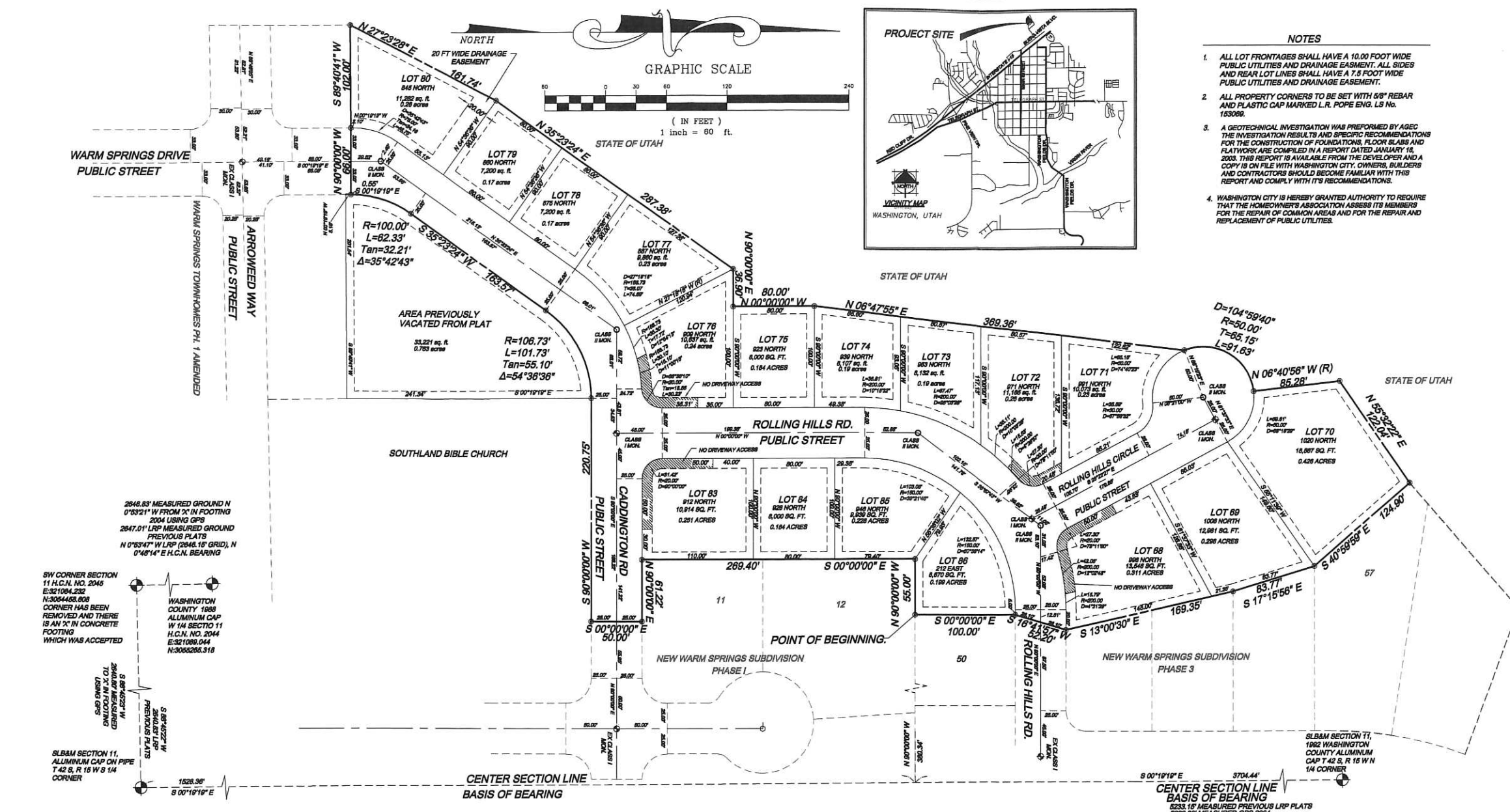




NON DRIVEWAY ACCESS AREA

- LEGEND
- BOUNDARY CORNERS NOT SET
 - BOUNDARY CORNERS SET WITH 5/8" REBAR & CAP
 - SECTION CORNERS AS NOTED
 - CLASS 1 MON.
 - CLASS 2 MON.

REQUIREMENTS FOR NEW LOT 80

1. INSTALLATION OF ALL REQUIRED UTILITIES
2. AN IN DEPTH SOILS REPORT BY A LICENSED GEOTECHNICAL ENGINEER
3. ANY OTHER REQUIREMENT THAT MAY BE NECESSARY BEFORE ANY PERMITS COULD BE ISSUED FOR THE NEWLY CREATED PARCEL.

NARRATIVE:

THE PURPOSED OF THIS AMENDED PLAT IS ADD LOT 80 ON WHAT WAS A COMMON STORM WATER DETENTION POND WHICH HAS BEEN ELIMINATED WITH NO OTHER CHANGES TO PLAT.

- NOTES
1. ALL LOT FRONTS SHALL HAVE A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL SIDES AND REAR LOT LINES SHALL HAVE A 7.5 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT.
 2. ALL PROPERTY CORNERS TO BE SET WITH 5/8" REBAR AND PLASTIC CAP MARKED L.R. POPE ENG. L.S. NO. 153089.
 3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND PLATWORK ARE COMPILED IN A REPORT DATED JANUARY 16, 2023. 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.
 4. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE HOMEOWNERS ASSOCIATION ASSESSES ITS MEMBERS FOR THE REPAIR OF COMMON AREAS AND FOR THE REPAIR AND REPLACEMENT OF PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATE

I, LLOYD RIED POPE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 153089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT ALL ZONING REGULATIONS HAVE BEEN MET AND BY AUTHORIZATION OF THE OWNERS 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 AND PUBLIC STREETS TO BE HEREFTER KNOWN AS:

NEW WARM SPRINGS SUBDIVISION - PHASE 4 AMENDED NO. 2

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 6°19'19" E 3704.44 FEET ALONG THE CENTER SECTION LINE AND N 90°00'00" W 380.34 FEET FROM THE N 1/4 CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN SAID POINT BEING THE SOUTHWEST CORNER OF LOT 80 NEW WARM SPRINGS SUBDIVISION PHASE 3 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND RUNNING THENCE N 90°00'00" W 88.00 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF NEW WARM SPRINGS PHASE 1; THENCE S 0°00'00" W 289.40 FEET ALONG THE BOUNDARY LINE TO THE SOUTHWEST CORNER OF LOT 11 OF NEW WARM SPRINGS PHASE 1; THENCE N 90°00'00" E 61.22 FEET ALONG SAID BOUNDARY; THENCE S 0°00'00" E 60.00 FEET; THENCE S 90°00'00" W 220.75 FEET TO THE POINT OF A 108.73 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 64°58'58" AND 101.73 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 36°23'24" W 183.57 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 36°42'43" AND 62.33 FEET ALONG THE ARC OF SAID CURVE; THENCE S 0°19'19" E 0.88 FEET TO THE END OF THE WARM SPRINGS DRIVE; THENCE N 90°00'00" W 88.00 FEET ALONG THE NORTH END OF WARM SPRINGS DRIVE; THENCE S 88°40'41" W 102.00 FEET; THENCE N 27°23'28" E 181.74 FEET; THENCE N 34°23'24" E 287.33 FEET; THENCE N 90°00'00" E 36.90 FEET; THENCE N 0°00'00" W 80.00 FEET; THENCE N 6°47'55" E 369.36 FEET TO A POINT ON A 60.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS N 86°19'22" E); THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 104°59'40" AND 80.00 FEET; THENCE N 0°00'00" W 88.00 FEET; THENCE N 6°47'55" E 122.04 FEET TO THE MOST WESTERLY CORNER OF LOT 57 NEW WARM SPRINGS PHASE 3; THENCE ALONG SAID WEST BOUNDARY FOR THE FOLLOWING FIVE COURSES: S 40°59'59" E 124.00 FEET; THENCE S 17°15'58" E 83.77 FEET; THENCE S 13°00'30" E 169.35 FEET; THENCE S 16°41'19" W 82.20 FEET; THENCE S 0°00'00" W 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.647 ACRES

LLOYD RIED POPE - PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR NO. 153089

OWNER'S 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 AND PUBLIC STREETS, TO BE HEREFTER KNOWN AS:

NEW WARM SPRINGS SUBDIVISION-PHASE 4 AMENDED NO. 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, AND DOES HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, RESERVING, HOWEVER, TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE AS PUBLIC STREETS AND EASEMENTS HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE NEW WARM SPRINGS SUBDIVISION - PHASE 4, RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2020

WARM SPRINGS DEVELOPMENT, INC.
TROY R. CAMPBELL-PRESIDENT

CORPORATE ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME TROY R. CAMPBELL, WHO BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF WARM SPRINGS DEVELOPMENT INCORPORATED AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC-WASHINGTON COUNTY

NEW WARM SPRINGS SUBDIVISION - PHASE 4 AMENDED NO. 2

A RESIDENTIAL SUBDIVISION LOCATED IN WASHINGTON, UTAH

SECTION 11, T 42 S, R 15 W, SLB & M

CITY ENGINEER'S APPROVAL	APPROVAL OF PLANNING COMMISSION	APPROVAL AS TO FORM	APPROVAL OF PUBLIC WORKS	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	ON THIS _____ DAY OF _____ A.D. 2020, THE PLANNING COMMISSION OF WASHINGTON CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2020.	I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.	WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN ITS MINUTES OF THE MEETING ON THE _____ DAY OF _____ A.D. 2020, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	1340 EAST 180 SOUTH SUITE 15-B ST. GEORGE, UTAH 84790 (PHONE) 435-438-1070 (FAX) lrpope@groups.com L. R. POPE ENGINEERING INC. STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS
DATE _____ WASHINGTON CITY ENGINEER	PLANNING COMMISSION CHAIRMAN _____	WASHINGTON CITY ATTORNEY _____	DATE _____ PUBLIC WORKS	ATTEST: WASHINGTON CITY RECORDER _____ MAYOR OF WASHINGTON CITY _____	FEE \$ _____ WASHINGTON COUNTY RECORDED