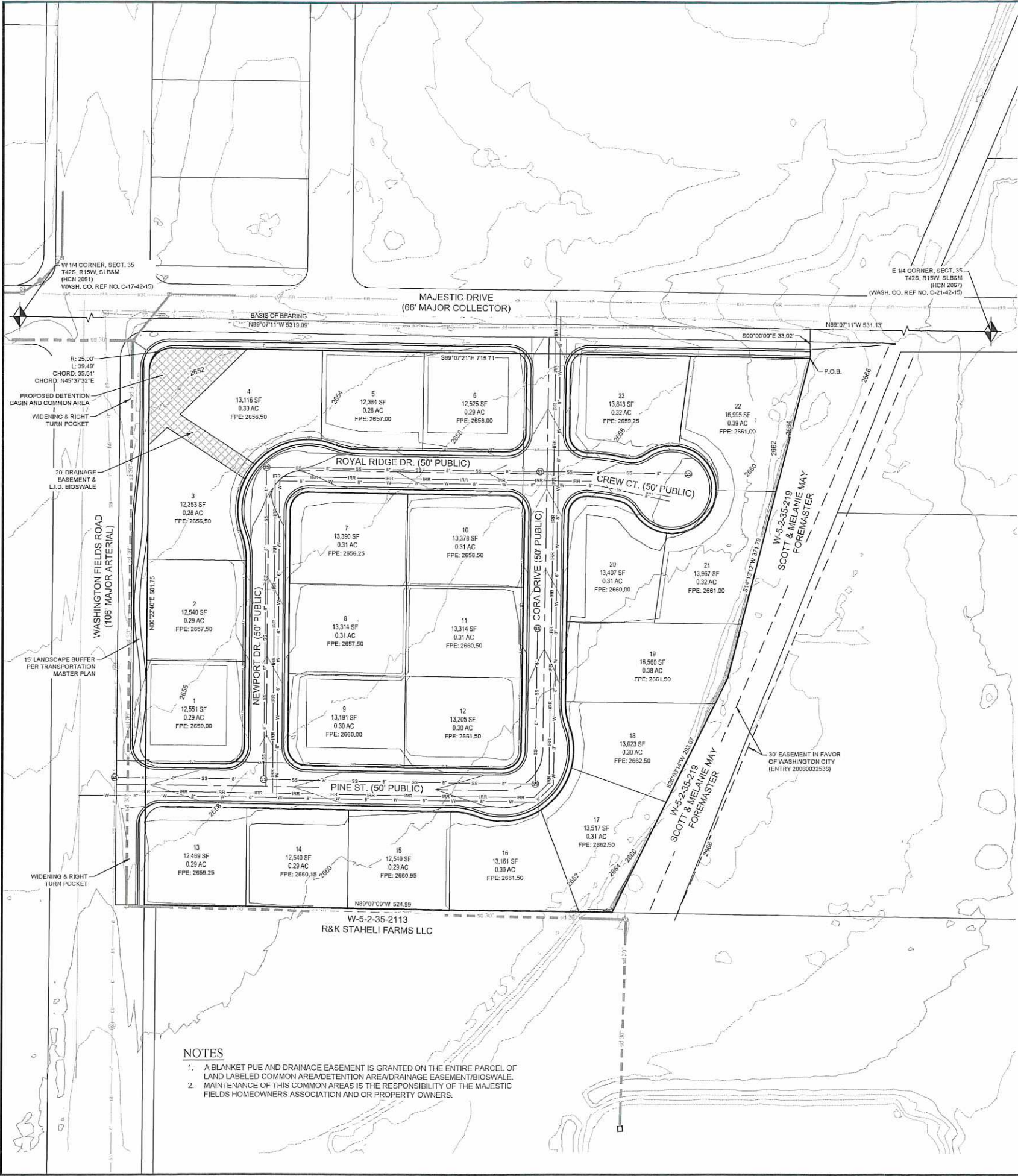




NOTES

1. A BLANKET PUE AND DRAINAGE EASEMENT IS GRANTED ON THE ENTIRE PARCEL OF LAND LABELED COMMON AREA/DETENTION AREA/DRAINAGE EASEMENT/BIOSWALE.
2. MAINTENANCE OF THIS COMMON AREAS IS THE RESPONSIBILITY OF THE MAJESTIC FIELDS HOMEOWNERS ASSOCIATION AND OR PROPERTY OWNERS.

PRELIMINARY PLAT OF
MAJESTIC FIELDS
JANUARY, 2021

PLAT DATA

LOCATION: LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH EAST OF WASHINGTON FIELDS ROAD AND SOUTH OF MAJESTIC DRIVE (3090 SOUTH)

PARCEL ID: W-5-2-35-216 AND W-5-2-35-217

ZONING: R1-10

PARCEL AREA: 9.36 ACRES

PLATTED AREA: 9.36 ACRES

TOTAL LOTS: 23

BENCHMARK: CLASS 1 MONUMENT AT INTERSECTION OF WASHINGTON FIELDS ROAD & MAJESTIC DRIVE (3090 S.). MONUMENT ELEV = 2550.48

LID APPROACH: DISCONNECT IMPERVIOUS AREAS ON INDIVIDUAL LOTS AND CONSTRUCT A BIOSWALE BETWEEN THE PRIMARY STORM OUTFALL AND THE DETENTION BASIN.

ACCESS MGMT: SPACING BETWEEN ROADWAY #1 AND MAJESTIC DRIVE = 540' (500' REQ'D)

LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°07'11" WEST, 531.13 FEET ALONG THE CENTER SECTION LINE AND SOUTH, 33.02 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF MAJESTIC DRIVE (3090 SOUTH), A PUBLIC ROADWAY, RUNNING THENCE SOUTH 14°13'12" WEST, 371.79 FEET; THENCE SOUTH 26°03'14" WEST 293.07, THENCE SOUTH 89°07'09" WEST 524.99 FEET MORE OR LESS TO THE EAST LINE OF WASHINGTON FIELDS ROAD, THENCE NORTH 00°22'40" EAST 601.75 FEET ALONG SAID EAST LINE TO A POINT ON A TANGENT CURVE TO THE RIGHT, CHORD BEARS NORTH 45°37'32" EAST 35.51 FEET, THENCE 39.49 FEET ALONG SAID CURVE TO A POINT ON THE SOUTH LINE OF MAJESTIC DRIVE, THENCE SOUTH 89°07'21" EAST 715.71 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

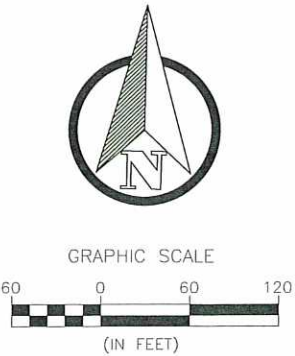
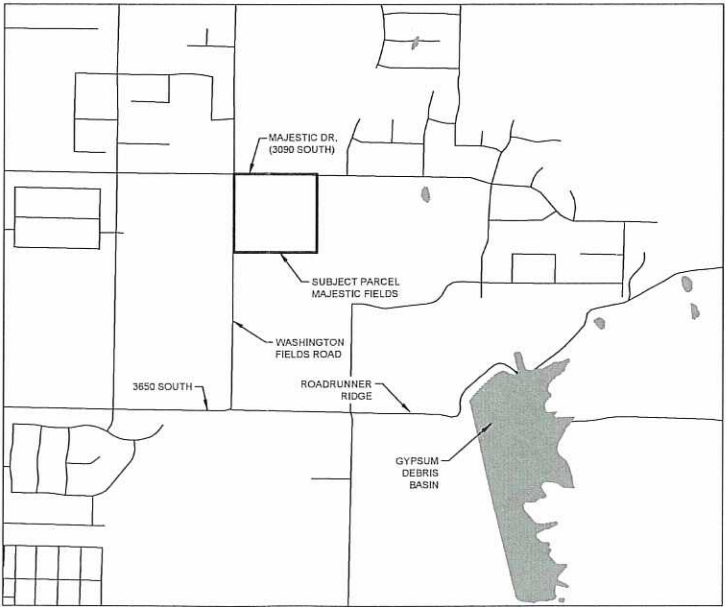
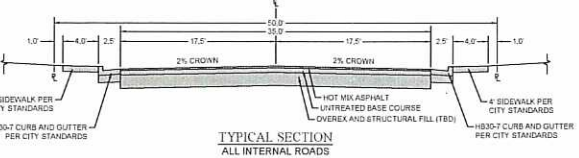
AIRPORT NOTE

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.

CONTACT INFORMATION

OWNER	JOSH B. FOREMASTER, MARETT F. LOPERENA, AND MCKAYLE F. HATCH MARETT LOPERENA 435-229-8330 mloperena2@gmail.com
ENGINEER	MAINLINE ENGINEERING LLC TAYLOR RICKS 435-669-2251 tricks@mainline-eng.com
DEVELOPER	IMMACULATE HOMES KYLE CLARK 435-363-6768 kyle@buildimmaculate.com



PROJECT		MAJESTIC FIELDS		DATE	DRAWN BY	CHECKED BY			
				1/29/21	TAR	PBG			
CLIENT		N/A		1/29/21 <i>Jaylon Reeves</i> PROFESSIONAL ENGINEER					
PROJ. #		21-005							
SHEET		PRELIMINARY PLAT							
NAME									