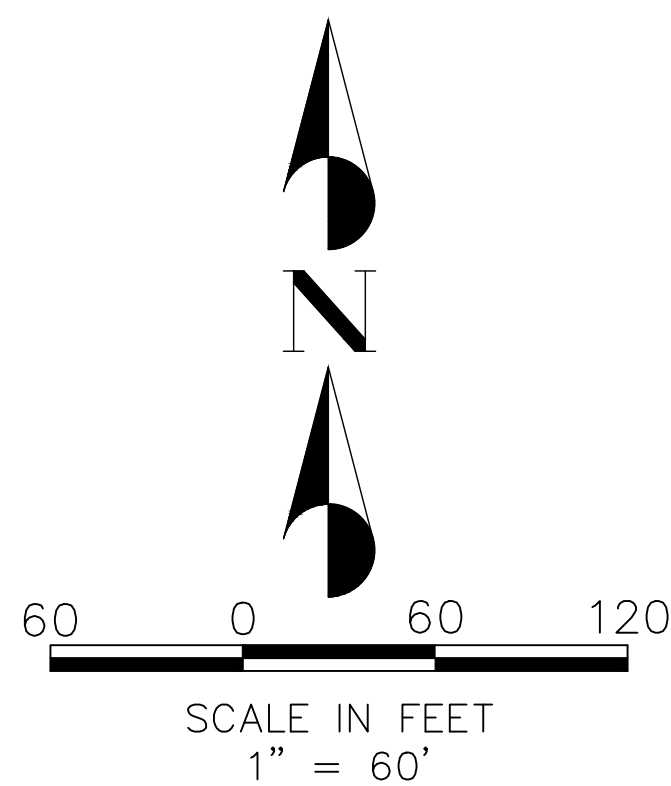
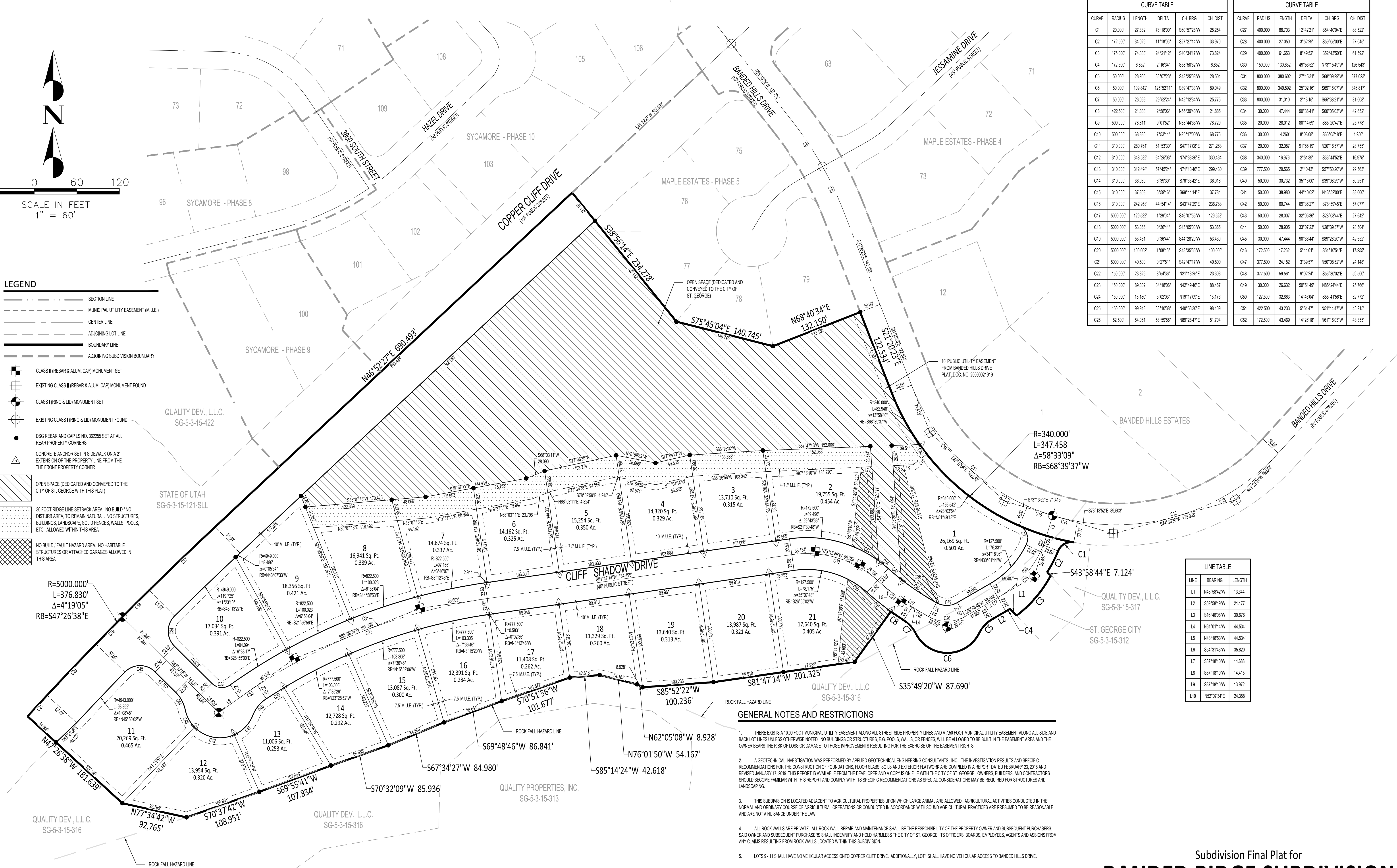




- LEGEND**
- SECTION LINE
 - MUNICIPAL UTILITY EASEMENT (M.U.E.)
 - CENTER LINE
 - ADJOINING LOT LINE
 - BOUNDARY LINE
 - ADJOINING SUBDIVISION BOUNDARY

- CLASS II (REBAR & ALUM. CAP) MONUMENT SET
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- CLASS I (RING & LID) MONUMENT SET
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP L.S. NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A Z EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

- OPEN SPACE (DEDICATED AND CONVEYED TO THE CITY OF ST. GEORGE WITH THIS PLAT)
- 30 FOOT RIDGE LINE SETBACK AREA. NO BUILD / NO DISTURB AREA. TO REMAIN NATURAL. NO STRUCTURES, BUILDINGS, LANDSCAPE, SOLID FENCES, WALLS, POOLS, ETC., ALLOWED WITHIN THIS AREA
- NO BUILD / FAULT HAZARD AREA. NO HABITABLE STRUCTURES OR ATTACHED GARAGES ALLOWED IN THIS AREA



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.
C1	20.000'	27.332'	78°18'00"	S60°57'28"W
C2	172.500'	34.026'	11°18'06"	S27°27'14"W
C3	175.000'	74.383'	24°21'12"	S40°34'17"W
C4	172.500'	6.852'	2°16'34"	S58°50'32"W
C5	50.000'	28.905'	33°07'23"	S43°25'08"W
C6	50.000'	108.842'	125°52'11"	S89°47'33"W
C7	50.000'	26.069'	29°52'24"	N42°12'34"W
C8	422.500'	21.888'	2°58'06"	N55°39'43"W
C9	500.000'	78.811'	9°01'52"	N33°44'33"W
C10	500.000'	68.830'	7°53'14"	N25°17'00"W
C11	310.000'	280.761'	51°53'30"	S47°17'08"E
C12	310.000'	348.532'	64°25'03"	N74°33'36"E
C13	310.000'	312.494'	57°45'24"	N71°13'46"E
C14	310.000'	36.039'	6°38'39"	S76°33'42"E
C15	310.000'	37.809'	6°59'16"	S69°44'14"E
C16	310.000'	242.953'	44°54'14"	S45°47'29"E
C17	5000.000'	129.532'	1°29'04"	S46°07'55"W
C18	5000.000'	53.366'	0°36'41"	S45°05'03"W
C19	5000.000'	53.431'	0°36'44"	S44°28'20"W
C20	5000.000'	100.002'	1°08'45"	S43°35'35"W
C21	5000.000'	40.500'	0°27'51"	S42°47'17"W
C22	150.000'	23.326'	8°54'38"	N21°13'25"E
C23	150.000'	89.802'	34°18'06"	N42°49'46"E
C24	150.000'	13.180'	5°02'03"	N19°17'09"E
C25	150.000'	99.948'	38°10'38"	N40°53'30"E
C26	52.500'	54.061'	58°59'56"	N89°28'47"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.
C27	400.000'	27.332'	78°18'00"	S60°57'28"W
C28	400.000'	27.050'	3°52'29"	S59°05'00"E
C29	400.000'	61.653'	8°49'52"	S52°43'50"E
C30	150.000'	130.632'	49°53'52"	N73°15'49"W
C31	800.000'	380.802'	27°15'31"	S68°09'29"W
C32	800.000'	348.592'	25°02'16"	S69°16'07"W
C33	800.000'	31.010'	2°13'15"	S55°38'21"W
C34	30.000'	47.444'	90°36'41"	S00°09'03"W
C35	20.000'	28.012'	80°14'59"	S65°20'47"E
C36	30.000'	4.260'	8°08'08"	S65°05'18"E
C37	20.000'	32.087'	91°55'19"	N20°16'57"W
C38	340.000'	16.978'	2°51'39"	S36°44'52"E
C39	777.500'	29.565'	2°10'43"	S67°50'20"W
C40	50.000'	30.732'	3°51'30"	S39°08'29"W
C41	50.000'	38.980'	44°40'02"	N43°52'00"E
C42	50.000'	60.744'	69°36'27"	S78°59'45"E
C43	50.000'	28.007'	32°05'36"	S28°08'44"E
C44	50.000'	28.905'	33°07'23"	N28°39'37"W
C45	30.000'	47.444'	90°36'41"	S00°09'03"W
C46	172.500'	17.262'	5°44'01"	S51°10'54"E
C47	377.500'	24.152'	3°39'57"	N50°08'52"W
C48	377.500'	59.561'	9°02'24"	S56°30'02"E
C49	30.000'	26.632'	50°51'49"	N85°24'44"E
C50	127.500'	32.863'	14°46'04"	S55°41'56"E
C51	422.500'	43.233'	5°51'47"	N51°14'47"W
C52	172.500'	43.469'	14°26'18"	N61°16'03"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°58'42"W	13.344'
L2	S59°58'49"W	21.177'
L3	S16°46'08"W	30.676'
L4	N61°01'14"W	44.534'
L5	N48°18'53"W	44.534'
L6	S54°31'43"W	35.820'
L7	S87°18'10"W	14.888'
L8	S87°18'10"W	14.415'
L9	S87°18'10"W	13.972'
L10	N52°07'34"E	24.358'

GENERAL NOTES AND RESTRICTIONS

- THERE EXISTS A 10.00 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC., THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 23, 2016 AND REVISED JANUARY 17, 2019. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.
- ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUBSEQUENT PURCHASERS. SAID OWNER AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
- LOTS 9 - 11 SHALL HAVE NO VEHICULAR ACCESS ONTO COPPER CLIFF DRIVE. ADDITIONALLY, LOT 11 SHALL HAVE NO VEHICULAR ACCESS TO BANDED HILLS DRIVE.

HAZARD RESTRICTIONS:

- A GEOLOGIC - HAZARD STUDY DATED APRIL 30, 2018 BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS AS PART OF THE HILLSIDE APPROVAL FOR THIS PROJECT. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. BY PURCHASING PROPERTY WITHIN THIS PLAT THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A HILLSIDE AND/OR ROCK FALL AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN. BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS PROJECT REPORT.

Subdivision Final Plat for
BANDED RIDGE SUBDIVISION
Located in Section 15, Township 43 South, Range 15 West, SLB&M