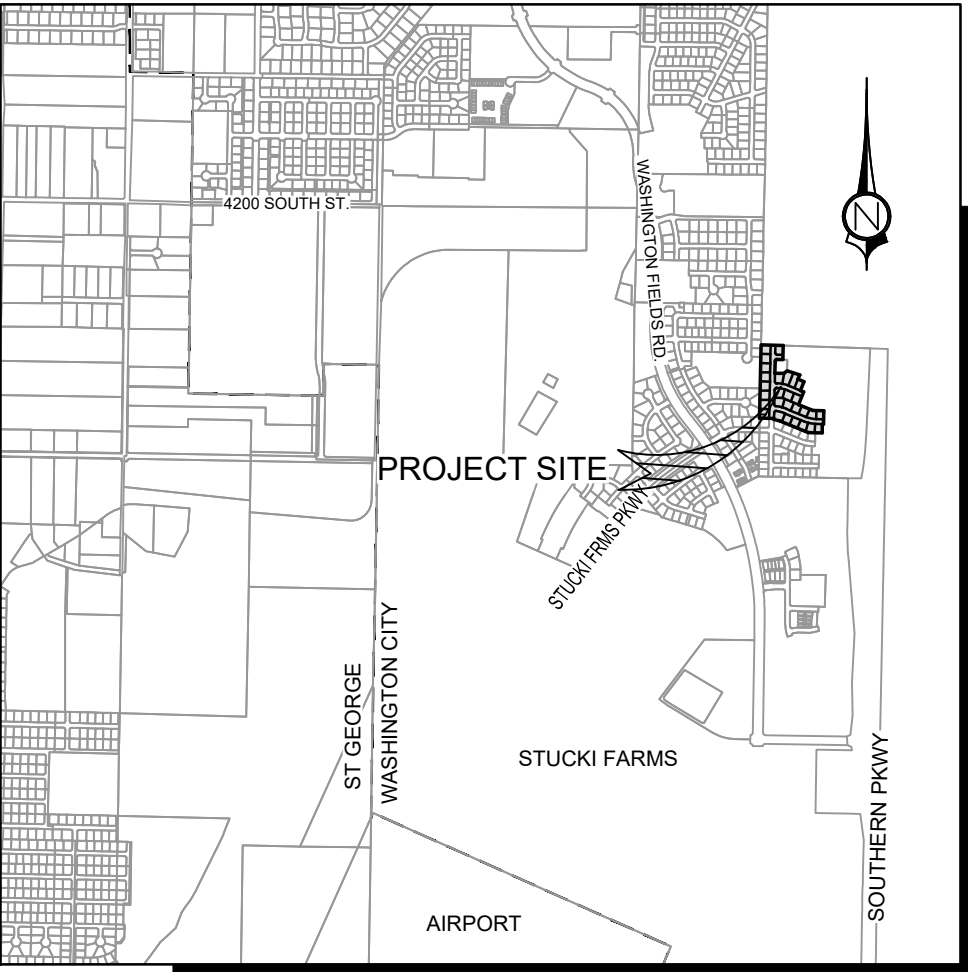
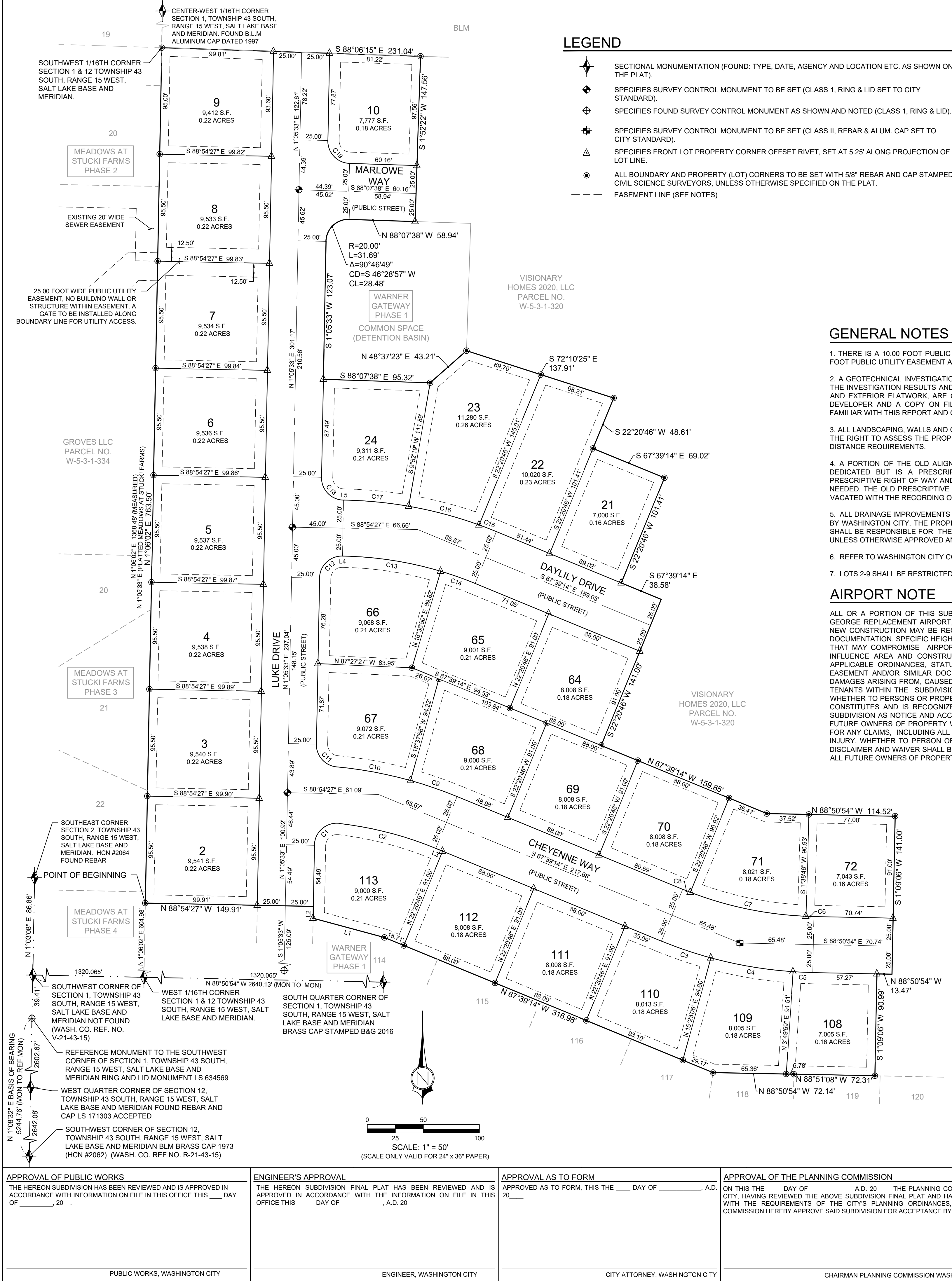




VICINITY MAP

(1" = 2000')

GENERAL NOTES

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. GTS PROJECT NO. 18510. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED AUGUST 10, 2016. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
4. A PORTION OF THE OLD ALIGNMENT OF WASHINGTON FIELDS ROAD GOES THROUGH THIS PLAT. THIS ROAD WAS NOT DEDICATED BUT IS A PRESCRIPTIVE RIGHT OF WAY. WASHINGTON FIELDS ROAD HAS BEEN REALIGNED AND THE PRESCRIPTIVE RIGHT OF WAY AND ALL OTHER ASSOCIATED EASEMENTS AND RIGHTS THROUGH THIS PLAT ARE NO LONGER NEEDED. THE OLD PRESCRIPTIVE RIGHT OF WAY AND ALL OTHER ASSOCIATED EASEMENTS ARE THEREFORE ABANDON AND VACATED WITH THE RECORDING OF THIS PLAT.
5. ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY.
6. REFER TO WASHINGTON CITY CODE 9-88-6 FOR CURRENT SETBACK RESTRICTIONS.
7. LOTS 2-9 SHALL BE RESTRICTED TO A SINGLE LEVEL HOME AS PER CONDITION PLACED UPON SUBDIVISION BY CITY COUNCIL.

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.

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	33.36'	20.00'	95°33'53"	S 48°52'29" W
C2	88.99'	325.00'	15°41'20"	N 75°29'54" W
C3	46.67'	375.00'	7°07'52"	S 71°13'10" E
C4	74.49'	375.00'	11°22'55"	S 80°28'34" E
C5	17.55'	375.00'	2°40'53"	S 87°30'27" E
C6	7.05'	325.00'	1°14'32"	S 88°13'38" E
C7	105.87'	325.00'	18°39'48"	S 78°16'27" E
C8	7.31'	325.00'	1°17'19"	S 68°17'53" E
C9	43.94'	375.00'	6°42'50"	N 71°00'39" W
C10	67.06'	375.00'	10°14'45"	N 78°29'26" W
C11	29.92'	20.00'	85°42'21"	S 41°45'38" E
C12	31.42'	20.00'	90°00'00"	S 46°05'33" W
C13	88.04'	325.00'	15°31'17"	N 81°08'49" W
C14	32.51'	325.00'	5°43'56"	N 70°31'12" W
C15	16.56'	375.00'	2°31'49"	N 68°55'09" W
C16	65.08'	375.00'	9°56'37"	N 75°09'22" W
C17	57.46'	375.00'	8°48'47"	N 84°31'04" W
C18	31.42'	20.00'	90°00'00"	S 43°54'27" E
C19	31.14'	20.00'	89°13'11"	S 43°31'03" E

WARNER GATEWAY PHASE 3

SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

WASHINGTON COUNTY - WASHINGTON, UTAH

SURVEYOR'S CERTIFICATE

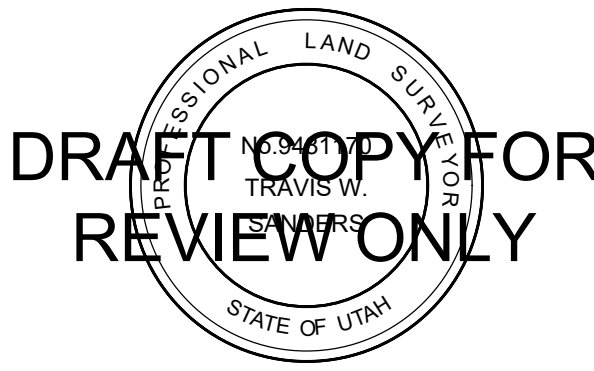
I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17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

WARNER GATEWAY PHASE 3

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

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°50'54" W 1320.065 FEET ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE WEST 1/16TH CORNER OF SAID SECTION 1, AND N 1°06'02" E 604.98 FEET ALONG THE WEST 1/16TH LINE OF SAID SECTION 1, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 1, AND RUNNING THENCE N 1°06'02" E 763.50 FEET, CONTINUING ALONG SAID 1/16TH LINE, TO THE SOUTHWEST 1/16TH CORNER OF SAID SECTION 1; THENCE S 88°06'15" E 231.04 FEET; THENCE S 1°52'22" W 147.56 FEET; THENCE N 88°07'38" W 58.94 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.69 FEET THROUGH A CENTRAL ANGLE OF 90°46'49"; THENCE S 1°05'33" W 123.07 FEET; THENCE S 88°07'38" E 95.32 FEET; THENCE N 48°37'23" E 43.21 FEET; THENCE S 72°10'25" E 137.91 FEET; THENCE S 22°20'46" W 48.61 FEET; THENCE S 67°39'14" E 69.02 FEET; THENCE S 22°20'46" W 101.41 FEET; THENCE S 67°39'14" E 38.58 FEET; THENCE S 22°20'46" W 141.00 FEET; THENCE S 67°39'14" E 159.85 FEET; THENCE S 88°50'54" E 114.52 FEET; THENCE S 1°09'06" W 141.00 FEET; THENCE N 88°50'54" W 13.47 FEET; THENCE S 1°09'06" W 90.99 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF WARNER GATEWAY PHASE 1, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES, (1) N 88°51'08" W 72.31 FEET, (2) THENCE N 88°50'54" W 72.14 FEET, (3) THENCE N 67°39'14" W 316.98 FEET, (4) THENCE N 74°54'58" W 65.91 FEET, (5) THENCE N 1°05'33" E 10.66 FEET, (6) THENCE N 88°54'27" W 149.91 FEET, TO THE POINT OF BEGINNING.

CONTAINS 329,806 SQ FT OR 7.57 ACRES MORE OR LESS

OWNER'S DEDICATION

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, HOA COMMON SPACE, PUBLIC ROADS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

WARNER GATEWAY PHASE 3

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. ALL LOTS, HOA COMMON SPACE, PUBLIC ROADS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON 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 FOR WARNER GATEWAY SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 19TH DAY OF SEPTEMBER, 2016, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

VISIONARY HOMES 2020, LLC

(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

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, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF VISIONARY HOMES 2020, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF VISIONARY HOMES 2020, 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

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 74°54'58" W	65.91'
L2	S 1°05'33" W	10.66'
L3	N 67°39'14" W	6.59'
L4	N 88°54'27" W	0.99'
L5	N 88°54'27" W	0.99'

WARNER GATEWAY PHASE 3

LOCATED IN

SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF20164.00
DRAWN BY:	BLWP/JW
DATE:	9/19/2020
CHECKED BY:	TWS
SCALE OF SHEET	HOR SCALE: 1" = 50'
SHEET	1
OF	1