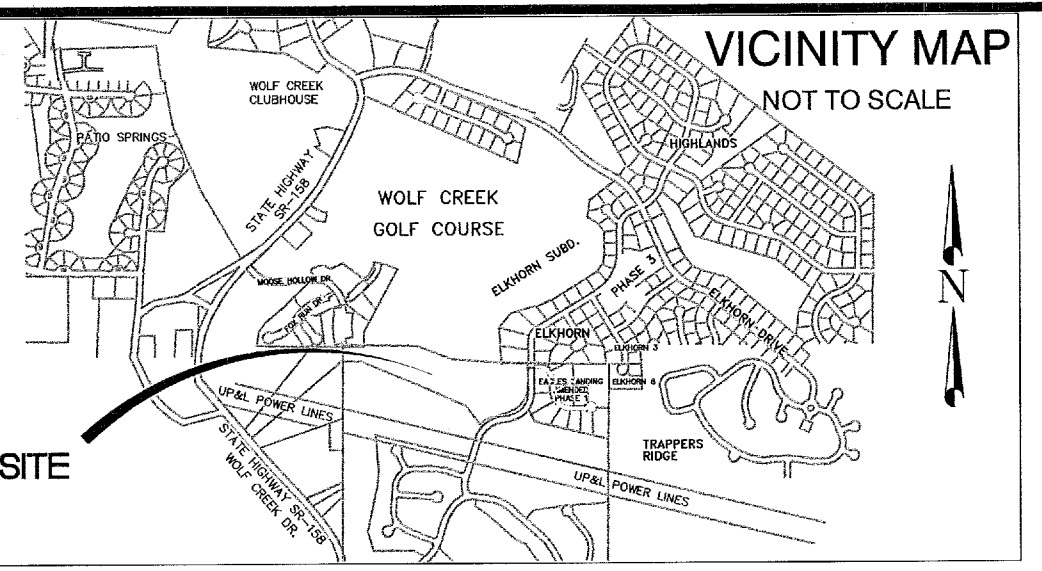


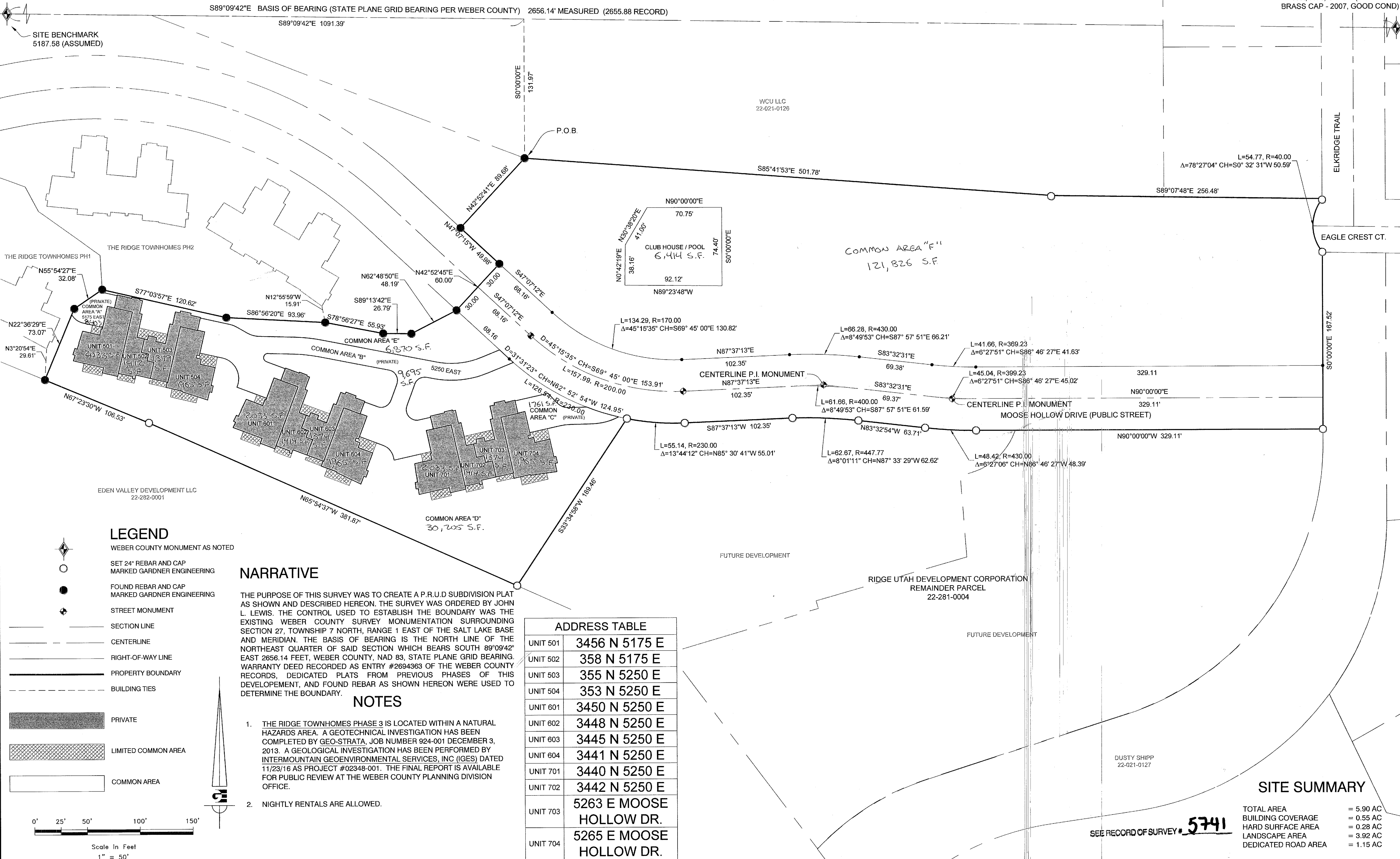
02-18



THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017

NORTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 27, T7N, R1E, SLB&M (WEBER CO. BRASS CAP - 1981, GOOD COND)



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF THE RIDGE TOWNHOMES PHASE 1 BEING LOCATED SOUTH 89°09'42" EAST 1091.39 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 131.97 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE SOUTH 85°41'53" EAST 501.78 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF ELKHORN SUBDIVISION, PHASE 2, LOTS 24 THROUGH 28 AMENDED; THENCE ALONG SAID BOUNDARY LINE AND ITS EXTENSION SOUTH 89°07'48" EAST 256.48 FEET TO THE WESTERLY BOUNDARY OF EAGLES LANDING AT WOLF CREEK SUBDIVISION PHASE 1; THENCE ALONG SAID BOUNDARY ALONG THE ARC OF A CURVE TO THE LEFT 54.77 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 78°27'04", AND WHICH CHORD BEARS SOUTH 0°32'31" WEST 50.59 FEET; THENCE SOUTH 0°00'00" WEST 167.52 FEET; THENCE NORTH 90°00'00" WEST 329.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 48.42 FEET, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 6°27'06", AND WHICH CHORD BEARS NORTH 86°46'27" WEST 48.39 FEET; THENCE NORTH 83°32'54" WEST 63.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.67 FEET, HAVING A RADIUS OF 447.77 FEET, A CENTRAL ANGLE OF 8°01'11", AND WHICH CHORD BEARS NORTH 87°33'29" WEST 62.62 FEET; THENCE SOUTH 87°37'19" WEST 102.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 55.14 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 13°44'12", AND WHICH CHORD BEARS NORTH 85°30'41" WEST 55.01 FEET; THENCE SOUTH 33°34'58" WEST 189.46 FEET; THENCE NORTH 65°54'37" WEST 381.67 FEET; THENCE NORTH 67°23'30" WEST 106.53 FEET TO THE EASTERLY BOUNDARY OF SAID RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) NORTH 22°36'29" EAST 73.07 FEET; (2) NORTH 55°54'27" EAST 32.08 FEET TO THE SOUTHERLY BOUNDARY OF THE RIDGE TOWNHOMES PHASE 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 77°03'57" EAST 120.62 FEET; (2) SOUTH 86°56'20" EAST 93.96 FEET; (3) SOUTH 78°56'27" EAST 55.93 FEET; (4) SOUTH 89°13'42" EAST 26.79 FEET; (5) NORTH 62°48'50" EAST 48.19 FEET; (6) NORTH 42°52'45" EAST 60.00 FEET; (7) NORTH 47°07'15" WEST 49.98 FEET TO THE BOUNDARY OF SAID RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID BOUNDARY NORTH 42°52'41" EAST 89.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.89 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. 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 AS SHOWN AND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON 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 3

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.

SIGNED THIS 2ND DAY OF JUNE, 2017.

KLINT H. WHITNEY, PLS NO. 8227228

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 PHASE 3, 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 GRANTEES, 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 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 GRANTEES, 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.

RIDGE UTAH DEVELOPMENT CORPORATION 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 THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

RIDGE UTAH DEVELOPMENT CORPORATION 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 WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

B. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 6.

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

RIDGE UTAH DEVELOPMENT CORPORATION
SIGNED THIS 14 DAY OF June, 2017.

John Lewis, President
JOHN LEWIS, PRESIDENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 2 DAY OF JUNE, 2017.

Chairman, WEBER COUNTY PLANNING COMMISSION

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 EFFECT.

SIGNED THIS 2 DAY OF June, 2017.

County Attorney

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 3 DAY OF JUNE, 2017.

County Engineer

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 2ND DAY OF JUNE, 2017.

County Surveyor

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.

SIGNED THIS 3 DAY OF JUNE, 2017.

Chairman, WEBER COUNTY COMMISSION

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS 14 DAY OF June, 2017, PERSONALLY APPEARED BEFORE ME JOHN L. LEWIS, THE SIGNER OF THE ABOVE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

President - Ridge Utah Development Corp

11-24-2019
STAMP 685669
Angela Martin, NOTARY PUBLIC

OWNER'S DEDICATION

RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

COUNTY RECORDER

ENTRY NO. 2861677
FILED FOR AND RECORDED 14 JUN 2017
AT 2:30 IN BOOK 81 OF OFFICIAL RECORDS, PAGE 303
FOR RIDGE UTAH DEV
LEANN H. KILTS
COUNTY RECORDER
BY: SARAH YOUNG

OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
5150 SOUTH 375 EAST, EDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R1:1201 - LEWIS HOMES 1303 - THE RIDGE TOWNHOMES PHASE 3 SURVEY DWG PLATTING SURVEY DWG PHASE 3 PLAT 060217.DWG

THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017



BUILDING LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	5.50	N18° 01' 29"E	L23	3.20	S76° 58' 31"E	L45	2.04	S76° 58' 31"E	L67	5.92	N25° 41' 42"E	L89	9.46	S69° 18' 18"E	L111	25.56	N64° 18' 18"W	L133	5.99	N12° 35' 13"W	L155	4.56	N77° 24' 47"E	L177	16.40	S77° 24' 36"W	L199	17.37	N69° 18' 18"W
L2	2.21	N71° 58' 31"W	L24	3.83	N13° 01' 29"E	L46	6.25	S13° 01' 29"W	L68	0.21	N64° 18' 18"W	L90	19.19	N20° 41' 42"E	L112	0.67	N20° 41' 42"E	L134	0.99	N77° 24' 47"E	L156	2.00	N12° 35' 13"W	L178	14.01	S77° 25' 00"W	L200	13.04	S20° 41' 07"W
L3	6.25	N18° 01' 29"E	L25	7.92	S76° 58' 31"E	L47	2.25	N76° 58' 31"W	L69	11.79	N25° 41' 42"E	L91	2.59	S69° 18' 19"E	L113	15.71	N69° 18' 18"W	L135	22.27	N12° 35' 13"W	L157	10.21	N77° 24' 47"E	L179	3.79	S12° 35' 13"E	L201	7.16	S69° 18' 53"E
L4	2.21	S71° 58' 31"E	L26	3.83	S13° 01' 29"W	L48	7.89	S13° 01' 29"W	L70	16.66	S69° 18' 18"E	L92	12.44	N20° 41' 42"E	L114	5.00	N20° 41' 42"E	L136	6.83	N77° 24' 47"E	L158	2.00	S12° 35' 13"E	L180	2.64	S77° 24' 47"W	L202	6.67	S20° 41' 07"W
L5	5.92	N18° 01' 29"E	L27	9.46	S76° 58' 31"E	L49	25.56	N71° 58' 31"W	L71	5.99	N20° 41' 42"E	L93	4.56	S69° 18' 18"E	L115	16.40	N69° 18' 29"W	L137	12.46	N12° 35' 13"W	L159	9.54	N77° 24' 47"E	L181	1.79	N12° 35' 13"W	L203	6.65	S69° 18' 54"E
L6	0.21	N71° 58' 31"W	L28	19.19	N13° 01' 29"E	L50	0.67	N13° 01' 29"E	L72	0.99	S69° 18' 18"E	L94	2.00	N20° 41' 42"E	L116	14.01	N69° 18' 05"W	L138	13.84	N77° 24' 47"E	L160	12.44	S12° 35' 13"E	L182	13.83	S77° 24' 47"W	L204	15.50	S20° 41' 45"W
L7	11.79	N18° 01' 29"E	L29	2.59	S76° 58' 33"E	L51	15.71	N76° 58' 31"W	L73	22.27	N20° 41' 42"E	L95	10.21	S69° 18' 18"E	L117	3.79	S20° 41' 42"W	L139	1.00	N12° 35' 13"W	L161	6.94	N77° 24' 47"E	L183	3.00	S12° 35' 13"E	L205	0.24	S20° 41' 42"W
L8	16.66	S76° 58' 31"E	L30	12.44	N13° 01' 29"E	L52	5.00	N13° 01' 29"E	L74	6.83	S69° 18' 18"E	L96	2.00	S20° 41' 42"W	L118	2.64	N69° 18' 18"W	L140	7.74	N77° 24' 47"E	L162	22.92	S12° 35' 13"E	L184	14.92	S77° 24' 47"W	L206	16.62	N69° 18' 53"W
L9	5.99	N13° 01' 29"E	L31	4.56	S76° 58' 31"E	L53	16.40	N76° 58' 42"W	L75	12.46	N20° 41' 42"E	L97	9.54	S69° 18' 18"E	L119	1.79	N20° 41' 42"E	L141	1.00	S12° 35' 13"E	L163	2.56	S77° 24' 47"W	L185	5.04	N12° 35' 13"W	L207	54.15	S20° 41' 45"W
L10	0.99	S76° 58' 31"E	L32	2.00	N13° 01' 29"E	L54	14.01	N76° 58' 18"W	L76	13.84	S69° 18' 18"E	L98	12.44	S20° 41' 42"W	L120	13.83	N69° 18' 18"W	L142	2.84	N77° 25' 34"E	L164	2.95	S12° 35' 13"E	L186	29.30	S77° 24' 47"W	L208	0.65	N69° 18' 15"W
L11	22.27	N13° 01' 29"E	L33	10.21	S76° 58' 31"E	L55	3.79	S13° 01' 29"W	L77	1.00	N20° 41' 42"E	L99	6.94	S69° 18' 18"E	L121	3.00	S20° 41' 42"W	L143	12.46	S12° 35' 13"E	L165	5.11	N77° 24' 47"E	L187	59.67	N13° 01' 29"E	L209	59.67	N12° 35' 13"W
L12	6.83	S76° 58' 31"E	L34	2.00	S13° 01' 29"W	L56	2.64	N76° 58' 31"W	L78	7.74	S69° 18' 18"E	L100	22.92	S20° 41' 42"W	L122	14.92	N69° 18' 18"W	L144	2.50	N77° 24' 47"E	L166	4.93	S12° 35' 13"E	L188	17.37	N76° 58' 31"W	L210	17.37	S77° 24' 47"W
L13	12.46	N13° 01' 29"E	L35	9.54	S76° 58' 31"E	L57	1.79	N13° 01' 29"E	L79	1.00	S20° 41' 42"W	L101	2.56	N69° 18' 18"W	L123	5.04	N20° 41' 42"E	L145	22.46	S12° 35' 13"E	L167	14.62	N77° 24' 47"E	L189	13.04	S13° 00' 54"W	L211	13.04	S12° 35' 48"E
L14	13.84	S76° 58' 31"E	L36	12.44	S13° 01' 29"W	L58	13.83	N76° 58' 31"W	L80	2.84	S69° 17' 30"E	L102	2.95	S20° 41' 42"W	L124	29.30	N69° 18' 18"W	L146	7.12	N77° 24' 47"E	L168	17.35	S12° 35' 13"E	L190	7.16	S76° 59' 06"E	L212	7.16	N77° 24' 12"E
L15	1.00	N13° 01' 29"E	L37	6.94	S76° 58' 31"E	L59	3.00	S13° 01' 29"W	L81	12.46	S20° 41' 42"W	L103	5.11	S69° 18' 18"E	L125	5.50	N7° 35' 13"W	L147	3.20	N77° 24' 47"E	L169	2.04	N77° 24' 47"E	L191	6.67	S13° 00' 54"W	L213	6.67	S12° 35' 48"E
L16	7.74	S76° 58' 31"E	L38	22.92	S13° 01' 29"W	L60	14.92	N76° 58' 31"W	L82	2.50	S69° 18' 18"E	L104	4.93	S20° 41' 42"W	L126	2.21	S82° 24' 47"W	L148	3.83	N12° 35' 13"W	L170	6.25	S12° 35' 13"E	L192	6.65	S76° 59' 07"E	L214	6.65	N77° 24' 11"E
L17	1.00	S13° 01' 29"W	L39	2.56	N76° 58' 31"W	L61	5.04	N13° 01' 29"E	L83	22.46	S20° 41' 42"W	L105	14.62	S69° 18' 18"E	L127	6.25	N7° 35' 13"W	L149	7.92	N77° 24' 47"E	L171	2.25	S77° 24' 47"W	L193	15.50	S13° 01' 31"W	L215	15.50	S12° 35' 10"E
L18	2.84	S76° 57' 44"E	L40	2.95	S13° 01' 29"W	L62	29.30	N76° 58' 31"W	L84	7.12	S69° 18' 18"E	L106	17.35	S20° 41' 42"W	L128	2.21	N82° 24' 47"E	L150	3.83	S12° 35' 13"E	L172	7.89	S12° 35' 13"E	L194	0.24	S13° 01' 29"W	L216	0.24	S12° 35' 13"E
L19	12.46	S13° 01' 29"W	L41	5.11	S76° 58' 31"E	L63	5.50	N25° 41' 42"E	L85	3.20	S69° 18' 18"E	L107	2.04	S69° 18' 18"E	L129	5.92	N7° 35' 13"W	L151	9.46	N77° 24' 47"E	L173	25.56	S82° 24' 47"W	L195	16.62	N76° 59' 06"W	L217	16.62	S77° 24' 12"W
L20	2.50	S76° 58' 31"E	L42	4.93	S13° 01' 29"W	L64	2.21	N64° 18' 18"W	L86	3.83	N20° 41' 42"E	L108	6.25	S20° 41' 42"W	L130	0.21	S82° 24' 47"W	L152	19.19	N12° 35' 13"W	L174	0.67	N12° 35' 13"W	L196	54.15	S13° 01' 31"W	L218	54.15	S12° 35' 10"E
L21	22.46	S13° 01' 29"W	L43	14.62	S76° 58' 31"E	L65	6.25	N25° 41' 42"E	L87	7.92	S69° 18' 18"E	L109	2.25	N69° 18' 18"W	L131	11.79	N7° 35' 13"W	L153	2.59	N77° 24' 46"E	L175	15.71	S77° 24' 47"W	L197	0.65	N76° 58' 29"W	L219	0.65	S77° 24' 50"W
L22	7.12	S76° 58' 31"E	L44	17.35	S13° 01' 29"W	L66	2.21	S64° 18' 18"E	L88	3.83	S20° 41' 42"W	L110	7.89	S20° 41' 42"W	L132	16.66	N77° 24' 47"E	L154	12.44	N12° 35' 13"W	L176	5.00	N12° 35' 13"W	L198	59.67	N20° 41' 42"E			

OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

S2
7

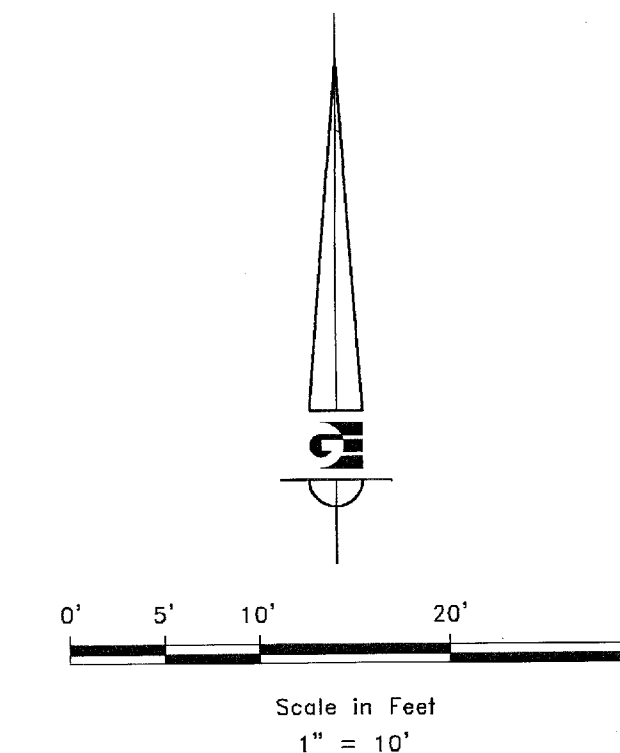
COUNTY RECORDER
ENTRY NO. 280267 FEE PAID 222.00
FILED FOR AND RECORDED 14 JUN 2017
AT 2:30 IN BOOK 81 OF OFFICIAL
RECORDS, PAGE 3036 RECORDED
FOR LEANN HILKITS
COUNTY RECORDER
BY: SKIPP YOUNG

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R1201 - LEWIS HOMES1303 - THE RIDGE TOWNHOMES PHASE 3 SURVEY DWG PLATTING SURVEY DWG RIDGE 3 RECORD OF SURVEY

THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
-
- STREET MONUMENT
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY BOUNDARY
- BUILDING TIES
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

R12201 - LEWIS HOMES 1303 - THE RIDGE, TOWNHOMES PHASE 3 SURVEY (DWG) PLATTING SURVEY (DWG) BRIDGE 3 RECORD OF SURVEY

COMMON AREA "B" LINE AND CURVE TABLES

LINE TABLE		
LINE #	LENGTH	BEARING
L220	18.52	S67° 52' 45"W
L222	110.73	N78° 56' 27"W
L224	33.57	N88° 23' 08"W
L226	10.86	N60° 03' 40"W
L228	28.26	N77° 27' 01"W
L229	11.84	S13° 01' 29"W
L230	6.94	S76° 58' 31"E
L231	20.63	S13° 01' 29"W
L232	21.65	S77° 27' 01"E
L234	1.31	S20° 41' 45"W
L235	29.95	S69° 18' 18"E
L236	20.62	N20° 41' 42"E
L237	6.83	S69° 18' 18"E
L238	11.83	N20° 41' 45"E
L239	19.11	N69° 18' 15"W

LINE TABLE		
LINE #	LENGTH	BEARING
L241	24.92	S88° 23' 08"E
L243	67.81	S78° 56' 27"E
L245	16.38	S20° 13' 13"W
L247	13.01	N69° 46' 47"W
L248	11.83	S20° 41' 42"W
L249	6.94	S69° 18' 18"E
L250	20.64	S20° 41' 42"W
L251	24.30	S69° 18' 15"E
L253	3.13	S12° 35' 10"E
L254	35.95	N77° 24' 50"E
L255	20.63	N12° 35' 13"W
L256	6.83	N77° 24' 47"E
L257	11.28	N12° 35' 13"W
L258	11.18	S77° 24' 50"W
L260	22.08	N20° 13' 13"E

LINE TABLE		
LINE #	LENGTH	BEARING
L262	6.46	S78° 56' 27"E
L264	26.04	N67° 52' 45"E
L265	4.99	N47° 44' 32"W
L266	12.69	N47° 07' 12"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C1	43.43	75.00	33.18	S84° 28' 09"W		42.83
C2	26.05	158.00	9.44	N83° 39' 48"W		26.02
C3	12.36	25.00	28.32	N74° 13' 24"W		12.23
C4	7.59	25.00	17.39	N68° 45' 20"W		7.56
C5	34.26	20.00	98.15	S28° 22' 38"E		30.22
C6	11.23	4.00	160.92	N11° 09' 18"E		7.89
C7	23.41	142.00	9.44	S83° 39' 48"E		23.38
C8	17.31	10.00	99.16	S29° 21' 37"E		15.23
C9	15.71	10.00	90.00	S65° 13' 13"W		14.14
C10	14.85	15.00	56.72	S40° 56' 43"E		14.25
C11	21.43	10.00	122.81	N41° 10' 59"W		17.56
C12	14.11	10.00	80.84	N60° 38' 23"E		12.97
C13	52.70	91.00	33.18	N84° 28' 09"E		51.96

OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

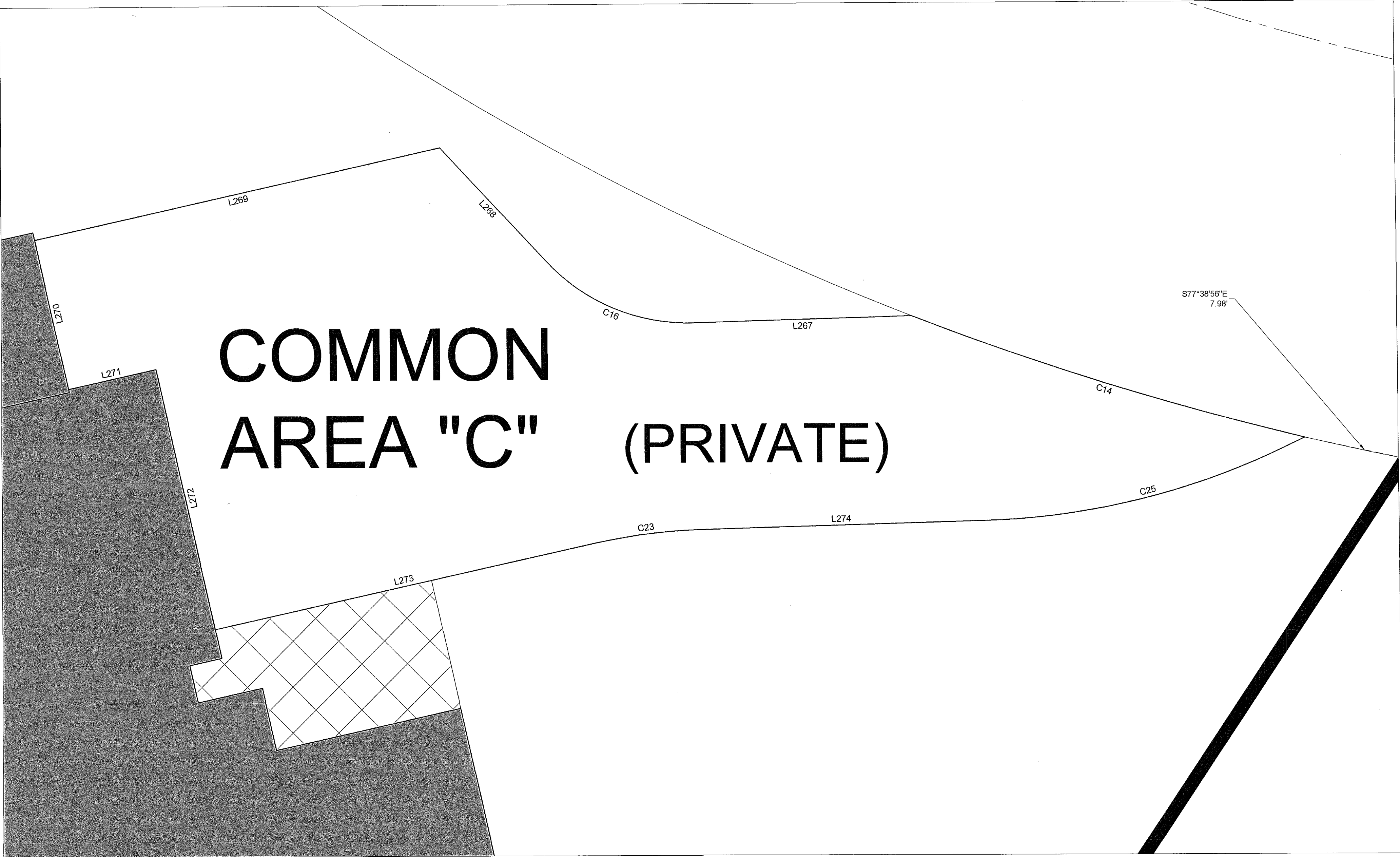
S3
7

COUNTY RECORDER
ENTRY NO. 2862677 FEE PAID 22.00
FILED FOR AND RECORDED 14-JUN-2017
AT 2:30 IN BOOK 81 OF OFFICIAL
RECORDS, PAGE 3036 RECORDED
FOR RIDGE UTAH DEV
LEANN H KILTS
COUNTY RECORDER
BY: SARA YOUNG

GARDNER
ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0262 FAX: 801.476.0066

THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017



COMMON AREA "A" LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE						
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
L275	28.90	S55° 54' 27"W	C26	1.44	5.00	16.52	S41° 18' 37"E	1.44	
L276	6.34	S22° 36' 25"W	C27	11.50	15.00	43.92	S55° 00' 47"E	11.22	
L279	19.62	S76° 58' 31"E							
L280	20.62	N13° 01' 29"E							
L281	6.83	S76° 58' 31"E							
L282	11.85	N13° 01' 31"E							
L283	17.30	N76° 58' 29"W							

COMMON AREA "C" LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE						
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
L267	16.83	S88° 18' 23"W	C14	31.84	230.00	7.93	N72° 41' 19"W	31.82	
L268	12.04	N42° 52' 13"W	C16	12.78	15.00	48.82	N67° 16' 55"W	12.40	
L269	32.16	S77° 24' 50"W	C23	7.98	42.00	10.89	N82° 51' 36"E	7.97	
L270	11.83	S12° 35' 13"E	C25	25.79	58.00	25.47	N75° 34' 09"E	25.58	
L271	6.94	N77° 24' 47"E							
L272	20.64	S12° 35' 13"E							
L273	30.21	N77° 24' 50"E							
L274	22.21	N88° 18' 23"E							

LEGEND

WEBER COUNTY MONUMENT AS NOTED

SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

STREET MONUMENT

SECTION LINE

CENTERLINE

RIGHT-OF-WAY LINE

PROPERTY BOUNDARY

BUILDING TIES

PRIVATE

LIMITED COMMON AREA

COMMON AREA

0' 2.5' 5' 10' 15'

Scale in Feet

1" = 5'

OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

S4
7

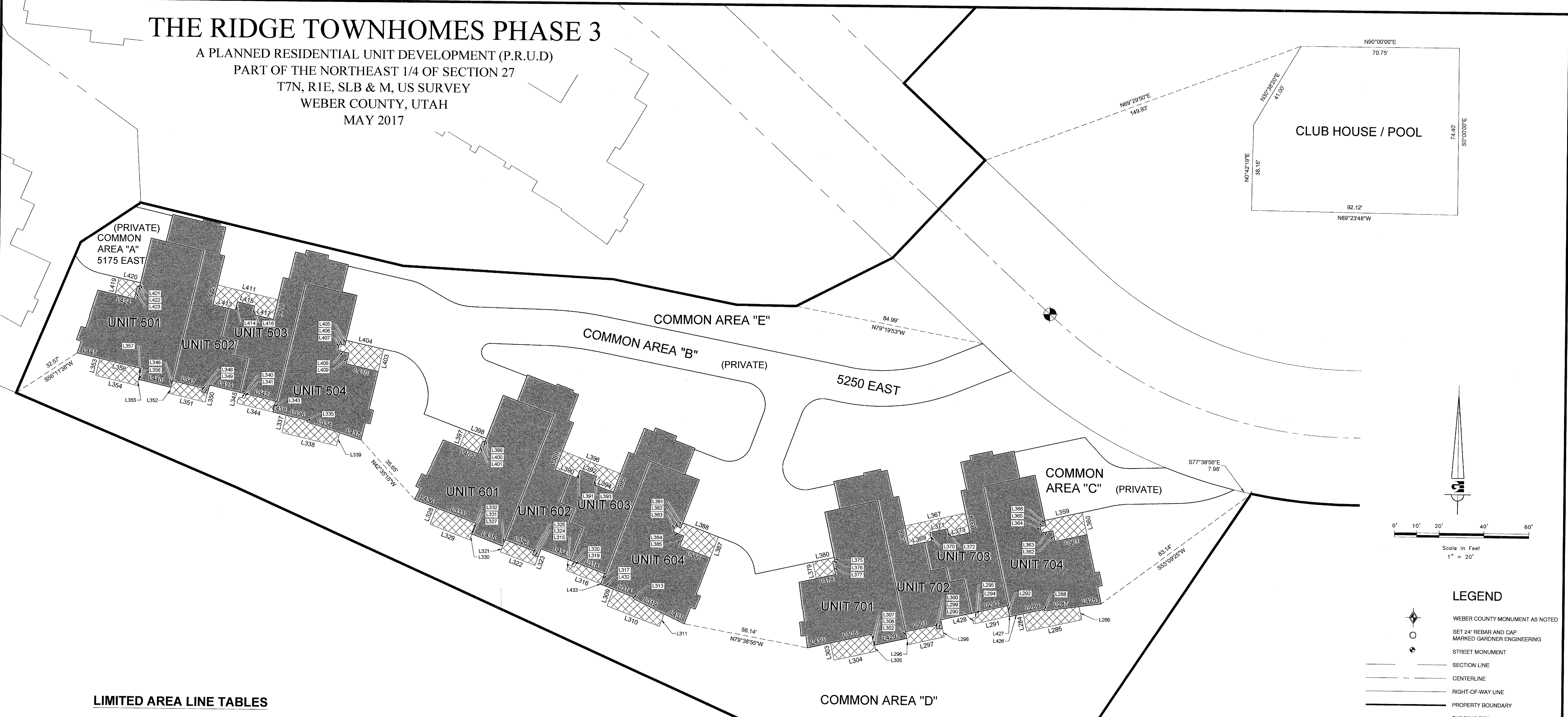
COUNTY RECORDER
ENTRY NO. 286667 FEE PAID 222.00
FILED FOR AND RECORDED 14 JUN 2017
AT 2:36 IN BOOK 81 OF OFFICIAL
RECORDS, PAGE 3030 RECORDED
FOR RIDGE UTAH DEV
LEANN H KILTS
COUNTY RECORDER
BY: SARA YOUNG

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5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\1201 - LEWIS HOMES\1203 - THE RIDGE_TOWNHOMES PHASE 3\SURVEY\DWG\PLATTING\SURVEY.DWG:RIDGE 3 RECORD OF SURVEY

THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017



LIMITED AREA LINE TABLES

LINE #	LENGTH	BEARING
L284	8.00	S12° 35' 13"E
L285	25.08	N77° 24' 50"E
L286	5.98	N12° 35' 10"W
L287	15.58	S82° 24' 47"W
L288	0.67	N12° 35' 13"W
L289	9.56	S77° 24' 47"W
L290	2.69	S12° 35' 10"E
L291	16.40	N77° 24' 50"E
L292	4.83	N12° 35' 13"W
L293	13.58	S77° 24' 33"W
L294	2.15	S12° 35' 10"E
L295	2.82	S77° 24' 50"W
L296	2.86	S12° 35' 13"E
L297	16.46	N77° 24' 50"E
L298	4.07	N12° 35' 08"W
L299	2.64	S77° 24' 47"W
L300	1.79	N12° 35' 13"W
L301	13.83	S77° 24' 47"W
L302	3.00	S12° 35' 13"E
L303	7.88	S12° 35' 13"E

LINE #	LENGTH	BEARING
L304	19.07	N77° 24' 50"E
L305	2.83	N12° 35' 10"W
L306	0.23	S77° 29' 49"W
L307	5.04	N12° 35' 13"W
L308	18.84	S77° 24' 47"W
L309	8.00	S20° 41' 45"W
L310	25.08	S69° 18' 15"E
L311	5.98	N20° 41' 37"E
L312	15.58	N64° 18' 18"W
L313	0.67	N20° 41' 42"E
L314	9.56	N69° 18' 18"W
L315	2.69	S20° 41' 45"W
L316	16.40	S69° 18' 15"E
L317	4.83	N20° 41' 42"E
L318	13.58	N69° 18' 18"W
L319	2.15	S20° 41' 45"W
L320	2.82	N69° 18' 15"W
L321	2.86	S20° 41' 42"W
L322	16.55	S69° 18' 15"E
L323	4.07	N19° 28' 05"E

LINE #	LENGTH	BEARING
L324	2.64	N69° 18' 18"W
L325	1.79	N20° 41' 42"E
L326	13.83	N69° 18' 18"W
L327	3.00	S20° 41' 42"W
L328	7.87	S20° 41' 45"W
L329	19.07	S69° 18' 15"E
L330	2.83	N20° 41' 45"E
L331	0.23	N69° 13' 15"W
L332	5.04	N20° 41' 42"E
L333	18.84	N69° 18' 19"W
L334	15.50	N71° 58' 33"W
L335	0.67	N13° 01' 29"E
L336	9.65	N76° 57' 04"W
L337	8.00	S13° 01' 31"W
L338	25.08	S76° 58' 29"E
L339	5.98	N13° 01' 31"E
L340	2.82	S76° 58' 29"E
L341	2.15	N13° 01' 31"E
L342	13.67	S76° 57' 26"E
L343	5.00	S13° 01' 29"W

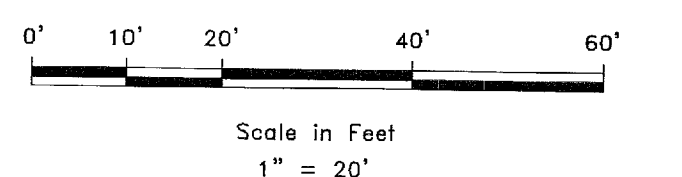
LINE #	LENGTH	BEARING
L344	16.49	N76° 57' 37"W
L345	2.85	N13° 01' 31"E
L346	3.00	N13° 01' 31"E
L347	13.83	S76° 57' 21"E
L348	1.79	S13° 01' 29"W
L349	2.64	S77° 04' 25"E
L350	4.07	S13° 01' 31"W
L351	16.45	N76° 58' 29"W
L352	2.86	N12° 40' 57"E
L353	7.87	S13° 01' 31"W
L354	19.07	S76° 58' 29"E
L355	2.83	N13° 01' 31"E
L356	0.14	N78° 56' 00"W
L357	5.04	N13° 01' 29"E
L358	18.93	N76° 57' 36"W
L359	17.17	N77° 24' 50"E
L360	10.16	S12° 35' 13"E
L361	14.62	S77° 24' 47"W
L362	4.93	N12° 35' 13"W
L363	5.11	S77° 24' 47"W

LINE #	LENGTH	BEARING
L364	2.95	N12° 35' 13"W
L365	2.56	N77° 24' 47"E
L366	2.28	N12° 35' 13"W
L367	27.70	S77° 24' 50"W
L368	9.00	S12° 35' 13"E
L369	10.32	N77° 24' 47"E
L370	3.83	N12° 35' 13"W
L371	7.92	N77° 24' 47"E
L372	3.83	S12° 35' 13"E
L373	9.46	N77° 24' 47"E
L374	9.00	N12° 35' 13"W
L375	1.65	S12° 35' 13"E
L376	0.99	S77° 24' 47"W
L377	5.99	S12° 35' 13"E
L378	8.73	S77° 24' 47"W
L379	7.63	N12° 36' 50"W
L380	9.73	N77° 22' 39"E
L381	2.28	S20° 41' 42"W
L382	2.56	N69° 18' 18"W
L383	2.95	S20° 41' 42"W

LINE #	LENGTH	BEARING
L384	5.11	S69° 18' 18"E
L385	4.93	S20° 41' 42"W
L386	14.62	S69° 18' 18"E
L387	10.16	N20° 41' 42"E
L388	17.17	N69° 18' 15"W
L389	9.00	S20° 41' 42"W
L390	10.32	S69° 18' 18"E
L391	3.83	N20° 41' 42"E
L392	7.92	S69° 18' 18"E
L393	3.83	S20° 41' 42"W
L394	9.46	S69° 18' 18"E
L395	9.00	N20° 41' 42"E
L396	27.70	N69° 18' 15"W
L397	7.64	N20° 41' 45"E
L398	9.73	S69° 18' 15"E
L399	1.65	S20° 41' 42"W
L400	0.99	N69° 18' 18"W
L401	5.99	S20° 41' 42"W
L402	8.73	N69° 18' 18"W
L403	10.30	N12° 32' 59"E

LINE #	LENGTH	BEARING
L404	17.15	N77° 27' 01"W
L405	2.28	S13° 01' 29"W
L406	2.56	N76° 58' 31"W
L407	2.95	S13° 01' 29"W
L408	5.11	S76° 58' 31"E
L409	4.93	S13° 01' 29"W
L410	14.68	S76° 59' 24"E
L411	27.70	N76° 58' 29"W
L412	9.01	S13° 01' 29"W
L413	10.32	S76° 58' 31"E
L414	3.83	N13° 01' 29"E
L415	7.92	S76° 58' 31"E
L416	3.83	S13° 01' 29"W
L417	9.46	S76° 58' 31"E
L418	9.01	N13° 01' 29"E
L419	7.64	N13° 01' 31"E
L420	9.81	S76° 58' 29"E
L421	1.65	S13° 01' 29"W
L422	0.99	N76° 58' 31"W
L423	5.99	S13° 01' 29"W

LINE #	LENGTH	BEARING
L424	8.82	N76° 58' 31"W
L425	10.06	N82° 24' 47"E
L426	6.07	S77° 24' 50"W
L427	0.17	N12° 35' 13"W
L428	16.74	S77° 24' 47"W
L429	14.77	N77° 23' 37"E
L430	10.37	N77° 24' 50"E
L431	10.06	S64° 18' 18"E
L432	6.07	S69° 18' 15"E
L433	0.17	S20° 41' 45"W
L434	16.74	N69° 18' 18"W
L435	14.77	S69° 19' 28"E
L436	10.37	S69° 18' 15"E
L437	10.06	S71° 58' 31"E
L438	6.07	S76° 58' 29"E
L439	16.74	N76° 58' 31"W
L440	14.77	S76° 59' 42"E
L441	10.37	S76° 58' 29"E



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- STREET MONUMENT
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY BOUNDARY
- BUILDING TIES
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

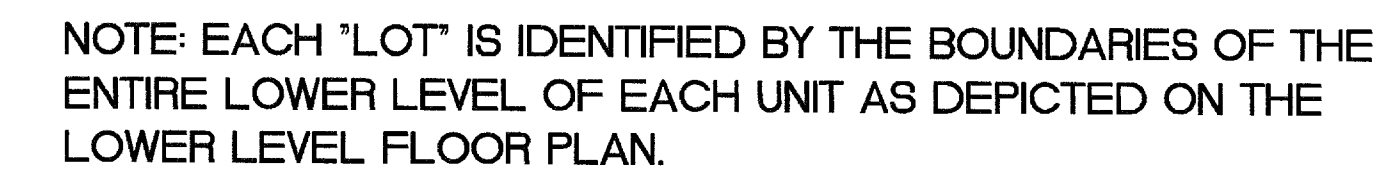
OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507
SEE RECORD OF SURVEY # 5332

S5
7

COUNTY RECORDER
ENTRY NO. 286267 FEE PAID 222.00
FILED FOR AND RECORDED 14 JUN 2017
AT 2:30 IN BOOK 81 OF OFFICIAL
RECORDS, PAGE 3034 RECORDED
FOR RIDGE UTAH DEV
LEANN H. KILTS
COUNTY RECORDER
BY: SARA YOUNG

GARDNER ENGINEERING
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MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0262 FAX: 801.476.0066

MAY 2017



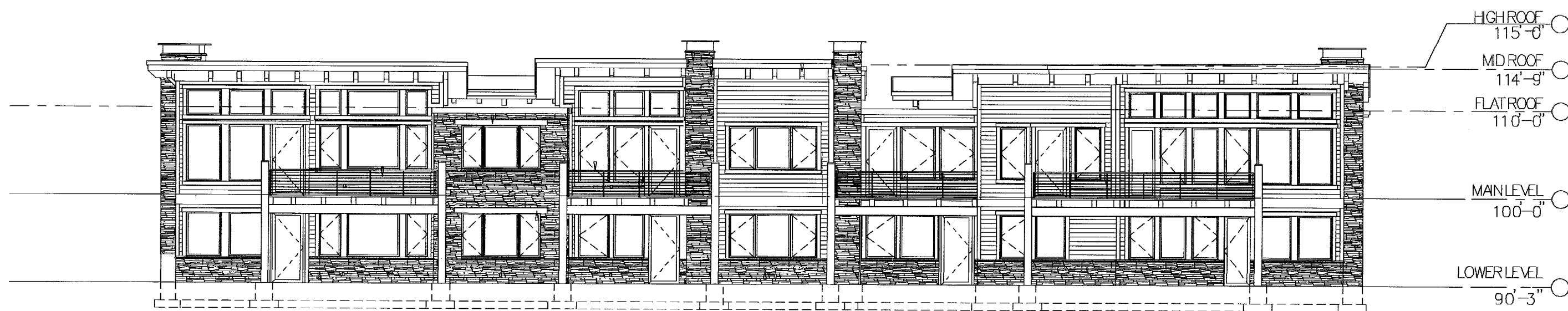
MAIN LEVEL FLOOR PLAN

81-35

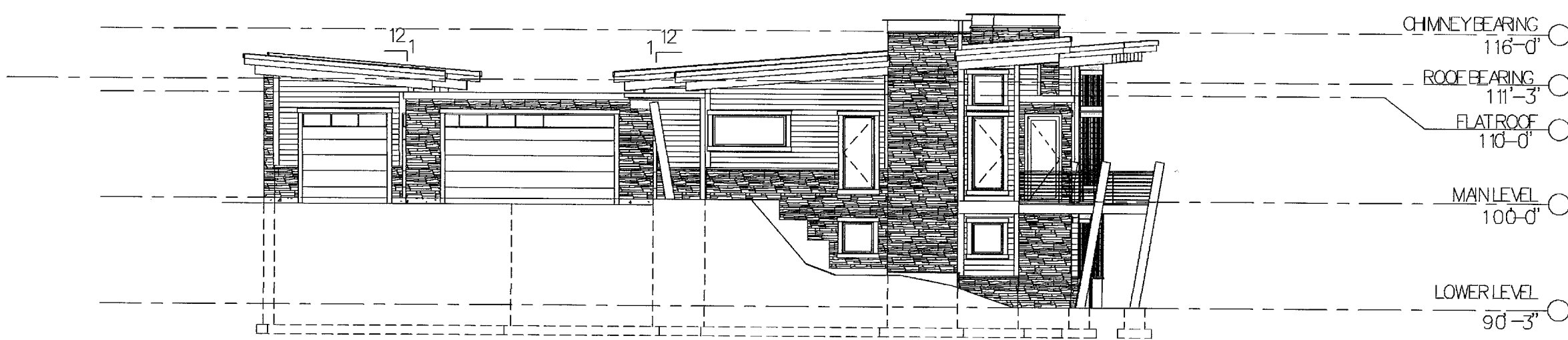
92-13

THE RIDGE TOWNHOMES PHASE 3

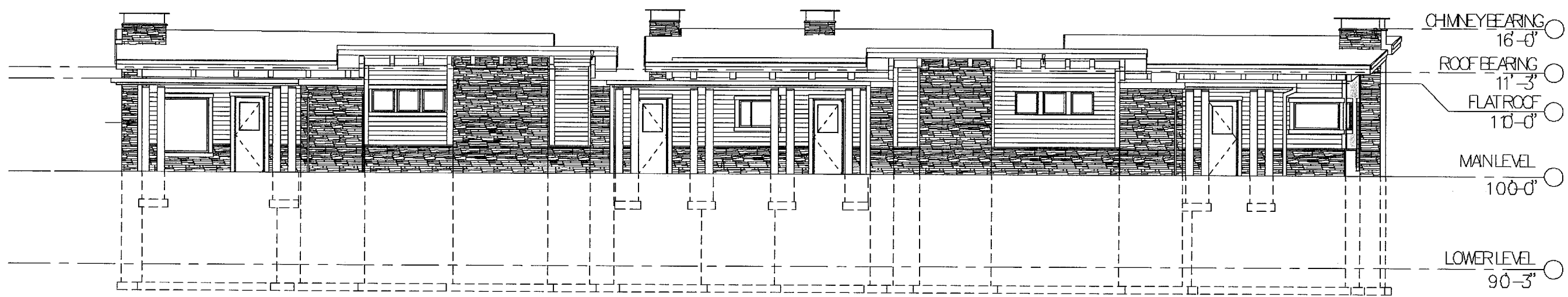
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D)
PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
MAY 2017



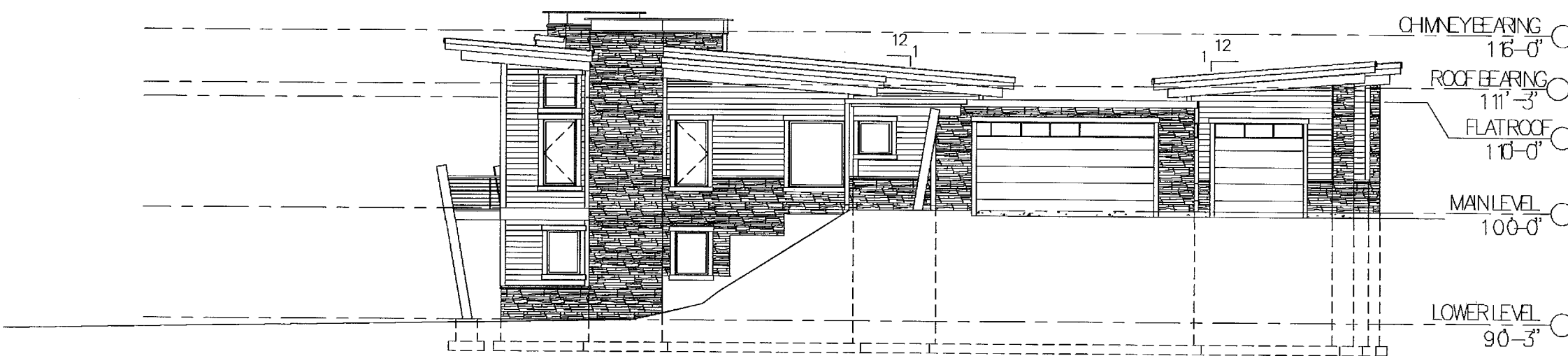
SOUTH ELEVATION
BUILDINGS 501-504 100'-00" = 5242.50
BUILDINGS 601-604 100'-00" = 5245.00
BUILDINGS 701-704 100'-00" = 5245.00



WEST ELEVATION
BUILDINGS 501-504 100'-00" = 5242.50
BUILDINGS 601-604 100'-00" = 5245.00
BUILDINGS 701-704 100'-00" = 5245.00



NORTH ELEVATION
BUILDINGS 501-504 100'-00" = 5242.50
BUILDINGS 601-604 100'-00" = 5245.00
BUILDINGS 701-704 100'-00" = 5245.00



EAST ELEVATION
BUILDINGS 501-504 100'-00" = 5242.50
BUILDINGS 601-604 100'-00" = 5245.00
BUILDINGS 701-704 100'-00" = 5245.00

R:\1201 - LEWIS HOMES\1203 - THE RIDGE - TOWNHOMES\PHASE 3\SURVEY\DWG\PLATTINGS\SURVEY\DWG\RIDGE 3 RECORD OF SURVEY.DWG

OWNER: RIDGE UTAH DEVELOPMENT CORPORATION JOHN L. LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 84310 801-430-1507 SEE RECORD OF SURVEY # 5332	S7 7	COUNTY RECORDER ENTRY NO. <u>2806677</u> FEE PAID <u>222.00</u> FILED FOR AND RECORDED <u>14 JUN 2017</u> AT <u>2:30</u> IN BOOK <u>81</u> OF OFFICIAL RECORDS, PAGE <u>2030</u> RECORDED FOR <u>RIDGE UTAH DEV</u> <u>LEANN H. KILTS</u> COUNTY RECORDER BY: <u>SARA YOON</u>
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

81-36