

CHAPARRAL RIDGE PHASE 4

LOCATED IN
NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

GENERAL NOTES

1. 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.
2. 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 11-30-2007. 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.
3. 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.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. ALL COMMON SPACE ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
6. BUILDING SETBACKS ARE AS FOLLOWS: FRONT 20 FEET, REAR 20 FEET, SIDES 10 FEET.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 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 SPACE, EASEMENTS AND PUBLIC STREETS, HEREAFTER TO BE KNOWN AS:

CHAPARRAL RIDGE PHASE 4

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

BOUNDARY DESCRIPTION

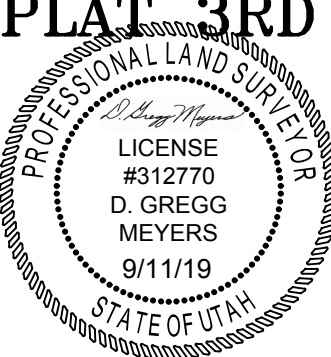
BEGINNING AT THE NORTHEAST CORNER OF LOT 8, CHAPARRAL RIDGE PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID CORNER BEING NORTH 89°38'19" EAST ALONG THE SECTION LINE 555.50 FEET, FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°38'19" EAST ALONG THE COMMON LINE OF SAID CHAPARRAL RIDGE PHASE 1 AND HIGH CHAPARRAL AT THE WASHINGTON BENCH, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH AND ALSO THE SOUTH LINE OF HIGH CHAPARRAL AT THE WASHINGTON BENCH PHASE 2, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH 705.00 FEET; THENCE SOUTH 00°21'41" EAST 14.39 FEET; THENCE NORTH 89°34'14" EAST 78.15 FEET; THENCE SOUTH 00°40'25" WEST 31.98 FEET; THENCE NORTH 89°20'02" WEST 521.27 FEET; THENCE NORTH 00°21'41" WEST 119.84 FEET; THENCE WESTERLY ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 89°06'09" WEST A DISTANCE OF 99.37 FEET, CENTER POINT LIES NORTH 06°36'03" WEST), THROUGH A CENTRAL ANGLE OF 11°24'22" A DISTANCE OF 99.54 FEET; THENCE SOUTH 00°21'11" WEST 291.99 FEET; THENCE WESTERLY ALONG A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 80°08'43" WEST A DISTANCE OF 118.50 FEET, CENTER POINT LIES NORTH 01°20'11" EAST), THROUGH A CENTRAL ANGLE OF 17°02'12" A DISTANCE OF 118.94 FEET TO A POINT ON THE EAST BOUNDARY OF SAID CHAPARRAL RIDGE PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES; 1) NORTH 01°07'38" EAST 346.35 FEET; 2) WESTERLY ALONG A 800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 78°12'33" WEST A DISTANCE OF 41.62 FEET, CENTER POINT LIES SOUTH 13°16'53" WEST), THROUGH A CENTRAL ANGLE OF 02°58'51" A DISTANCE OF 41.62 FEET; 3) NORTH 00°21'41" WEST 113.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 248,580 SQUARE FEET OR 5.71 ACRES.

FINAL PLAT 3RD REVIEW

09/17/2019

DATE:
BUSH AND GUDGELL INC.



D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNER(S), 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 AREAS AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AS DOCUMENT NO. 20190000555 AND ARE HEREBY 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 OWNER(S) HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON SPACE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS, EASEMENTS, DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

OMNI DEVELOPMENT GROUP, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: KENT RASMUSSEN
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KENT RASMUSSEN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF OMNI DEVELOPMENT GROUP, 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 OMNI DEVELOPMENT GROUP, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

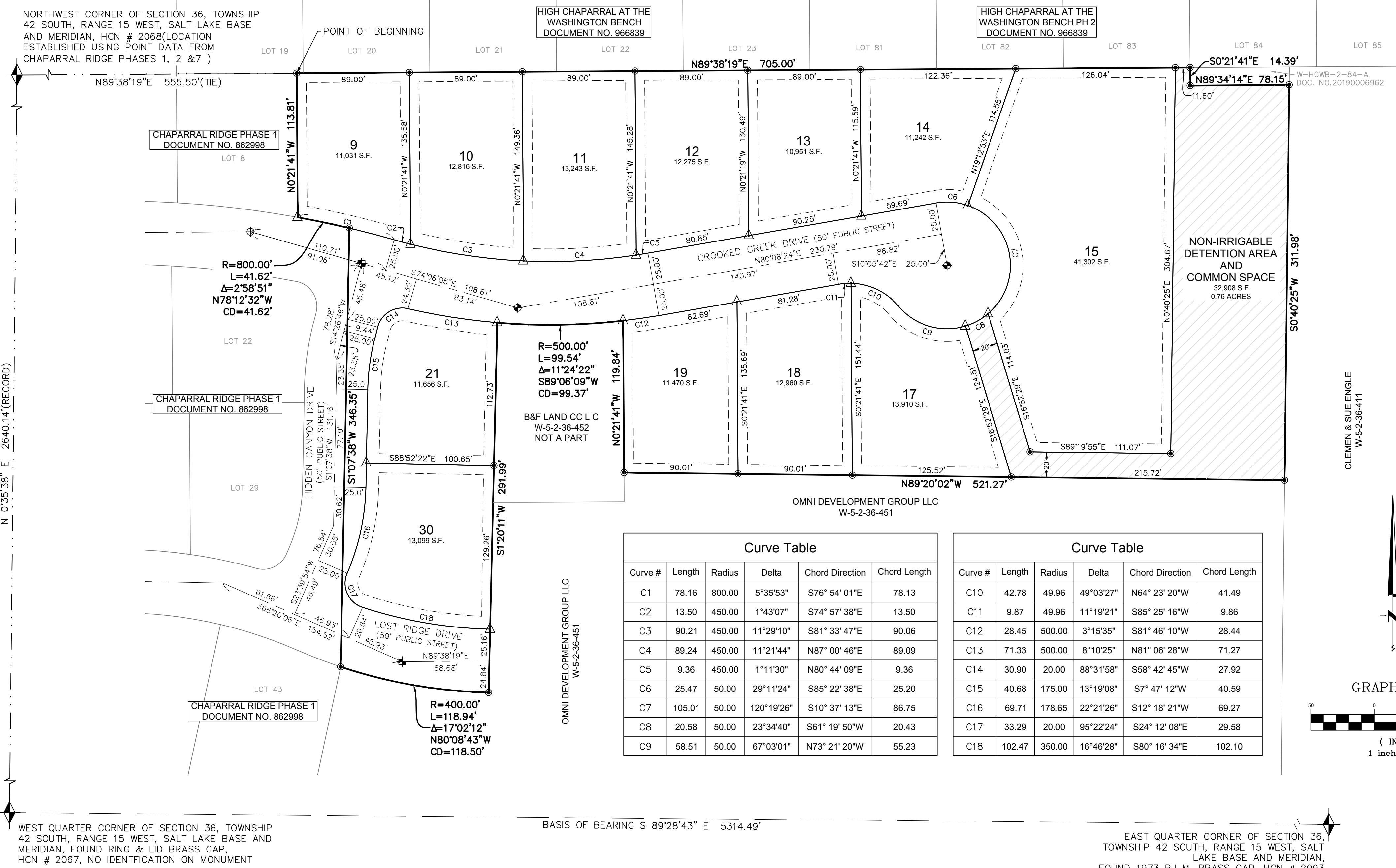
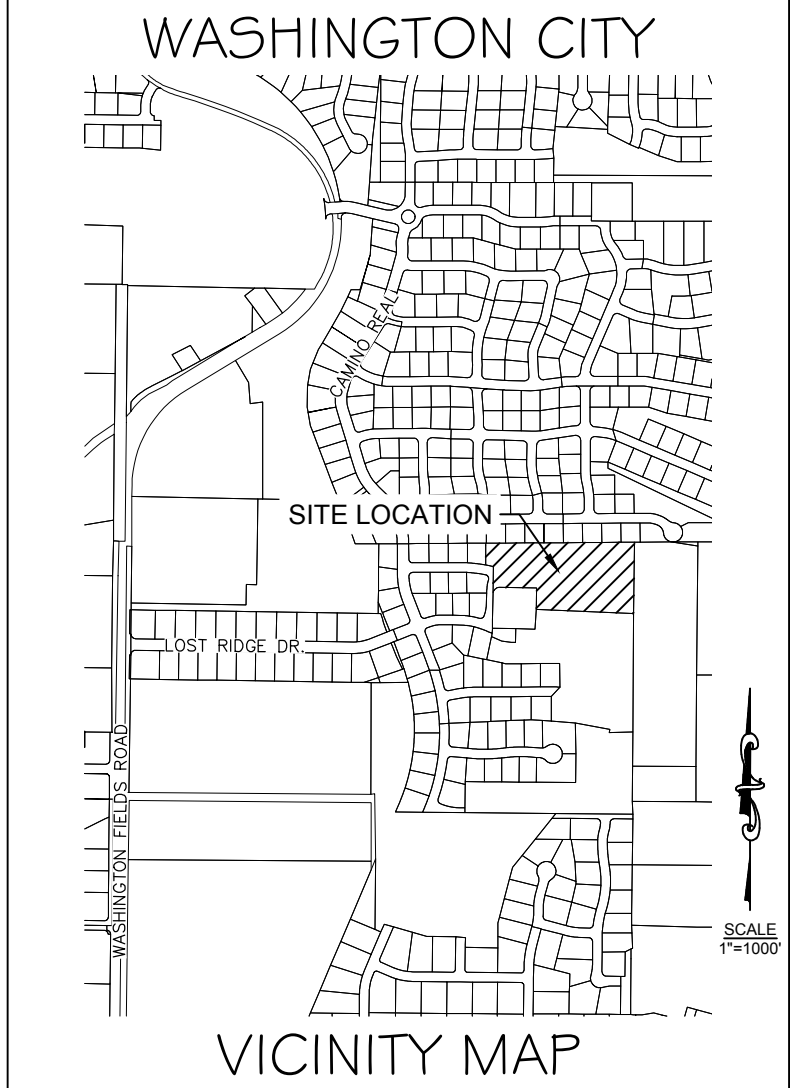
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

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SALT LAKE BASE AND MERIDIAN

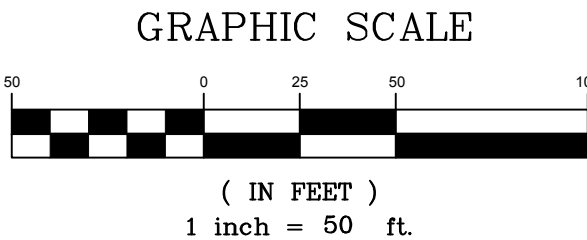
LEGEND

- 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 FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER TO BE SET AT A OFFSET DISTANCE INTO THE TOP BACK OF CURB).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- SECTION LINE
- 1/4 SECTION LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET CENTER LINE
- DETENTION AREA AND COMMON SPACE



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	78.16	800.00	5°35'53"	78.13
C2	13.50	450.00	1°43'07"	13.50
C3	90.21	450.00	11°29'10"	90.06
C4	89.24	450.00	11°21'44"	89.09
C5	9.36	450.00	1°11'30"	9.36
C6	25.47	50.00	29°11'24"	25.20
C7	105.01	50.00	120°19'26"	86.75
C8	20.58	50.00	23°34'40"	20.43
C9	58.51	50.00	67°03'01"	55.23

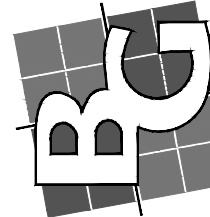
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C10	42.78	49.96	49°03'27"	41.49
C11	9.87	49.96	11°19'21"	9.86
C12	28.45	500.00	3°15'35"	28.44
C13	71.33	500.00	8°10'25"	71.27
C14	30.90	20.00	88°31'58"	27.92
C15	40.68	175.00	13°19'08"	40.59
C16	69.71	178.65	22°21'26"	69.27
C17	33.29	20.00	95°22'24"	29.58
C18	102.47	350.00	16°46'28"	102.10



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 APPROVAL THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH 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 WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, 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 WASHINGTON CITY, 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. _____
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors
206 East Fairbanks Suite #4
St. George, Utah 84770
Phone (435) 773-3161
www.bushandgudgell.com



Drawn: PASBBS Date: 08/17/2019
Email: RM
Checked: DGM
Approved: DGM
Scale: 1" = 50'
Job No: 181001

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LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
OF 1
SHEETS
FILE: 191096FF