

GENERAL NOTES AND RESTRICTIONS

1. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES, 5 FOOT WIDE ALONG ALL SIDE LOT LINES AND 7.5 FOOT ALONG REAR LOT LINES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE TOP OF CURB AT A 5.25' EXTENSION OF PROPERTY LINE FROM FRONT PROPERTY CORNER LOCATION OR AS NOTED.

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED OCTOBER 8, 2014. 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 BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.

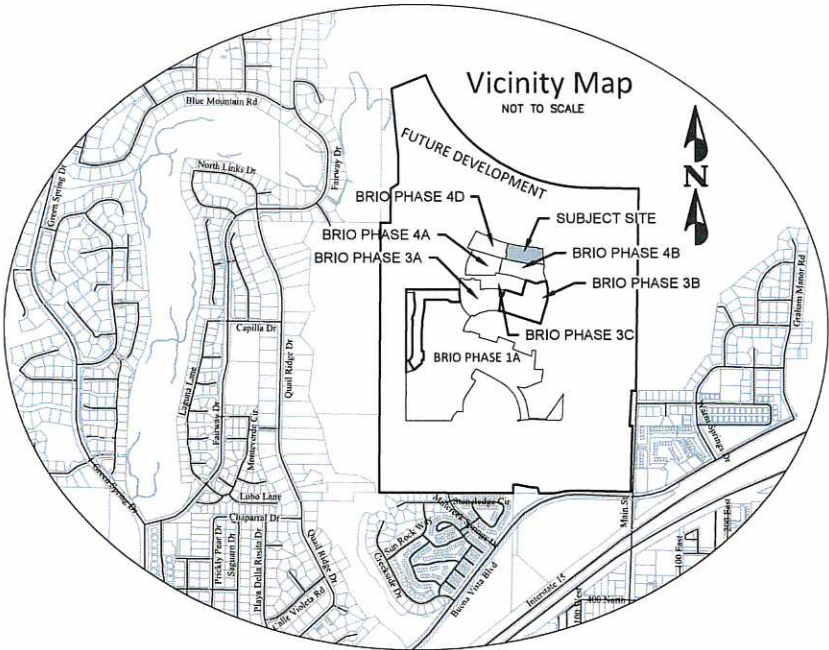
5. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN LANDSCAPING, PRIVATE IMPROVEMENTS AND OPEN SPACE AREAS. WASHINGTON CITY SHALL NOT BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS 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. PUBLIC DRAINAGE IMPROVEMENTS ARE THOSE WITHIN PUBLIC STREETS.

6. ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.

7. ALL DRAINAGE IMPROVEMENTS, INCLUDING DETENTION AREAS ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY, EXCEPT DRAINAGE IMPROVEMENTS WITHIN PUBLIC STREETS. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION, EXCEPT FOR THOSE IMPROVEMENTS WITHIN PUBLIC STREETS, UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY AS PUBLIC.

8. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR STORM DRAINAGE IMPROVEMENTS, OR TO REMEDIATE UNIMPROVED OPEN SPACE CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING LANDSCAPING OR STORM DRAINAGE IMPROVEMENTS.

9. BY RECORDING OF THIS SUBDIVISION PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL OPEN SPACE AREAS FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF PUBLIC UTILITIES AND DRAINAGE IMPROVEMENTS. SAID PUBLIC UTILITIES AND DRAINAGE EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF WASHINGTON CITY TO REQUIRE THE HOMEOWNERS ASSOCIATION TO ASSESS IT'S MEMBERS FOR MAINTENANCE AND REPAIR OF ALL UTILITIES, DRAINAGE AND LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES. WASHINGTON CITY WILL PROVIDE NOTICE TO THE HOMEOWNERS ASSOCIATION PRIOR TO USE OF OPEN SPACE AREAS FOR INSTALLATION OF UTILITIES OR DRAINAGE IMPROVEMENTS.



SHEET SUMMARY

SHEET #1 COVER SHEET
SHEET #2 FINAL PLAT DETAIL DRAWINGS

LEGAL DESCRIPTION

BEGINNING AT A POINT 50°20'24"W. 131.07 FEET ALONG THE SECTION LINE AND EAST 220.18 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 4B SUBDIVISION FILED AS DOCUMENT NO. 2019000047 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N14°06'51"E. 103.76 FEET TO A POINT ON A 2205.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N13°36'25"E. THENCE NORTHWESTERLY 20.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'24", THENCE N14°07'49"E. 143.00 FEET TO A POINT ON A 2062.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N14°07'49"E. THENCE SOUTHEASTERLY 455.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'38", THENCE S85°01'24"E. 19.50 FEET TO A POINT ON A 502.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N85°01'24"W. THENCE SOUTHWESTERLY 12.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°28'16", THENCE S83°33'06"E. 19.50 FEET; THENCE S89°02'41"E. 64.75 FEET; THENCE S0°57'29"W. 128.77 FEET; THENCE S11°23'48"W. 25.00 FEET; THENCE S78°36'12"E. 3.40 FEET; THENCE S11°23'48"W. 25.00 FEET TO A POINT ON A 1025.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N11°23'48"E; THENCE SOUTHEASTERLY 26.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°30'25", THENCE S9°52'26"W. 66.54 FEET TO A POINT ON THE BOUNDARY OF SAID BRIO PHASE 4B SUBDIVISION, THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: N82°23'33"W. 150.00 FEET; THENCE S7°36'27"W. 23.82 FEET; THENCE N79°16'23"W. 339.04 FEET; THENCE N78°40'31"W. 50.77 FEET; THENCE N77°21'37"W. 50.75 FEET; THENCE N75°53'09"W. 16.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.360 ACRES.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS AND EASEMENTS HEREAFTER KNOWN AS:

BRIO - PHASE 4C

8/14/20

DATE:



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 AND EASEMENTS TO BE HEREAFTER KNOWN AS:

BRIO - PHASE 4C

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES 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, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "BRIO PHASE - 1A" DATED AUGUST 7, 2015, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO. 20150028404 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

OWNER:

RREF II-JFH BRILLO, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: RREF II-JFH BRILLO MEMBER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: RIALTO REAL ESTATE FUND II, LP,
A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER

BY: RIALTO PARTNERS GP II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: _____
SENIOR OFFICER: COREY M. OLSEN
TITLE: VICE PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF FLORIDA } s.s.
COUNTY OF DADE

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME COREY M. OLSEN, WHO BEING DULY SWORN SAYS THAT HE IS VICE PRESIDENT OF RREF II-JFH BRILLO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HEREDON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF RREF II-JFH BRILLO, LLC AND HE ACKNOWLEDGED TO ME THAT RREF II-JFH BRILLO, LLC EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTARY COMMISSIONED IN MIAMI, DADE COUNTY, FLORIDA
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

FINAL PLAT
BRIO - PHASE 4C
A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

R&B SURVEYING, INC.

257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

PUBLIC WORKS APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2020	THE HEREDON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2020.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 2020.	ON THIS THE _____ DAY OF _____, A.D. 2020, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY WASHINGTON CITY.	WE, THE MAYOR AND THE 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. 2020, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2020 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
WASHINGTON CITY PUBLIC WORKS	WASHINGTON CITY ENGINEER	WASHINGTON CITY ATTORNEY	WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	ATTEST: CITY RECORDER WASHINGTON CITY MAYOR WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NW COR SEC 11,
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
HCN #2044



W 1/4 COR SEC 11
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
HCN #2045
MON REF P-142-15

BASIS OF BEARING
S07°20'24"W
2566.07'
131.07'

EAST
220.18'

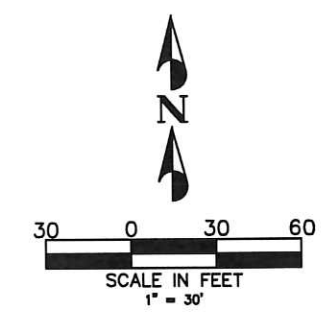
2434.95'

SW COR SEC 11
T42S, R15W, SLB&M
FOUND R&B SURVEYING
REBAR & CAP
HCN #2046
MON REF R-17-42-15



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.00'	2155.00'	1°21'22"
C2	51.00'	2062.00'	1°25'02"
C3	51.00'	2062.00'	1°25'02"
C4	51.00'	2155.00'	1°21'22"
C5	0.82'	2155.00'	0°01'19"
C6	51.00'	2062.00'	1°25'02"
C7	51.00'	2062.00'	1°25'02"
C8	65.00'	2062.00'	1°48'22"
C9	51.00'	2062.00'	1°25'02"
C10	51.00'	2062.00'	1°25'02"
C11	84.63'	2062.00'	2°21'05"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	22.16'	482.50'	2°37'51"
C13	10.55'	512.20'	1°10'48"
C14	33.10'	22.00'	86°12'40"
C15	36.01'	22.00'	93°47'20"
C16	30.09'	20.00'	86°12'40"
C17	24.55'	15.00'	93°47'20"
C18	32.07'	2205.00'	0°50'00"
C19	53.00'	2205.00'	1°22'38"
C20	104.02'	2180.00'	2°44'02"
C21	10.16'	502.00'	1°09'34"



LEGEND

- R&B SURVEYING REBAR AND CAP L.S. NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- △ CONCRETE ANCHOR SET IN TOP OF CURB AT 5.25' EXTENSION OF LOT LINE FROM FRONT LOT CORNER LOCATION OR AS NOTED
- ◆ SECTION MONUMENT AS NOTED
- ◆ CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
- ◆ CLASS 2 MONUMENT (REBAR & ALUMINUM CAP)
- ◆ EXISTING CLASS 1 MONUMENT



FUTURE DEVELOPMENT

FINAL PLAT
BRIO - PHASE 4C

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 11,
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