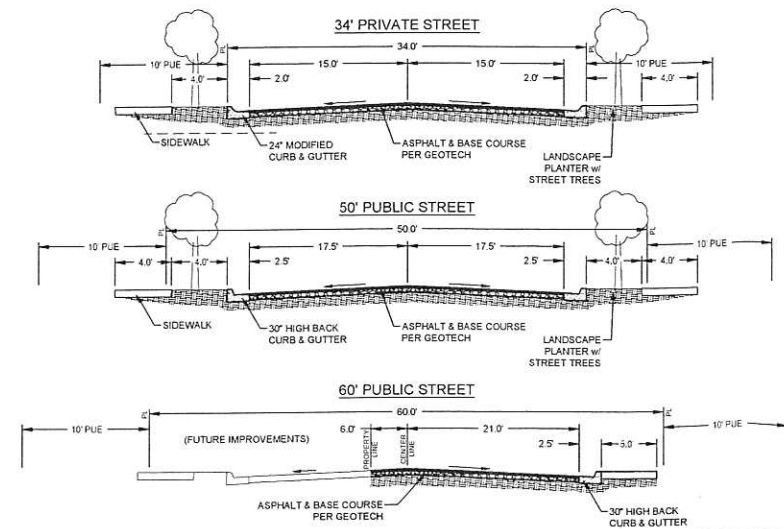
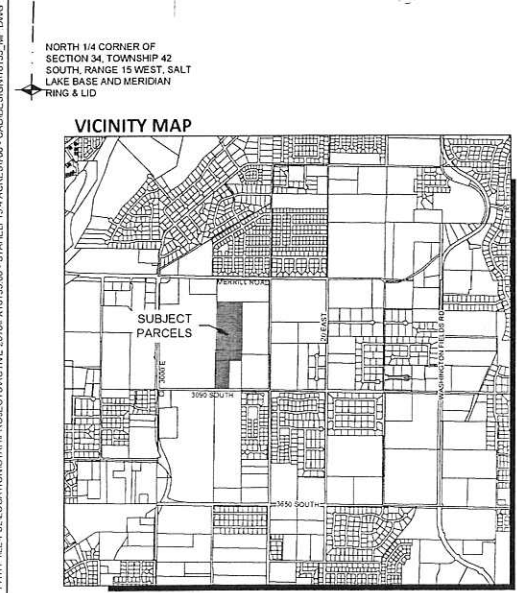
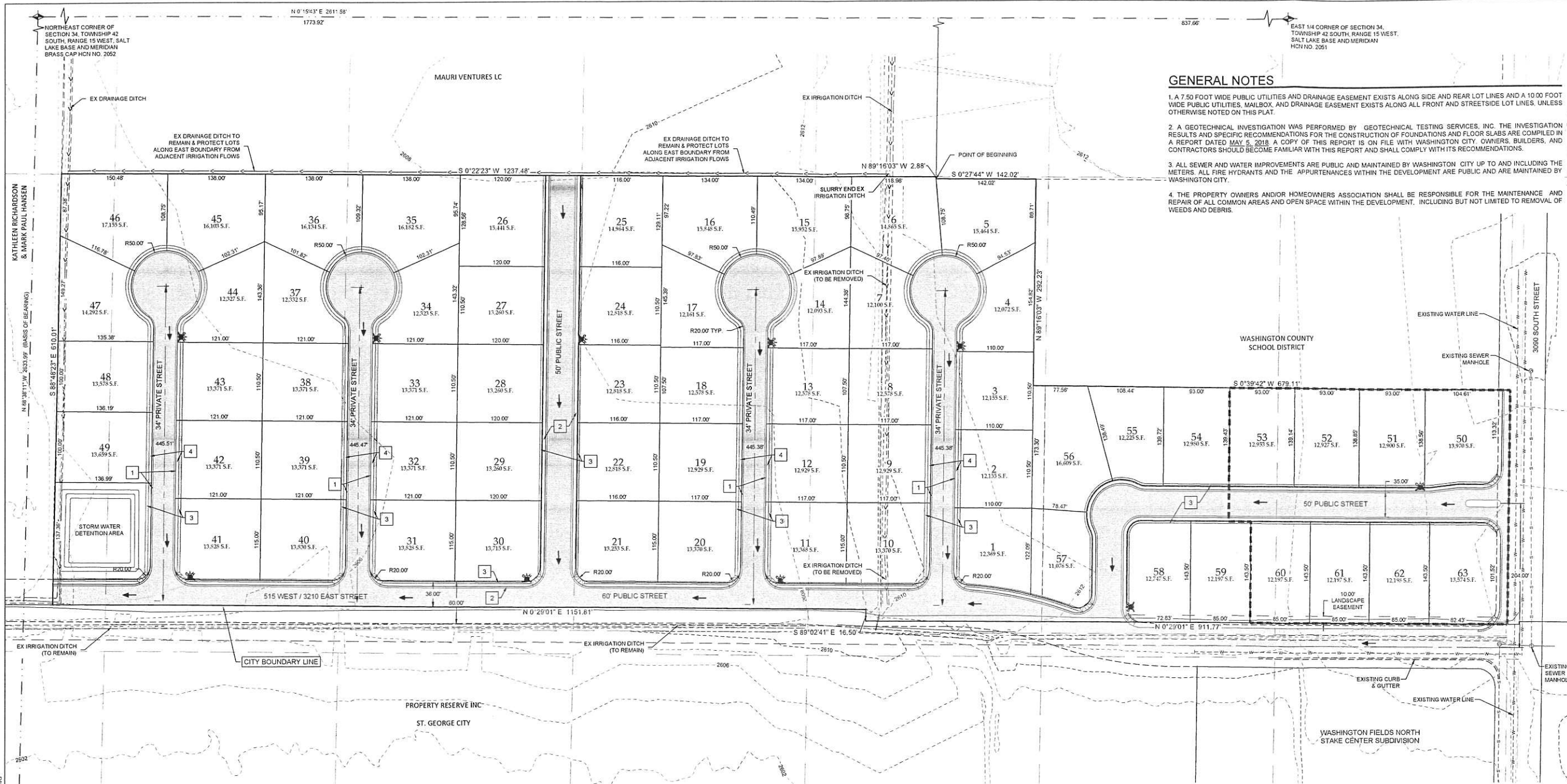




- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - EXISTING CURB & GUTTER
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED FIRE HYDRANT
 - DRAINAGE FLOW DIRECTION

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 24" MODIFIED CURB & GUTTER
- 2 30" HIGH BACK CURB & GUTTER
- 3 4" CONCRETE SIDEWALK (PER CITY STANDARD)
- 4 4" LANDSCAPE PLANTER

GENERAL 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 GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED MAY 5, 2018. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON COUNTY, 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.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF STAMHELI MINOR SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER WASHINGTON COUNTY, STATE OF UTAH, POINT BEING N 0°15'43" E 837.66 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SUBDIVISION, AND N 89°15'03" W 664.73 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION FROM THE EAST 1/4 CORNER OF SAID SECTION 34, AND RUNNING THENCE S 0°27'44" W 142.02 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF A PARCEL, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2016000084, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID PARCEL, THE FOLLOWING TWO (2) COURSES: (1) THENCE N 89°15'03" W 292.23 FEET (2) THENCE S 0°39'42" W 679.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 1, RICHARD MORRIS ENTRY, THENCE N 89°15'03" W 331.55 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL, MORE PARTICULARLY DESCRIBED IN ENTRY NO. 648874, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID PARCEL, THE FOLLOWING TWO (2) COURSES: (1) S 89°02'41" E 16.50 FEET (2) THENCE N 0°29'01" E 1151.61 FEET TO THE SOUTHWEST CORNER OF A PARCEL, MORE PARTICULARLY DESCRIBED IN ENTRY NO. 658815, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE S 89°48'23" E 610.01 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF LOT 11, BLOCK 1, RICHARD MORRIS ENTRY, THENCE S 0°22'23" W 1237.48 FEET ALONG THE WEST LINE OF SAID LOT 11, ALSO ALONG LOT 12, 13, 14 AND A PORTION OF LOT 15, TO A POINT ON THE NORTH BOUNDARY LINE OF SAID STAMHELI MINOR SUBDIVISION, THENCE N 89°15'03" W 2.88 FEET ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINS 1.074 150 SQ FT OR 24.655 ACRES MORE OR LESS

APPLICANT

MEGS LTD
175 S 200 W
PINE VALLEY, UT 84781
MKE@STAMHELIREALSTATE.COM

AMMERSWIL ESTATES

DATE: 05/06/2019
SCALE: 1" = 70'

SHEET 1 OF 1

received
6-13-19



AMENDED PRELIMINARY PLAT
AMMERSWIL ESTATES
WASHINGTON, UTAH