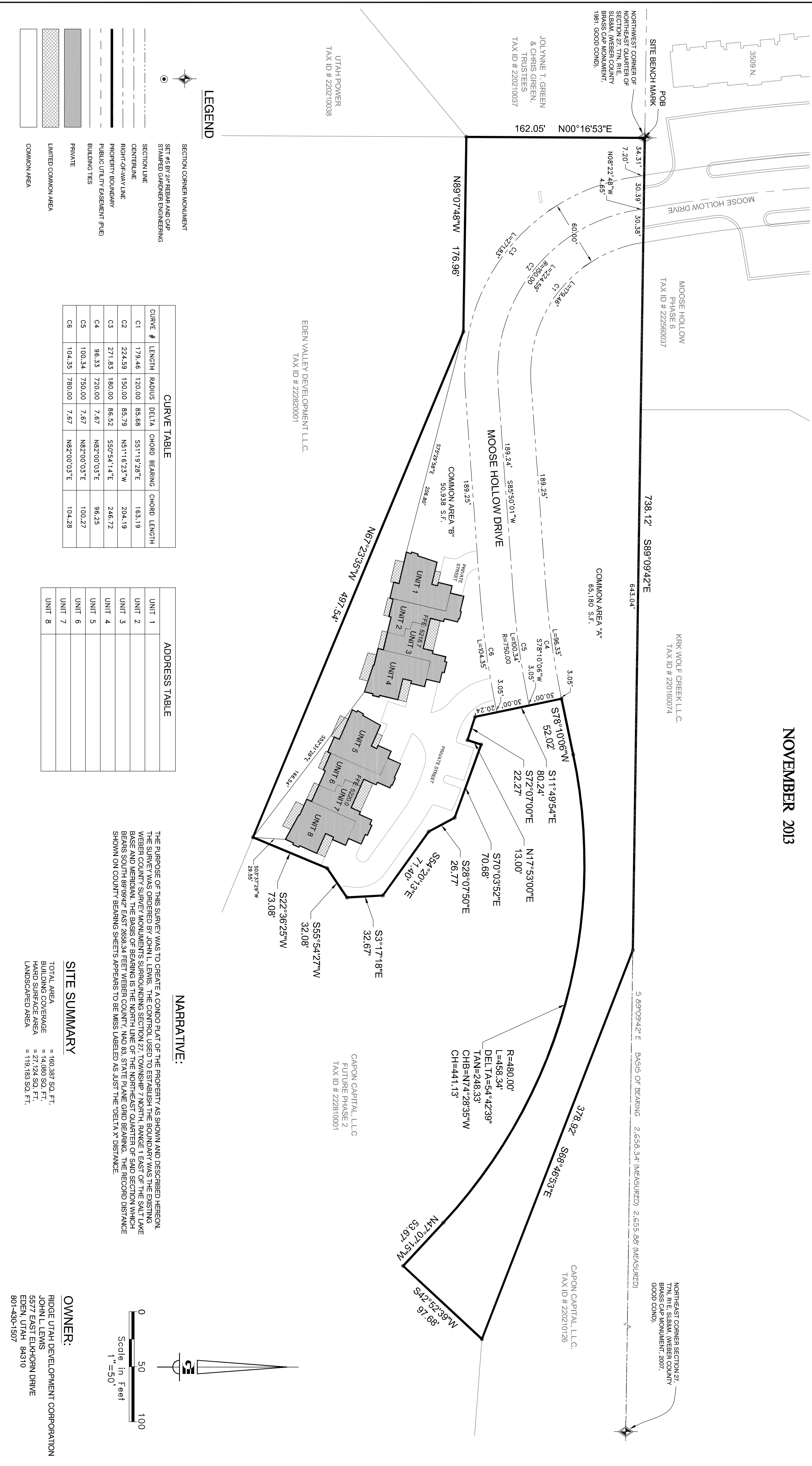


THE RIDGE TOWNHOMES PHASE 1

PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, S1B & M. U.S. SURVEY
WEBER COUNTY, UTAH

NOVEMBER 2013



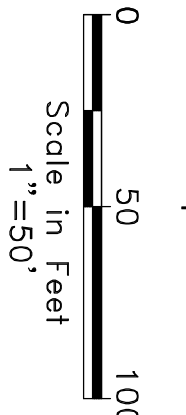
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	179.46	120.00	S51°19'28"E	163.19
C2	224.59	150.00	N51°16'23"W	204.19
C3	271.83	180.00	S50°54'14"E	246.72
C4	96.33	720.00	N82°00'03"E	96.25
C5	100.34	750.00	N82°00'03"E	100.27
C6	104.35	780.00	N82°00'03"E	104.28

UNIT #	ADDRESS
UNIT 1	
UNIT 2	
UNIT 3	
UNIT 4	
UNIT 5	
UNIT 6	
UNIT 7	
UNIT 8	

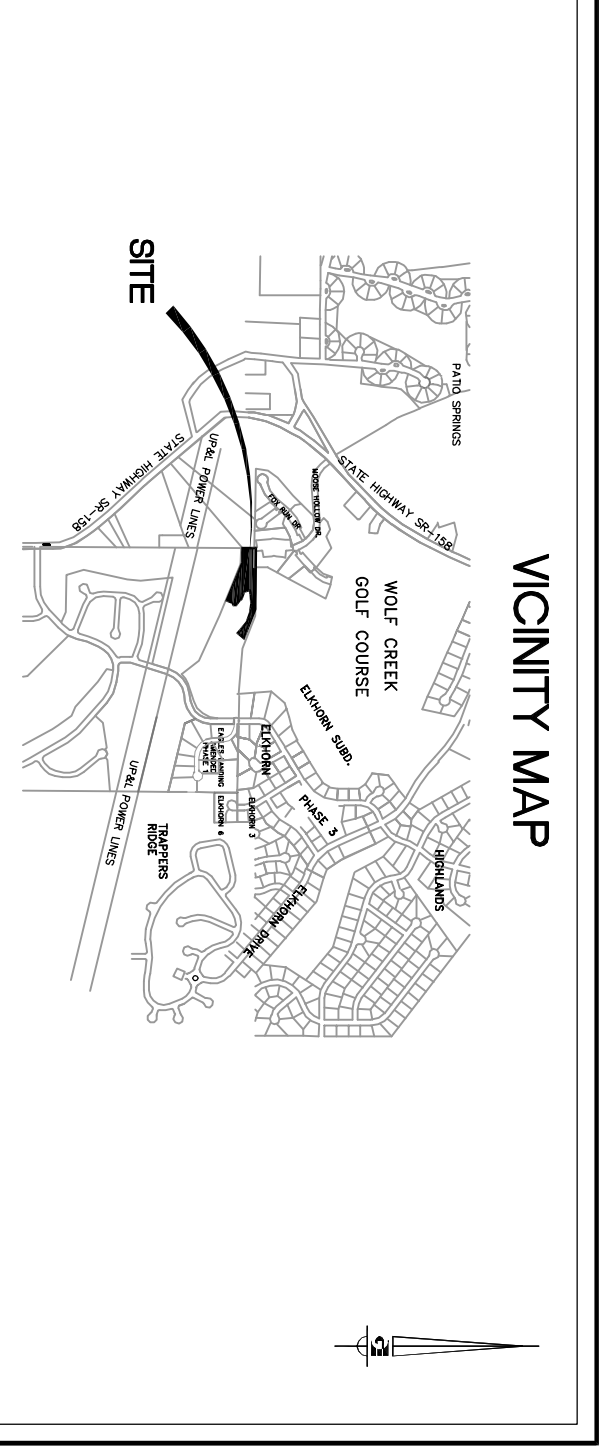
SITE SUMMARY
TOTAL AREA = 480,987 SQ. FT.
BUILDING SURFACE = 27,124 SQ. FT.
HAND SURFACE AREA = 119,183 SQ. FT.
LANDSCAPED AREA

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDO 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 MERIDIAN. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°09'42" EAST 2688.34 FEET WEBER COUNTY AND 88.5 STATE PLANE GRID BEARING. THE RECORD DISTANCE SHOWN ON COUNTY BEARING SHEETS APPEARS TO BE MISS DERIVED AS JUST THE DELTA X DISTANCE.



OWNER:
RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
PRESIDENT
EDEN VALLEY DRIVE
EDEN UTAH 84310
801-430-1507



BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH 89°09'42" EAST 2688.34 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°09'42" EAST 2688.34 FEET; THENCE SOUTH 42°52'59" WEST 97.68 FEET; THENCE NORTH 47°07'15" WEST 55.67 FEET; THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT 488.34 FEET, HAVING A CENTRAL ANGLE OF 54°42'59" CHORD BEARS NORTH 74°28'59" WEST 441.13 FEET; THENCE SOUTH 78°10'06" WEST 52.02 FEET; THENCE SOUTH 11°19'54" EAST 80.24 FEET; THENCE SOUTH 72°09'59" EAST 1222.72 FEET; THENCE NORTH 11°30'00" EAST 73.00 FEET; THENCE SOUTH 11°30'00" EAST 73.00 FEET; THENCE SOUTH 82°27'57" WEST 32.67 FEET; THENCE SOUTH 67°23'59" WEST 497.54 FEET; THENCE NORTH 89°07'48" WEST 176.86 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°16'53" EAST 162.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.705 ACRES.

SURVEYOR'S CERTIFICATE

I, KILNT 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 COMPLIANCE WITH TITLE 86, CHAPTER 22, OF THE UTAH CODE ANNOTATED. I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR ESTABLISH THE LATERAL BOUNDARIES OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY.

THE RIDGE TOWNHOMES
PHASE 1

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

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, JOHN L. LEWIS, PRESIDENT OF RIDGE UTAH DEVELOPMENT CORPORATION, A UTAH CORPORATION, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE RIDGE TOWNHOMES, PHASE 1, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS RECORD OF SAID CONSENT TO RECORD. I, JOHN L. LEWIS, PRESIDENT OF RIDGE UTAH DEVELOPMENT CORPORATION, DO HEREBY MAKE THIS RECORD OF SAID CONSENT TO RECORD. THIS RECORD OF SAID CONSENT TO RECORD IS BEING MADE AND THIS RECORD OF SAID CONSENT TO RECORD IS BEING MADE FOR THE PURPOSES OF RECORDING THIS RECORD OF SAID CONSENT TO RECORD TO AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SAID CONSENT TO RECORD ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SURRENDER THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND HAVE SAID THAT THE RIDGE TOWNHOMES, PHASE 1, AND DO HEREBY:

A) DEDICATE 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;

B) GRANT AND RESERVE A SEVERALTY RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PRIVATE STREETS OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE RETRIEVAL/PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE; ENGINEERS' APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY; WHEN NO SUBDIVISION SURVEY BEING SUBMITTED WITHIN SIXTY DAYS;

C) GRANT AND CONVEY TO THE RIDGE TOWNHOMES, PHASE 1 OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PRIVATE STREETS OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE RETRIEVAL/PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE; ENGINEERS' APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY; WHEN NO SUBDIVISION SURVEY BEING SUBMITTED WITHIN SIXTY DAYS;

D) WARRANT TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS APPLICABLE HEREON TO THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPLICABLE NECESSARY PARKING AND OPEN SPACE SURFACES.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER
ON THIS _____ DAY OF _____, 2013,
I, JOHN L. LEWIS, PRESIDENT OF RIDGE UTAH DEVELOPMENT CORPORATION, DO HEREBY CERTIFY THAT THE SIGNED BEFORE ME, JOHN L. LEWIS, THE SIGNER OF THE ABOVE OWNERS CERTIFICATE OF CONSENT TO RECORD, IS THE SIGNER OF THE SAID CERTIFICATE OF CONSENT TO RECORD FOR THE PURPOSES THEREIN MENTIONED.

COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDING DATE _____ AT _____
RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2013.

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 _____ DAY OF _____, 2013

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYING 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 EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2013

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLICWAYS AND FINANCIAL GUARANTEE THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

THIS _____ DAY OF _____, 2013

CHAIRMAN, WEBER COUNTY COMMISSION

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 _____, 2013

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOIL PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION ARE SUFFICIENT TO SUPPORT THE WASTEWATER DISPOSAL SYSTEMS APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

THIS _____ DAY OF _____, 2013

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

NOTARY PUBLIC

Prepared By: _____

GARDNER ENGINEERING
CIVIL/LAND PLANNING
MUNICIPAL/LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0060

www.gardner-engineering.net

BY: _____

THE RIDGE TOWNHOMES PHASE 1

PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, U.S. SURVEY
WEBER COUNTY, UTAH

NOVEMBER 2013



UNITS 1 - 4

LINE #	LENGTH	BEARING
L1	4.52	S18° 18' 51"W
L2	1.54	S71° 41' 09"E
L3	6.17	S18° 18' 51"W
L4	1.54	N71° 41' 09"W
L5	18.58	S18° 18' 51"W
L6	20.67	N76° 41' 09"W
L7	5.39	S13° 18' 51"W
L8	3.00	S76° 41' 09"E
L9	12.92	S13° 18' 51"W
L10	6.83	N76° 41' 09"W
L11	12.46	S13° 18' 51"W
L12	14.00	N76° 41' 09"W
L13	1.00	S13° 18' 51"W
L14	7.00	N76° 41' 09"W
L15	1.00	N13° 18' 51"E
L16	3.00	N76° 41' 09"W
L17	12.46	N13° 18' 51"E
L18	2.50	N13° 18' 51"E
L19	12.46	N13° 18' 51"E
L20	6.90	N76° 41' 09"W
L21	21.35	N76° 41' 09"W
L22	9.23	S13° 18' 51"W
L23	2.50	N76° 41' 09"W
L24	12.46	S13° 18' 51"W
L25	4.46	N76° 41' 09"W
L26	2.00	S13° 18' 51"W
L27	10.00	N76° 41' 09"W
L28	2.00	N13° 18' 51"E
L29	9.54	N76° 41' 09"W
L30	12.46	N13° 18' 51"E
L31	6.83	N76° 41' 09"W
L32	12.92	N13° 18' 51"E
L33	2.42	S76° 41' 09"E
L34	8.00	N13° 18' 51"E
L35	19.59	N76° 41' 09"W
L36	17.10	N13° 18' 51"E
L37	1.54	N76° 41' 09"W
L38	6.17	N13° 18' 51"E
L39	1.54	S76° 41' 09"E
L40	7.94	N13° 18' 51"E
L41	25.56	S71° 41' 09"E
L42	0.67	S13° 18' 51"W

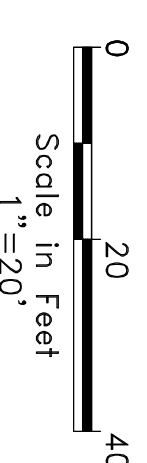
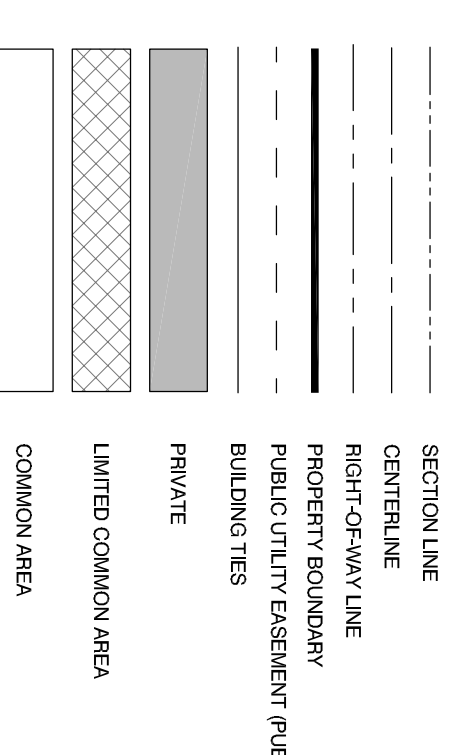
UNITS 5 - 8

LINE #	LENGTH	BEARING
L43	15.71	S76° 41' 09"E
L44	5.00	S13° 18' 51"W
L45	16.23	S76° 41' 09"E
L46	14.23	S76° 41' 09"E
L47	2.00	N13° 18' 51"E
L48	16.45	S76° 41' 09"E
L49	3.00	N13° 18' 51"E
L50	14.92	S76° 41' 09"E
L51	5.00	S13° 18' 51"W
L52	29.30	S76° 41' 09"E
L53	0.23	S13° 18' 51"W
L54	16.94	S76° 41' 09"E
L55	49.23	S13° 18' 51"W
L56	0.23	S76° 41' 09"E
L57	15.31	S13° 18' 51"W
L58	7.23	S76° 41' 09"E
L59	4.38	S13° 18' 51"W
L60	7.23	S76° 41' 09"E
L61	15.31	S13° 18' 51"W
L62	0.23	S76° 41' 09"E
L63	44.00	N13° 18' 51"E
L64	16.94	S76° 41' 09"E
L65	0.23	N13° 18' 51"E
L66	9.30	S76° 41' 09"E
L67	8.00	S13° 18' 51"W
L68	20.35	S76° 41' 09"E
L69	3.00	N13° 18' 51"E
L70	2.00	S13° 18' 51"W
L71	16.45	S76° 41' 09"E
L72	5.00	N13° 18' 51"E
L73	5.00	S13° 18' 51"W
L74	16.46	S76° 41' 09"E
L75	9.77	S76° 41' 09"E
L76	8.00	S13° 18' 51"W
L77	25.04	S71° 41' 09"E
L78	8.19	N13° 18' 51"E
L79	8.00	S13° 18' 51"W
L80	17.17	S76° 41' 09"E
L81	28.25	S76° 41' 09"E
L82	9.68	S76° 41' 09"E
L83	5.39	S13° 18' 51"W

LINE #	LENGTH	BEARING
L84	4.52	S23° 54' 53"W
L85	1.54	S61° 05' 07"E
L86	6.17	S23° 54' 53"W
L87	1.54	N61° 05' 07"W
L88	18.58	S23° 54' 53"W
L89	20.67	N66° 05' 07"W
L90	5.39	S23° 54' 53"W
L91	3.00	S66° 05' 07"E
L92	12.92	S23° 54' 53"W
L93	6.83	N66° 05' 07"W
L94	12.46	S23° 54' 53"W
L95	14.00	N66° 05' 07"W
L96	1.00	S23° 54' 53"W
L97	7.00	N66° 05' 07"W
L98	1.00	N23° 54' 53"E
L99	3.00	N66° 05' 07"W
L100	12.46	N23° 54' 53"E
L101	2.50	N66° 05' 07"W
L102	12.46	N23° 54' 53"E
L103	6.90	N66° 05' 07"W
L104	21.35	N66° 05' 07"W
L105	9.23	S23° 54' 53"W
L106	2.50	N66° 05' 07"W
L107	12.46	S23° 54' 53"W
L108	4.46	N66° 05' 07"W
L109	2.00	S23° 54' 53"W
L110	10.00	N66° 05' 07"W
L111	2.00	N23° 54' 53"E
L112	9.54	N66° 05' 07"W
L113	12.46	N23° 54' 53"E
L114	6.83	N66° 05' 07"W
L115	12.92	N23° 54' 53"E
L116	2.42	S66° 05' 07"E
L117	8.00	N23° 54' 53"E
L118	19.59	N66° 05' 07"W
L119	17.10	N23° 54' 53"E
L120	1.54	N66° 05' 07"W
L121	6.17	N23° 54' 53"E
L122	1.54	S66° 05' 07"E
L123	7.94	N23° 54' 53"W
L124	25.56	S61° 05' 07"E

LINE #	LENGTH	BEARING
L125	0.67	S23° 54' 53"W
L126	15.71	S66° 05' 07"E
L127	5.00	S23° 54' 53"W
L128	16.23	S66° 05' 07"E
L129	14.23	S66° 05' 07"E
L130	2.00	N23° 54' 53"E
L131	16.45	S66° 05' 07"E
L132	3.00	N23° 54' 53"E
L133	14.92	S66° 05' 07"E
L134	5.00	S23° 54' 53"W
L135	29.30	S66° 05' 07"E
L136	0.23	S23° 54' 53"W
L137	16.94	S66° 05' 07"E
L138	49.23	S23° 54' 53"W
L139	0.23	S66° 05' 07"E
L140	15.31	S23° 54' 53"W
L141	7.23	S66° 05' 07"E
L142	4.37	S23° 54' 53"W
L143	7.23	S66° 05' 07"E
L144	15.31	S23° 54' 53"W
L145	0.23	N23° 54' 53"E
L146	16.94	S66° 05' 07"E
L147	44.00	N23° 54' 53"E
L148	0.23	S66° 05' 07"E
L149	8.00	S23° 54' 53"W
L150	20.35	S66° 05' 07"E
L151	3.00	N23° 54' 53"E
L152	2.00	S23° 54' 53"W
L153	16.45	S66° 05' 07"E
L154	5.00	N23° 54' 53"E
L155	5.00	S23° 54' 53"W
L156	16.46	S66° 05' 07"E
L157	8.00	S23° 54' 53"W
L158	25.04	S61° 05' 07"E
L159	8.19	N23° 54' 53"E
L160	8.00	N23° 54' 53"E
L161	17.17	N66° 05' 07"W
L162	28.25	S66° 05' 07"E
L163	9.68	S66° 05' 07"E
L164	5.39	S23° 54' 53"W
L165	9.30	N66° 05' 07"W

LEGEND

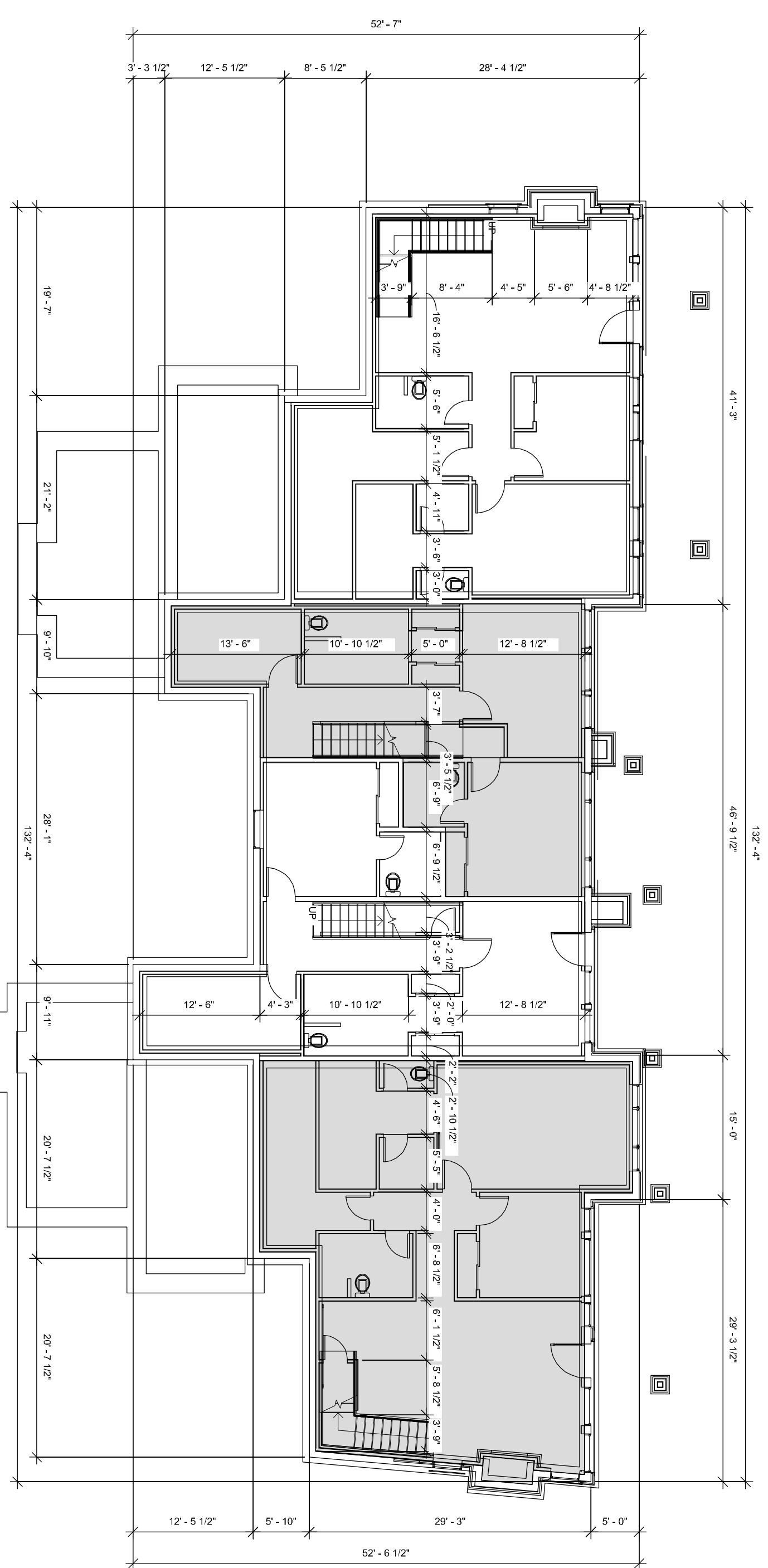


SHEET 2 OF 4

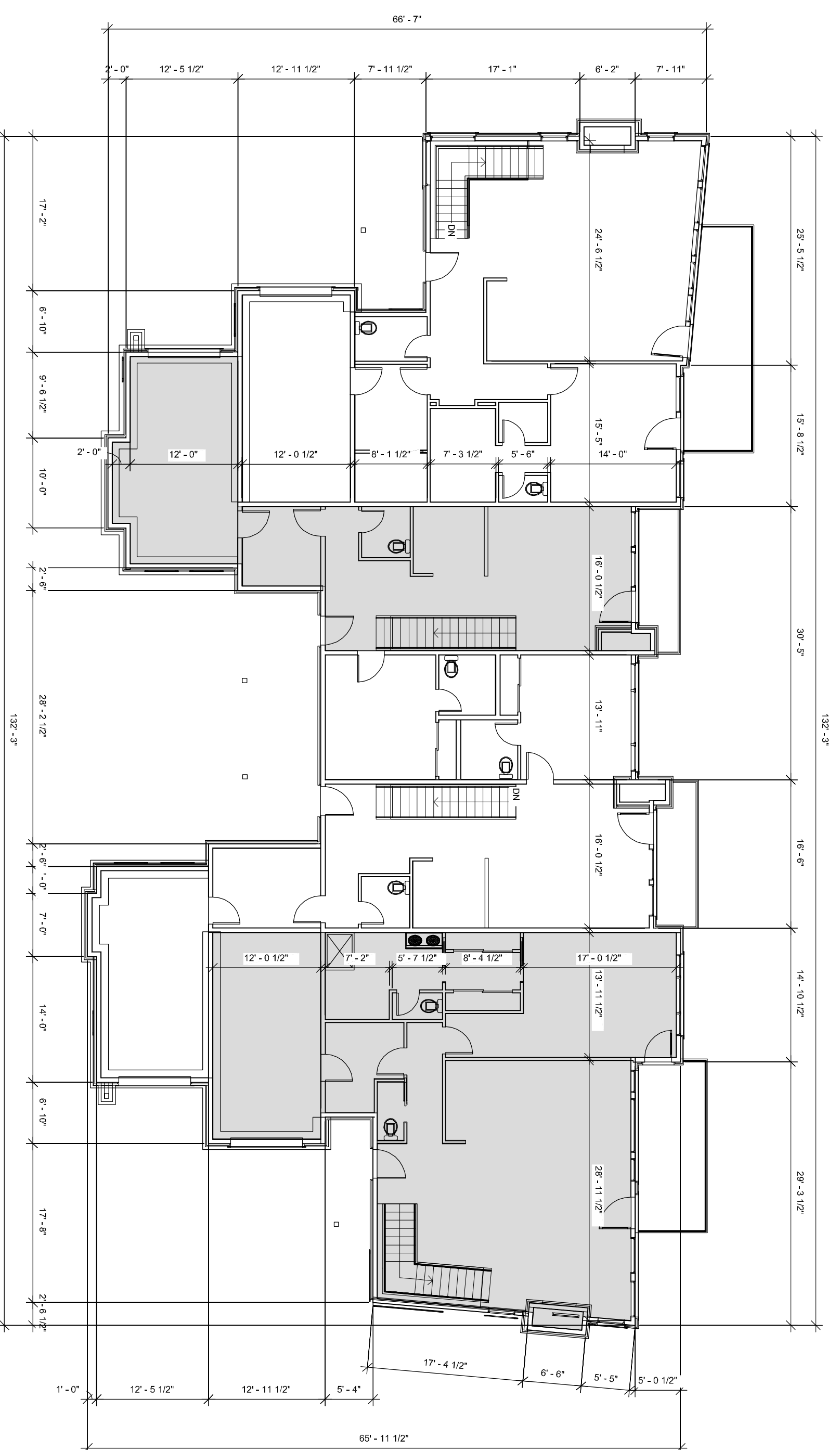
Prepared By: _____ COUNTY RECORDER
 ENTRY NO. _____ FILED FOR RECORD AND
 RECORDED _____ AT
 IN _____ BOOK OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____
 COUNTY RECORDER
 BY: _____ DEPUTY

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0060
 www.gardnerengineering.net

THE RIDGE TOWNHOMES PHASE 1



LOWER LEVEL
FLOOR PLAN



MAIN LEVEL
FLOOR PLAN

SHEET 3 OF 4

COUNTY RECORDER

Prepared By:

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ AT _____

IN _____ BOOK OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

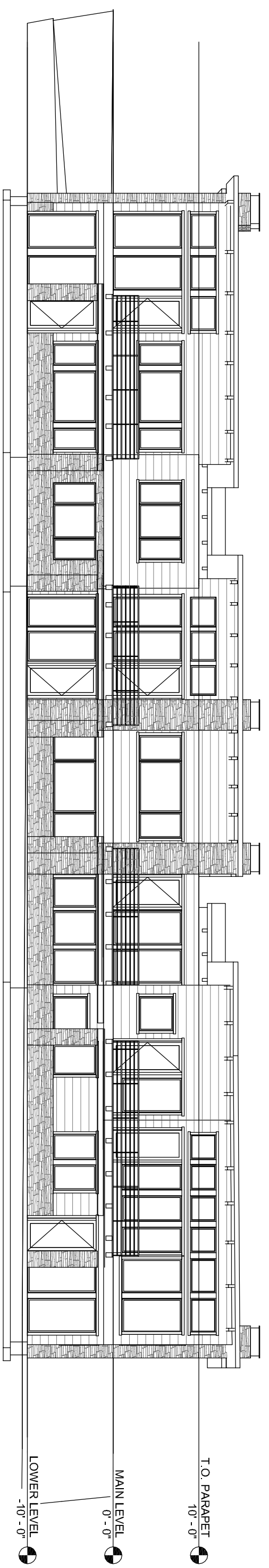
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DEPUTY _____



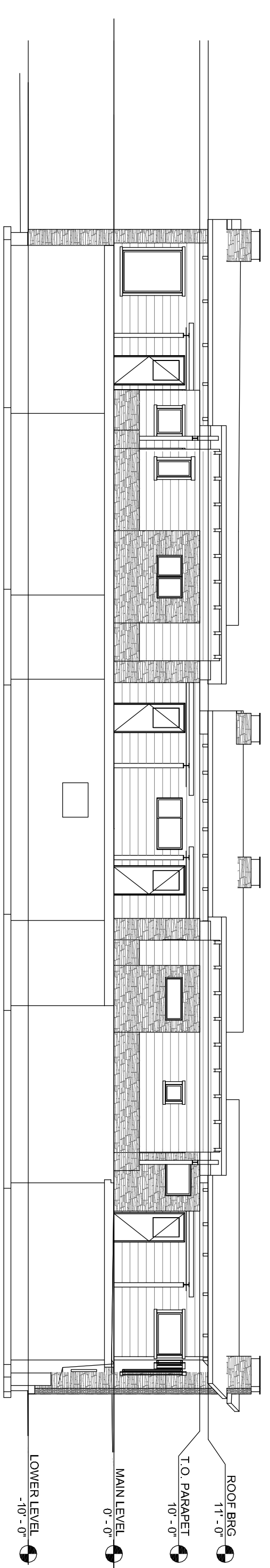
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THE RIDGE TOWNHOMES

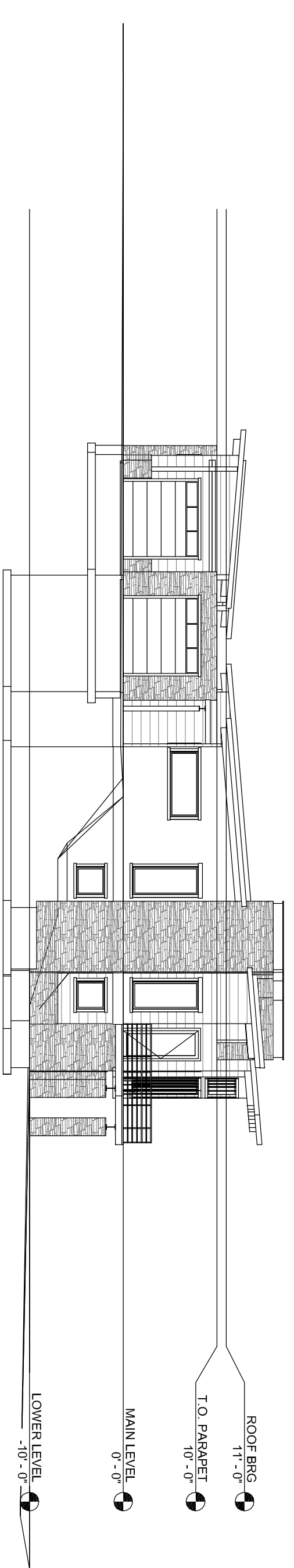
PHASE 1



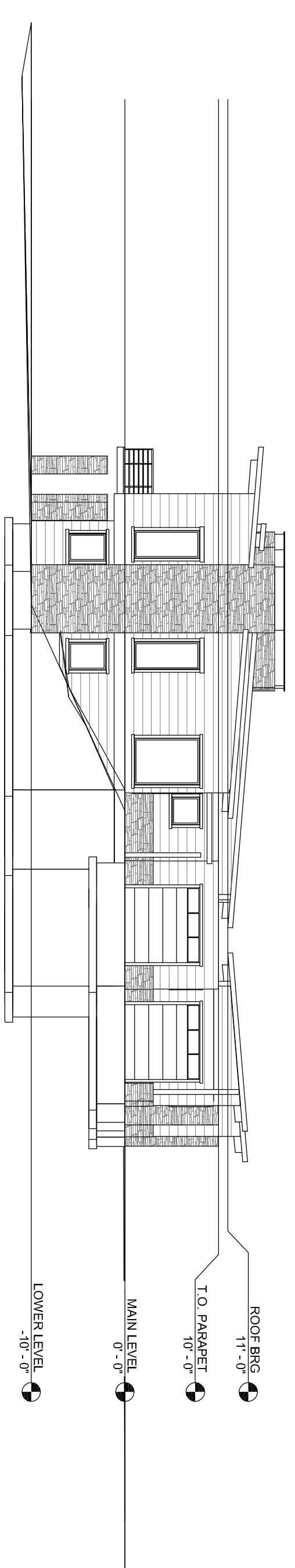
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SHEET 4 OF 4

Prepared By: _____ COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND _____ AT _____

RECORDED _____ IN _____ BOOK OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____

BY: _____ COUNTY RECORDER
 DEPUTY _____

