

THE RIDGE TOWNHOMES PHASE 2

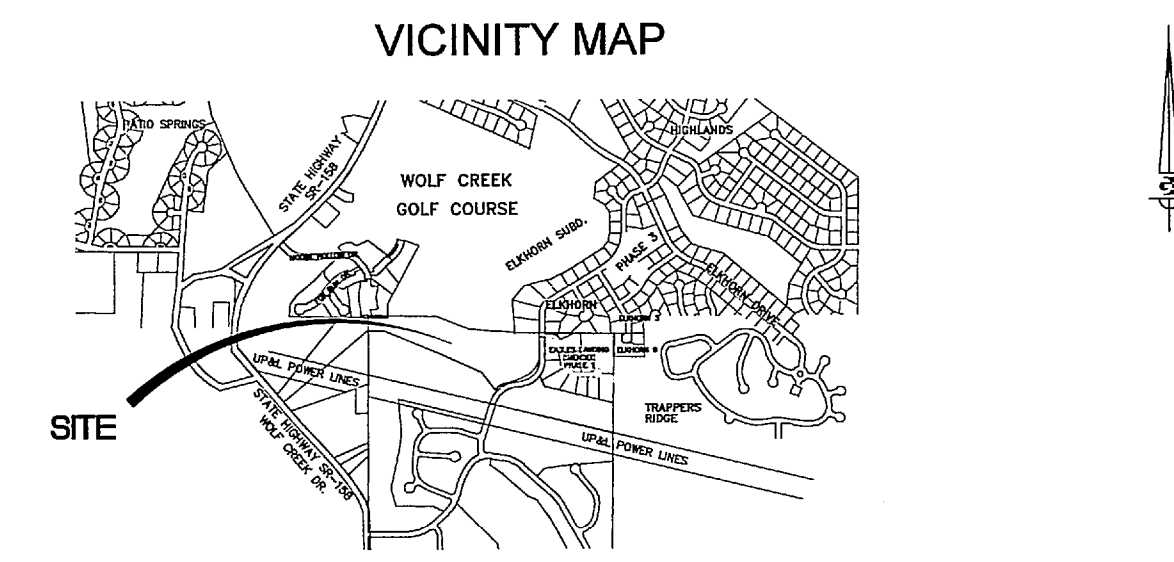
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE NORTHEAST 1/4 OF SECTION 27

T7N, R1E, SLB & M, U.S. SURVEY

WEBER COUNTY, UTAH

OCTOBER 2015



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE BOUNDARY LINE OF THE RIDGE TOWNHOMES PHASE 1 BEING LOCATED SOUTH 89°09'42" EAST 509.59 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 88.15 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE NORTH 78°09'28" EAST 87.67 FEET; THENCE ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT 410.60 FEET, HAVING A CENTRAL ANGLE OF 54°42'39", CHORD BEARS SOUTH 74°28'35" EAST 395.16 FEET; THENCE SOUTH 47°07'15" EAST 123.87 FEET; THENCE SOUTH 42°52'45" WEST 60.00 FEET; THENCE SOUTH 62°48'50" WEST 48.19 FEET; THENCE NORTH 89°13'42" WEST 26.79 FEET; THENCE NORTH 78°56'27" WEST 55.93 FEET; THENCE NORTH 89°56'20" WEST 83.96 FEET; THENCE NORTH 77°03'57" WEST 120.62 FEET TO THE BOUNDARY LINE OF SAID THE RIDGE TOWNHOMES PHASE 1 THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 09°11'18" WEST 32.87 FEET; (2) NORTH 54°20'13" WEST 71.40 FEET; (3) NORTH 28°07'50" WEST 26.77 FEET; (4) NORTH 70°03'52" WEST 70.68 FEET; (5) SOUTH 17°53'00" WEST 13.00 FEET; (6) NORTH 72°07'00" WEST 22.27 FEET; (7) NORTH 11°49'54" WEST 80.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.084 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 17-28-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF:

THE RIDGE TOWNHOMES PHASE 2

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

KLINT H. WHITNEY
 No. 8227228
 STATE OF UTAH
 PROFESSIONAL LAND SURVEYOR

SIGNED THIS 7TH DAY OF OCTOBER, 2015

OWNER'S DEDICATION

RIDGE UTAH DEVELOPMENT CORPORATION (RUDC) AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE RIDGE TOWNHOMES, HEREBY DEDICATES TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. RUDC FURTHER DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS GRANTEEES, SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNITS, TO BE MAINTAINED BY THE RIDGE TOWNHOMES ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. RUDC ALSO GRANTS AND CONVEYS TO THE RIDGE TOWNHOMES ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH RIDGE TOWNHOMES ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE PROJECT.

RUDC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. RUDC ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT FOR PROVIDING AND MAINTAINING CONSTRUCTION CUT AND/OR FILL SLOPES, LATERAL SUPPORT AND/OR PROPER DRAINAGE ADJACENT TO THE PUBLIC RIGHT-OF-WAY LOCATED WITHIN THE PROJECT.

RUDC GRANTS AND DEDICATES A PERPETUAL RIGHT AND EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON AND UNDER THE PROJECT.

A. STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

B. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 3.

C. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

RIDGE UTAH DEVELOPMENT CORPORATION

SIGNED THIS _____ DAY OF _____, 2015

ERIC S HOUSEHOLDER
OFFICER

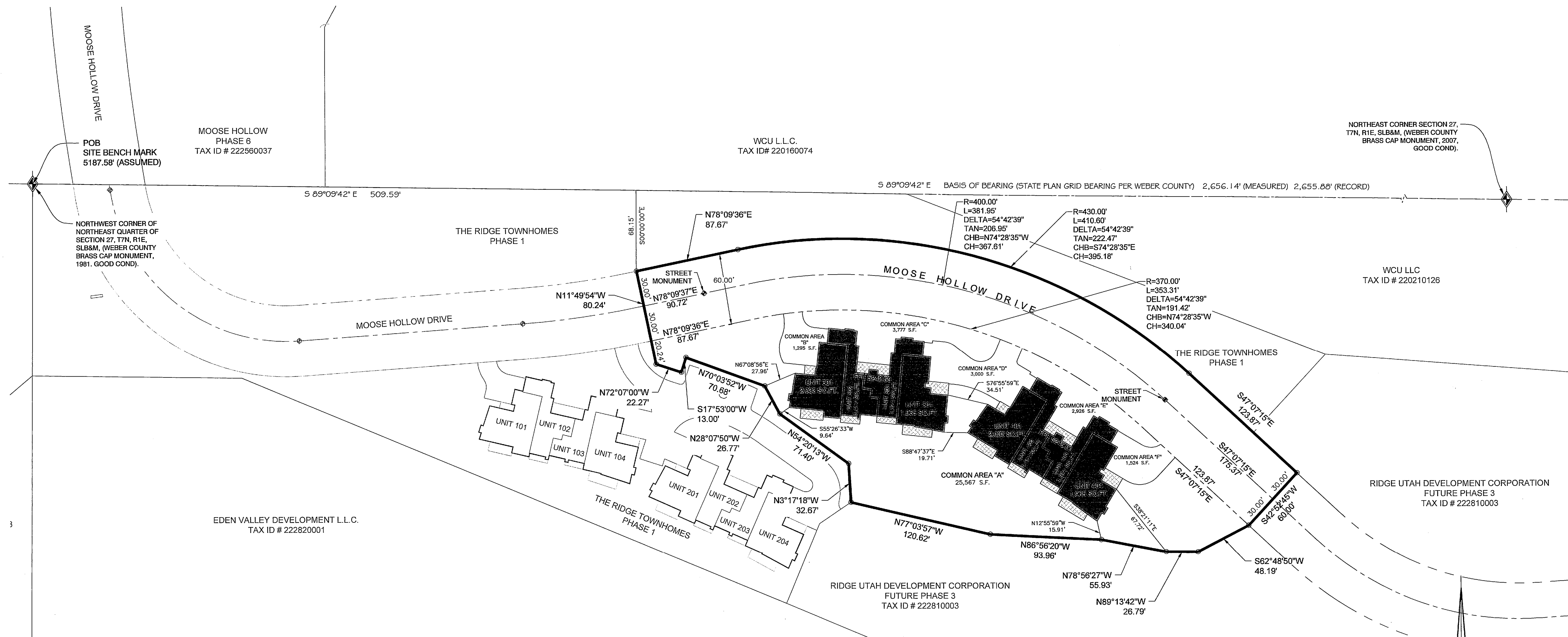
RIDGE TOWNHOMES ASSOCIATION

SIGNED THIS _____ DAY OF _____, 2015

ERIC S HOUSEHOLDER
OFFICER

OWNER:

RIDGE UTAH DEVELOPMENT CORPORATION
 JOHN L. LEWIS
 3718 NORTH WOLF CREEK DRIVE
 EDEN, UTAH 84310
 (801) 430-1507



LEGEND

- SECTION CORNER MONUMENT
- SET #5 BY 24" REBAR AND CAP STAMPED GARDNER ENGINEERING
- STREET MONUMENT
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY BOUNDARY
- BUILDING TIES
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

ADDRESS TABLE

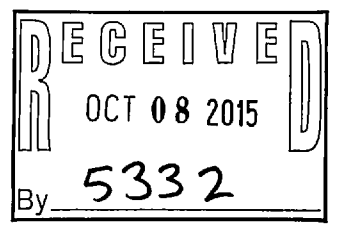
UNIT 301	5209 EAST
UNIT 302	5211 EAST
UNIT 303	5217 EAST
UNIT 304	5219 EAST
UNIT 401	5223 EAST
UNIT 402	5235 EAST
UNIT 403	5239 EAST
UNIT 404	5241 EAST

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A P.R.U.D. SUBDIVISION PLAT OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN L. LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTS SURROUNDING SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°09'42" EAST 2666.14 FEET WEBER COUNTY, NAD 83, STATE PLANE GRID BEARING.

SITE SUMMARY:

TOTAL AREA = 90,766.83 SQ. FT.
 BUILDING COVERAGE = 13,793.43 SQ. FT.
 HARD SURFACE AREA = 5,819.00 SQ. FT.
 LANDSCAPED AREA = 32,272.00 SQ. FT.
 DEDICATED ROAD AREA = 38,882.40 SQ. FT.



WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2015

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2015

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

THIS _____ DAY OF _____, 2015

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

THIS _____ DAY OF _____, 2015

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER) SS

ON THIS _____ DAY OF _____, 2015,

PERSONALLY APPEARED BEFORE ME, ERIC S HOUSEHOLDER, THE SIGNER OF THE ABOVE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

STAMP

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 2015

SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2015

SIGNATURE

SHEET 1 OF 5

Prepared By: _____

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066
 www.gardnerengineering.net

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT
 IN _____ BOOK OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____
 COUNTY RECORDER
 BY: _____ DEPUTY

10/07/15 10:00 AM 10/07/15 10:00 AM THE RIDGE TOWNHOMES PHASE 2, SUBDIVISION PLAT, PHASE 2