

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 OF LOTS. CONCRETE ANCHOR TO BE PLACED IN THE TOP OF CURB AT A 0.25' EXTENSION OF LOT 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 COMPLIED 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 ON ALL COMMON, LIMITED COMMON, OPEN SPACE, PRIVATE STREET AREAS AND PRIVATE DRIVES 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.

10. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".



SHEET SUMMARY

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N0°20'24"E, 1062.15 FEET ALONG THE SECTION LINE AND EAST, 675.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION FILED AS DOCUMENT NO. 20200066370 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; RUNNING THENCE ALONG THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION THE FOLLOWING THREE (3) COURSES: S87°05'40"E, 5.01 FEET; THENCE N89°20'57"E, 39.00 FEET; THENCE N83°21'19"E, 81.98 FEET TO A POINT ON THE BOUNDARY OF BRIO-PHASE 3E SUBDIVISION FILED AS DOCUMENT NO. 20190034440 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF BRIO-PHASE 3E SUBDIVISION THE FOLLOWING EIGHT (8) COURSES; N76°28'39"E, 20.87 FEET; THENCE S51°9'04"E, 58.12 FEET; THENCE S8°52'22"W, 106.44 FEET; THENCE S6°05'05"W, 27.43 FEET; THENCE S26°51'34"W, 72.37 FEET; THENCE S51°0'57"E, 59.74 FEET; THENCE S3°45'23"W, 46.45 FEET; THENCE S87°56'29"E, 28.22 FEET TO A POINT ON THE BOUNDARY OF PARCEL 2 DESCRIBED IN VACATION ORDINANCE NO. 2018-28 FILED AS DOCUMENT NO. 20180048085 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION; THENCE ALONG SAID VACATION BOUNDARY AND BRIO PHASE 1-A SUBDIVISION THE FOLLOWING TWO (2) COURSES: S7°49'42"W, 99.31 FEET; THENCE S68°38'43"W, 87.68 FEET; THENCE LEAVING THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING SIX (6) COURSES: N84°21'43"W, 190.75 FEET; THENCE N5°25'01"E, 104.48 FEET; THENCE N28°54'56"E, 82.31 FEET; THENCE N28°46'35"E, 149.85 FEET TO THE POINT OF CURVE OF A 273.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 140.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°25'37"; THENCE N0°39'03"W, 16.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.183 ACRES.

MORTGAGEE CONSENT TO RECORD

WE, M & T BANK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: CANNON GERSTNER
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF _____ }
COUNTY OF _____ } S.S

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED

BEFORE ME CANNON GERSTNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF M & T BANK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF 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.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF _____
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

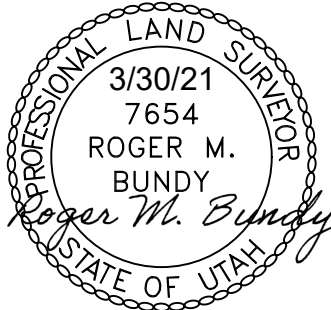
SURVEYOR'S CERTIFICATE

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, PRIVATE STREETS, OPEN SPACE AND EASEMENTS HEREAFTER KNOWN AS:

BRIO - PHASE 3G

3/30/21

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, PRIVATE STREETS, OPEN SPACE AND EASEMENTS TO BE HEREAFTER KNOWN AS:

BRIO - PHASE 3G

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 _____, 2021.

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: _____
TONY DEL GRIPPO
TITLE: MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME TONY DEL GRIPPO, WHO BEING DULY SWORN SAYS THAT HE IS MANAGING MEMBER OF RIALTO PARTNERS GP II, LLC, GENERAL PARTNER OF RIALTO REAL ESTATE FUND, II, LP, SOLE MEMBER OF RREF II-JFH BRILLO, LLC, MANAGER OF RREF II-JFH BRILLO, LLC, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE LLC, BY APPROPRIATE AUTHORITY, AND THAT THE DOCUMENT WAS THE ACT OF LLC FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF _____
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

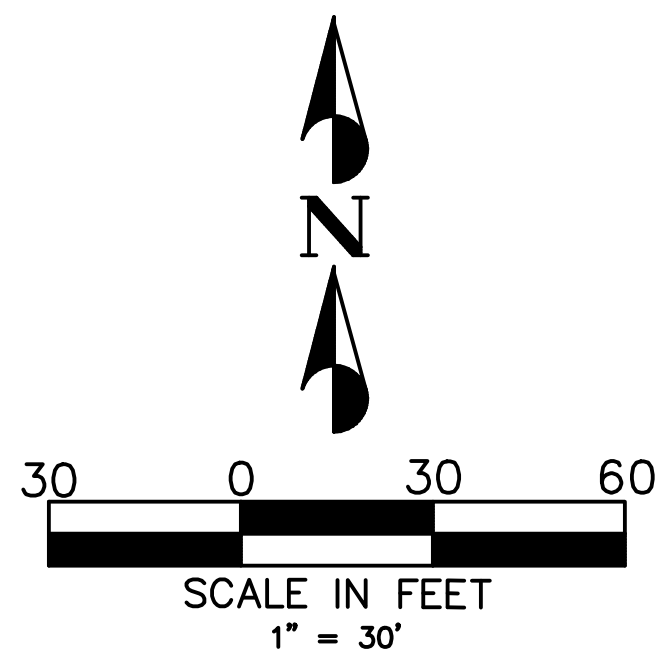
FINAL PLAT
BRIO - PHASE 3G

A RESIDENTIAL SUBDIVISION LOCATED IN THE
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 HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2021	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2021.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 2021.	ON THIS THE _____ DAY OF _____, A.D. 2021, 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. 2021, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 2021 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



LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- CONCRETE ANCHOR SET IN THE TOP OF CURB AT 0.25' EXTENSION OF LOT LINE FROM FRONT PROPERTY CORNER LOCATION OR AS NOTED
- SECTION MONUMENT AS NOTED
- CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
- EXISTING CLASS 1 MONUMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT (SEE NOTE 1 ON SHEET 1)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	36.22'	317.50'	6°32'13"
C2	40.00'	317.50'	7°13'07"
C3	40.00'	317.50'	7°13'07"
C4	40.00'	317.50'	7°13'07"
C5	6.84'	317.50'	1°14'03"
C6	29.69'	21.00'	80°59'54"
C7	49.64'	52.50'	54°10'40"
C8	41.25'	52.50'	45°00'50"
C9	41.25'	52.50'	45°00'50"
C10	41.99'	52.50'	45°49'52"
C11	65.02'	52.50'	70°57'43"
C12	154.08'	300.00'	29°25'37"

BASIS OF BEARING
N072024°E 2647.05' (MEA) 2646.73' (GRID) 2647.06' (HCN GROUND) 1062.15'

S.W. COR. SEC. 11,
T42S, R15W, SLB&M
R&B SURVEYING
REBAR AND CAP
H.C.N. #2046
COUNTY REF. R-17-42-15

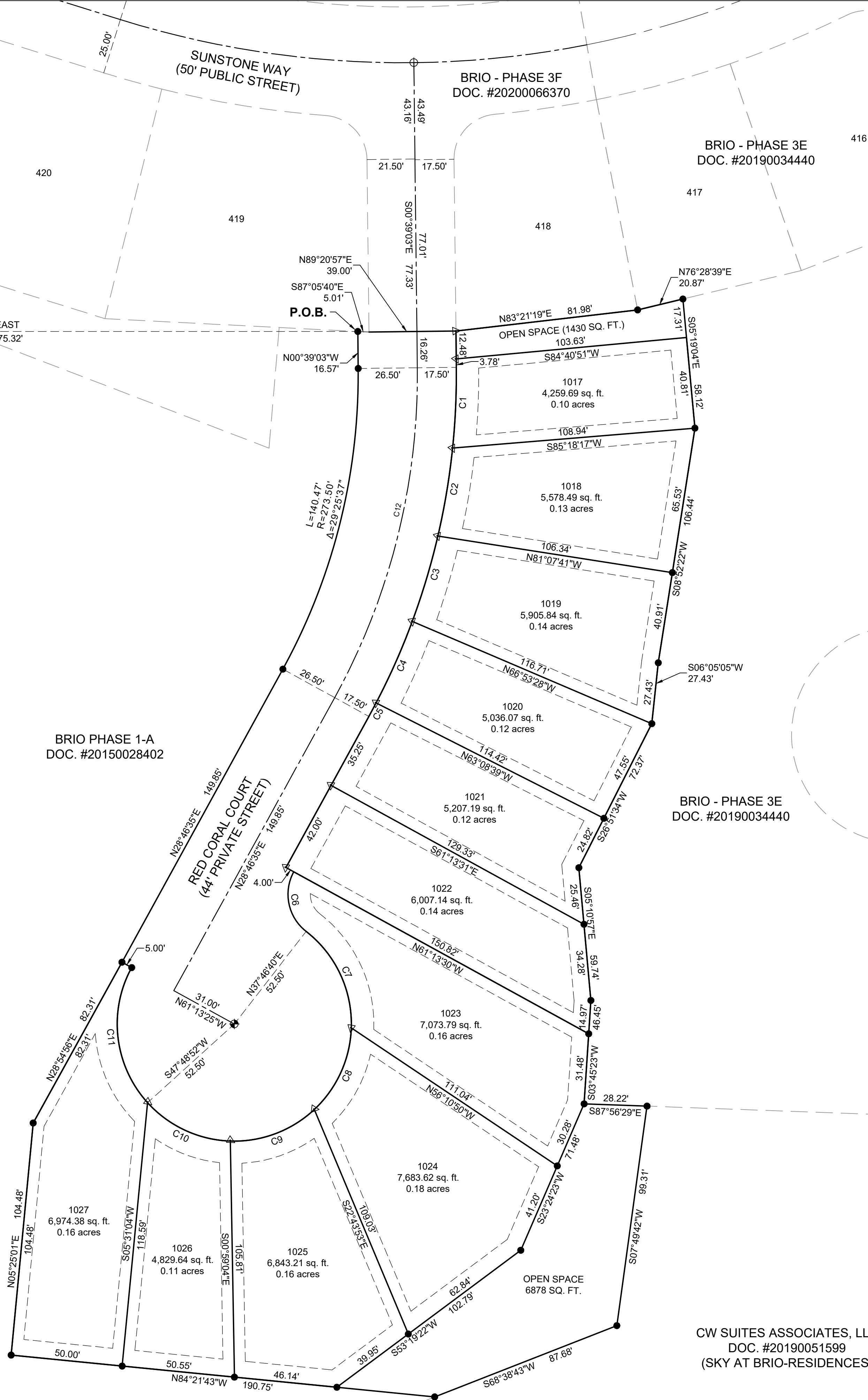
N.W. COR. SEC. 11,
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
H.C.N. #2044
COUNTY REF. #V-17-42-15

REFERENCE MONUMENT
TO W. 1/4 COR. SEC. 11
T42S, R15W, SLB&M
CLASS 1 MONUMENT
ON SECTION LINE BETWEEN THE
W. 1/4 COR. AND N.W. COR.
SEC. 11, T42S, R15W, SLB&M
AT CENTER LINE OF CAMINO OSO

W. 1/4 COR. SEC. 11, T42S, R15W, SLB&M
FOUND 1988 WASH. CO. ALUMINUM CAP
REMOVED DURING CONSTRUCTION
(FALLS IN LOT)
H.C.N. #2045
COUNTY REF. #P-1-42-15

BRIO PHASE 1-A
DOC. #20150028402

BRIO PHASE 1-A
DOC. #20150028402



CW SUITES ASSOCIATES, LLC
DOC. #20190051599
(SKY AT BRIO-RESIDENCES)

BRIO - PHASE 3E
DOC. #20190034440

BRIO - PHASE 3F
DOC. #20200066370

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FINAL PLAT
BRIO - PHASE 3G

A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M