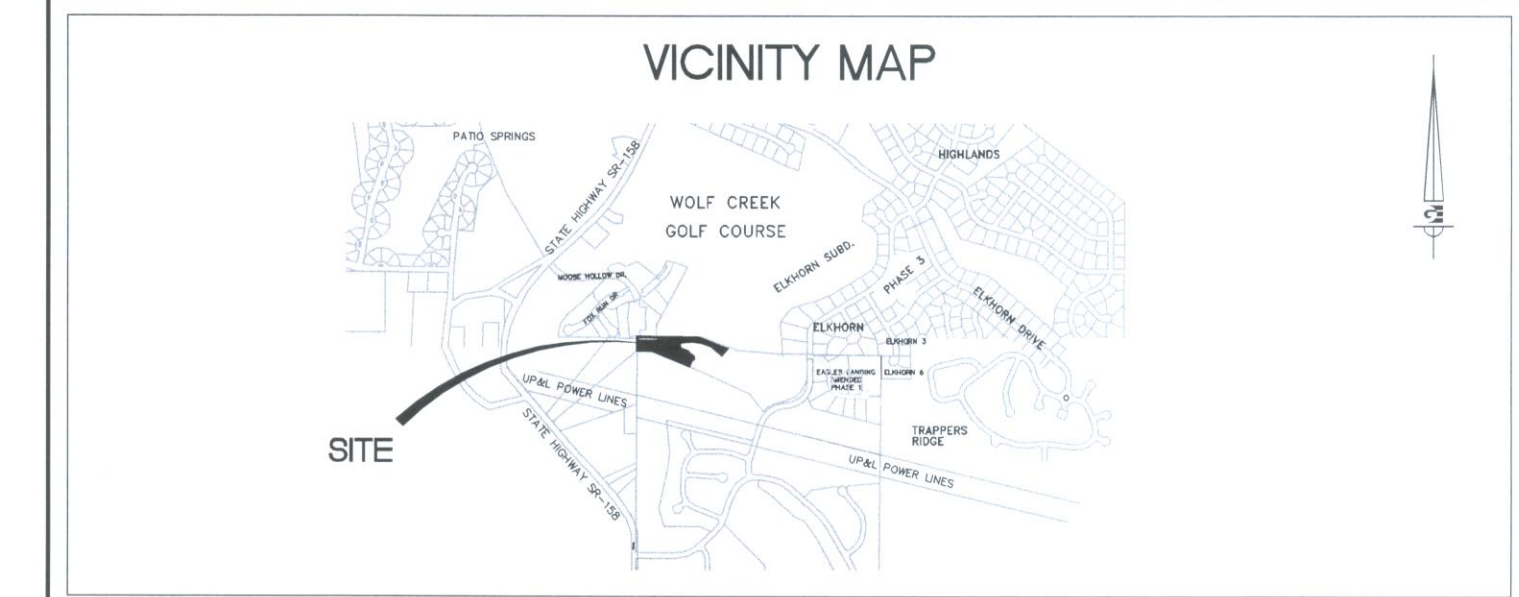


THE RIDGE TOWNHOMES PHASE 1

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

NOVEMBER 2013

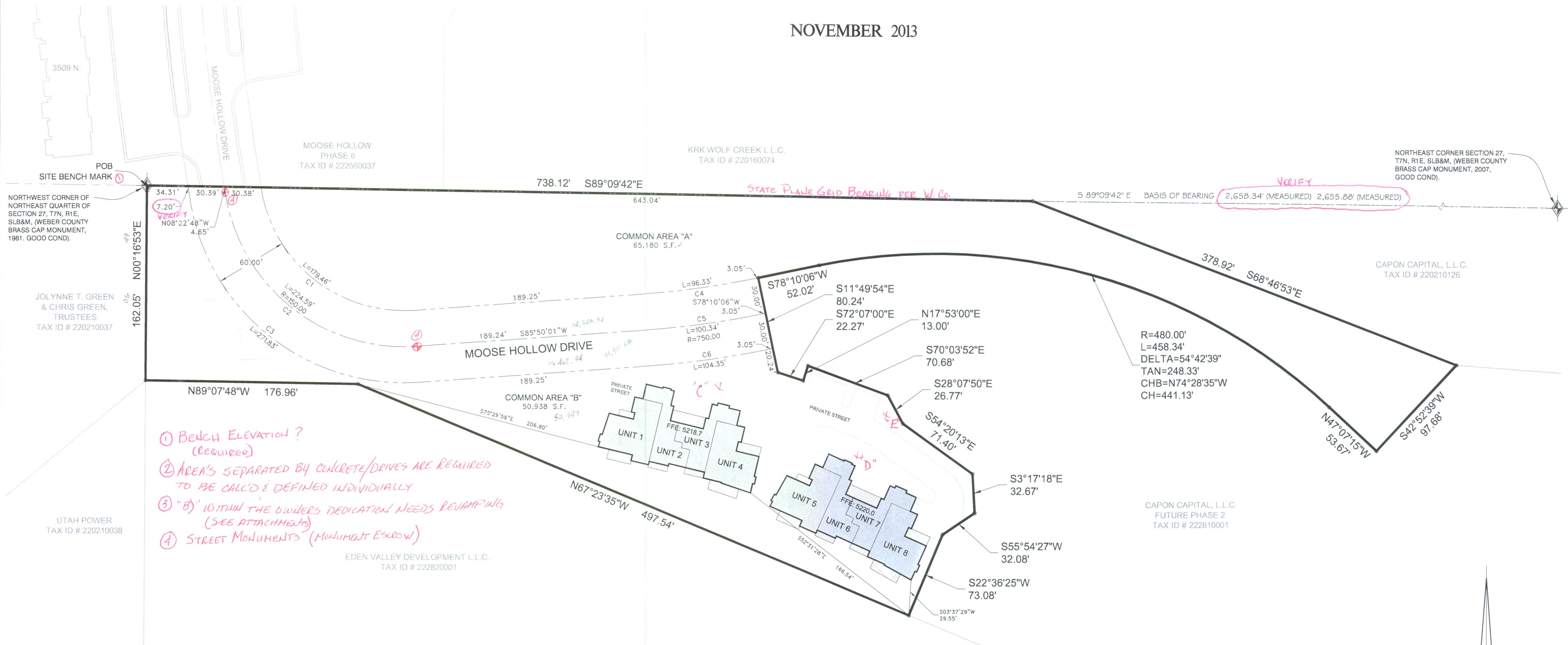


BOUNDARY DESCRIPTION

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 738.12 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 68°46'53" EAST 378.92 FEET, THENCE SOUTH 42°52'39" WEST 97.68 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°10'06" 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 71.40 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 73.08 FEET; THENCE NORTH 67°23'35" WEST 497.54 FEET; THENCE NORTH 89°07'48" WEST 176.96 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, 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 17-23-2 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.



- ① BENCH ELEVATION? (REQUIRED)
- ② AREA'S SEPARATED BY CONCRETE/DRIVES ARE REQUIRED TO BE CALLED & DEFINED INDIVIDUALLY
- ③ "B" WITHIN THE OWNERS DEDICATION NEEDS REWRITING (SEE ATTACHMENTS)
- ④ STREET MONUMENTS (MONUMENT ESKROW)

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 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 2658.34 FEET WEBER COUNTY, NAD 83, STATE PLANE GRID BEARING. THE RECORD DISTANCE SHOWN ON COUNTY BEARING SHEETS APPEARS TO BE MISS LABELED AS JUST THE "DELTA X" DISTANCE.

SITE SUMMARY

TOTAL AREA	= 160,387 SQ. FT. - VERIFY
BUILDING COVERAGE	= 14,080 SQ. FT. - VERIFY
HARD SURFACE AREA	= 27,124 SQ. FT. - VERIFY
LANDSCAPED AREA	= 119,183 SQ. FT. - VERIFY

OWNER:

RIDGE UTAH DEVELOPMENT CORPORATION
JOHN L. LEWIS
5577 EAST ELKHORN DRIVE
EDEN, UTAH 84310
801-430-1507

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	179.46	120.00	85.68	S51°19'28"E	163.19
C2	224.59	150.00	85.79	N51°16'23"W	204.19
C3	271.83	180.00	86.52	S50°54'14"E	246.72
C4	96.33	720.00	7.67	N82°00'03"E	96.25
C5	100.34	750.00	7.67	N82°00'03"E	100.27
C6	104.35	780.00	7.67	N82°00'03"E	104.28

ADDRESS TABLE

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

LEGEND

- SECTION CORNER MONUMENT
- SET #5 BY 2" 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

OWNER'S 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 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 (4) 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.

I, IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED THE CORPORATE SEAL THIS _____ DAY OF _____, 2013.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT "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 DEDICATE A PERPETUAL 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, 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.
C) GRANT AND CONVEY TO THE RIDGE TOWNHOMES, PHASE 1 OWNERS 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 OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UN-DEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS _____ DAY OF _____, 2013
JOHN L. LEWIS
PRESIDENT

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 _____, 2013.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2013

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 _____, 2013

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

THIS _____ DAY OF _____, 2013

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2013,

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.

NOTARY PUBLIC

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

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 _____, 2013

SIGNATURE

ATTEST: _____

TITLE: _____

SHEET 1 OF 4

Prepared By: **GARDNER ENGINEERING**

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

www.gardnerengineering.net