



**Washington City Council**

111 North 100 East  
Washington City, UT 84780  
Phone (435) 656-6300  
Fax (435) 656-6370  
www.washingtoncity.org

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Agenda  
Regular Meeting  
July 13, 2016

**PUBLIC NOTICE** is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, July 13, 2016, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation  
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 06/22/16.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for June 2016

5. SPECIAL EVENT
  - A. Consideration to amend the date of an approved Special Event granted to LDS Church Family Fun Run to 10/22/2016. Applicant: Jim Bray
6. PRELIMINARY PLAT
  - A. Consideration to approve a Preliminary Plat the Coral Canyon Town Center Villas, located at approximately Canyon Greens Drive and Coral Canyon Boulevard. Applicant: Jack Fisher Homes, Ben Willits
7. FINAL PLAT
  - A. Consideration to approve the Final Plat for The Estates at Green Spring subdivision, located at the north end of Northbridge Estates and west of Concord Parkway. Applicant: Brennan Holdings No 100, LLC

8. RAP TAX

A. Consideration to approve the distribution of RAP Tax funds. Mayor Kenneth Neilson

9. AGREEMENT

A. Consideration to approve an Agreement between R.O.A. General, Inc. and Washington City for an Outdoor Advertising Lease. City Manager Roger Carter / City Attorney Jeff Starkey

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

11. CITY MANAGER REPORT

12. ADJOURNMENT

POSTED this 8th day of June 2016  
Danice B. Bulloch, CMC  
City Recorder

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*In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.*

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Front Elevation  
1/4" = 1'-0"



Rear Elevation  
1/4" = 1'-0"

3 unit Building

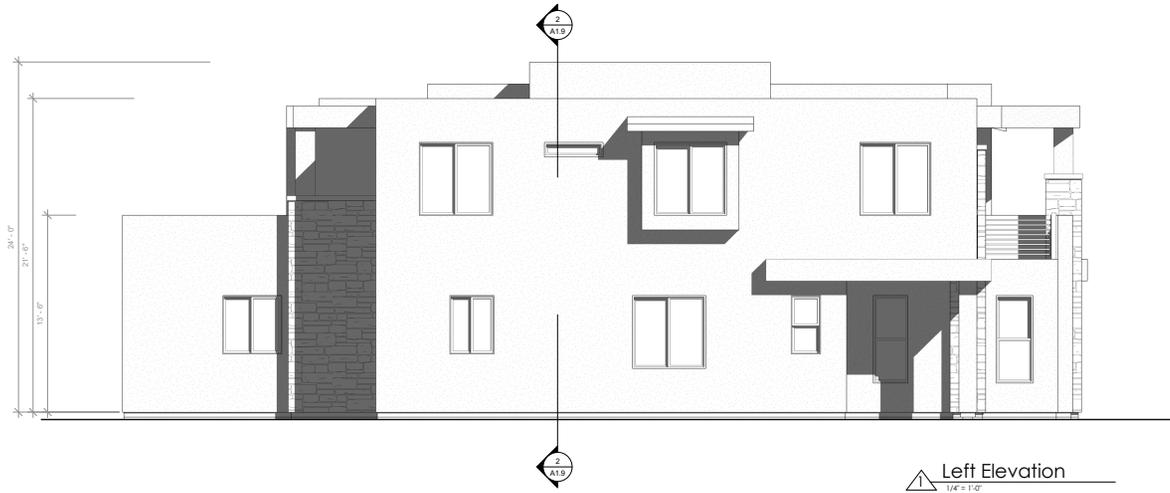
**JACK FISHER**  
H O M E S™  
2250 N. Coral Canyon Blvd, Ste 200  
Westwood, Utah 84770  
Office: 435-275-2901

**Units 101, 102 & 103**  
Escapes at Ludgas, St. George, Utah 84770

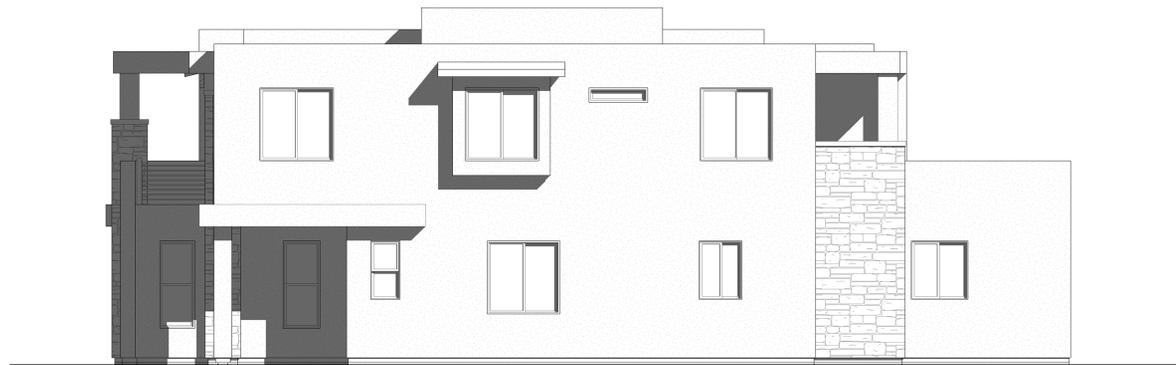
DATE PLOTTED: 11/11/2024	DRAWING TITLE: Elevations	APPROVED BY: Approver
DESIGNER: Andy	CHECKER: Andy	RESPONSIBLE: Andy
PROJECT: Escapes at Ludgas		

SHEET #  
A1.7

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Left Elevation  
1/4" = 1'-0"



Right Elevation  
1/4" = 1'-0"

3 unit Building

3 unit Building

**JACK FISHER**  
**HOMES™**  
 2250 N. Coral Canyon Blvd, Ste 200  
 West Valley City, UT 84173  
 Office: 435-275-9901



**Units 101, 102 & 103**  
 Escarpes at Ludgas, St. George, Utah 84770

DATE PLOTTED: 11/11/2024	DRAWING TITLE: Elevations	APPROVED BY: Approver
DESIGNED BY: Andy	CHECKED BY: Andy	REVISIONS:
PROJECT: Escarpes at Ludgas	PROJECT NO: 24-00000000	

**SHEET #**  
 A18

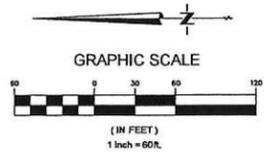
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# THE ESTATES AT GREEN SPRING

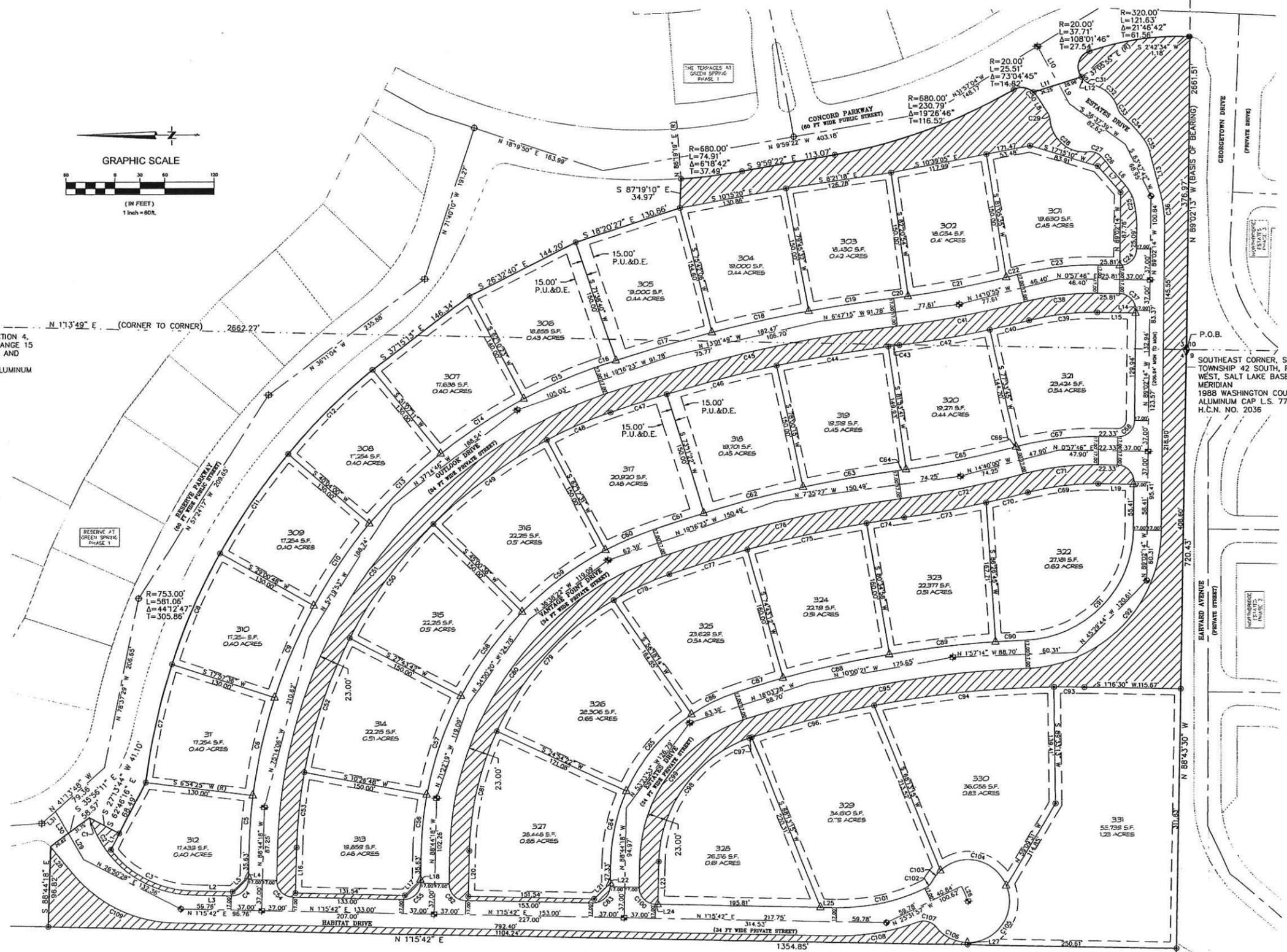
LOCATED IN  
SE 1/4 OF SEC 4 & SW 1/4 SEC 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN

10  
3  
SOUTH 1/4 CORNER, SECTION 4,  
TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN  
1988 WASHINGTON COUNTY ALUMINUM  
CAP L.S. 7753  
H.C.N. NO. 2036



WEST 1/4 CORNER, SECTION 4,  
TOWNSHIP 42 SOUTH, RANGE 15  
WEST, SALT LAKE BASE AND  
MERIDIAN  
WASHINGTON COUNTY ALUMINUM  
CAP L.S. 7753  
H.C.N. NO. 2037

SOUTHEAST CORNER, SECTION 4,  
TOWNSHIP 42 SOUTH, RANGE 15  
WEST, SALT LAKE BASE AND  
MERIDIAN  
1988 WASHINGTON COUNTY  
ALUMINUM CAP L.S. 7753  
H.C.N. NO. 2036



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
2000 South Main Street  
Salt Lake City, Utah 84143  
Phone (801) 467-2337 / Fax (801) 467-3181  
www.bushandgudgell.com



Drawn: DJM Date: 4-26-2011  
Designer: JMB  
Checked: RBH  
Approved: RBH  
Scale: 1" = 60'  
Job No: 151315

THE ESTATES AT GREEN SPRINGS  
LOCATED IN  
SE 1/4 OF SEC 3 & SW 1/4 OF SEC 4,  
TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE & MERIDIAN

STATE OF UTAH ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LIMITED LIABILITY ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JAMES A. RAINES WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF BRENNAN HOLDINGS NO. 100, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BRENNAN HOLDINGS NO. 100, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, COMMON AREAS, NON-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

THE ESTATES AT GREEN SPRINGS

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED,

DO HEREBY DEDICATE AND CONVEY TO THE ESTATES AT GREEN SPRINGS COMMUNITY ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ESTATES AT GREEN SPRINGS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON \_\_\_\_\_, 20\_\_\_\_, NO. \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT,

AND DO HEREBY DEDICATE AND CONVEY TO THE ESTATES AT GREEN SPRINGS HOMEOWNERS ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS AND LANDSCAPED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS AND LANDSCAPED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DISTRICT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS, AND BYLAWS FOR THE ESTATES AT GREEN SPRINGS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON \_\_\_\_\_, 20\_\_\_\_, NO. \_\_\_\_\_, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT,

AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS AND PRIVATE STREETS AND LANDSCAPED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

RESERVING, TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF UTAH  
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DAVID URE - DIRECTOR

APPROVED AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY LOCATED IN SECTION 3 OF TOWNSHIP 42 SOUTH, RANGE 15 WEST, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED IN THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, BETWEEN BRENNAN HOLDINGS NO. 100, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATIONS AND CONVEYANCES.

BRENNAN HOLDINGS NO. 100, LLC  
(A UTAH LIMITED LIABILITY COMPANY)

JAMES A. RAINES, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, AND PUBLIC STREETS HEREAFTER TO BE KNOWN AS

THE ESTATES AT GREEN SPRINGS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 88°43'30" W 720.43 FEET ALONG THE SOUTH LINE OF SAID SECTION ALSO BEING THE NORTH BOUNDARY LINE OF NORTHBRIDGE ESTATES PHASES 2 AND 3 RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 1°15'42" E 1354.85 FEET TO A POINT ON THE BOUNDARY OF RESERVE AT GREEN SPRING PHASE 1, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES, (1) THENCE S 88°44'18" E 96.82 FEET; (2) THENCE S 35°56'11" E 58.57 FEET; (3) THENCE S 27°13'44" W 41.10 FEET; (4) THENCE S 62°46'16" E 68.49 FEET TO A POINT ON A 753.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 65°42'25" W; (5) THENCE ALONG THE ARC OF SAID CURVE 581.06 FEET THROUGH A CENTRAL ANGLE OF 44°12'47"; (6) THENCE S 37°15'13" E 146.34 FEET; (7) THENCE S 26°32'40" E 144.20 FEET; (8) THENCE S 18°20'27" E 130.88 FEET; (9) THENCE S 87°19'10" E 34.97 FEET TO THE NORTHWEST CORNER OF THE TERRACES AT GREEN SPRING PHASE 1, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, POINT ALSO BEING ON A 680.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 86°19'19" E; THENCE ALONG THE BOUNDARY AND THE WESTERLY RIGHT OF WAY OF CONCORD PARKWAY THE FOLLOWING EIGHT (8) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 74.91 FEET THROUGH A CENTRAL ANGLE OF 61°8'42"; (2) THENCE S 9°59'22" E 113.07 FEET TO A POINT ON A 680.00 FOOT RADIUS CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE 230.79 FEET THROUGH A CENTRAL ANGLE OF 19°26'46" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 25.51 FEET THROUGH A CENTRAL ANGLE OF 73°04'45"; (5) THENCE S 17°31'51" E 60.21 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 37°05'55" E; (6) THENCE ALONG THE ARC OF SAID CURVE 37.71 FEET THROUGH A CENTRAL ANGLE OF 108°01'46" TO A POINT ON A 320.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (7) THENCE ALONG THE ARC OF SAID CURVE 121.63 FEET THROUGH A CENTRAL ANGLE OF 21°46'42"; (8) THENCE S 2°42'34" W 1.18 FEET TO A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 89°02'13" W 376.97 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 1,048,096 SQ FT OR 24.06 ACRES MORE OR LESS



ROBERT R. HERMANDSON  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6362432

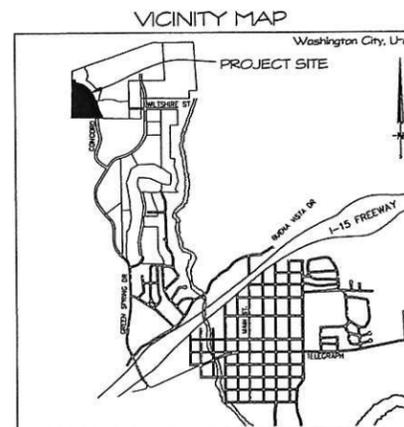
DATE \_\_\_\_\_

NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED \_\_\_\_\_. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- COMMON LANDSCAPE AREA
- P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT



THE ESTATES AT GREEN SPRING

LOCATED IN  
SE 1/4 OF SEC 4 & SW 1/4 SEC 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN

LINE NO.	BEARING	DISTANCE
L1	N 62°46'16" W	22.06'
L2	S 1°15'42" W	47.52'
L3	S 1°15'42" W	45.98'
L4	N 88°44'18" W	4.24'
L5	S 44°55'18" E	26.66'
L6	S 49°33'02" W	23.81'
L7	S 49°33'02" W	41.40'
L8	N 57°20'05" E	25.11'
L9	S 61°29'26" W	27.05'
L10	S 61°29'26" W	52.23'
L11	S 17°31'51" E	60.21'

LINE NO.	BEARING	DISTANCE
L12	N 52°54'05" E	3.61'
L13	N 75°46'11" E	48.29'
L14	S 89°02'14" E	3.00'
L15	S 0°57'46" W	45.81'
L16	N 88°44'18" W	54.87'
L17	S 44°55'18" E	26.66'
L18	N 88°44'18" W	4.24'
L19	S 0°57'46" W	42.33'
L20	N 88°44'18" W	54.87'
L21	S 44°55'18" E	26.66'
L22	N 88°44'18" W	4.24'

LINE NO.	BEARING	DISTANCE
L23	N 88°44'18" W	51.57'
L24	S 1°15'42" W	3.00'
L25	S 1°15'42" W	18.94'
L26	N 64°28'03" E	19.85'
L27	N 88°44'18" W	2.51'
L28	S 49°56'41" W	43.33'
L29	S 59°11'12" W	36.61'
L30	S 59°11'12" W	30.83'
L31	N 41°13'48" W	22.17'

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	8.61'	24°39'57"	4.37'
C2	134.00'	151.15'	64°37'51"	84.76'
C3	129.00'	114.45'	50°50'07"	61.30'
C4	20.00'	31.42'	90°00'00"	20.00'
C5	623.00'	61.38'	5°38'42"	30.72'
C6	623.00'	120.19'	11°03'12"	60.28'
C7	753.00'	145.27'	11°03'12"	72.86'
C8	753.00'	145.27'	11°03'12"	72.86'
C9	623.00'	120.19'	11°03'12"	60.28'
C10	623.00'	120.19'	11°03'12"	60.28'
C11	753.00'	145.27'	11°03'12"	72.86'
C12	753.00'	145.27'	11°03'12"	72.86'
C13	623.00'	120.19'	11°03'12"	60.28'
C14	623.00'	120.19'	11°03'12"	60.28'
C15	623.00'	93.01'	8°33'14"	46.59'
C16	1695.00'	27.15'	0°55'04"	13.56'
C17	1695.00'	120.03'	4°03'26"	60.04'
C18	1695.00'	120.03'	4°03'26"	60.04'
C19	1695.00'	102.16'	3°27'12"	51.10'
C20	1184.00'	17.85'	0°51'50"	8.93'
C21	1184.00'	121.33'	5°52'16"	60.72'
C22	1184.00'	13.62'	0°39'33"	6.81'
C23	366.00'	95.74'	15°08'42"	48.66'
C24	20.00'	31.42'	90°00'00"	20.00'
C25	50.00'	24.99'	28°38'22"	12.76'
C26	124.50'	15.89'	7°18'42"	7.95'
C27	18.00'	16.86'	53°40'30"	9.11'
C28	41.00'	66.46'	92°52'49"	43.11'
C29	18.00'	9.27'	29°31'09"	4.74'
C30	20.00'	4.78'	13°41'28"	2.40'

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT
C31	18.00'	12.43'	39°34'01"	6.47'
C32	41.00'	43.40'	60°38'36"	23.98'
C33	18.00'	10.24'	32°36'13"	5.26'
C34	177.50'	37.60'	12°08'17"	18.87'
C35	50.00'	19.42'	22°15'27"	9.84'
C36	168.00'	44.55'	15°11'36"	22.41'
C37	20.00'	31.42'	90°00'00"	20.00'
C38	332.00'	87.76'	15°08'42"	44.14'
C39	309.00'	81.68'	15°08'42"	41.08'
C40	1241.00'	48.79'	2°15'09"	24.40'
C41	1218.00'	157.19'	7°23'40"	78.71'
C42	1241.00'	111.37'	5°08'31"	55.72'
C43	1638.00'	13.68'	0°28'42"	6.84'
C44	1638.00'	135.22'	4°43'48"	67.65'
C45	1661.00'	361.96'	12°29'08"	181.70'
C46	1638.00'	137.64'	4°48'52"	68.86'
C47	1638.00'	70.41'	2°27'46"	35.21'
C48	566.00'	83.33'	8°26'06"	41.74'
C49	566.00'	170.72'	17°16'54"	86.01'
C50	566.00'	170.72'	17°16'54"	86.01'
C51	589.00'	714.10'	69°27'54"	408.34'
C52	566.00'	170.72'	17°16'54"	86.01'
C53	566.00'	90.73'	9°11'06"	45.46'
C54	20.00'	31.42'	90°00'00"	20.00'
C55	20.00'	31.42'	90°00'00"	20.00'
C56	416.00'	86.69'	9°11'06"	33.42'
C57	416.00'	125.48'	17°16'54"	63.22'
C58	416.00'	125.48'	17°16'54"	63.22'
C59	416.00'	125.48'	17°16'54"	63.22'
C60	416.00'	61.24'	8°26'06"	30.68'

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT
C61	1488.00'	63.96'	2°27'46"	31.98'
C62	1488.00'	125.04'	4°48'52"	62.56'
C63	1488.00'	114.40'	4°24'18"	57.23'
C64	1184.00'	10.63'	0°30'52"	5.32'
C65	1184.00'	135.59'	6°33'41"	67.87'
C66	366.00'	0.62'	0°05'51"	0.31'
C67	366.00'	99.22'	15°31'56"	49.91'
C68	20.00'	31.42'	90°00'00"	20.00'
C69	309.00'	84.29'	15°37'47"	42.41'
C70	1241.00'	51.87'	2°23'42"	25.94'
C71	332.00'	90.57'	15°37'47"	45.57'
C72	1218.00'	150.42'	7°04'33"	75.31'
C73	1241.00'	101.39'	4°40'52"	50.72'
C74	1431.00'	45.61'	1°49'35"	22.81'
C75	1431.00'	146.43'	5°51'46"	73.28'
C76	1454.00'	296.46'	11°40'56"	148.75'
C77	1431.00'	99.73'	3°59'35"	49.89'
C78	359.00'	72.99'	11°38'54"	36.62'
C79	359.00'	214.12'	34°10'21"	110.35'
C80	382.00'	463.13'	69°27'54"	264.83'
C81	359.00'	148.15'	23°38'39"	75.14'
C82	20.00'	31.42'	90°00'00"	20.00'
C83	20.00'	31.42'	90°00'00"	20.00'
C84	216.00'	85.90'	22°47'13"	43.53'
C85	216.00'	121.60'	32°15'19"	62.46'
C86	216.00'	58.95'	15°38'17"	29.66'
C87	1271.00'	61.62'	2°46'41"	30.82'
C88	1271.00'	130.06'	5°51'46"	65.09'
C89	1271.00'	130.06'	5°51'46"	65.09'
C90	1271.00'	35.50'	1°36'01"	17.75'

APPROVAL OF PUBLIC WORKS  
THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEER'S APPROVAL  
THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVAL AS TO FORM  
APPROVED AS TO FORM, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVAL OF THE PLANNING COMMISSION  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH  
WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

TREASURER APPROVAL  
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.

RECORDED No. \_\_\_\_\_  
WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors  
205 East Tennessee Suite #4  
St. George, Utah 84770  
Phone (435) 92