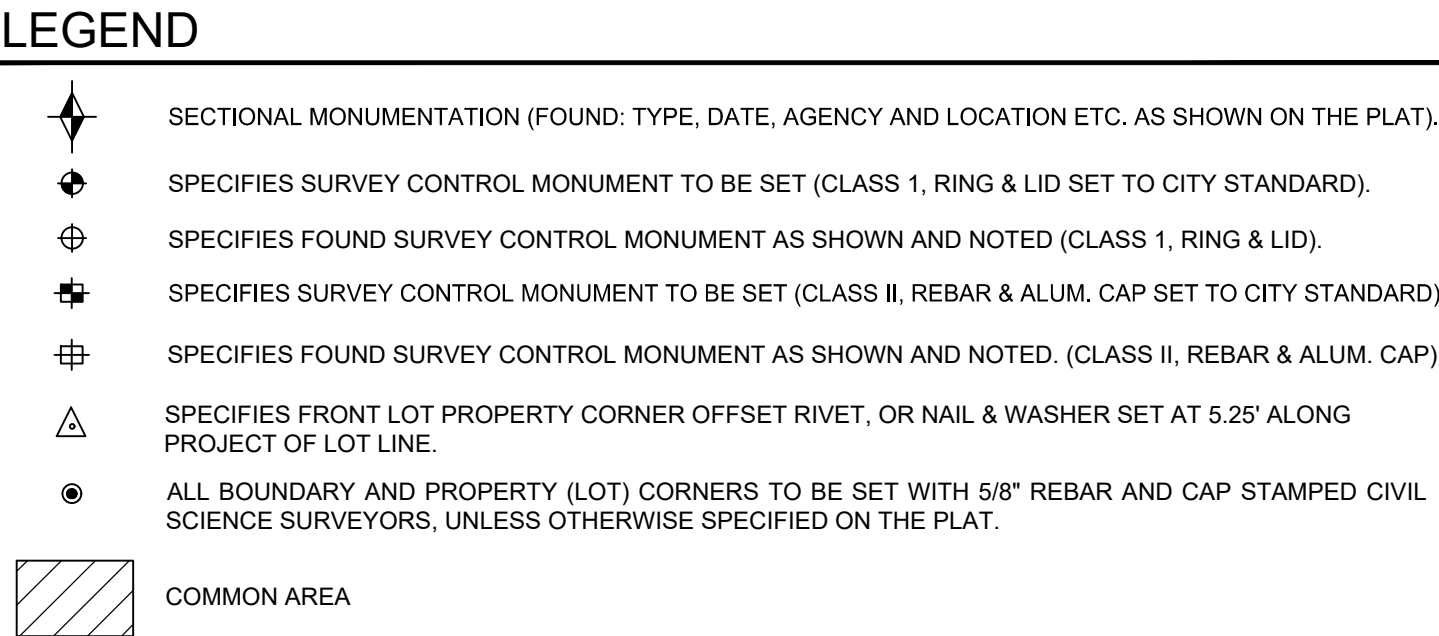




LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	S9° 52' 20.65"W	44.90'
L3	S89° 28' 31.00"E	16.72'
L1	N0° 32' 18.00"E	32.00'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	112.45'	50.00'	Δ 28°15'29" S 26°03'31" W	90.21'
C2	70.40'	50.00'	S 78°39'15" E	64.72'
C3	48.48'	50.00'	55°33'21" N 33°14'00" E	46.60'
C4	29.70'	20.00'	85°04'58" S 47°59'49" W	27.04'
C5	31.41'	20.00'	89°59'11" N 44°28'07" W	28.28'
C6	31.42'	20.00'	90°00'00" N 45°31'29" E	28.28'
C7	70.98'	330.00'	12°19'24" S 84°21'47" W	70.84'
C8	35.72'	20.00'	102°19'24" N 50°38'13" W	31.16'
C9	22.22'	20.00'	63°39'40" N 32°21'19" E	21.10'
C10	24.08'	55.00'	25°04'50" S 51°38'44" W	23.88'
C11	112.83'	55.00'	117°32'25" S 19°39'54" E	94.06'
C12	87.81'	55.00'	91°28'33" N 55°49'36" E	78.78'
C13	35.26'	55.00'	36°44'04" N 8°16'42" W	34.66'
C14	9.48'	20.00'	27°10'13" S 13°03'38" E	9.40'
C15	27.11'	20.00'	77°40'36" S 39°21'47" W	25.98'
C16	58.08'	270.00'	12°19'28" S 84°21'45" W	57.97'
C17	31.42'	20.00'	90°00'00" N 44°28'31" W	28.28'
C18	31.40'	20.00'	89°57'40" S 44°27'21" E	28.27'
C19	31.42'	20.00'	90°00'00" N 45°31'29" E	28.28'
C20	27.30'	330.04'	4°44'19" S 88°09'17" W	27.29'
C21	15.05'	330.04'	2°36'43" S 84°28'46" W	15.04'

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. THEREIN, THAT BY MY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAN AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

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

DATE _____

TRAVIS W. SANDERS, PLS

BEGINNING AT A POINT S 0°89'14" W 1470.14 FEET ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN AND S 8°18'01" E 410.15 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 36, SAID POINT BEING THE NORTHEAST CORNER OF ROADRUNNER RIDGE PHASE 2, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF RUSTLED HILLS PHASE 3, BOTH BEING SUBDIVISIONS OF SAID SECTION 36, THENCE S 89°27'42" E 507.96 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 36, THENCE ALONG THE BOUNDARY OF SAID RUSTLED HILLS PHASE 3 THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE N 8°10'26" E 820.11 FEET, (2) THENCE N 6°49'34" W 30.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 6°49'34" W, (3) THENCE ALONG THE ARC OF SAID CURVE 28.24 FEET THROUGH A CENTRAL ANGLE OF 80°54'14", (4) THENCE N 15°56'20" W 91.12 FEET, TO A POINT ON A 770.00 FOOT RADIUS CURVE TO THE RIGHT, (5) THENCE ALONG THE ARC OF SAID CURVE 8.48 FEET THROUGH A CENTRAL ANGLE OF 80°54'14", (6) THENCE N 15°56'20" W 91.12 FEET, (7) THENCE N 4°02'47" W 107.17 FEET, (8) THENCE N 14°07'55" W 76.33 FEET, (9) THENCE S 78°12'05" W 85.00 FEET, (10) THENCE N 14°17'55" W 115.00 FEET, (11) THENCE N 71°31'26" E 63.47 FEET, (12) THENCE N 13°34'48" W 134.04 FEET, (13) THENCE N 0°52'25" W 230.56 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF RUSTLED HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°27'42" E 373.37 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE WESTERLY BOUNDARY OF MAJESTIC VIEW PHASE II, PLAT A, SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°27'42" E 507.96 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO THE WESTERLY CORNER OF GALLEE HEIGHTS SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°31'29" W 507.96 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170221196, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE N 8°10'26" E 820.11 FEET, (2) THENCE N 6°49'34" W 30.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 38.88 FEET THROUGH A CENTRAL ANGLE OF 72°17'05", (5) THENCE S 83°10'26" W 488.81 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID ROADRUNNER RIDGE PHASE 2, THENCE N 3°56'31" E 12.72 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING.

CONTAINS 609.556 SQ FT OR 13.99 ACRES MORE OR LESS

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

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND 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, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D & G PROPERTY HOLDINGS LLC

(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

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, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF D & G PROPERTY HOLDINGS 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 D & G PROPERTY HOLDINGS 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 SIGNATURE

NOTARY PUBLIC FULL NAME

A NOTARY PUBLIC COMMISSIONED IN UTAH

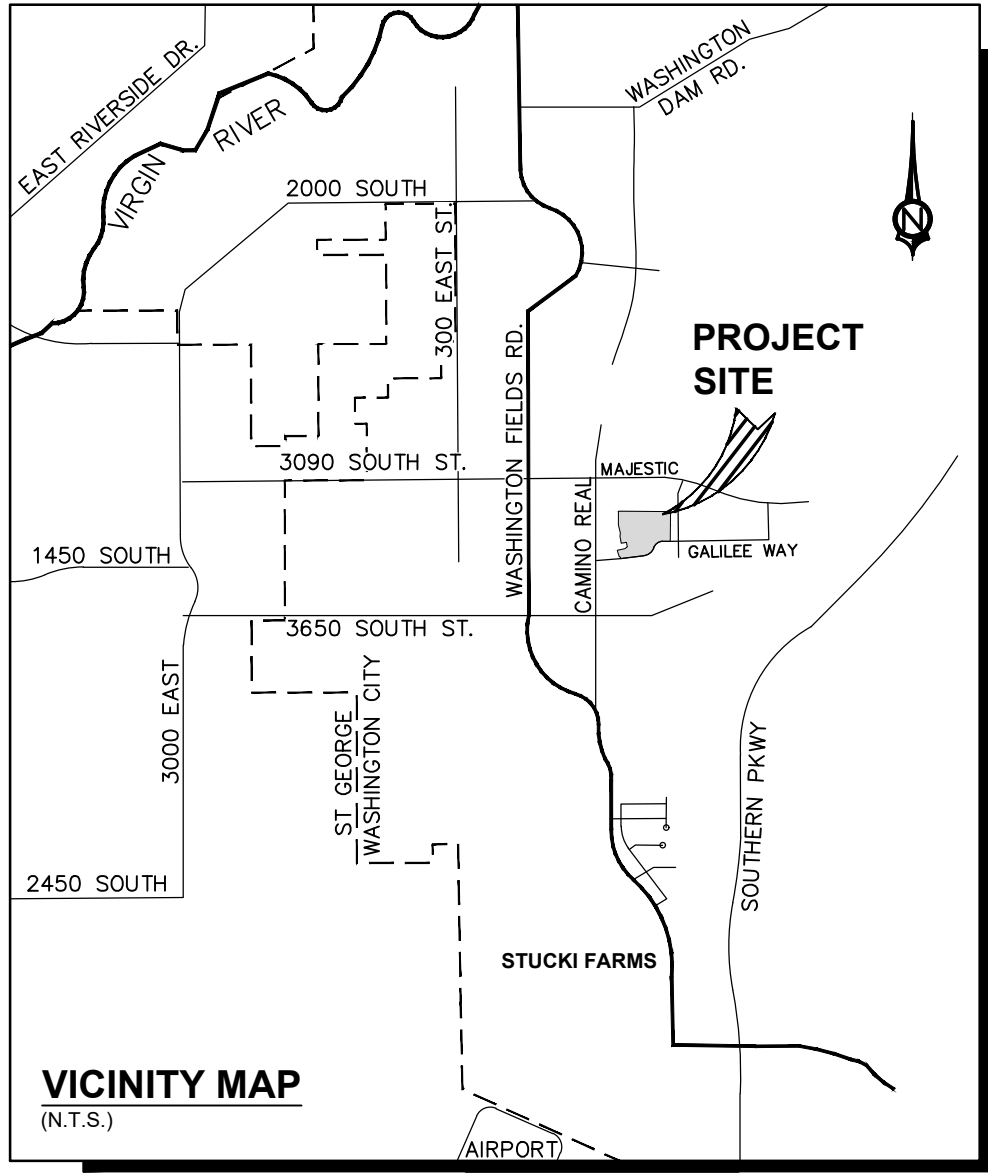
COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

LOCATED IN

SW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

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____.		CITY 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 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.		CHECKED BY: TWS SCALE OF SHEET HOR SCALE: 1" = 60' SHEET 1 OF 2	
PUBLIC WORKS, WASHINGTON CITY		CITY ENGINEER, WASHINGTON CITY		CITY ATTORNEY, WASHINGTON CITY		CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH		ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY		WASHINGTON COUNTY TREASURER		WASHINGTON COUNTY RECORDER			



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. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
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 FEBRUARY 17, 2017. 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.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460. NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR TOWN & COUNTRY BANK, INC., DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: _____

MORTGAGEE 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, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

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

RUSTED HILLS PHASE 4

LOCATED IN
SW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



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

PROJ. #: FF16235.00
DRAWN BY: PJW
DATE: 9/09/2019
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 60'

SHEET
2
OF
2