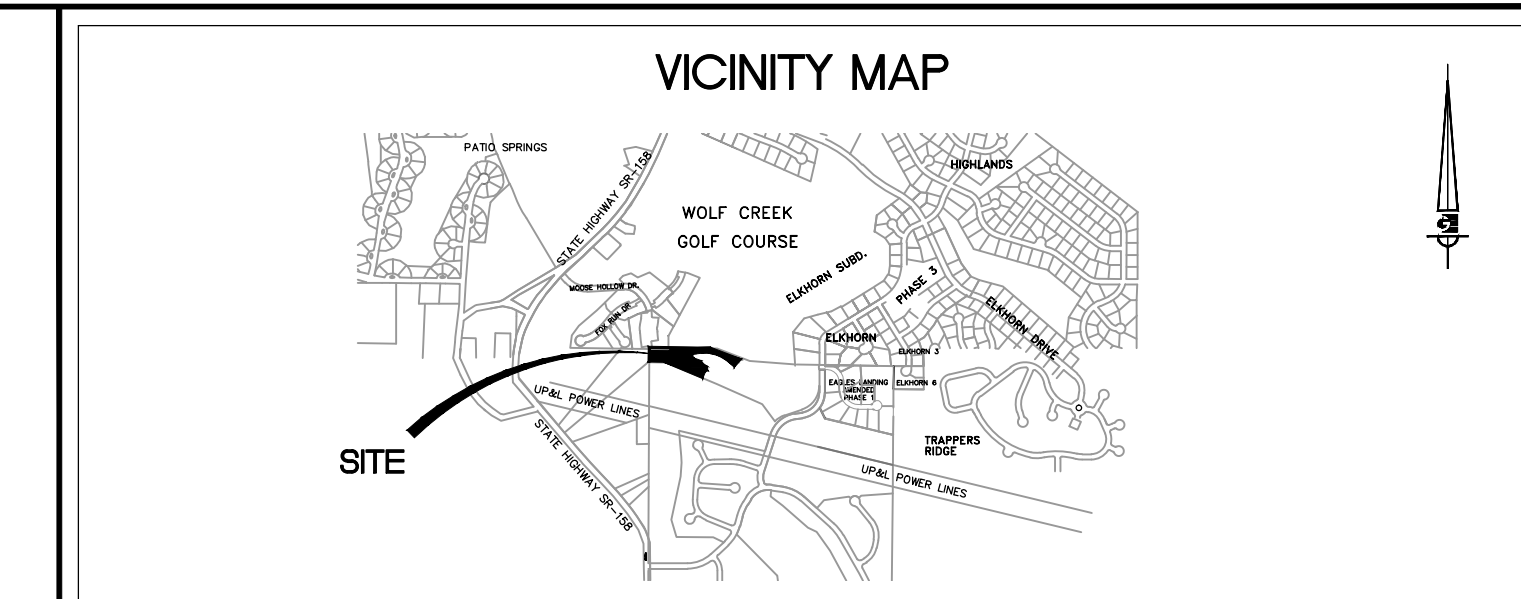


# THE RIDGE TOWNHOMES PHASE 1 - 1ST AMENDMENT

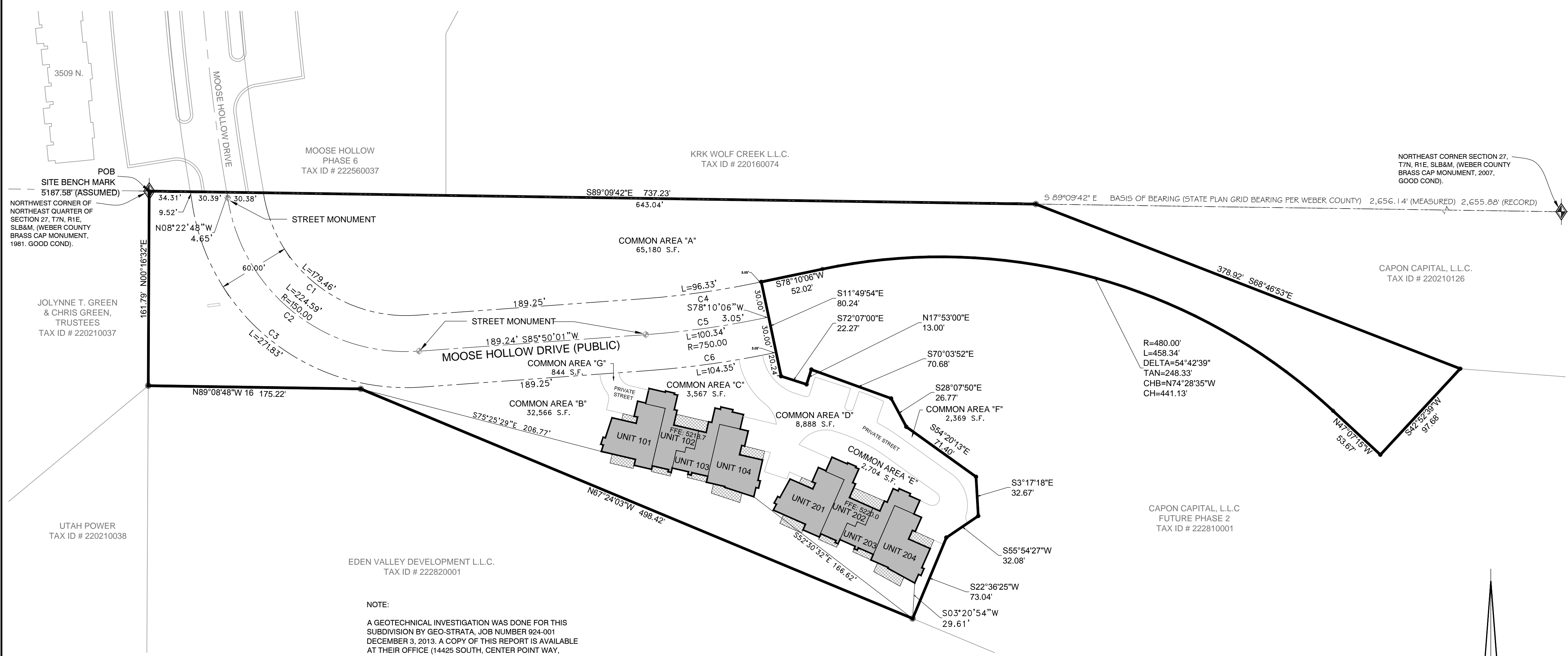
## A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE NORTHEAST 1/4 OF SECTION 27  
T7N, R1E, SLB & M, U.S. SURVEY  
WEBER COUNTY, UTAH  
JUNE 2015



**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 NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH 89°09'42" EAST 737.23 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 68°46'53" EAST 378.92 FEET; THENCE SOUTH 42°52'39" WEST 97.88 FEET; THENCE NORTH 47°07'15" WEST 53.67 FEET; THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT 458.34 FEET, HAVING A CENTRAL ANGLE OF 54°42'39", CHORD BEARS NORTH 74°28'35" WEST 441.13 FEET; THENCE SOUTH 78°10'08" WEST 52.02 FEET; THENCE SOUTH 11°49'54" EAST 80.24 FEET; THENCE SOUTH 72°07'00" EAST 22.27 FEET; THENCE NORTH 17°53'00" EAST 13.00 FEET; THENCE SOUTH 70°03'52" EAST 70.68 FEET; THENCE SOUTH 28°07'50" EAST 26.77 FEET; THENCE SOUTH 54°20'13" EAST 11.40 FEET; THENCE SOUTH 03°17'18" EAST 32.67 FEET; THENCE SOUTH 55°54'27" WEST 32.08 FEET; THENCE SOUTH 22°36'25" WEST 73.04 FEET; THENCE NORTH 67°24'08" WEST 498.42 FEET; THENCE NORTH 89°08'16" WEST 175.22 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°16'32" EAST 161.79 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3.701 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 17-23-17 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 1**  
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 \_\_\_\_\_, 2015  
KLINT WHITNEY, PLS NO. 8227228

**OWNER'S CERTIFICATE OF CONSENT TO RECORD**  
KNOW ALL MEN BY THESE PRESENTS, JOHN L. LEWIS, RIDGE UTAH DEVELOPMENT CORPORATION, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE RIDGE TOWNHOMES, PHASE 1 - 1ST AMENDMENT, PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.) PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SAID CORPORATION, THAT SAID CORPORATION HAS CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP, CONSISTING OF (5) PAGES TO BE PREPARED; THAT SAID CORPORATION HAS CONSENTED TO AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.  
IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED THE CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**OWNER'S DEDICATION**  
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 THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR 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 UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO THE RIDGE TOWNHOMES PHASE 1 HOA, INC., 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 OF THE RIDGE TOWNHOMES PHASE 1 HOA INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE 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. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, 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 ERRECTED WITHIN SUCH EASEMENTS. NOTES NUMBER 1 AND 2 ARE BY REFERENCE MADE A PART HEREOF AND INCORPORATED HEREIN.

RIDGE UTAH DEVELOPMENT CORPORATION  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
JOHN L. LEWIS  
PRESIDENT

**SHEET 1 OF 5**  
**COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN \_\_\_\_\_ BOOK OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY

**LEGEND**

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

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	179.46	120.00	85°40'48"	S51°19'28"E	163.19
C2	224.59	150.00	85°47'24"	N51°16'23"W	204.19
C3	271.83	180.00	86°31'12"	S50°54'14"E	246.72
C4	96.33	720.00	7°40'12"	N82°00'03"E	96.25
C5	100.34	750.00	7°40'12"	N82°00'03"E	100.27
C6	104.35	780.00	7°40'12"	N82°00'03"E	104.28

**ADDRESS TABLE**

UNIT 101	5161 EAST
UNIT 102	5165 EAST
UNIT 103	5173 EAST
UNIT 104	5177 EAST
UNIT 201	5185 EAST
UNIT 202	5189 EAST
UNIT 203	5197 EAST
UNIT 204	5201 EAST

**NOTES:**  
1. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL UNITS AS SHOWN ON SHEET 3.  
2. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO AMEND THE CONDO PLAT OF THE THE RIDGE TOWNHOMES PHASE 1 TO BE A PLANNED RESIDENTIAL UNIT DEVELOPMENT ON 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 2656.14 FEET WEBER COUNTY, NAD 83, STATE PLANE GRID BEARING.

**SITE SUMMARY**  
TOTAL AREA = 161,396.62 SQ. FT.  
BUILDING COVERAGE = 12,082.16 SQ. FT.  
HARD SURFACE AREA = 43,081.14 SQ. FT.  
LANDSCAPED AREA = 106,386 SQ. FT.  
DEDICATED ROAD AREA = 31,312.98 SQ. FT.

**ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF WEBER } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,  
PERSONALLY APPEARED BEFORE ME, JOHN L. LEWIS, 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.

**WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT**  
APPROVED BY THE WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
ROBERT THOMAS, GENERAL MANAGER

**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  
SIGNATURE

**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 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

NOTARY PUBLIC  
STAMP