

LEGEND

- SECTION LINE
- - - MUNICIPAL UTILITY EASEMENT (M.U.E.)
- CENTER LINE
- - - ADJOINING LOT LINE
- BOUNDARY LINE
- - - ADJOINING SUBDIVISION BOUNDARY
- ◆ SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- ◇ SECTIONAL MONUMENT NOT FOUND AS DESCRIBED HEREON.
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- ⊕ 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 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

NOTICE OF CONDITIONS AND RESTRICTIONS

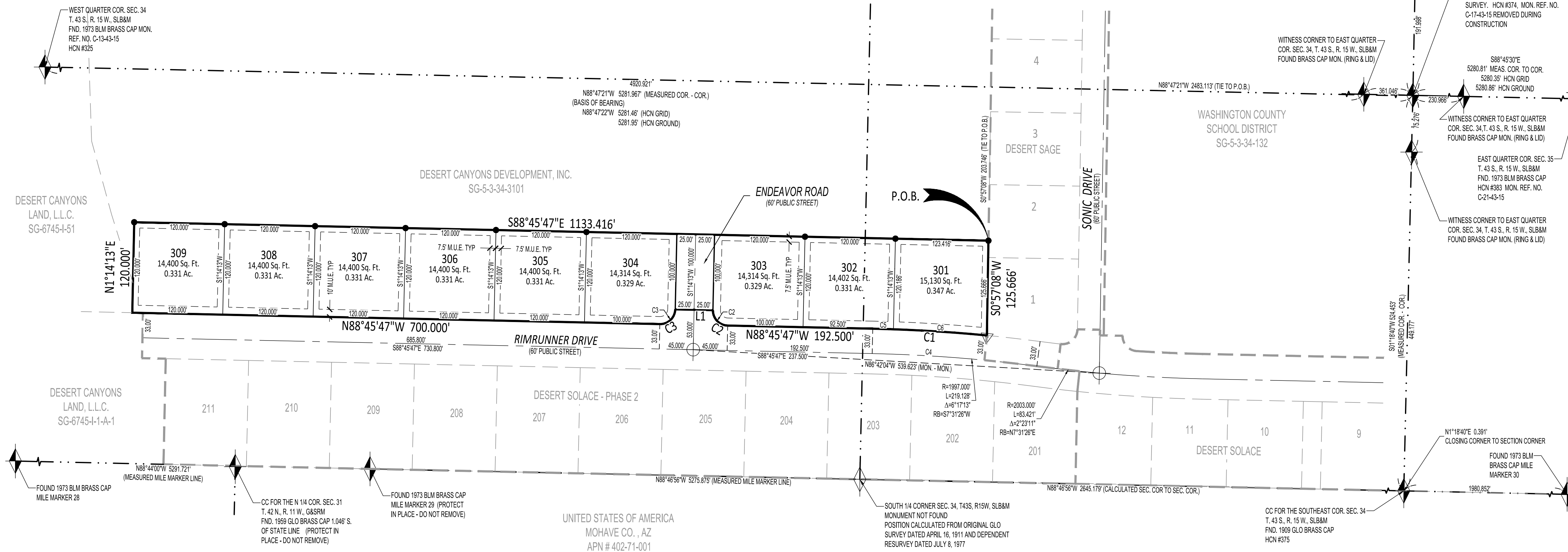
- THERE EXISTS A 10.00 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND 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 FLOW ARE COMPILED IN A REPORT DATED DECEMBER 20, 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.
- A SITE GRADING AND DRAINAGE PLAN PREPARED BY A PROFESSIONAL ENGINEER IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR LOTS 301 - 309 WHICH SHOWS HOW RUNOFF FROM ROOF DRAIN DOWN SPOUTS FOR EACH DWELLING AND REAR YARD FOR EACH LOT CAN BE CONVEYED TO THE PUBLIC STREET FRONTAGE ALONG EACH LOT, AND THAT PROPOSED DRIVEWAY LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCES. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH GRADING AND DRAINAGE PLAN AND COMPLY WITH ITS SPECIFIC DESIGN AND RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR EACH INDIVIDUAL LOT.
- LOTS 303 - 304 SHALL ONLY HAVE VEHICULAR ACCESS TO RIMRUNNER DRIVE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	2030.000'	151.882'	4°16'52"	N88°37'21"W	151.847'
C2	20.000'	31.416'	90°00'00"	S43°45'47"E	28.284'
C3	20.000'	31.416'	90°00'00"	S45°14'13"W	28.284'
C4	1997.000'	149.216'	4°16'52"	N88°37'21"W	149.181'
C5	2030.000'	27.501'	0°46'34"	N88°22'30"W	27.501'
C6	2030.000'	124.181'	3°30'18"	N88°14'04"W	124.181'

LINE TABLE

LINE	BEARING	LENGTH
L1	N88°45'47"W	50.000'



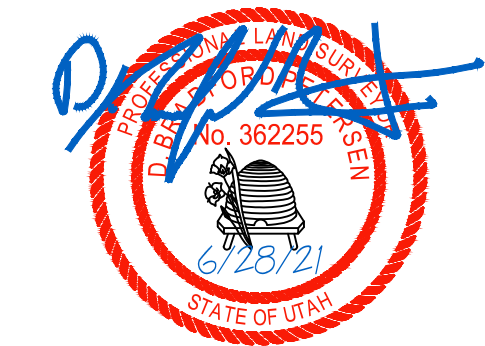
SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

DESERT SOLACE - PHASE 3

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE DESERT SAGE SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2483.113 FEET TO SAID SUBDIVISION BOUNDARY AND SOUTH 00°57'08" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 203.746 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 34), AND RUNNING THENCE SOUTH 00°57'08" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 125.666 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE DESERT SOLACE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 05°31'05" WEST); THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) RUNNING WESTERLY ALONG THE ARC OF A 2030.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°16'52", A DISTANCE OF 151.882 FEET; (2) NORTH 88°45'47" WEST 192.500 FEET TO A POINT OF CURVATURE; (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; (4) NORTH 88°45'47" WEST 50.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 88°45'47" WEST); (5) ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; AND (6) NORTH 88°45'47" WEST 700.000 FEET; THENCE NORTH 01°14'13" EAST 120.000 FEET; THENCE SOUTH 88°45'47" EAST 1133.416 FEET TO THE POINT OF BEGINNING. CONTAINS 135,160 SQ. FT., (3.103 ACRES)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

DESERT SOLACE - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF DESERT SOLACE RESIDENTIAL SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 9TH DAY OF SEPTEMBER, 2019, ENTRY NO. 20190036304. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

DESERT CANYONS DEVELOPMENT, INC.
BY: ED BURGESS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

Subdivision Final Plat for
DESERT SOLACE - PHASE 3

Located in the South One-Half of Section 34,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

<p>COMMUNITY DEVELOPMENT DIRECTOR APPROVAL</p> <p>I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.</p> <p>COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>CITY ENGINEER APPROVAL</p> <p>I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.</p> <p>CITY ENGINEER CITY OF ST. GEORGE</p>	<p>CITY ATTORNEY APPROVAL</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.</p> <p>CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>LAND USE AUTHORITY APPROVAL</p> <p>I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE ____ DAY OF _____, 20__ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p>LAND USE AUTHORITY CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>WASHINGTON COUNTY RECORDER</p>
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