

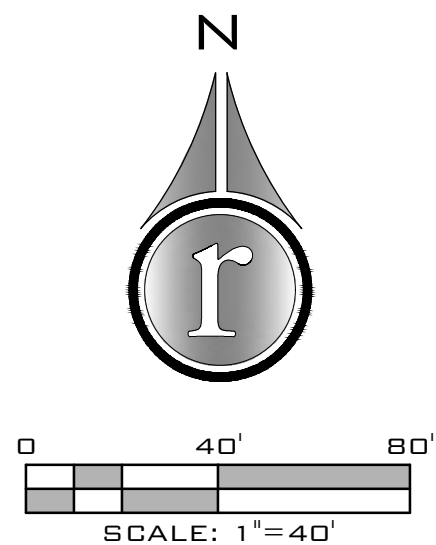
WEST 1/4 CORNER
SECTION 36
T42S R15W SLB&M
FOUND RING & LID
MONUMENT
HCN NO. 2067 (RESET)

EAST 1/4 CORNER
SECTION 36
T42S R15W SLB&M
FOUND 1973 BLM
BRASS CAP
HCN NO. 2093

BASIS OF BEARING
N 89°28'54" W 5314.89' MEAS. (COR. TO COR.)

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND MONUMENT - CLASS I
- TO BE SET STANDARD WASHINGTON CITY SURVEY MONUMENT - CLASS I
- FRONT PROPERTY CORNERS ARE OFFSET 2.0' ON LINE, IN THE SIDEWALK, WITH A NAIL
- COMMON AREA



GENERAL NOTES & RESTRICTIONS:

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY, DRAINAGE EASEMENT IN THE FRONT AND 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON THE REAR AND SIDE YARDS, UNLESS OTHERWISE NOTED. ALL COMMON AREA/DETENTION AREAS WILL HAVE A BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. WASHINGTON CITY DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- OCCUPANCY RESTRICTION - SECTION 10-3-4;B.1.M, WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
- THE ASSOCIATION SHALL MAINTAIN THE LANDSCAPE AND COMMON AREAS. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS THE ASSOCIATION FOR FAILURE TO MAINTAIN THE LANDSCAPE AND DETENTION AREAS.
- ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE ASSOCIATION.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	0.97'	N 89°24'45" W	
L2	7.48'	N 8°50'45" W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	45.39'	25.00'	104°01'51"
C2	15.68'	175.00'	5°08'03"
C3	83.29'	825.00'	5°47'03"
C4	66.32'	775.00'	4°54'12"
C5	42.41'	225.00'	10°48'02"
C6	35.62'	25.00'	81°38'08"
C7	13.38'	23.50'	32°37'41"
C8	69.66'	51.50'	77°29'40"
C9	69.66'	51.50'	77°29'40"
C10	14.09'	25.00'	32°17'52"
C11	39.30'	25.00'	90°03'46"

OWNER'S DEDICATION:

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

ROADRUNNER RIDGE - PHASE 3

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, EASEMENTS OVER, ON, UNDER, AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS ALSO DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2019.

KG DEVELOPMENT INC

PRESIDENT

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

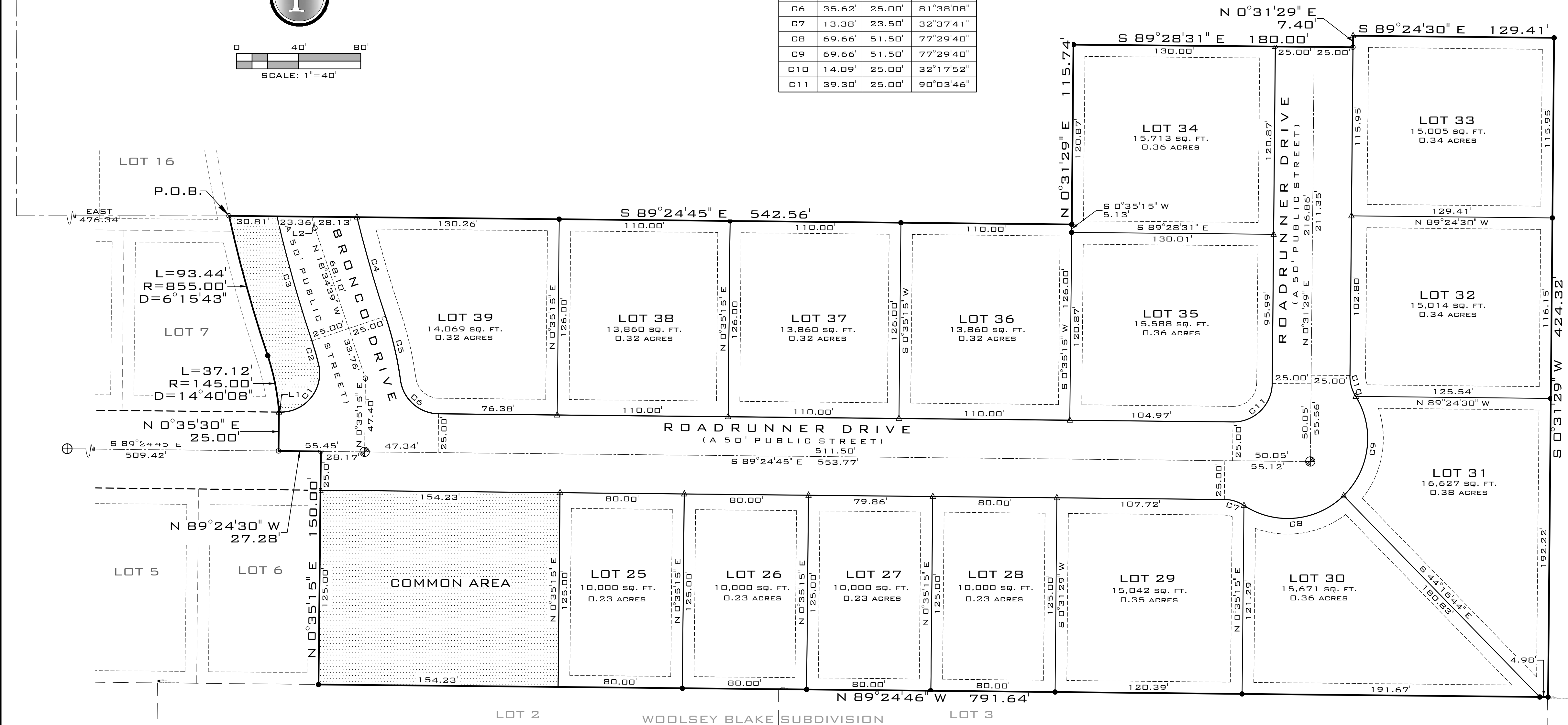
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

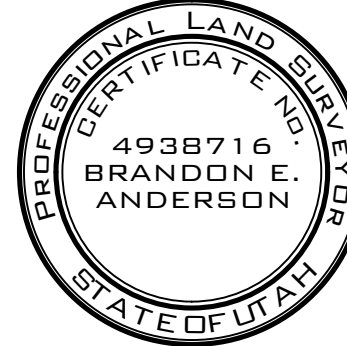


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS AND COMMON AREA TO BE HEREAFTER KNOWN AS:

ROADRUNNER RIDGE - PHASE 3

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

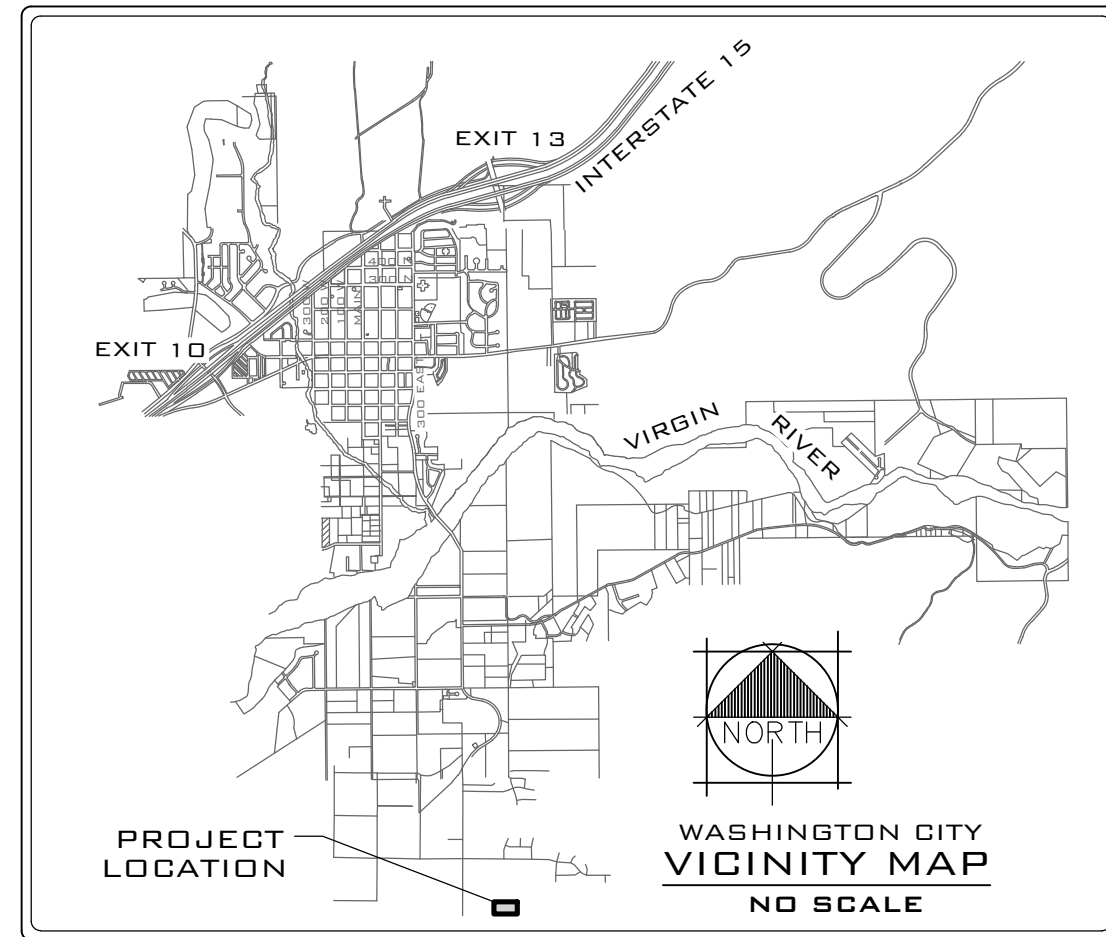
BEGINNING AT A POINT ON THE EASTERLY LINE OF ROAD RUNNER RIDGE PHASE 2, SAID POINT BEING SOUTH 00°19'20" WEST 1,911.08 FEET ALONG THE SECTION LINE AND EAST 476.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°24'45" EAST 542.56 FEET;
THENCE NORTH 00°31'29" EAST 115.74 FEET;
THENCE SOUTH 89°28'31" EAST 180.00 FEET;
THENCE NORTH 00°31'29" EAST 7.40 FEET;
THENCE SOUTH 89°24'30" EAST 129.41 FEET;
THENCE SOUTH 00°31'29" WEST 424.32 FEET TO THE NORTHEAST CORNER OF WOOLSEY BLAKE SUBDIVISION;
THENCE NORTH 89°24'46" WEST 791.64 FEET ALONG THE NORTHERLY LINE OF SAID WOOLSEY BLAKE SUBDIVISION TO THE EASTERLY LINE OF ROAD RUNNER RIDGE PHASE 1;
THENCE NORTHERLY THE FOLLOWING (5) COURSES ALONG THE EASTERLY LINE OF SAID ROADRUNNER RIDGE PHASE 1:
THENCE NORTH 00°35'15" EAST 150.00 FEET;
THENCE NORTH 89°24'30" WEST 27.28 FEET;
THENCE NORTH 00°35'30" EAST 25.00 FEET;
THENCE NORTH 37.12 FEET ALONG AN ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 86°05'29" WEST, LONG CHORD BEARS NORTH 11°14'35" WEST 37.02 FEET WITH A CENTRAL ANGLE OF 14°40'08");
THENCE NORTH 93.44 FEET ALONG AN ARC OF A 855.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 71°25'21" EAST, LONG CHORD BEARS NORTH 15°26'47" WEST 93.40 FEET WITH A CENTRAL ANGLE OF D6°15'43") TO AND ALONG SAID EASTERLY LINE OF ROADRUNNER RIDGE PHASE 2 TO THE POINT OF BEGINNING.

CONTAINING 281,189 SQUARE FEET OR 6.46 ACRES.

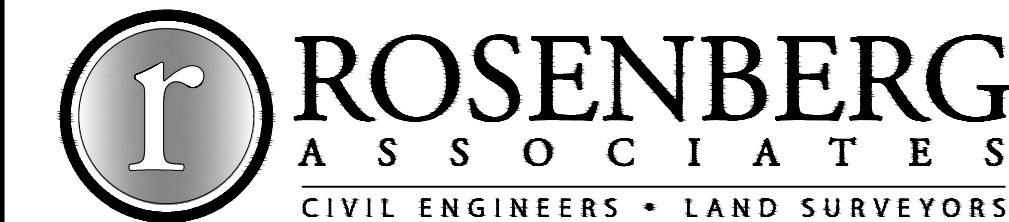
GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGED APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED DECEMBER 9, 2013. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.



THE FINAL PLAT FOR ROADRUNNER R I D G E - P H A S E 3 -

LOCATED IN SECTION 36
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.



SURVEY-FPLAT-PH3
FILE NUMBER: 5011-17-12
JOB NUMBER:

12/24/2018
DATE: 1" = 40'
SCALE:

B.E.A.
DRAWN:
B.E.A.
CHECKED:

ENGINEER'S APPROVAL:

THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS ____ DAY OF ____, 20__.

ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF THE

PLANNING COMMISSION:

ON THIS ____ DAY OF ____, A.D. 2017, THE PLANNING COMMISSION OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

CHAIRMAN OF THE PLANNING COMMISSION
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, 2017.

CITY PUBLIC WORKS DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE

BY WASHINGTON CITY UTAH:

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

CITY RECORDER
WASHINGTON CITY, UTAH

MAYOR
WASHINGTON CITY, UTAH

APPROVAL

AS TO FORM:

APPROVED AS TO FORM, THIS ____ DAY OF ____, A.D. 20__.

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

FEE: _____
COUNTY RECORDER
WASHINGTON COUNTY, UTAH