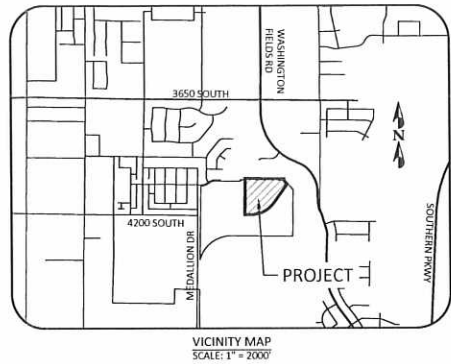
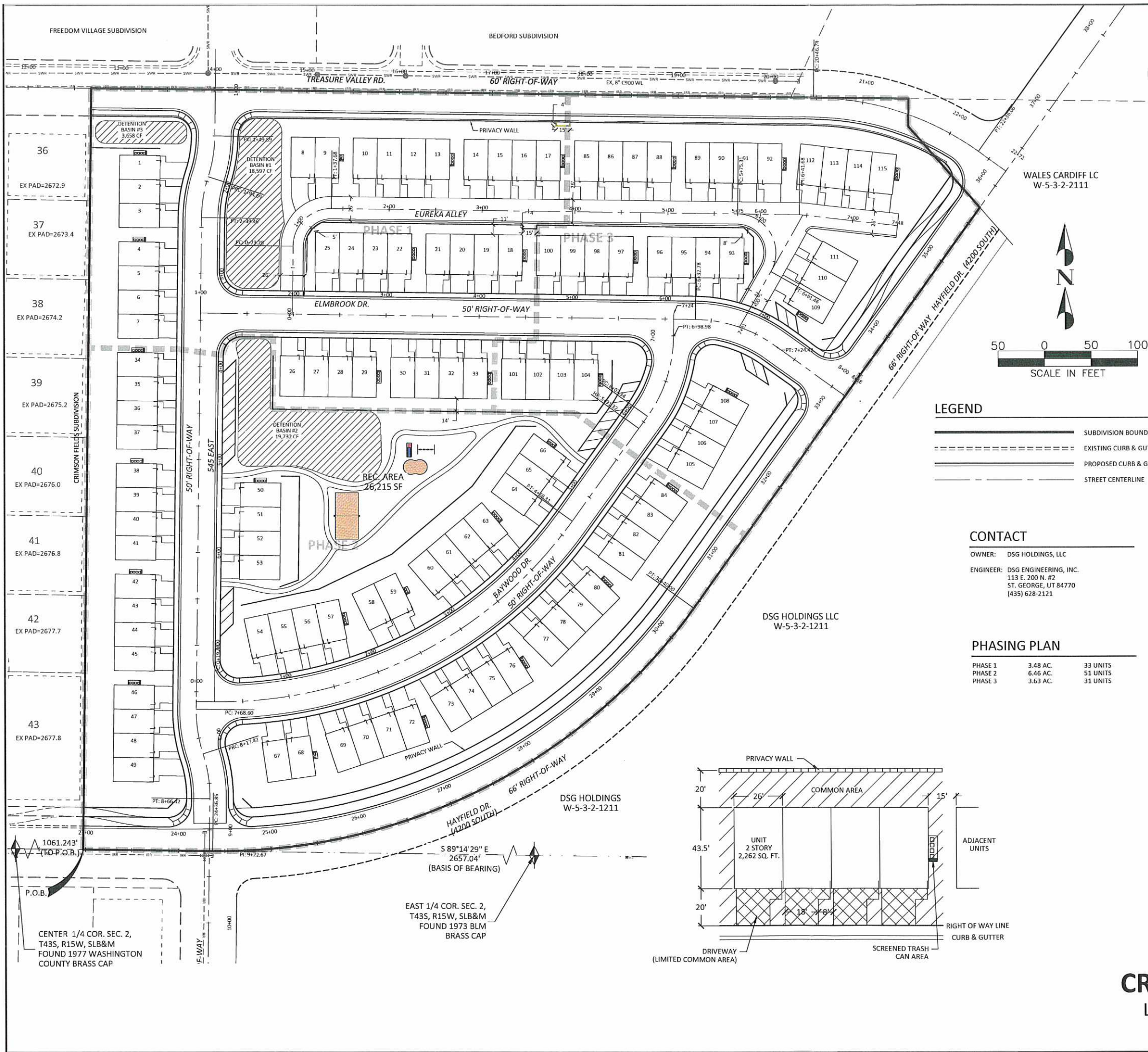




LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 89°14'29" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1061.243 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), AND RUNNING THENCE NORTH 00°44'19" EAST 819.587 FEET; THENCE SOUTH 89°15'41" EAST 880.761 FEET; THENCE SOUTH 0°43'54" WEST 30.050 FEET; THENCE SOUTH 41°14'38" EAST 116.370 FEET; THENCE SOUTH 35°43'48" WEST 531.239 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 628.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°01'43", A DISTANCE OF 603.150 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°14'29" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 139.263 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.567 ACRES

SITE DATA:

CURRENT GENERAL PLAN: MHD
CURRENT ZONE: PUD
AREA: 13.57 ACRES
UNITS: 115
DENSITY: 8.47 DU/AC

OPEN SPACE/Common Area Provided: 4.97 ACRES (37%)
RECREATION SPACE REQUIRED: 23,000 SF (1000 SF + 200 SF PER UNIT OVER 5 UNITS)
RECREATION SPACE PROVIDED: 26,301 SF

DETENTION REQ'D: 59,440 CU. FT.
DETENTION PROVIDED: 59,440 CU. FT.

IMPERVIOUS AREA: 8.60 ACRES (63%)

PARKING REQUIRED: 23 (1 STALL PER 5 UNITS)
PARKING PROVIDED: 24

AMENITIES:
1. PLAYGROUND
2. TOT LOT
3. SAND VOLLEYBALL COURT
4. WALKING PATHS

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 OVER FLIGHT, 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 AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S).

WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSE 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.

LEGEND

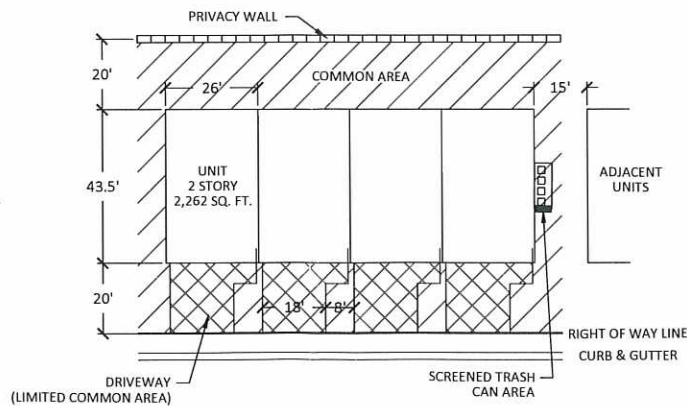
- SUBDIVISION BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- STREET CENTERLINE

CONTACT

OWNER: DSG HOLDINGS, LLC
ENGINEER: DSG ENGINEERING, INC.
113 E. 200 N. #2
ST. GEORGE, UT 84770
(435) 628-2121

PHASING PLAN

PHASE 1	3.48 AC.	33 UNITS
PHASE 2	6.46 AC.	51 UNITS
PHASE 3	3.63 AC.	31 UNITS



Amended Preliminary Plat for
CRIMSON PARK TOWNHOMES
Located in Section 2, Township 43 South,
Range 15 West, SLB&M



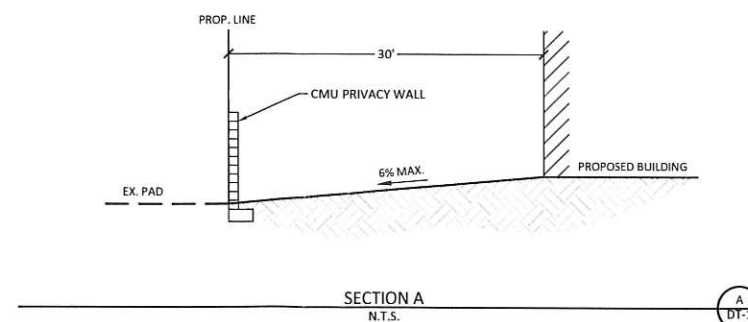
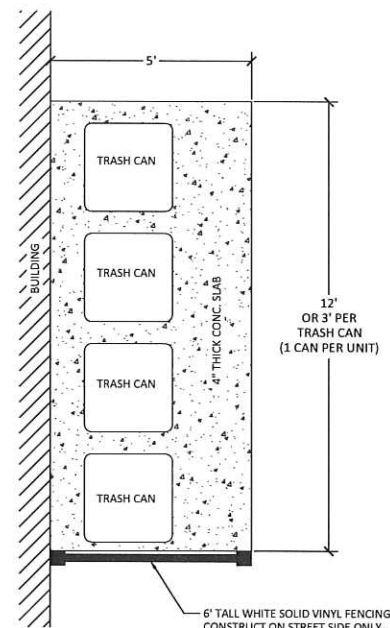
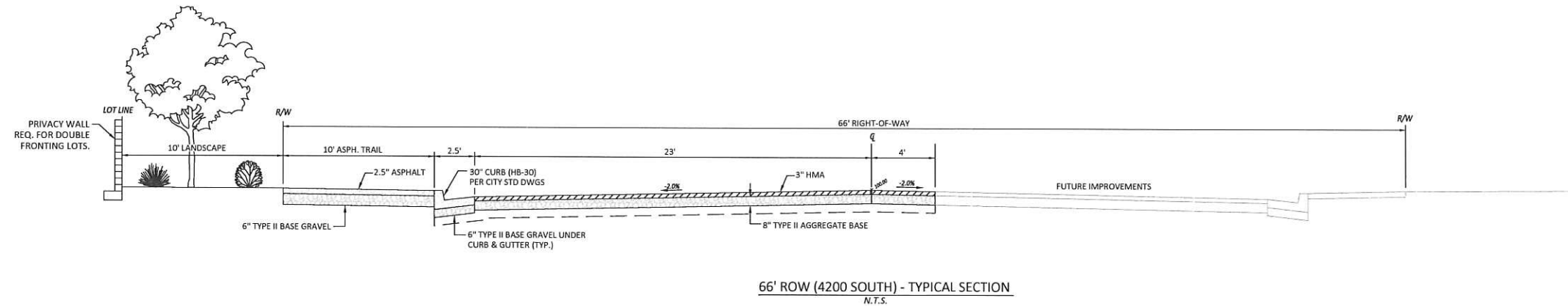
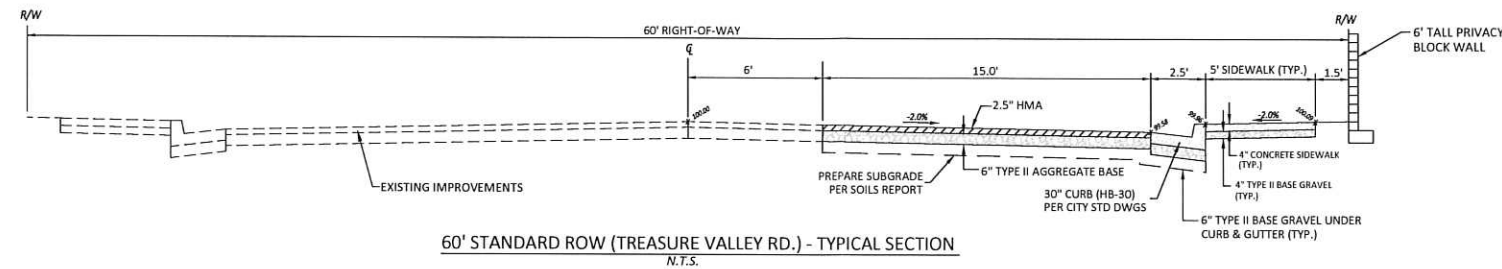
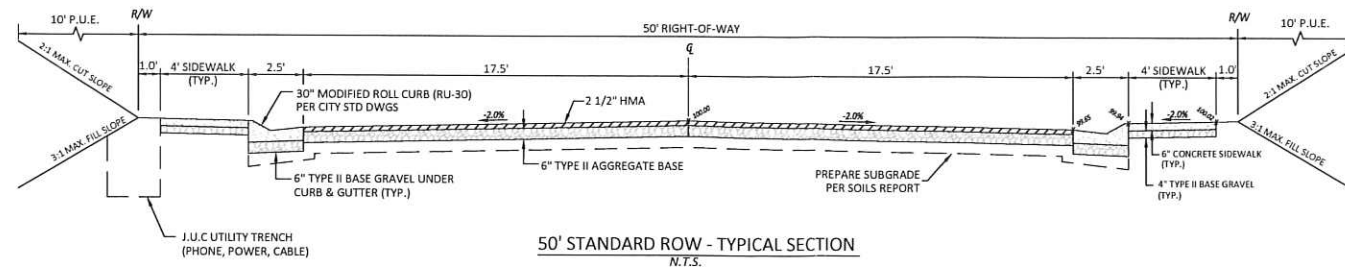
NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: **CRIMSON PARK SUBDIVISION**
WASHINGTON CITY, UTAH
SHEET NAME: **AMENDED PRELIMINARY PLAT**

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEB 2021
PM:	SK
DRAWN BY:	SK
DESIGNED BY:	SK
CHECKED BY:	SK
PROJECT NO.:	18-019
SCALE:	1"=50'
SHEET NUMBER:	P-1

[illegible]

PROJECT NAME: **CRIMSON PARK
SUBDIVISION**
WASHINGTON CITY, UTAH

SHEET NAME: **AMENDED PRELIMINARY PLAT**

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

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SCALE :	1"=50'

SHEET NUMBER :

P-3

3 OF 3 TOTAL