

# THE RIDGE TOWNHOMES PHASE 3A

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

NOVEMBER 2016

## 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 NORTHEAST CORNER OF THE RIDGE TOWNHOMES PHASE 2 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 AND SOUTH 42°52'41" WEST 89.68 FEET AND SOUTH 47°07'15" EAST 49.98 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 47°07'12" EAST 68.16 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 3.69 FEET, HAVING A CENTRAL ANGLE OF 01°14'39"; CHORD BEARS SOUTH 47°44'32" EAST 3.69 FEET; THENCE SOUTH 41°38'09" WEST 60.00 FEET; THENCE SOUTH 67°52'45" WEST 26.04 FEET; THENCE ALONG THE ARC OF A 91.00 FOOT RADIUS CURVE TO THE RIGHT 52.70 FEET, HAVING A CENTRAL ANGLE OF 33°10'48"; CHORD BEARS SOUTH 84°28'09" WEST 51.96 FEET; THENCE NORTH 78°56'27" WEST 110.73 FEET; THENCE ALONG THE ARC OF A 142.00 FOOT RADIUS CURVE TO THE LEFT 23.41 FEET, HAVING A CENTRAL ANGLE OF 09°26'41"; CHORD BEARS NORTH 83°39'48" WEST 23.39 FEET; THENCE NORTH 88°23'08" WEST 24.92 FEET; THENCE ALONG THE ARC A 4.00 FOOT RADIUS CURVE TO THE LEFT 11.23 FEET, HAVING A CENTRAL ANGLE OF 160°55'07"; CHORD BEARS SOUTH 11°09'18" WEST 7.89 FEET; THENCE SOUTH 49°15'58" WEST 36.96 FEET; THENCE SOUTH 24°09'23" WEST 64.67 FEET; THENCE NORTH 65°54'37" WEST 62.76 FEET; THENCE NORTH 67°23'30" WEST 106.53 FEET TO THE EASTERLY BOUNDARY OF THE RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID EASTERLY 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 LINE OF THE RIDGE TOWNHOMES PHASE 2; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) 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 TO THE POINT OF BEGINNING, CONTAINING 0.749 ACRES.

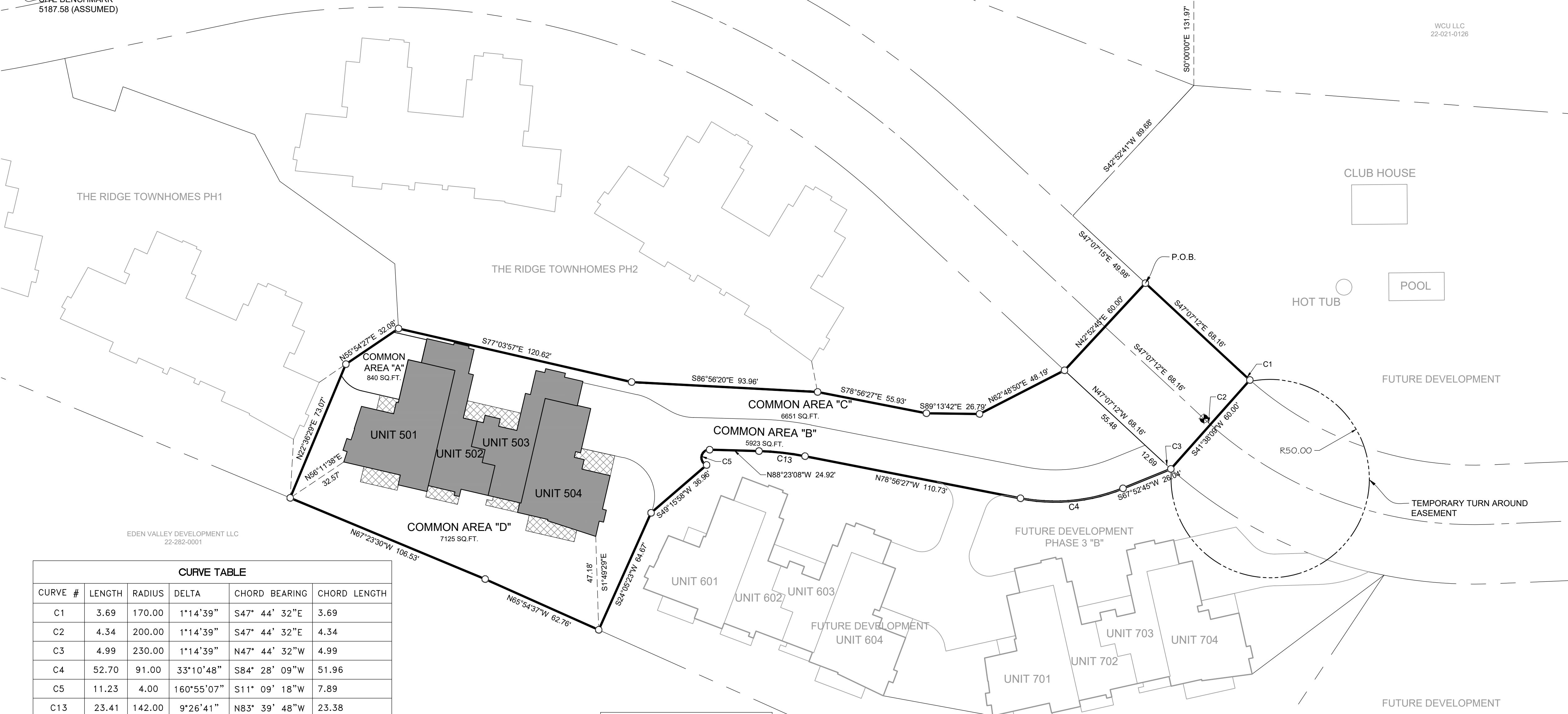
NORTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 27, T7N, R1E, SLB&M (WEBER CO. BRASS CAP - 1981, GOOD COND)

NORTHEAST CORNER SECTION 27, T7N, R1E, SLB&M (WEBER CO. BRASS CAP - 2007, GOOD COND)

S89°09'42"E BASIS OF BEARING (STATE PLANE GRID BEARING PER WEBER COUNTY) 2656.14' MEASURED (2655.88 RECORD)

S89°09'42"E 1091.39'

SITE BENCHMARK 5187.58 (ASSUMED)



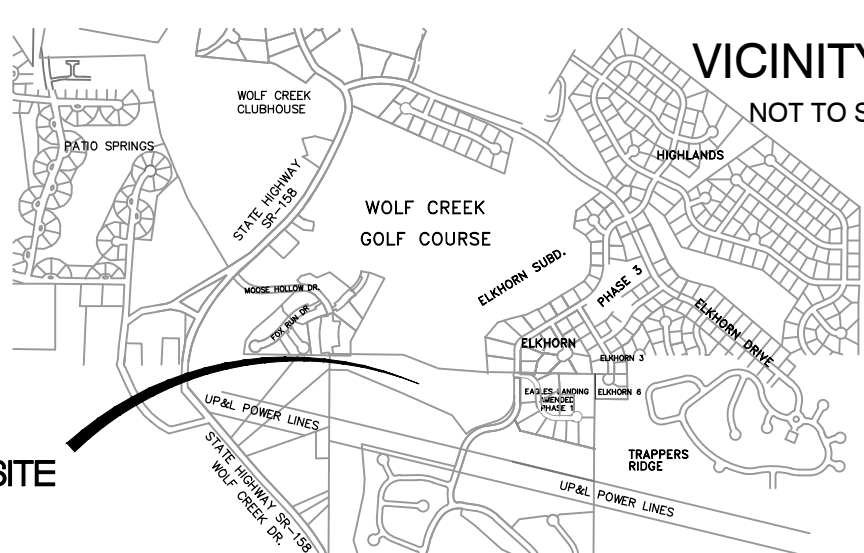
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.69	170.00	1°14'39"	S47° 44' 32"E	3.69
C2	4.34	200.00	1°14'39"	S47° 44' 32"E	4.34
C3	4.99	230.00	1°14'39"	N47° 44' 32"W	4.99
C4	52.70	91.00	33°10'48"	S84° 28' 09"W	51.96
C5	11.23	4.00	160°55'07"	S11° 09' 18"W	7.89
C13	23.41	142.00	9°26'41"	N83° 39' 48"W	23.38

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A P.R.U.D SUBDIVISION PLAT 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 MONUMENTATION 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 2656.14 FEET, WEBER COUNTY, NAD 83, STATE PLANE GRID BEARING.

### NOTES

A GEOTECHNICAL INVESTIGATION WAS COMPLETED FOR THIS SUBDIVISION BY GEO-STRATA, JOB NUMBER 924-001 DECEMBER 3, 2013. A COPY OF THIS REPORT IS AVAILABLE AT THEIR OFFICE (14425 SOUTH, CENTER POINT WAY, BLUFFDALE, UTAH).  
A GEOLOGIC REPORT WAS COMPLETED BY IGES DATED 9/12/16 AS PROJECT #02348-001.  
THE FINAL GEOLOGIC AND GEOTECHNICAL REPORTS ARE ON FILE WITH WEBER COUNTY PLANNING DIVISION AND ALL SITE DEVELOPMENT WILL NEED TO ADHERE TO THE RECOMMENDATIONS OUTLINED IN THE REPORTS. THE DEVELOPMENT AREA FALLS WITHIN AN AREA IDENTIFIED AS AN "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS. PRIOR TO SUBMITTING AN APPLICATION FOR BUILDING PERMIT FOR THE CLUB AND POOL HOUSE FURTHER GEOLOGIC ASSESSMENT WILL BE REQUIRED.

UNIT	ADDRESS
UNIT 501	
UNIT 502	
UNIT 503	
UNIT 504	



**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND 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

**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 \_\_\_ DAY OF \_\_\_, 2016.  
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 \_\_\_ DAY OF \_\_\_, 2016.  
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 \_\_\_ DAY OF \_\_\_, 2016.  
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 \_\_\_ DAY OF \_\_\_, 2016.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_ NAME/TITLE

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_ DAY OF \_\_\_, 2016.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**ACKNOWLEDGEMENT**  
STATE OF UTAH )  
COUNTY OF WEBER )  
ON THIS \_\_\_ DAY OF \_\_\_, 2016, PERSONALLY APPEARED BEFORE ME ERIC S. HOUSEHOLDER, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
STAMP NOTARY PUBLIC

**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; THAT THE REFERENCE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS REPRESENTED 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 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 \_\_\_ DAY OF \_\_\_, 2016.  
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 3A, 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 THROUGHFARES, RUDC FURTHER DEDICATES A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITH THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. RUDC FURTHER DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEE, 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 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.  
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 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.  
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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERCTED 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.

**SITE SUMMARY**  
TOTAL AREA = 32,632 SQ.FT.  
BUILDING COVERAGE = 6,785 SQ.FT.  
HARD SURFACE AREA = 6,879 SQ.FT.  
LANDSCAPE AREA = 14,618 SQ.FT.  
DEDICATED ROAD AREA = 4,350 SQ.FT.

RIDGE UTAH DEVELOPMENT CORPORATION  
SIGNED THIS \_\_\_ DAY OF \_\_\_, 2016.  
ERIC S. HOUSEHOLDER, OFFICER

RIDGE TOWNHOMES ASSOCIATION  
SIGNED THIS \_\_\_ DAY OF \_\_\_, 2016.  
ERIC S. HOUSEHOLDER, OFFICER

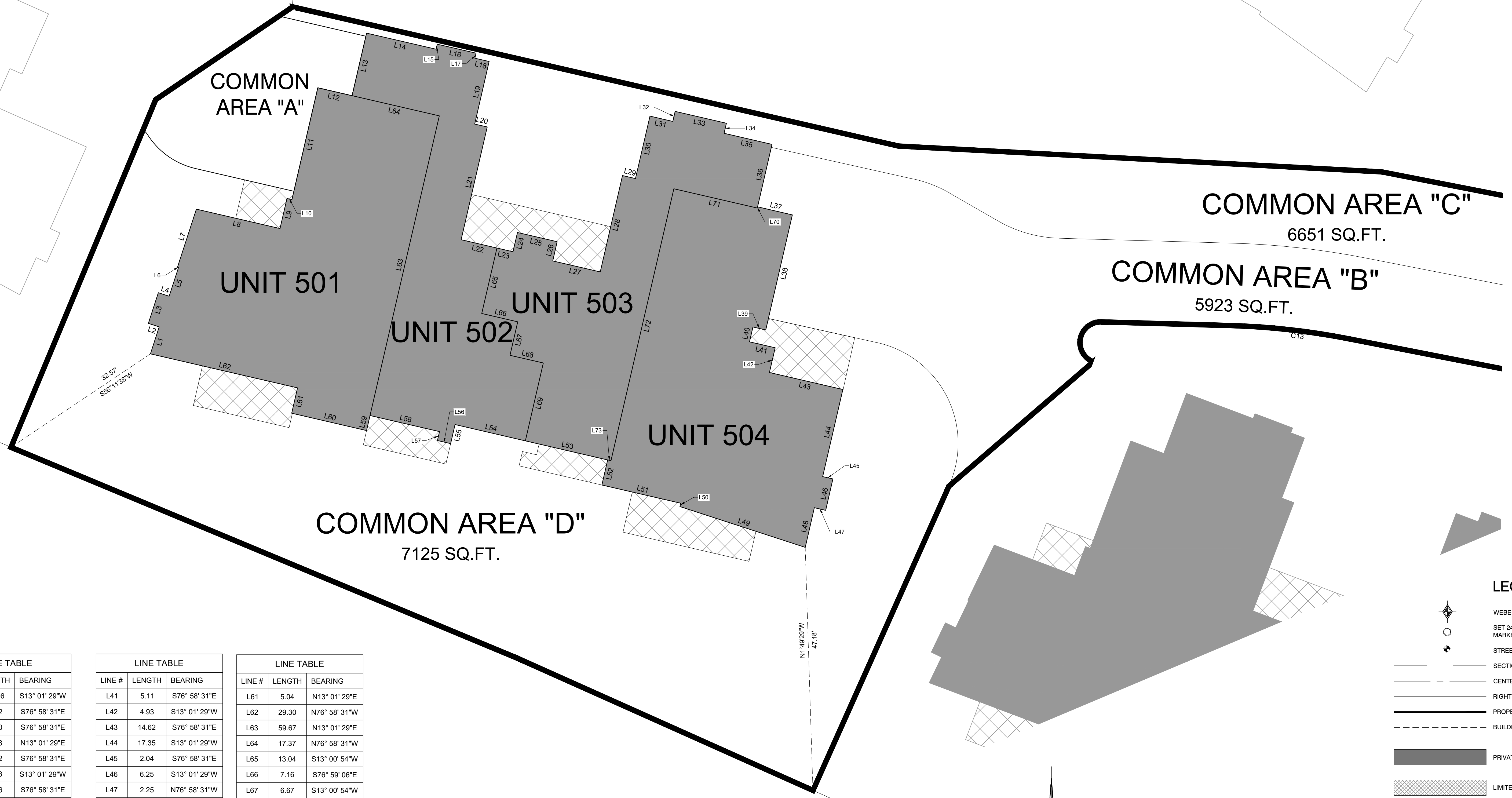
**COUNTY RECORDER**  
ENTRY NO. \_\_\_ FEE PAID \_\_\_  
FILED FOR AND RECORDED \_\_\_  
AT \_\_\_ IN BOOK \_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_ RECORDED FOR \_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_

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

R:\1201 - LEWIS HOMES\1203 - THE RIDGE TOWNHOMES PHASE 3A\SURVEY\DWG\PLATTING\SURVEY\DWG\PHASE 3A PLAT SMALL

# THE RIDGE TOWNHOMES PHASE 3A

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  
 NOVEMBER 2016



## BUILDING LINE TABLES

LINE #	LENGTH	BEARING
L1	5.50	N18° 01' 29"E
L2	2.21	N71° 58' 31"W
L3	6.25	N18° 01' 29"E
L4	2.21	S71° 58' 31"E
L5	5.92	N18° 01' 29"E
L6	0.21	N71° 58' 31"W
L7	11.79	N18° 01' 29"E
L8	16.66	S76° 58' 31"E
L9	5.99	N13° 01' 29"E
L10	0.99	S76° 58' 31"E
L11	22.27	N13° 01' 29"E
L12	6.83	S76° 58' 31"E
L13	12.46	N13° 01' 29"E
L14	13.84	S76° 58' 31"E
L15	1.00	N13° 01' 29"E
L16	7.74	S76° 58' 31"E
L17	1.00	S13° 01' 29"W
L18	2.84	S76° 57' 44"E
L19	12.46	S13° 01' 29"W
L20	2.50	S76° 58' 31"E

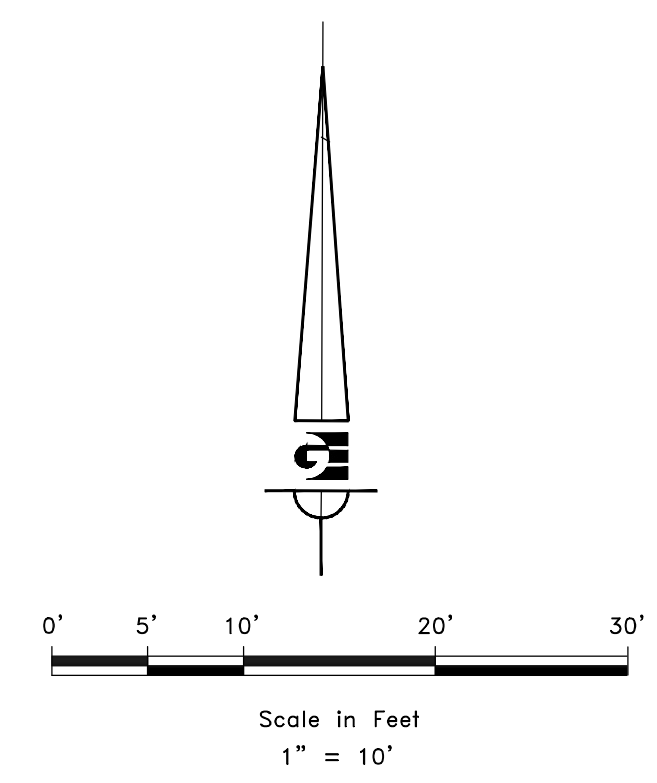
LINE #	LENGTH	BEARING
L21	22.46	S13° 01' 29"W
L22	7.12	S76° 58' 31"E
L23	3.20	S76° 58' 31"E
L24	3.83	N13° 01' 29"E
L25	7.92	S76° 58' 31"E
L26	3.83	S13° 01' 29"W
L27	9.46	S76° 58' 31"E
L28	19.19	N13° 01' 29"E
L29	2.59	S76° 58' 33"E
L30	12.44	N13° 01' 29"E
L31	4.56	S76° 58' 31"E
L32	2.00	N13° 01' 29"E
L33	10.21	S76° 58' 31"E
L34	2.00	S13° 01' 29"W
L35	9.54	S76° 58' 31"E
L36	12.44	S13° 01' 29"W
L37	6.94	S76° 58' 31"E
L38	22.92	S13° 01' 29"W
L39	2.56	N76° 58' 31"W
L40	2.95	S13° 01' 29"W

LINE #	LENGTH	BEARING
L41	5.11	S76° 58' 31"E
L42	4.93	S13° 01' 29"W
L43	14.62	S76° 58' 31"E
L44	17.35	S13° 01' 29"W
L45	2.04	S76° 58' 31"E
L46	6.25	S13° 01' 29"W
L47	2.25	N76° 58' 31"W
L48	7.89	S13° 01' 29"W
L49	25.56	N71° 58' 31"W
L50	0.67	N13° 01' 29"E
L51	15.71	N76° 58' 31"W
L52	5.00	N13° 01' 29"E
L53	16.40	N76° 58' 42"W
L54	14.01	N76° 58' 18"W
L55	3.79	S13° 01' 29"W
L56	2.64	N76° 58' 31"W
L57	1.79	N13° 01' 29"E
L58	13.83	N76° 58' 31"W
L59	3.00	S13° 01' 29"W
L60	14.92	N76° 58' 31"W

LINE #	LENGTH	BEARING
L61	5.04	N13° 01' 29"E
L62	29.30	N76° 58' 31"W
L63	59.67	N13° 01' 29"E
L64	17.37	N76° 58' 31"W
L65	13.04	S13° 00' 54"W
L66	7.16	S76° 59' 06"E
L67	6.67	S13° 00' 54"W
L68	6.65	S76° 59' 07"E
L69	15.50	S13° 01' 31"W
L70	0.24	S13° 01' 29"W
L71	16.62	N76° 59' 06"W
L72	54.15	S13° 01' 31"W
L73	0.65	N76° 58' 29"W

### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 2" 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	S2 7	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
	GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	

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# THE RIDGE TOWNHOMES PHASE 3A

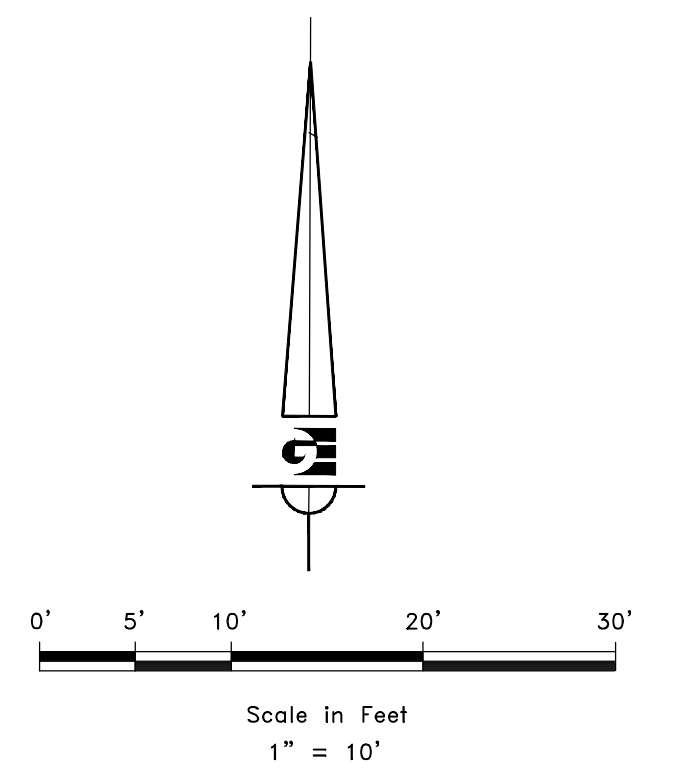
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 SEPTEMBER 2016

**COMMON AREA "C"**

6651 SQ.FT.

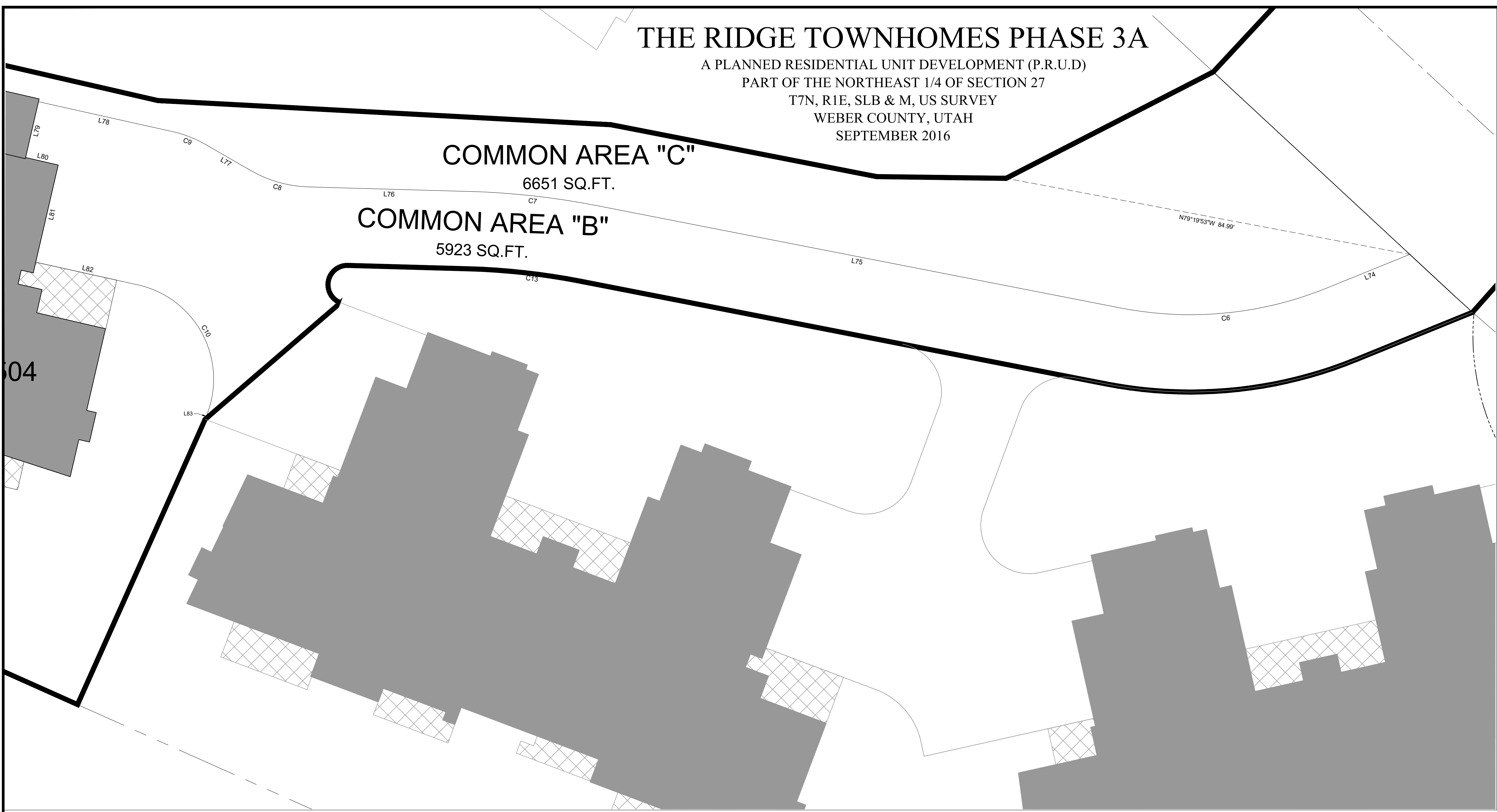
**COMMON AREA "B"**

5923 SQ.FT.



**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
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**COMMON AREA "B" LINE AND CURVE TABLES**

LINE TABLE		
LINE #	LENGTH	BEARING
L74	18.52	S67° 52' 45"W
L75	110.73	N78° 56' 27"W
L76	33.57	N88° 23' 08"W
L77	10.86	N60° 03' 40"W
L78	28.26	N77° 27' 01"W
L79	11.84	S13° 01' 29"W
L80	6.94	S76° 58' 31"E
L81	20.63	S13° 01' 29"W
L82	21.65	S77° 27' 01"E
L83	1.31	S20° 41' 45"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	43.43	75.00	33°10'48"	S84° 28' 09"W	42.83
C7	26.05	158.00	9°26'41"	N83° 39' 48"W	26.02
C8	12.36	25.00	28°19'29"	N74° 13' 24"W	12.23
C9	7.59	25.00	17°23'21"	N68° 45' 20"W	7.56
C10	34.26	20.00	98°08'45"	S28° 22' 38"E	30.22

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

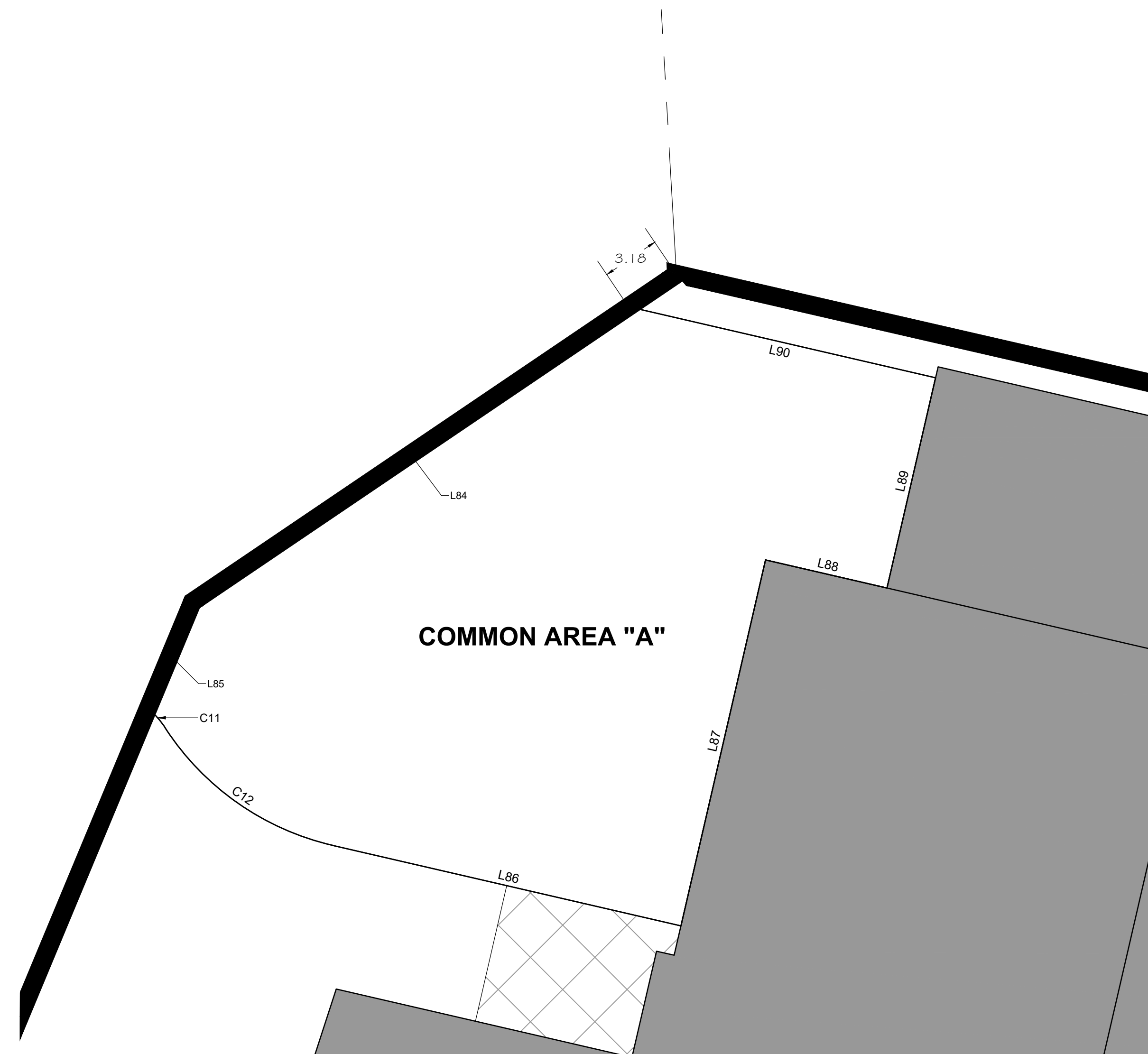
**S3**  
**7**

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

R:\1201 - LEWIS HOMES\1201 - THE RIDGE - TOWNHOMES PHASE 3A\SURVEY\DWG\PLATTING\SURVEY\DWG\PHASE 3A PLAT SMALL

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 T7N, R1E, SLB & M, US SURVEY  
 WEBER COUNTY, UTAH  
 NOVEMBER 2016



**COMMON AREA "A" LINE AND CURVE TABLES**

LINE TABLE		
LINE #	LENGTH	BEARING
L84	28.90	S55° 54' 27"W
L85	6.34	S22° 36' 25"W
L86	19.62	S76° 58' 31"E
L87	20.62	N13° 01' 29"E
L88	6.83	S76° 58' 31"E
L89	11.85	N13° 01' 31"E
L90	17.30	N76° 58' 29"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	1.44	5.00	16°31'04"	S41° 18' 37"E	1.44
C12	11.50	15.00	43°55'23"	S55° 00' 47"E	11.22

## 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

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

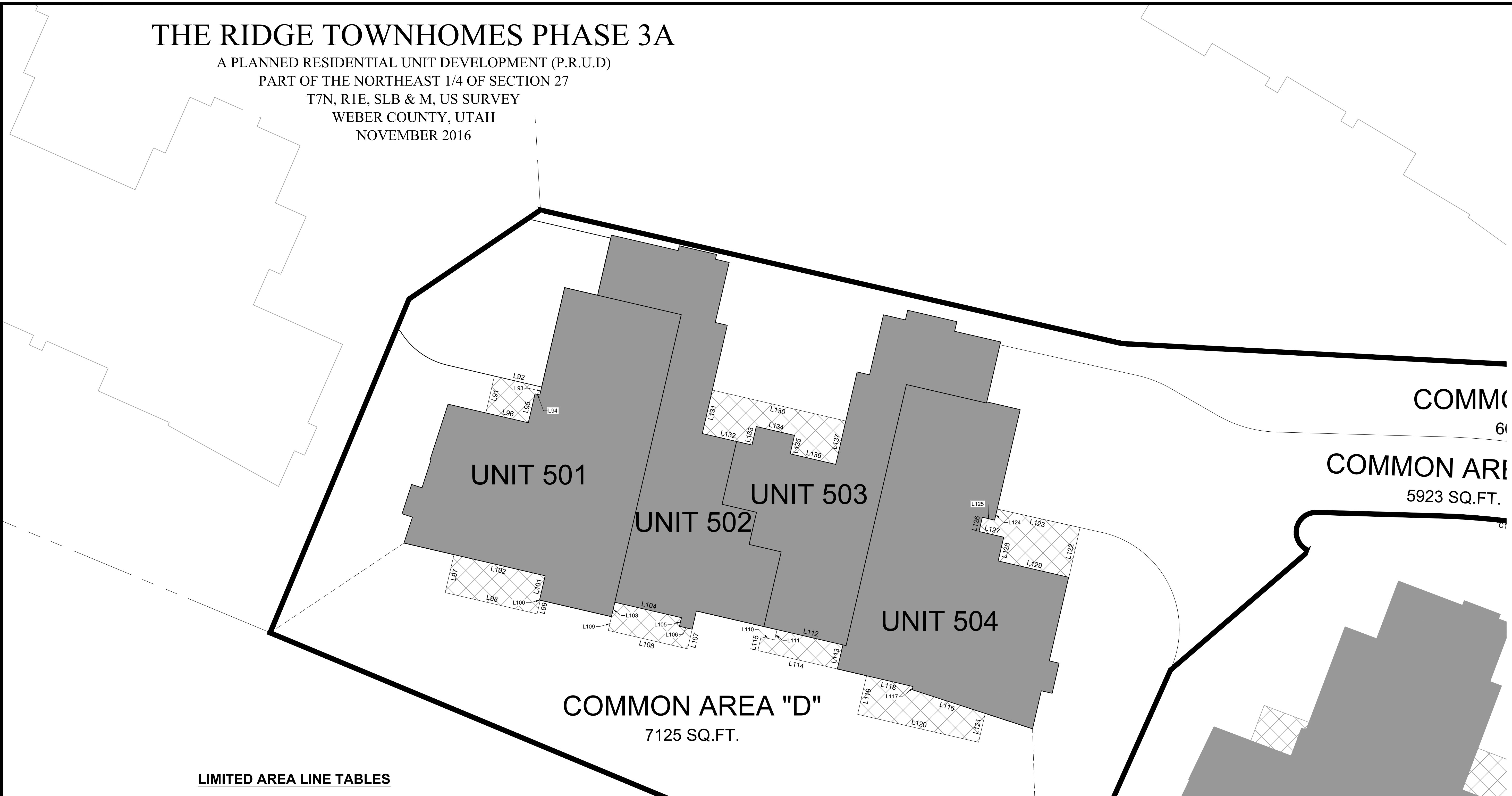
COUNTY RECORDER

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

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

# THE RIDGE TOWNHOMES PHASE 3A

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  
 NOVEMBER 2016

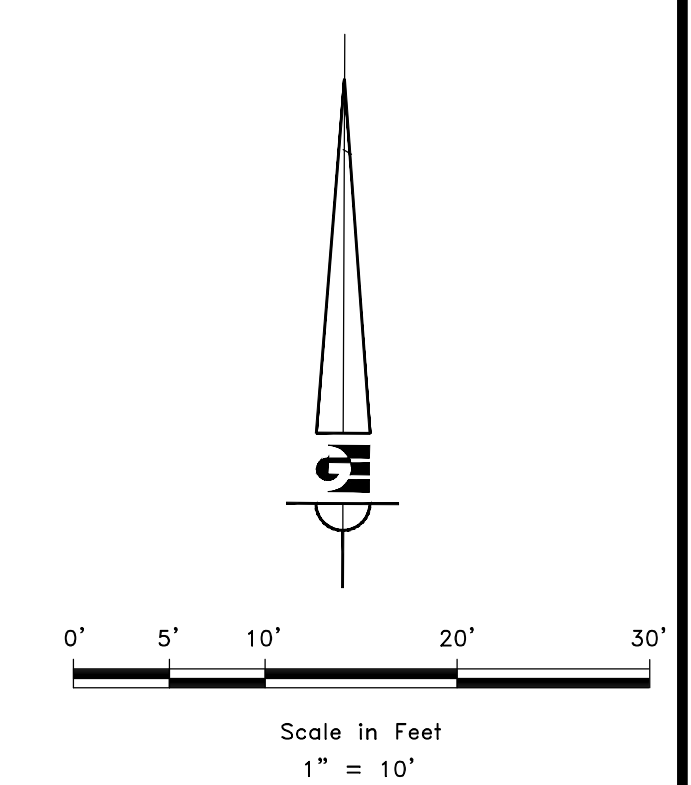


LIMITED AREA LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L91	7.64	N13° 01' 31"E	L111	2.15	N13° 01' 31"E	L131	9.01	S13° 01' 29"W
L92	9.81	S76° 58' 29"E	L112	13.67	S76° 57' 26"E	L132	10.32	S76° 58' 31"E
L93	1.65	S13° 01' 29"W	L113	5.00	S13° 01' 29"W	L133	3.83	N13° 01' 29"E
L94	0.99	N76° 58' 31"W	L114	16.49	N76° 57' 37"W	L134	7.92	S76° 58' 31"E
L95	5.99	S13° 01' 29"W	L115	2.85	N13° 01' 31"E	L135	3.83	S13° 01' 29"W
L96	8.82	N76° 58' 31"W	L116	15.50	N71° 58' 33"W	L136	9.46	S76° 58' 31"E
L97	7.87	S13° 01' 31"W	L117	0.67	N13° 01' 29"E	L137	9.01	N13° 01' 29"E
L98	19.07	S76° 58' 29"E	L118	9.85	N76° 57' 04"W			
L99	2.83	N13° 01' 31"E	L119	8.00	S13° 01' 31"W			
L100	0.14	N78° 56' 00"W	L120	25.08	S76° 58' 29"E			
L101	5.04	N13° 01' 29"E	L121	5.98	N13° 01' 31"E			
L102	18.93	N76° 57' 36"W	L122	10.30	N12° 32' 59"E			
L103	3.00	N13° 01' 31"E	L123	17.15	N77° 27' 01"W			
L104	13.83	S76° 57' 21"E	L124	2.28	S13° 01' 29"W			
L105	1.79	S13° 01' 29"W	L125	2.56	N76° 58' 31"W			
L106	2.64	S77° 04' 25"E	L126	2.95	S13° 01' 29"W			
L107	4.07	S13° 01' 31"W	L127	5.11	S76° 58' 31"E			
L108	16.45	N76° 58' 29"W	L128	4.93	S13° 01' 29"W			
L109	2.86	N12° 40' 57"E	L129	14.68	S76° 59' 24"E			
L110	2.82	S76° 58' 29"E	L130	27.70	N76° 58' 29"W			

**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- 
- STREET MONUMENT
- SECTION LINE
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OWNER: RIDGE UTAH DEVELOPMENT CORPORATION JOHN L. LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 84310 801-430-1507 SEE RECORD OF SURVEY # 5332	<b>S5</b> <b>7</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
	 <b>GARDNER ENGINEERING</b> CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	

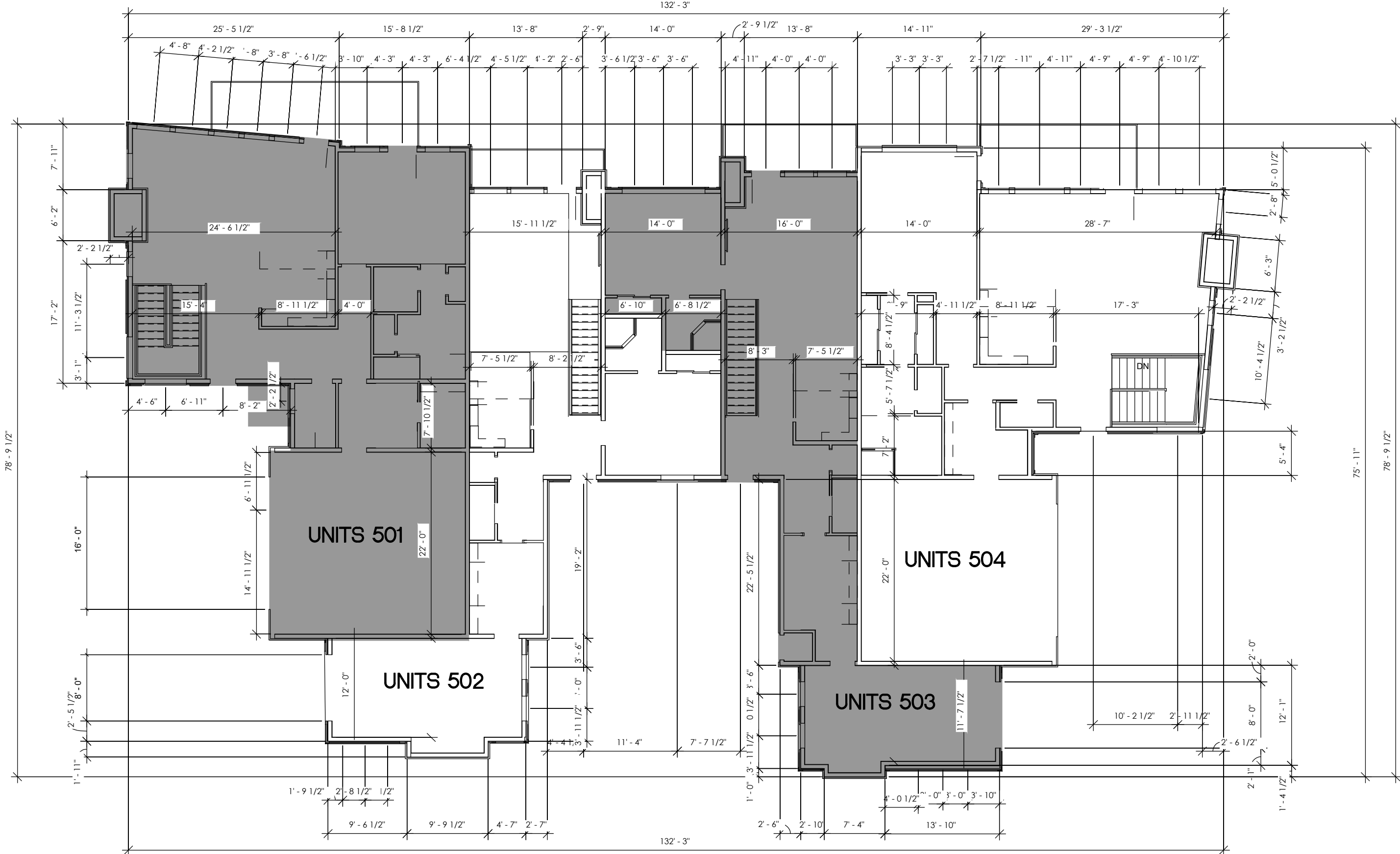
R:\1201 - LEWIS HOMES\1201 - THE RIDGE - TOWNHOMES PHASE 3A\SURVEY\DWG\PLATTING\SURVEY\DWG\PHASE 3A PLAT SMALL

# THE RIDGE TOWNHOMES PHASE 3A

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  
 SEPTEMBER 2016



LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

NOTE: EACH "LOT" IS IDENTIFIED BY THE BOUNDARIES OF THE ENTIRE LOWER LEVEL OF EACH UNIT AS DEPICTED ON THE LOWER LEVEL FLOOR PLAN.

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S6  
 7

COUNTY RECORDER

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RECORDS, PAGE \_\_\_\_\_, RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_



# THE RIDGE TOWNHOMES PHASE 3A

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

PART OF THE NORTHEAST 1/4 OF SECTION 27

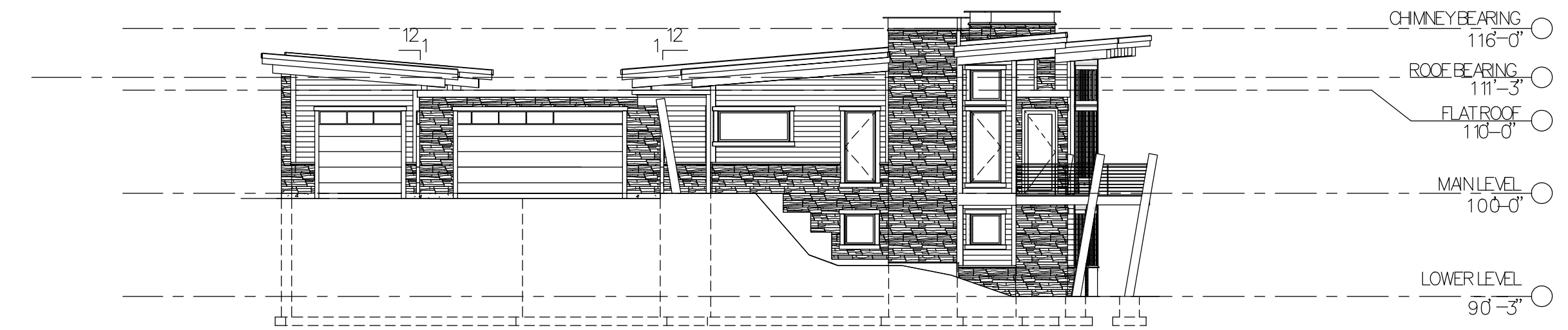
T7N, R1E, SLB & M, US SURVEY

WEBER COUNTY, UTAH

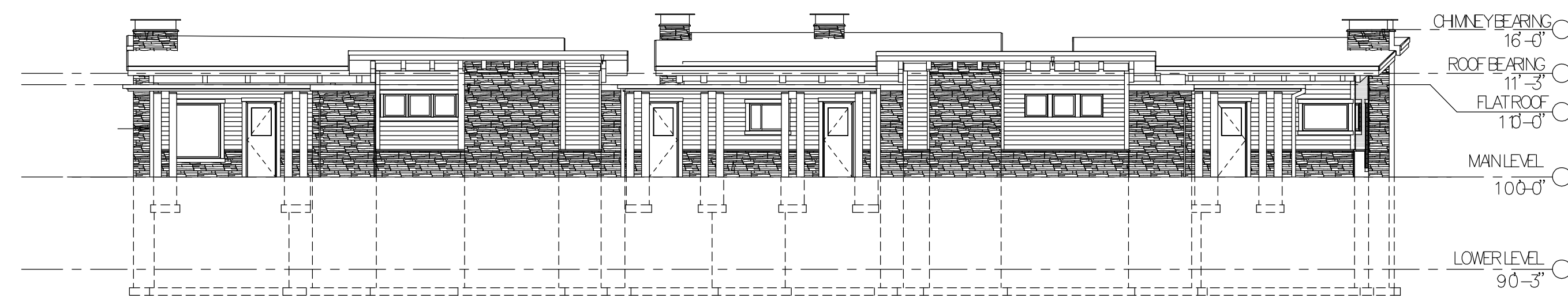
SEPTEMBER 2016



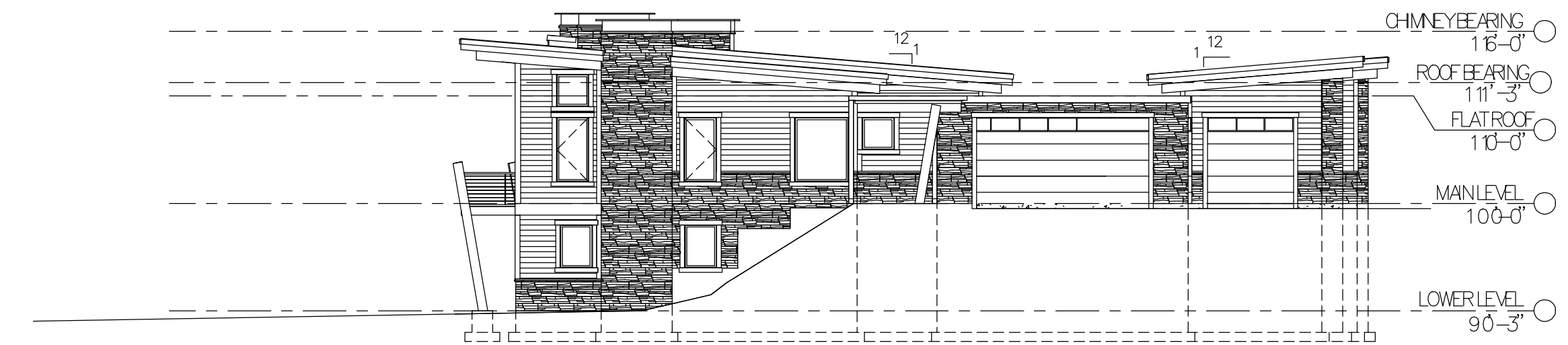
SOUTH ELEVATION  
BUILDINGS 501-504 100'-00" = 5242.50



WEST ELEVATION  
BUILDINGS 501-504 100'-00" = 5242.50



NORTH ELEVATION  
BUILDINGS 501-504 100'-00" = 5242.50



EAST ELEVATION  
BUILDINGS 501-504 100'-00" = 5242.50

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S7  
7

COUNTY RECORDER

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