54	N56°08'02"W	5.54



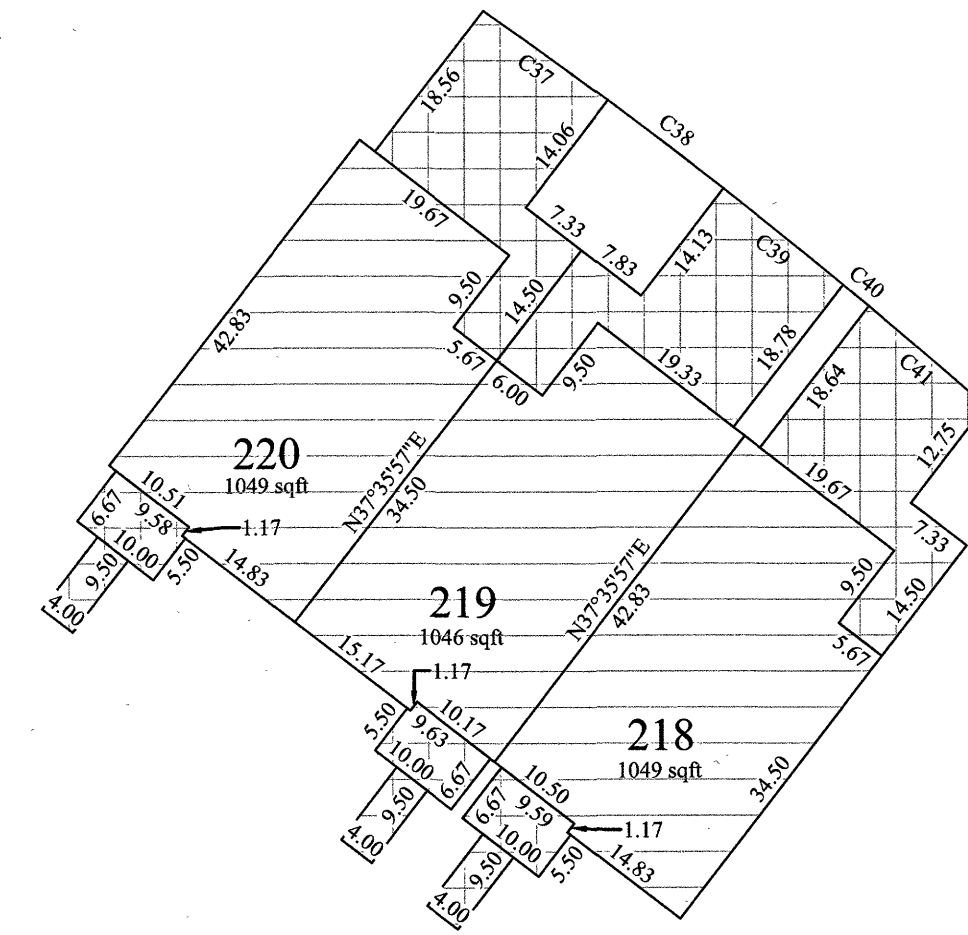
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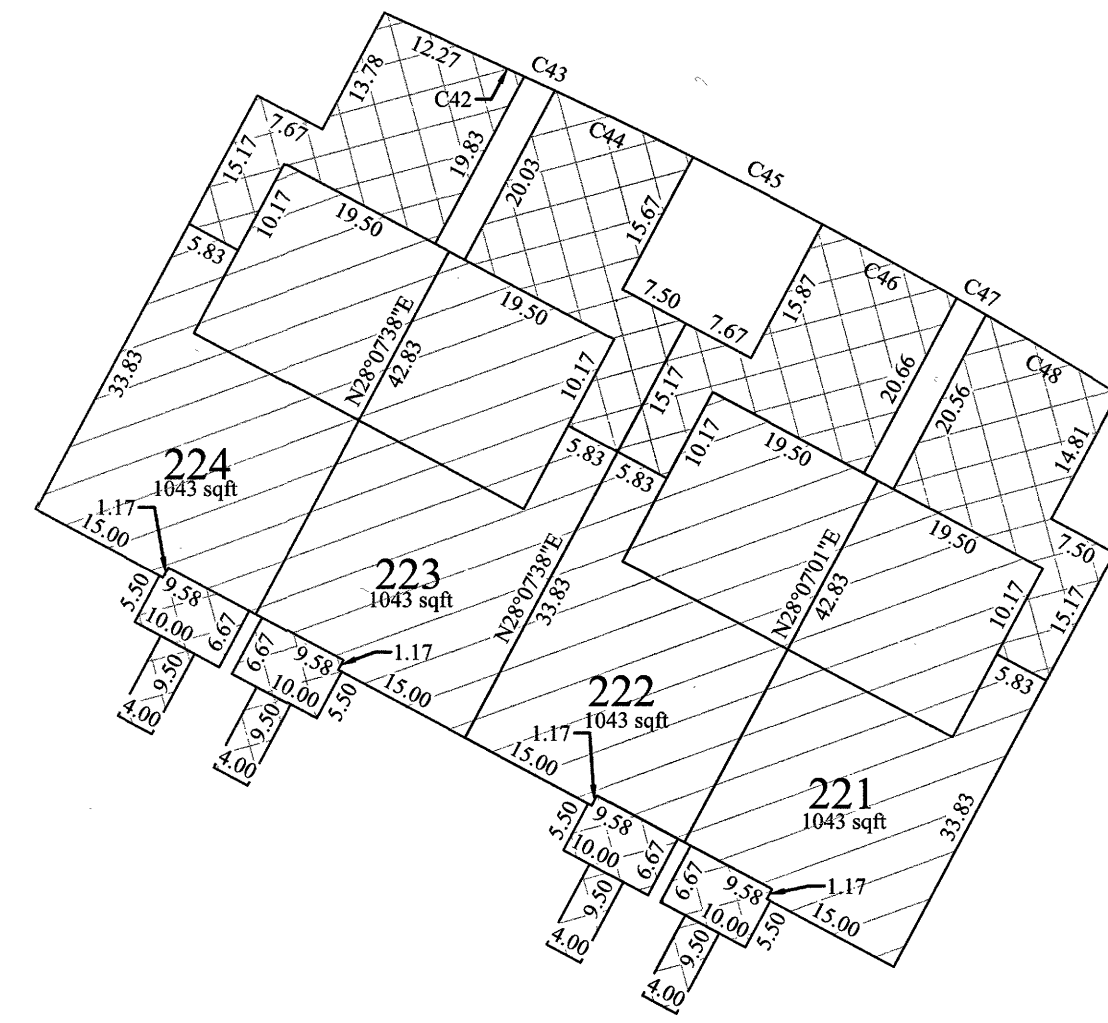
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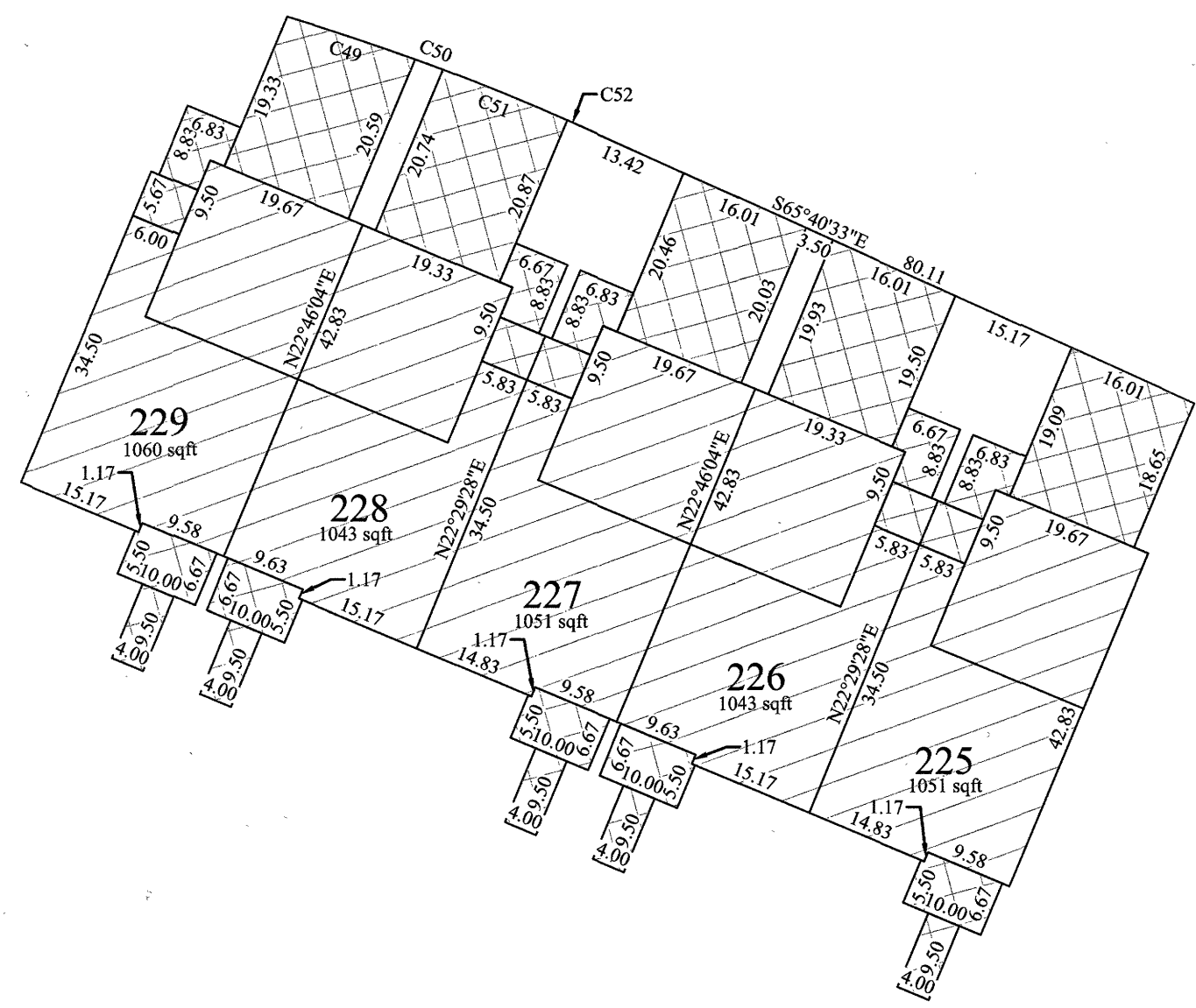
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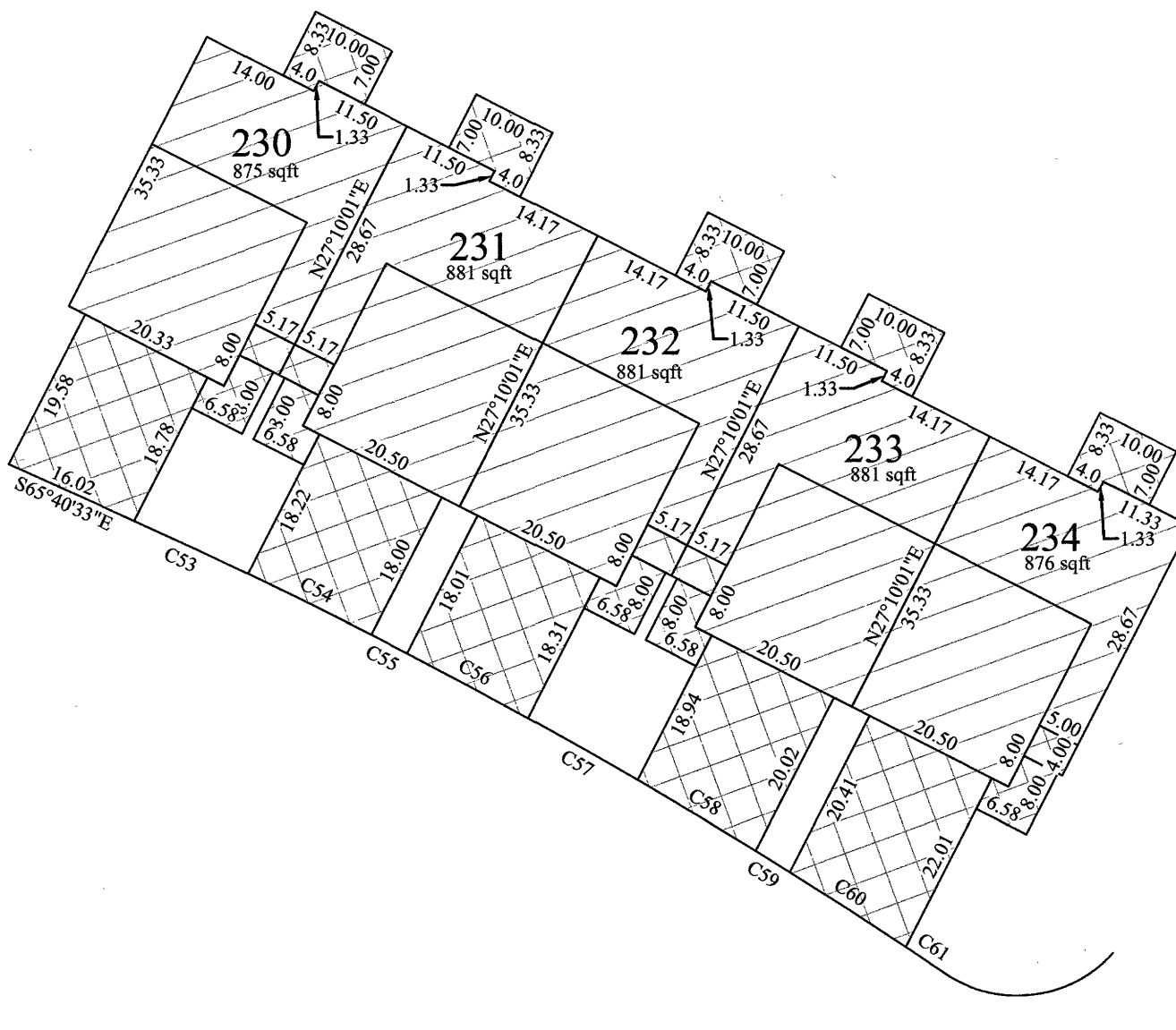
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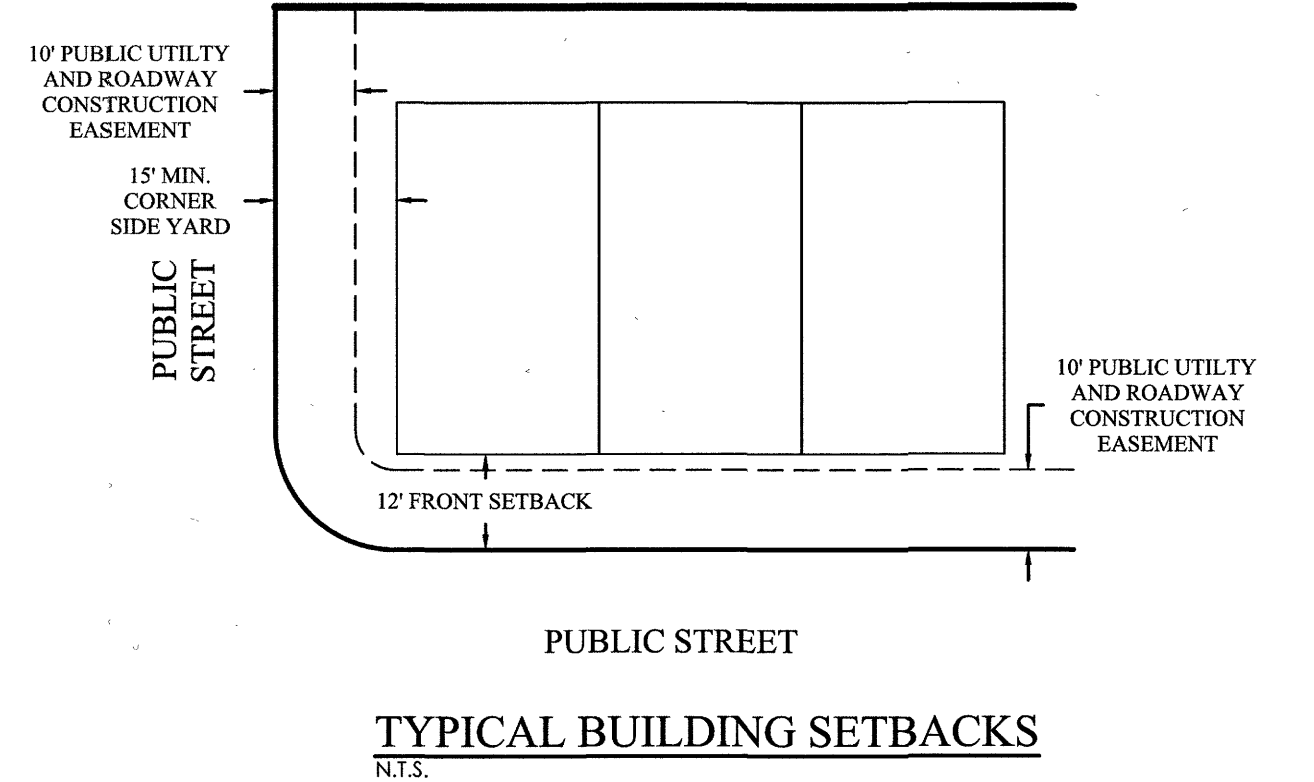
UNITS 221-224



UNITS 225-229

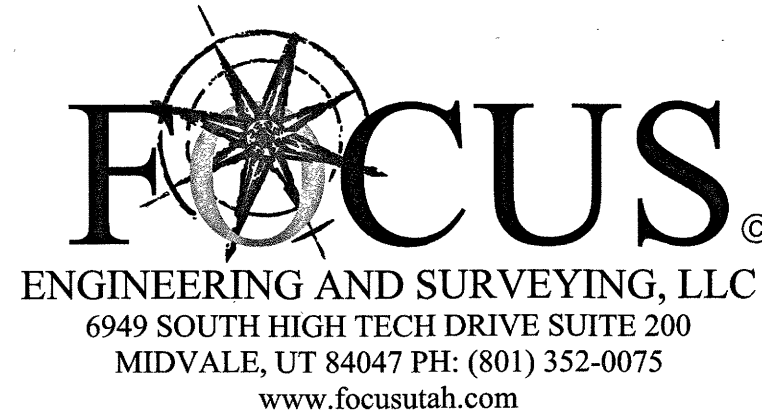


UNITS 230-234



ENT 55500/2021 Map # 17596  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Mon 24 2123 pm FEE 148.00 BY SR  
 RECORDED FOR LEHI CITY CORPORATION

**LEGEND**  
 LIMITS OF PRIVATE OWNERSHIP  
 LIMITS OF LIMITED COMMON AREA



17596.pdf

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF Salt Lake

ON THE 19th DAY OF January, A.D. 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, William O. Perry Jr. WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Perry Multi Family Inc A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/29/2024 Sandy Alford  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 715611 Sandy Alford  
 NOTARY PUBLIC STATE OF UTAH  
 COMMISSION # 715661  
 COMM. EXP. 12-29-2024

**PHASE 2  
 RIDGEVIEW TOWNHOMES**

SW1/4 OF SECTION 29, T4S, R1E, SLB&M  
 A RESIDENTIAL SUBDIVISION  
 LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	LEHI CITY ENGINEER SEAL 	LEHI CITY ENGINEER SEAL 
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