

# THE RIDGE TOWNHOMES PHASE 4

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
NOVEMBER 2019

## 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 A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOOSE HOLLOW DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF COMMON AREA "D" OF THE RIDGE TOWNHOMES PHASE 3, BEING LOCATED SOUTH 89°09'42" EAST 1187.34 ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 377.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 55.14 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 13°44'12", AND WHICH CHORD BEARS SOUTH 85°30'41" EAST 55.01 FEET; (2) NORTH 87°37'13" EAST 102.35 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 62.70 FEET, HAVING A RADIUS OF 477.77 FEET, A CENTRAL ANGLE OF 8°01'11", AND WHICH CHORD BEARS SOUTH 87°33'29" EAST 62.62 FEET; (4) SOUTH 83°32'54" EAST 63.71 FEET; (5) ALONG THE ARC OF A CURVE TO THE LEFT 48.42 FEET, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 6°27'06", AND WHICH CHORD BEARS SOUTH 86°46'27" EAST 48.39 FEET; (6) NORTH 90°00'00" EAST 37.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 70.84 FEET, HAVING A RADIUS OF 68.69 FEET, A CENTRAL ANGLE OF 59°05'15", AND WHICH CHORD BEARS SOUTH 50°37'24" WEST 67.74 FEET; THENCE SOUTH 4°19'22" EAST 77.17 FEET; THENCE SOUTH 74°24'25" WEST 90.98 FEET; THENCE SOUTH 73°37'51" WEST 58.00 FEET; THENCE SOUTH 16°22'09" EAST 7.56 FEET; THENCE SOUTH 73°37'51" WEST 147.63 FEET; THENCE NORTH 65°54'37" WEST 157.68 FEET TO THE SOUTHEAST CORNER OF SAID COMMON AREA "D"; THENCE ALONG THE EASTERLY LINE OF SAID COMMON AREA "D" NORTH 33°34'58" EAST 189.46 FEET TO THE POINT OF BEGINNING, CONTAINING 68,888 SQ.FT. OR 1.58 AC, 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 PROFESSIONAL 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, AND HAVE SUBDIVIDED SAID PROPERTY INTO UNITS AND COMMON AREAS. HEREAFTER TO BE KNOWN AS THE RIDGE TOWNHOMES PHASE 4 IN ACCORDANCE WITH TITLE 58 CHAPTER 8 AND SECTION 17-23-17 OF THE UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH WILL BE CONSTRUCTED OR IMPROVED BY THE RIDGE TOWNHOMES PHASE 4, A SUBDIVISION OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



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 4, HEREBY 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 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/UNIT, 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.

- A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 3.
- B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

RIDGE UTAH DEVELOPMENT CORPORATION

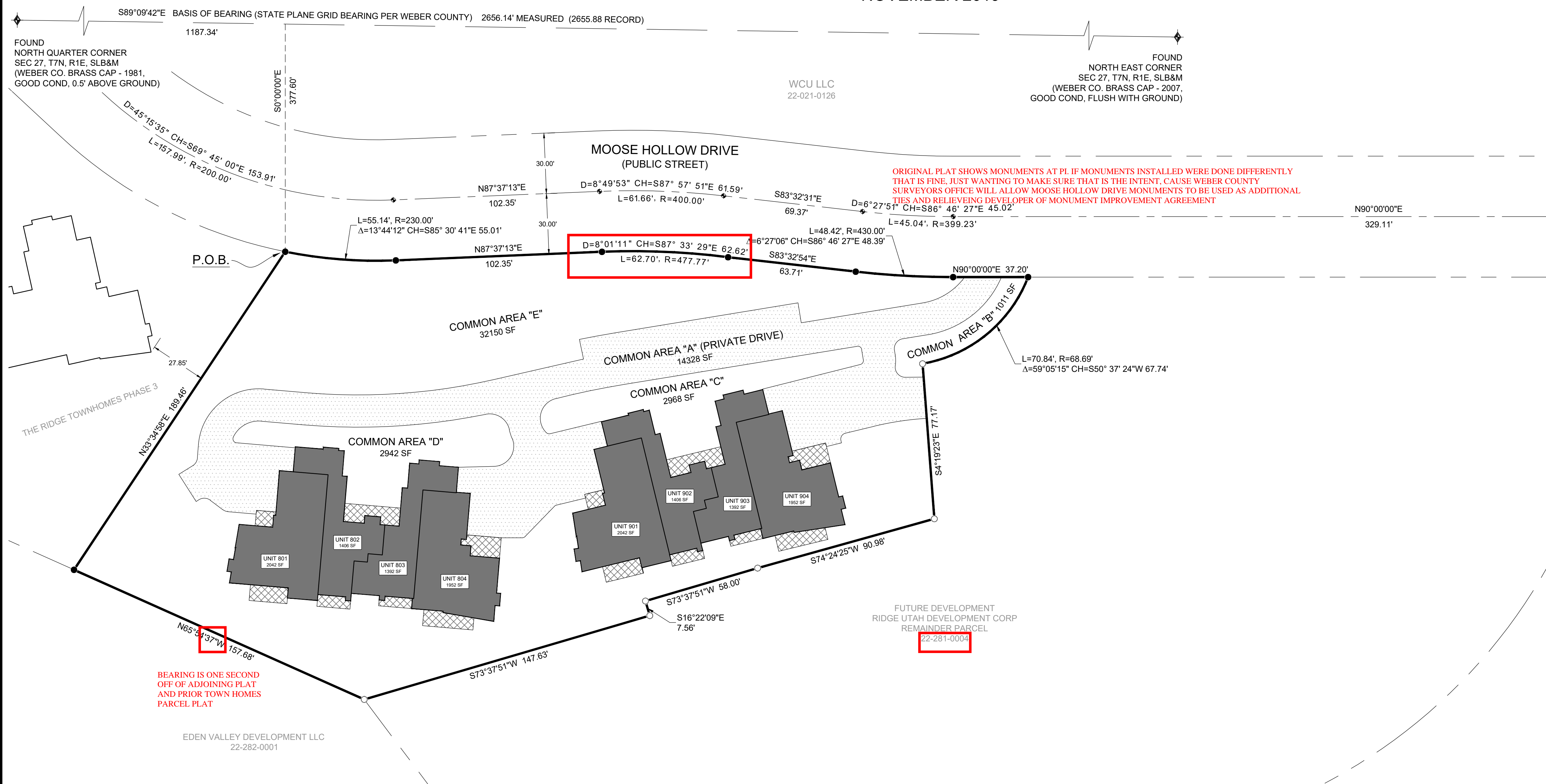
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
JOHN L. LEWIS, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me JOHN L. LEWIS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of RIDGE UTAH DEVELOPMENT CORPORATION, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JOHN L. LEWIS acknowledged to me that said Corporation executed the same.

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ COUNTY AND STATE \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



### LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ FOUND CENTERLINE MONUMENT
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE
- ▨ PRIVATE OWNERSHIP
- ▨ LIMITED COMMON AREA
- ▨ COMMON AREA
- ▨ PRIVATE DRIVEWAY

### ADDRESS TABLE

|          |           |
|----------|-----------|
| UNIT 801 | 5279 EAST |
| UNIT 802 | 5281 EAST |
| UNIT 803 | 5291 EAST |
| UNIT 804 | 5293 EAST |
| UNIT 901 | 5303 EAST |
| UNIT 902 | 5305 EAST |
| UNIT 903 | 5313 EAST |
| UNIT 904 | 5317 EAST |

A signature block for County Surveyor conforming to state code and county ordinance.

Webber County Surveyor:  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 \_\_\_\_\_, 2019.  
Weber County Surveyor  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

### SITE SUMMARY

TOTAL AREA = 1.58 AC  
BUILDING COVERAGE = 0.31 AC  
HARD SURFACE AREA = 0.68 AC  
LANDSCAPE AREA = 0.00 AC

### VICINITY MAP

NOT TO SCALE

### 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 \_\_\_\_\_, 2019.

COUNTY SURVEYOR

### 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

COUNTY ENGINEER

### 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### NARRATIVE

1. THE RIDGE TOWNHOMES PHASE 4 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN COMPLETED BY GEO-STRATA, JOB NUMBER 924-001 DECEMBER 3, 2013. A GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC (IGES) DATED 11/23/16 AS PROJECT #02348-001. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

2. COMMON AREA "A" PRIVATE STREET IS ALONG THE ASPHALT LINE.

3. NIGHTLY RENTALS ARE ALLOWED.

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. WARRANTY DEED RECORDED AS ENTRY #2694363 OF THE WEBER COUNTY RECORDS. DEDICATED PLATS FROM PREVIOUS PHASES OF THIS DEVELOPEMENT, AND FOUND REBAR AS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY.

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

# S1

# 4

### 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 875 EAST EDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

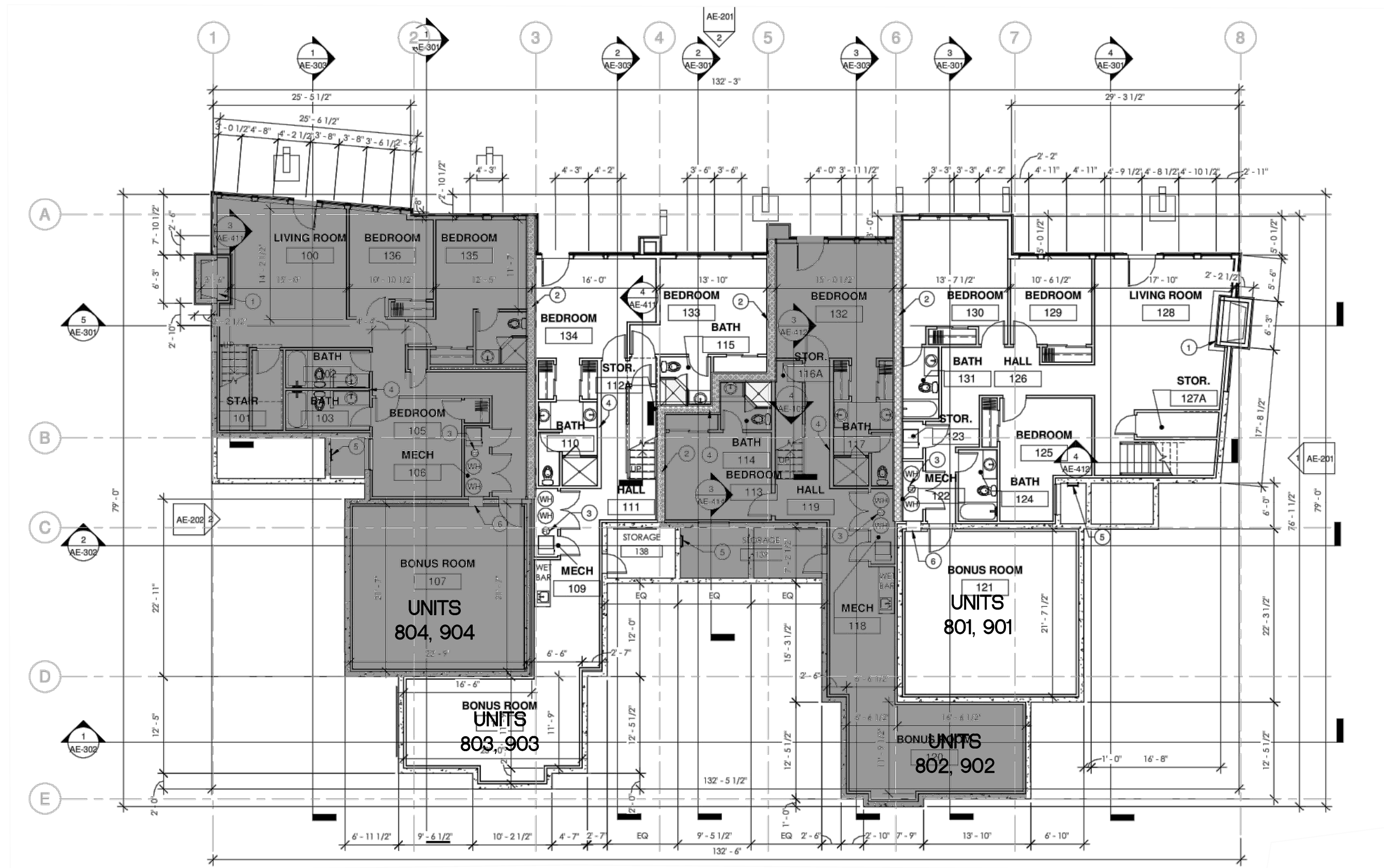
R11201 - LEWIS 11/20/19 - THE RIDGE TOWNHOMES PHASE 4 SURVEY WITH THE RIDGE TOWNHOMES PHASE 4 PLAT 2019.DWG



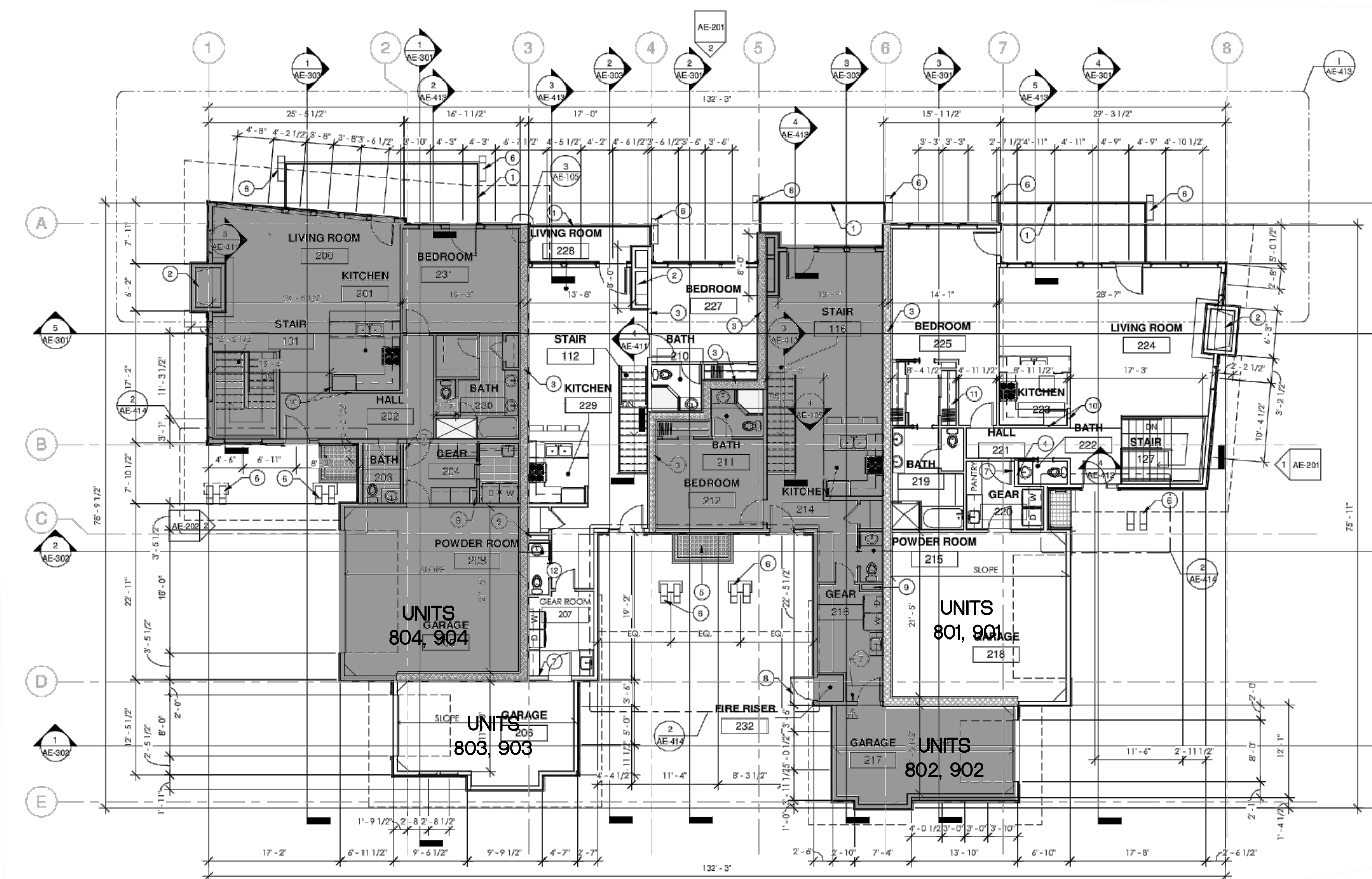




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 WEBER COUNTY, UTAH  
 NOVEMBER 2019



**LOWER LEVEL  
 FLOOR PLAN**



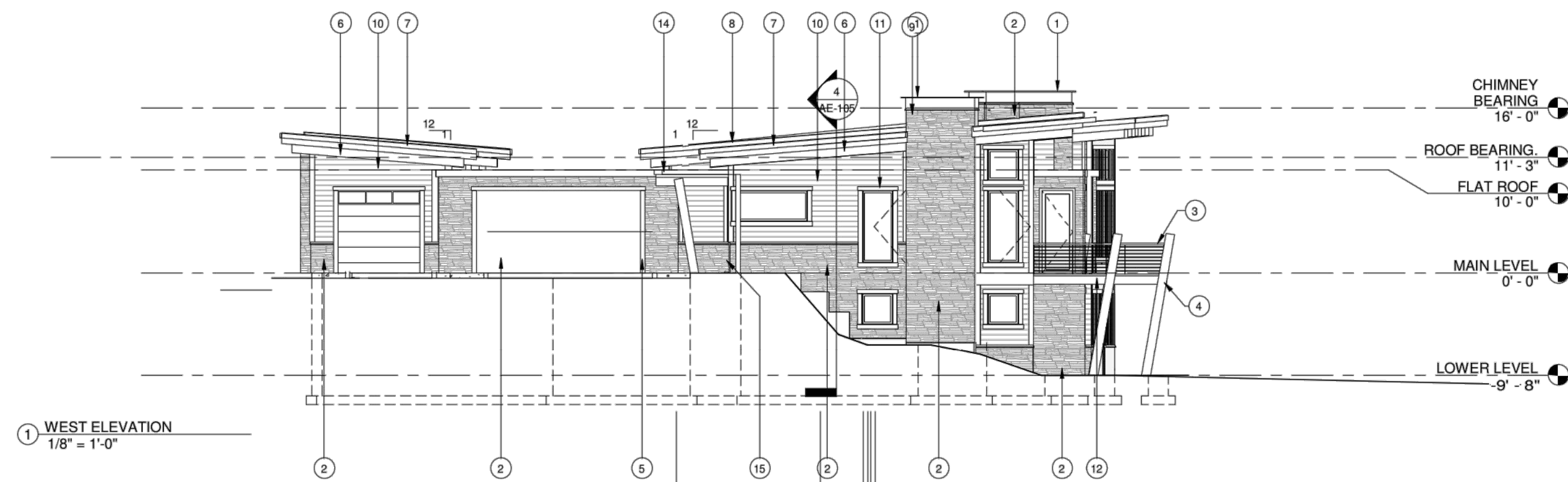
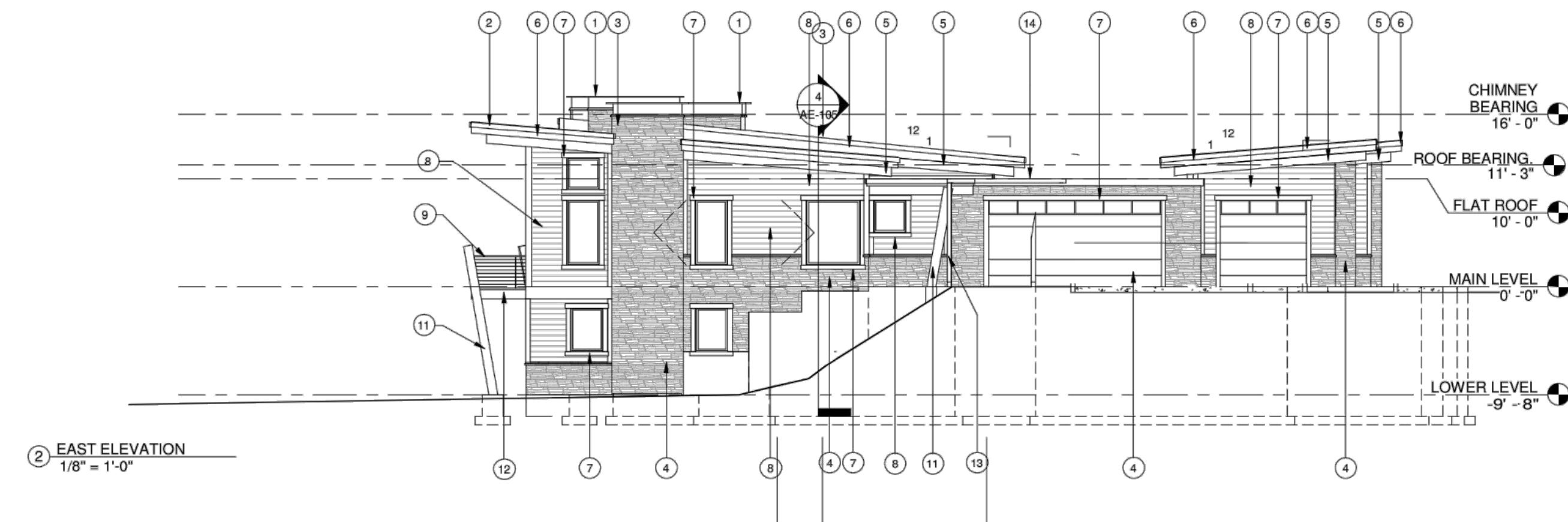
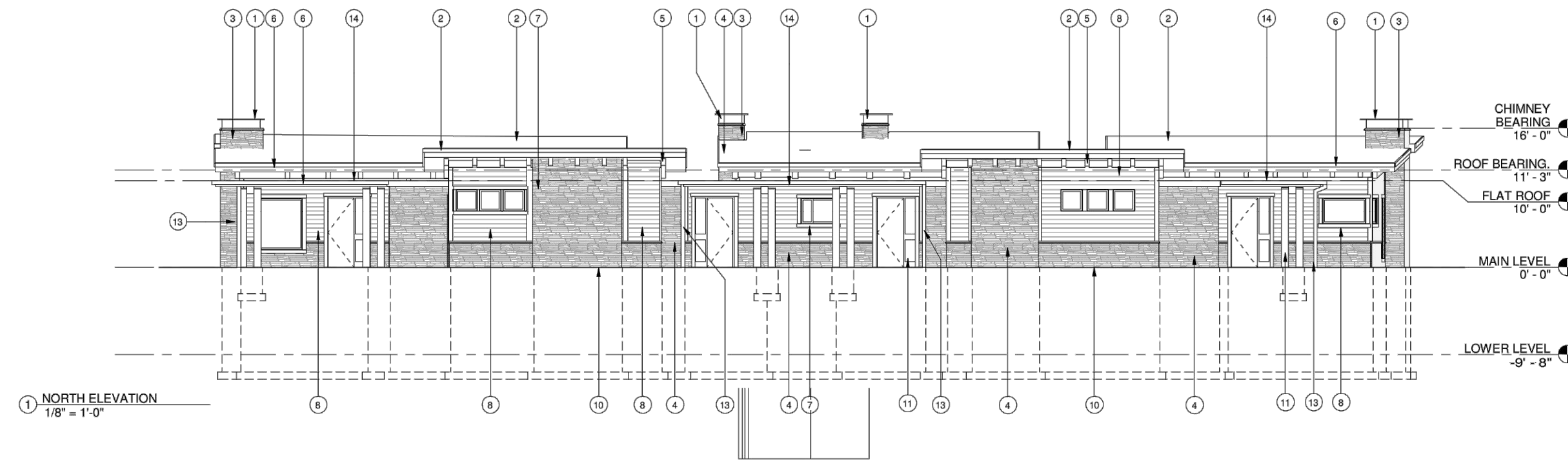
**MAIN LEVEL  
 FLOOR PLAN**

R:\1201 - LEWIS HOMES\1203 - THE RIDGE - TOWNHOMES\THE RIDGE PHASE 4 SURVEY\DWG\THE RIDGE TOWNHOMES PHASE 4 PLAN 2019.DWG


|   |                       |   |
|---|-----------------------|---|
| DEVELOPER:<br>RIDGE UTAH DEVELOPMENT CORPORATION<br>JOHN L. LEWIS<br>3718 NORTH WOLF CREEK DRIVE<br>EDEN, UTAH 84310<br>801-430-1507  | <b>S3</b><br><b>4</b> | COUNTY RECORDER   |
|   |                       | ENTRY NO. _____ FEE PAID _____<br>FILED FOR AND RECORDED _____<br>AT _____ IN BOOK _____ OF OFFICIAL<br>RECORDS, PAGE _____ RECORDED<br>FOR _____<br>COUNTY RECORDER<br>BY: _____ |
| <p><b>GARDNER ENGINEERING</b><br/>                 CIVIL • LAND PLANNING<br/>                 MUNICIPAL • LAND SURVEYING<br/>                 5150 SOUTH 375 EAST OGDEN, UT<br/>                 OFFICE: 801.476.0202 FAX: 801.476.0066</p> |                       |   |



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 NOVEMBER 2019



**ELEVATION**  
 BUILDINGS 801-804 100'-00" = 5192.00  
 BUILDINGS 901-904 100'-00" = 5193.00

|  |                       |   |
|--|-----------------------|---|
| DEVELOPER:<br>RIDGE UTAH DEVELOPMENT CORPORATION<br>JOHN L. LEWIS<br>3718 NORTH WOLF CREEK DRIVE<br>EDEN, UTAH 84310<br>801-430-1507 | <b>S4</b><br><b>4</b> | COUNTY RECORDER<br>ENTRY NO. _____ FEE PAID _____<br>FILED FOR AND RECORDED _____<br>AT _____ IN BOOK _____ OF OFFICIAL<br>RECORDS, PAGE _____ RECORDED<br>FOR _____<br>COUNTY RECORDER<br>BY: _____  |
|  |                       |  <p><b>GARDNER ENGINEERING</b><br/>                 CIVIL • LAND PLANNING<br/>                 MUNICIPAL • LAND SURVEYING<br/>                 5150 SOUTH 375 EAST OGDEN, UT<br/>                 OFFICE: 801.476.0202 FAX: 801.476.0066</p> |