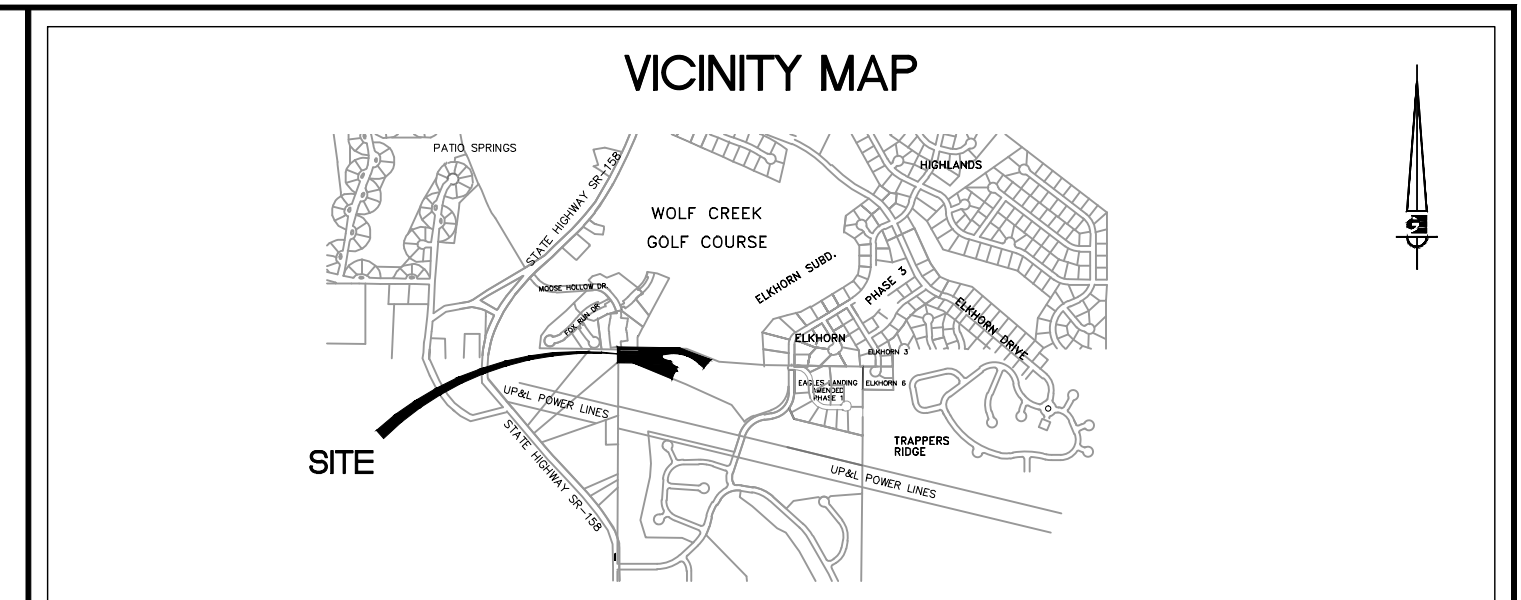
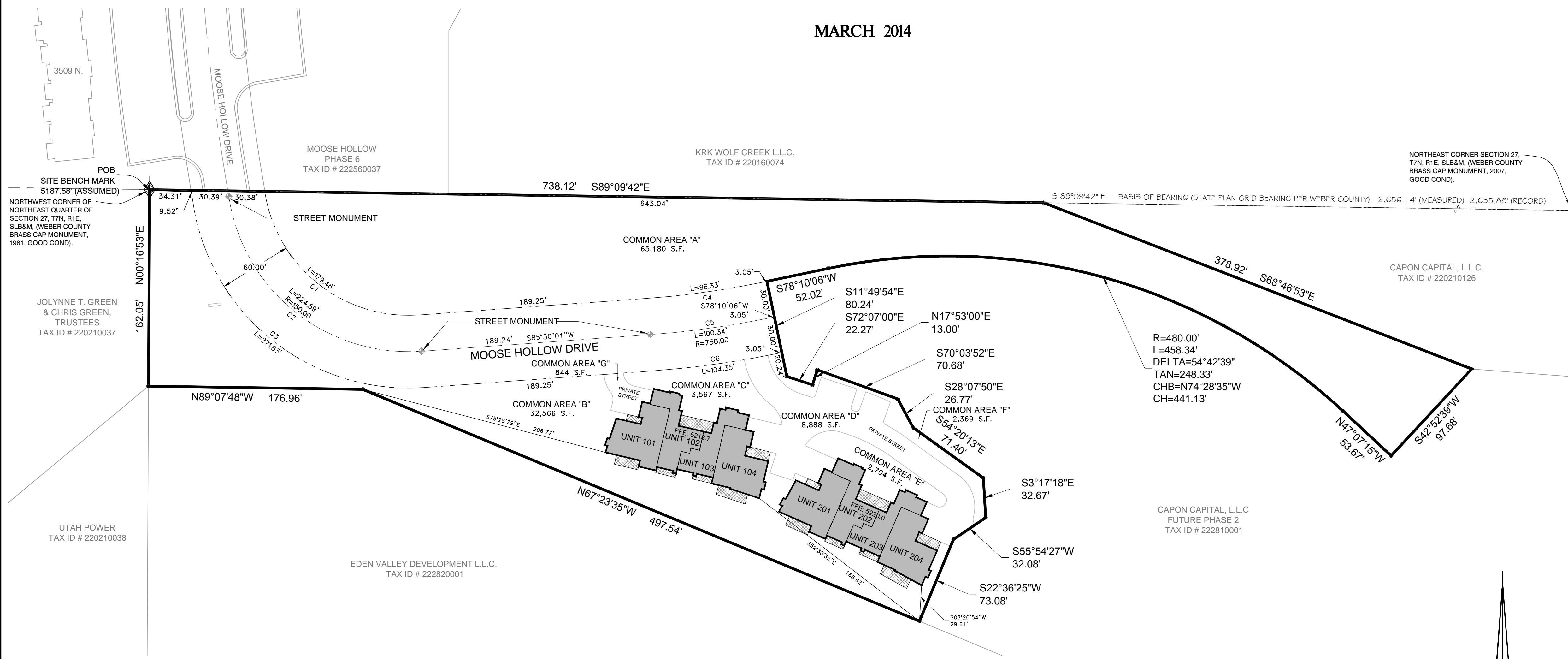


THE RIDGE TOWNHOMES PHASE 1

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

MARCH 2014



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°07'00" EAST 22.27 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 17-23-21 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 _____, 2014
KLINT WHITNEY, PLS NO. 8227228

OWNER'S CERTIFICATE OF CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS, JOHN L. LEWIS, CAPON CAPITAL L.L.C., 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.
IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED THE CORPORATE SEAL THIS _____ DAY OF _____, 2014.

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 PUBLIC UTILITY EASEMENTS, 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 UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
D) GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR THE RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE 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 UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
E) GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS LIMITED COMMON AREAS TO BE USED FOR INDIVIDUAL BENEFIT OF EACH INDIVIDUAL LOT (UNIT) OWNERS ASSOCIATION MEMBER OF WHICH SAID LIMITED COMMON AREA ADJOINS.

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
UNIT 102
UNIT 103
UNIT 104
UNIT 201
UNIT 202
UNIT 203
UNIT 204

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 2666.14 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 = 161,386.62 SQ. FT.
BUILDING COVERAGE = 11,929.48 SQ. FT.
HARD SURFACE AREA = 43,081.14 SQ. FT.
LANDSCAPED AREA = 106,386 SQ. FT.

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

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 _____, 2014
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 _____, 2014
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 _____, 2014
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 _____, 2014
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 _____, 2014
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST:
TITLE:

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 _____, 2014
DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER) ss
ON THIS _____ DAY OF _____, 2014,
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
STAMP

SIGNED THIS _____ DAY OF _____, 2014
JOHN L. LEWIS
PRESIDENT
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY
Prepared By: **GARDNER ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066
www.gardnerengineering.net

THE RIDGE TOWNHOMES PHASE 1

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

MARCH 2014

UNITS 1 - 4

UNITS 5 - 8

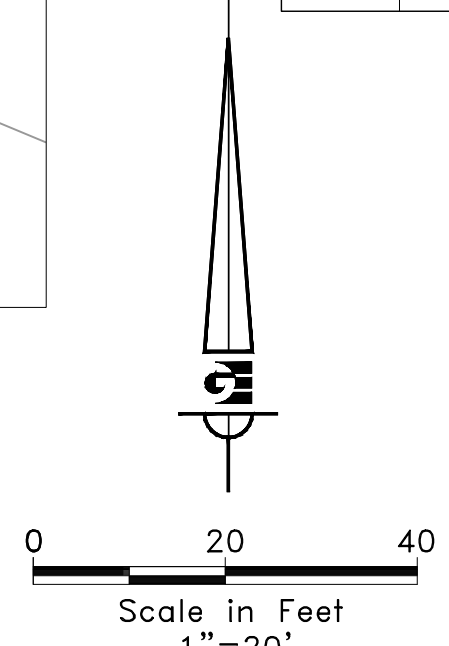


LINE TABLE		
LINE #	LENGTH	BEARING
L1	6.208	S18° 08' 52"W
L2	2.000	N71° 51' 08"W
L3	17.704	S18° 08' 52"W
L4	8.290	N76° 51' 08"W
L5	12.321	N76° 51' 08"W
L6	5.322	S13° 08' 52"W
L7	2.963	S76° 51' 08"E
L8	12.980	S13° 08' 52"W
L9	6.838	N76° 51' 08"W
L10	12.459	S13° 08' 52"W
L11	13.839	N76° 51' 08"W
L12	0.999	S13° 08' 52"W
L13	7.740	N76° 51' 08"W
L14	1.000	N13° 08' 52"E
L15	2.837	N76° 51' 08"W
L16	12.458	N13° 08' 52"E
L17	2.500	N76° 51' 08"W
L18	3.327	N13° 08' 52"E
L19	9.173	N13° 08' 52"E
L20	21.384	N76° 51' 08"W
L21	6.314	N76° 51' 08"W
L22	9.227	S13° 08' 52"W
L23	2.589	N76° 51' 08"W
L24	12.354	S13° 08' 52"W
L25	4.562	N76° 51' 08"W
L26	2.000	S13° 08' 52"W
L27	10.208	N76° 51' 08"W
L28	1.917	N13° 08' 52"E
L29	9.542	N76° 51' 08"W
L30	6.250	N13° 08' 52"E
L31	2.250	S76° 51' 08"E
L32	7.894	N13° 08' 52"E
L33	10.268	S71° 51' 08"E
L34	15.288	S71° 51' 08"E
L35	0.667	S13° 08' 52"W
L36	15.713	S76° 51' 08"E
L37	5.000	S13° 08' 52"W
L38	13.667	S76° 51' 08"E
L39	2.146	N13° 08' 52"E
L40	2.833	S76° 51' 08"E
L41	2.146	S13° 08' 52"W
L42	13.906	S76° 51' 08"E
L43	3.792	N13° 08' 52"E
L44	2.635	S76° 51' 08"E
L45	1.792	S13° 08' 52"W

LINE TABLE		
LINE #	LENGTH	BEARING
L46	13.830	S76° 51' 08"E
L47	3.000	N13° 08' 52"E
L48	14.917	S76° 51' 08"E
L49	5.042	S13° 08' 52"W
L50	29.303	S76° 51' 08"E
L51	5.546	S18° 08' 52"W
L52	2.208	S71° 51' 08"E
L53	0.667	S13° 08' 52"W
L54	16.916	S76° 51' 08"E
L55	49.042	S13° 08' 52"W
L56	0.458	S76° 51' 08"E
L57	15.715	S13° 08' 52"W
L58	7.229	N76° 51' 08"W
L59	4.375	S13° 08' 52"W
L60	7.229	N76° 51' 08"W
L61	15.119	S13° 09' 33"W
L62	44.436	N12° 55' 58"E
L63	17.438	S76° 51' 08"E
L67	9.310	S76° 51' 08"E
L68	7.758	S13° 08' 52"W
L69	20.010	S76° 41' 09"E
L70	1.818	S12° 52' 07"W
L71	16.453	S76° 41' 09"E
L72	3.074	N13° 12' 22"E
L73	2.762	S11° 02' 40"W
L74	16.399	S76° 31' 26"E
L76	9.706	N76° 51' 08"W
L77	7.971	S13° 18' 51"W
L78	25.037	S71° 41' 09"E
L79	7.640	S12° 49' 20"W
L80	17.129	S76° 02' 53"E
L81	27.699	S76° 57' 45"E
L82	9.342	S76° 16' 44"E
L83	5.416	S13° 18' 51"W
L167	2.774	N12° 48' 13"E
L168	8.226	N13° 18' 51"E
L316	12.437	N13° 08' 52"E
L317	6.937	N76° 51' 08"W
L318	12.958	N13° 08' 52"E
L319	2.558	S76° 51' 08"E
L320	7.880	N13° 08' 52"E
L321	19.729	N76° 51' 08"W
L322	17.347	N13° 08' 52"E
L323	2.042	N76° 51' 08"W

LINE TABLE		
LINE #	LENGTH	BEARING
L84	6.208	S28° 52' 55"W
L85	2.000	N61° 07' 05"W
L86	17.704	S28° 52' 55"W
L87	8.308	N66° 07' 05"W
L88	12.303	N66° 07' 05"W
L89	5.322	S23° 52' 55"W
L90	2.963	S66° 07' 05"E
L91	12.980	S23° 52' 55"W
L92	6.838	N66° 07' 05"W
L93	12.459	S23° 52' 55"W
L94	13.839	N66° 07' 05"W
L95	0.999	S23° 52' 55"W
L96	7.740	N66° 07' 05"W
L97	1.000	N23° 52' 55"E
L98	2.837	N66° 07' 05"W
L99	12.458	N23° 52' 55"E
L100	2.500	N66° 07' 05"W
L101	3.447	N25° 00' 53"E
L102	9.054	N23° 27' 02"E
L103	21.384	N66° 07' 05"W
L104	6.314	N66° 07' 05"W
L105	9.227	S23° 52' 55"W
L106	2.589	N66° 07' 05"W
L107	12.354	S23° 52' 55"W
L108	4.563	N66° 07' 05"W
L109	2.000	S23° 52' 55"W
L110	10.208	N66° 07' 05"W
L111	1.917	N23° 52' 55"E
L112	9.542	N66° 07' 05"W
L113	2.042	N66° 07' 05"W
L114	6.250	N23° 52' 55"E
L115	2.250	S66° 07' 05"E
L116	7.894	N23° 52' 55"E
L117	25.556	S61° 07' 05"E
L118	0.667	S23° 52' 55"W
L119	15.713	S66° 07' 05"E
L120	5.000	S23° 52' 55"W
L121	13.667	S66° 07' 05"E
L122	2.146	N23° 52' 55"E
L123	2.833	S66° 07' 05"E
L124	2.146	S23° 52' 55"W
L125	13.906	S66° 07' 05"E
L126	3.792	N23° 52' 55"E
L127	2.635	S66° 07' 05"E
L128	1.792	S23° 52' 55"W

LINE TABLE		
LINE #	LENGTH	BEARING
L129	13.830	S66° 07' 05"E
L130	3.000	N23° 52' 55"E
L131	14.917	S66° 07' 05"E
L132	5.042	S23° 52' 55"W
L133	29.303	S66° 07' 05"E
L134	5.546	S28° 52' 55"W
L135	2.208	S61° 07' 05"E
L136	0.667	S23° 52' 55"W
L137	16.916	S66° 07' 05"E
L138	49.042	S23° 52' 55"W
L139	0.458	S66° 07' 05"E
L140	15.715	S23° 52' 55"W
L141	7.229	N66° 07' 05"W
L142	4.375	S23° 52' 55"W
L143	7.229	N66° 07' 05"W
L144	15.119	S23° 53' 36"W
L147	17.438	S66° 07' 05"E
L148	44.436	N23° 40' 01"E
L149	7.981	S23° 52' 55"W
L150	19.889	S66° 05' 07"E
L151	2.951	N23° 52' 55"E
L152	1.959	S23° 52' 55"W
L153	16.564	S66° 05' 08"E
L154	3.179	N22° 05' 35"E
L155	2.831	S23° 52' 55"W
L156	16.500	S66° 02' 15"E
L157	7.990	S23° 54' 53"W
L158	25.037	S61° 05' 07"E
L159	8.188	N23° 54' 53"E
L160	7.704	N23° 39' 29"E
L161	17.142	N65° 31' 40"W
L162	27.767	S66° 28' 31"E
L163	9.337	S66° 53' 43"E
L164	5.195	S23° 54' 53"W
L165	9.414	N66° 07' 05"W
L169	9.608	S66° 07' 05"E
L324	12.437	N23° 52' 55"E
L325	6.937	N66° 07' 05"W
L326	12.958	N23° 52' 55"E
L327	2.558	S66° 07' 05"E
L328	7.880	N23° 52' 55"E
L329	19.729	N66° 07' 05"W
L330	17.347	N23° 52' 55"E
L331	10.166	S61° 03' 45"E



LEGEND

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY BOUNDARY
- PUBLIC UTILITY EASEMENT (PUE)
- BUILDING TIES
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

SHEET 2 OF 5

Prepared By:

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____, AT

IN _____ BOOK OF OFFICIAL

RECORDS, PAGE _____, RECORDED

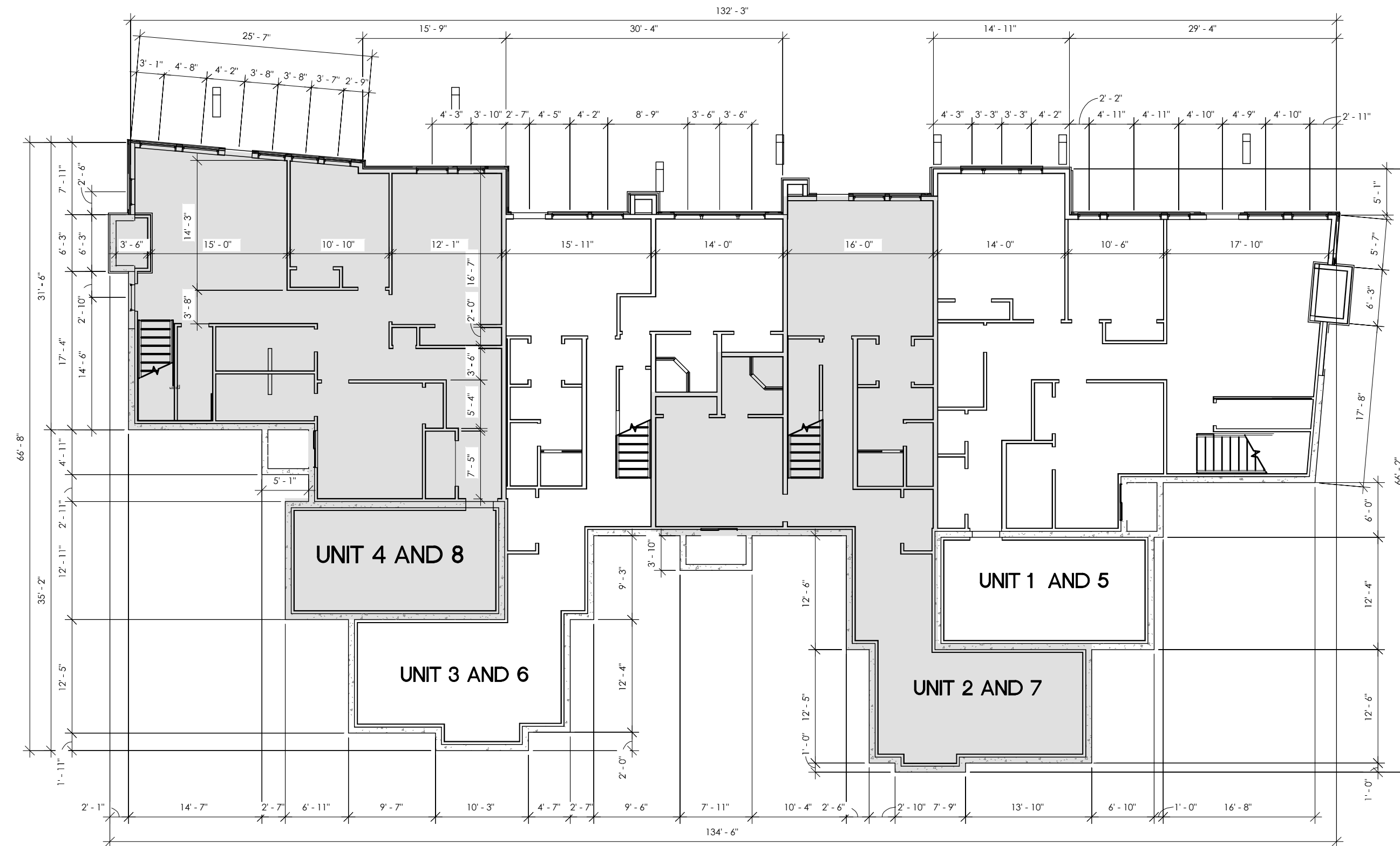
FOR _____

BY: _____ COUNTY RECORDER

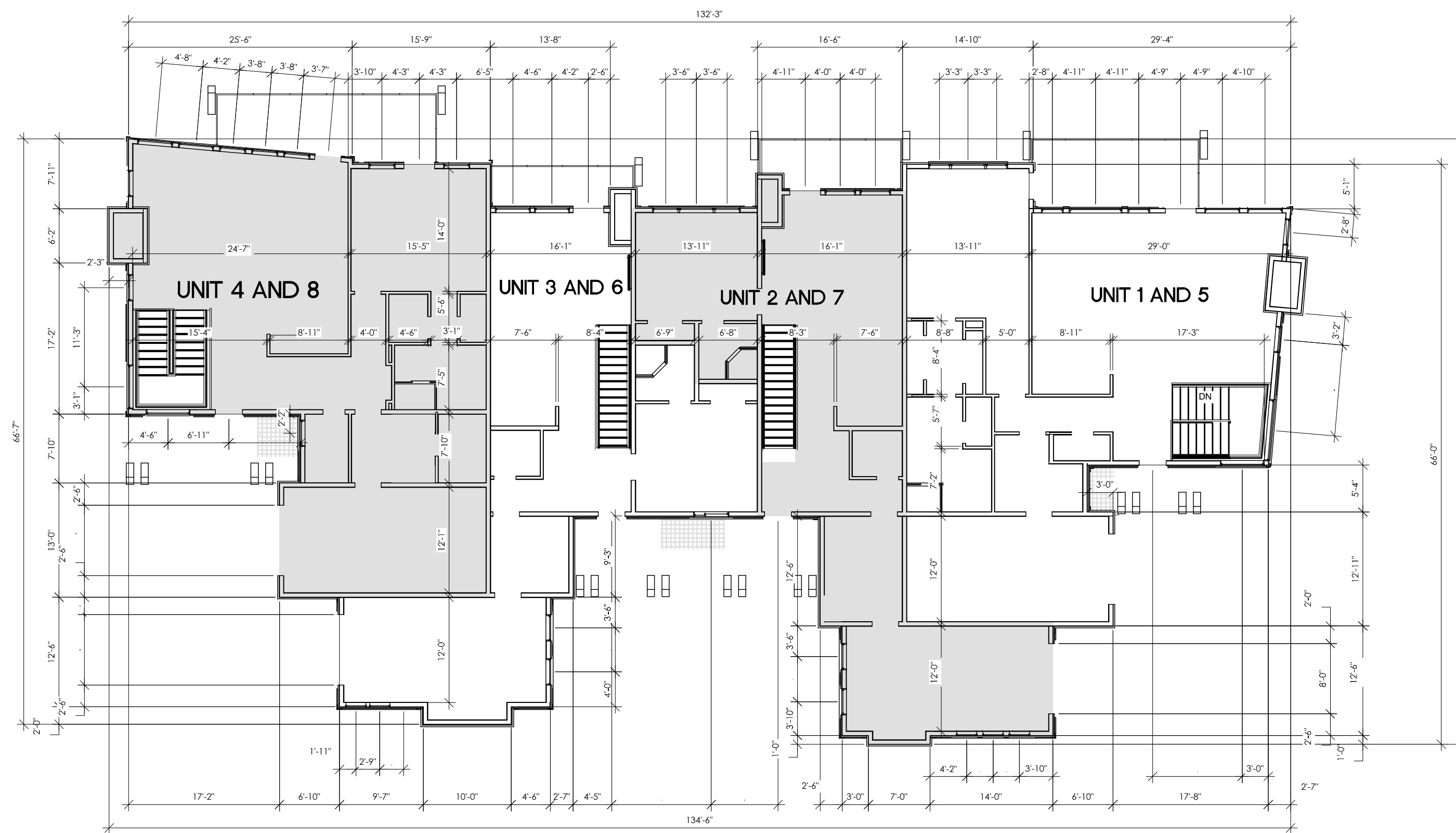
DEPUTY

THE RIDGE TOWNHOMES

PHASE 1



LOWER LEVEL
FLOOR PLAN



MAIN LEVEL
FLOOR PLAN

Prepared By:



COUNTY RECORDER

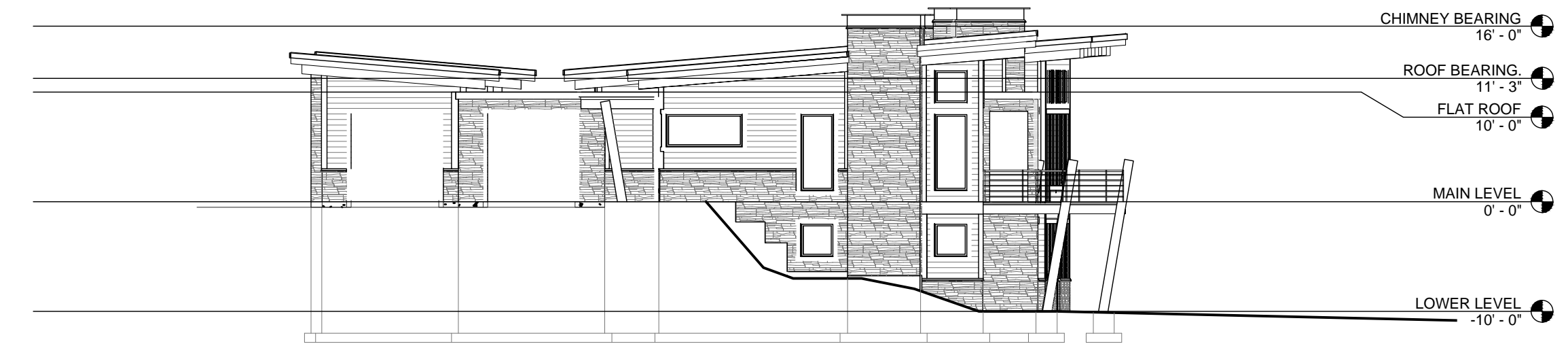
BY: _____
 DEPUTY

THE RIDGE TOWNHOMES

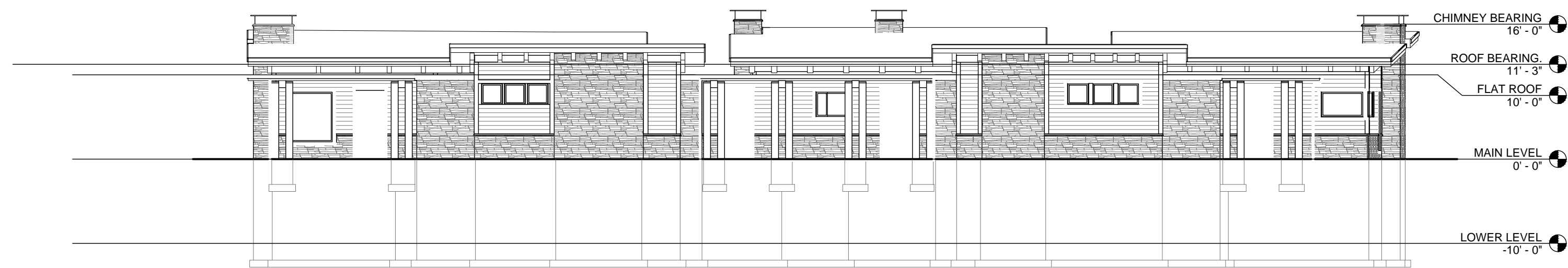
PHASE 1



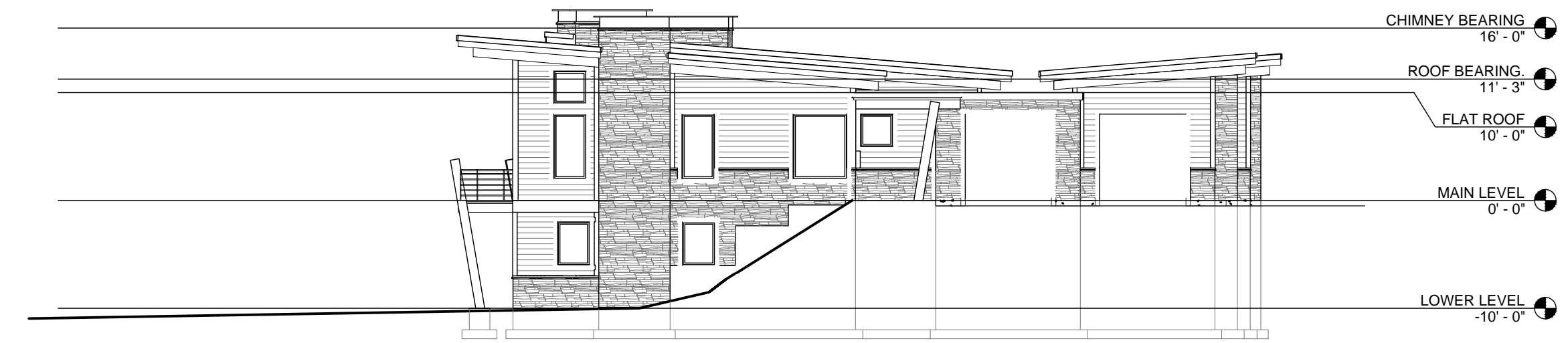
SOUTH ELEVATION
 BUILDINGS 1-4 100'-00" = 5218.70
 BUILDINGS 5-8 100'-00" = 5220.00




WEST ELEVATION
 BUILDINGS 1-4 100'-00" = 5218.70
 BUILDINGS 5-8 100'-00" = 5220.00



NORTH ELEVATION
 BUILDINGS 1-4 100'-00" = 5218.70
 BUILDINGS 5-8 100'-00" = 5220.00



EAST ELEVATION
 BUILDINGS 1-4 100'-00" = 5218.70
 BUILDINGS 5-8 100'-00" = 5220.00

<p>Prepared By:</p> <div style="text-align: center;">  <p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p> <p style="font-size: small;">www.gardnerengineering.net</p> </div>	<p style="text-align: center;">COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ _____ FILED FOR RECORD AND RECORDED _____, AT IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ _____ COUNTY RECORDER BY: _____ DEPUTY</p>
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THE RIDGE TOWNHOMES PHASE 1

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

MARCH 2014



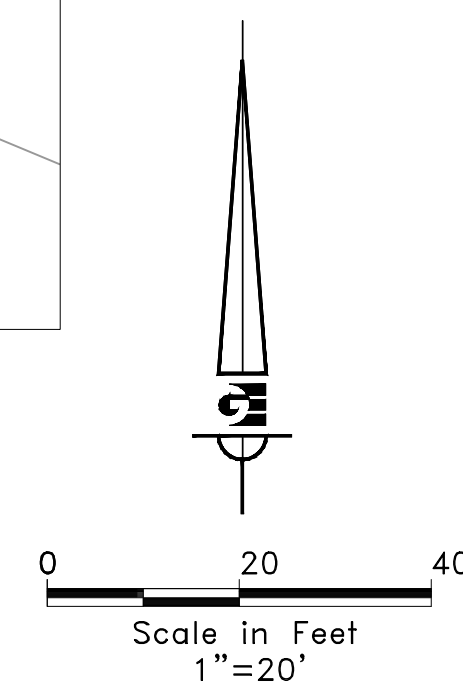
LINE TABLE		
LINE #	LENGTH	BEARING
L248	16.17	N76° 41' 09"W
L250	7.01	S13° 18' 51"W
L251	14.32	S76° 41' 09"E
L252	53.35	N54° 20' 13"W
L253	15.92	N19° 22' 23"E
L254	14.97	S19° 22' 23"W
L255	15.00	N17° 53' 00"E
L256	31.00	N72° 07' 00"W
L257	15.00	S17° 53' 00"W
L259	8.47	N72° 07' 00"W
L260	1.13	N10° 29' 10"W
L261	29.52	N66° 05' 07"W
L263	3.19	S72° 07' 00"E
L265	52.89	S54° 20' 13"E
L267	9.29	N66° 05' 07"W
L269	4.93	S76° 41' 09"E
L270	16.83	S17° 53' 00"W
L271	20.00	S72° 07' 00"E
L272	6.33	N17° 53' 00"E
L273	11.25	S66° 05' 07"E

LINE TABLE		
LINE #	LENGTH	BEARING
L307	7.30	N66° 05' 07"W
L309	0.09	N4° 09' 59"W
L310	0.09	N4° 09' 59"W
L311	1.13	S10° 29' 10"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	43.03	40.00	61°37'48"	N41° 18' 05"W	40.98
C9	4.71	3.00	90°00'00"	S62° 53' 00"W	4.24
C10	1.15	160.00	0°24'36"	N71° 33' 13"W	1.15
C11	4.69	3.00	89°38'24"	N26° 56' 17"W	4.23
C12	4.67	3.00	89°16'48"	S64° 00' 46"W	4.22
C13	22.04	178.00	7°06'00"	N67° 43' 23"W	22.03
C14	4.23	3.00	80°50'24"	N21° 02' 48"W	3.89
C15	19.91	160.00	7°07'48"	N57° 54' 06"W	19.90
C16	38.49	32.00	68°55'12"	N19° 52' 37"W	36.21
C17	7.21	8.00	51°39'36"	N11° 14' 46"W	6.97
C18	15.19	12.00	72°31'12"	N40° 25' 34"W	14.19
C19	15.66	28.00	32°02'24"	S20° 11' 12"E	15.45
C20	8.64	10.00	49°31'12"	S11° 26' 47"E	8.38
C21	34.48	26.00	75°58'48"	N69° 53' 30"E	32.01
C22	43.44	140.00	17°46'48"	S63° 13' 37"E	43.27
C23	16.46	5.81	162°18'00"	S29° 30' 44"W	11.48
C24	20.03	26.00	44°08'24"	S29° 06' 08"E	19.54
C25	42.61	60.00	40°41'24"	S30° 49' 49"E	41.72

LEGEND

	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	PROPERTY BOUNDARY
	PUBLIC UTILITY EASEMENT (PUE)
	BUILDING TIES
	PRIVATE
	LIMITED COMMON AREA
	COMMON AREA



SHEET 5 OF 5

Prepared By:



www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
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