

CENTER-WEST 1/16TH CORNER SECTION 1,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN.
(FOUND 1997 B.L.M. ALUM. CAP)
(WASH. CO. REF. NO. X-22-43-15)

SOUTHWEST 1/16TH CORNER
SECTION 1 & 12 TOWNSHIP 43
SOUTH, RANGE 15 WEST, SALT
LAKE BASE AND MERIDIAN.
(NOT FOUND)

N 1°05'33" E 1388.48' (MEASURED)
N 1°05'33" E 1388.48' (MEASURED)
N 1°05'33" E 1388.48' (MEASURED)
N 1°05'33" E 1388.48' (MEASURED)

BASIS OF BEARING
S 1°05'33" W 524.76'
(MONUMENT TO
REFERENCE MONUMENT)

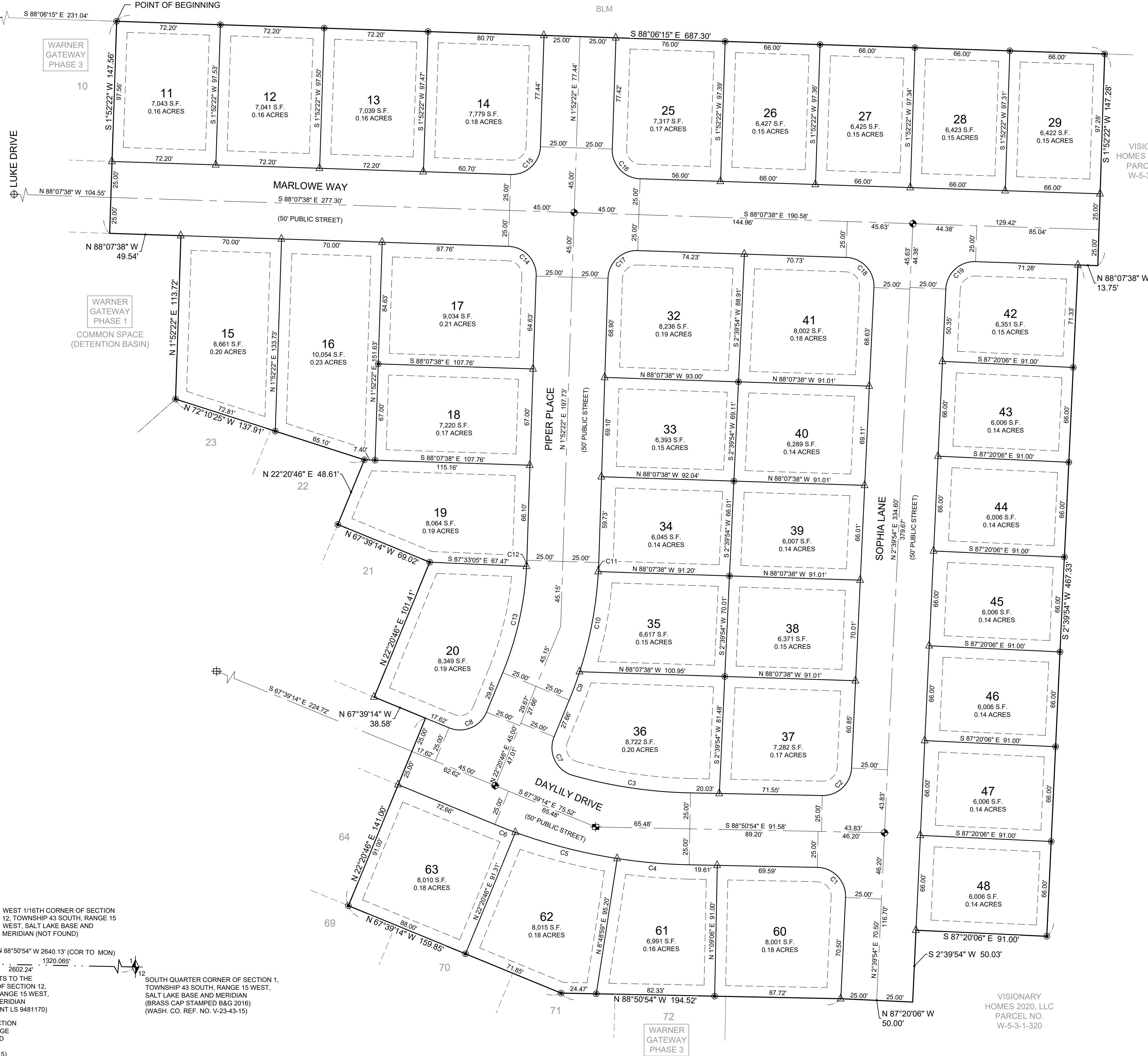
WEST 1/16TH CORNER OF SECTION
12, TOWNSHIP 43 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND
MERIDIAN (NOT FOUND)

REFERENCE MONUMENTS TO THE
NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
(RING AND LID MONUMENT LS 9481170)

NORTHWEST CORNER OF SECTION
12, TOWNSHIP 43 SOUTH, RANGE
15 WEST, SALT LAKE BASE AND
MERIDIAN (NOT FOUND)
(WASH. CO. REF. NO. V-21-43-15)

REFERENCE MONUMENTS TO THE
NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
(RING AND LID MONUMENT LS 634569)

SOUTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP 1973, HCN #2062
14 (WASH. CO. REF. NO. R-21-43-15)



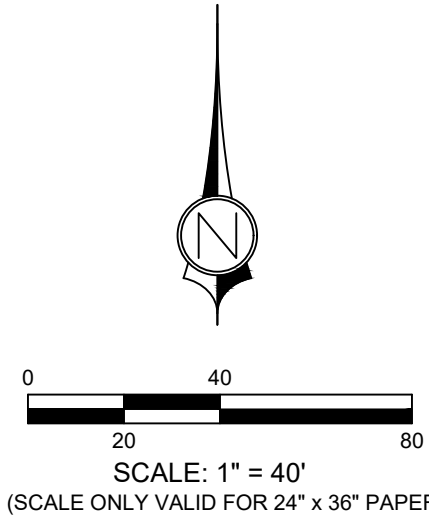
VISIONARY
HOMES 2020, LLC
PARCEL NO.
W-5-3-1-320

VISIONARY
HOMES 2020, LLC
PARCEL NO.
W-5-3-1-320



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.94'	20.00'	91°30'48"	N 43°05'30" W	28.66'
C2	30.89'	20.00'	88°29'12"	N 46°54'30" E	27.91'
C3	82.89'	325.00'	14°36'44"	S 81°32'32" E	82.66'
C4	50.17'	375.00'	7°39'53"	S 85°00'57" E	50.13'
C5	73.21'	375.00'	11°11'07"	S 75°35'27" E	73.09'
C6	15.34'	375.00'	2°20'40"	S 68°49'34" E	15.34'
C7	33.71'	20.00'	96°34'55"	S 25°56'42" E	29.86'
C8	31.42'	20.00'	90°00'00"	N 67°20'46" E	28.28'
C9	20.98'	275.00'	4°22'17"	N 20°09'37" E	20.98'
C10	71.01'	275.00'	14°47'43"	N 10°34'37" E	70.82'
C11	6.27'	275.00'	1°18'24"	N 2°31'34" E	6.27'
C12	4.25'	225.00'	1°05'00"	N 2°24'52" E	4.25'
C13	76.14'	225.00'	19°23'24"	N 12°39'04" E	75.78'
C14	31.42'	20.00'	90°00'00"	N 43°07'38" W	28.28'
C15	31.42'	20.00'	90°00'00"	N 46°52'22" E	28.28'
C16	31.42'	20.00'	90°00'00"	S 43°07'38" E	28.28'
C17	31.42'	20.00'	90°00'00"	S 46°52'22" W	28.28'
C18	31.69'	20.00'	90°47'32"	N 42°43'52" W	28.48'
C19	31.14'	20.00'	89°12'28"	S 47°16'08" W	28.09'

- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SECTIONAL MONUMENTATION (NOT FOUND)
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP).
 - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, SET AT 5.25' ALONG PROJECTION OF LOT LINE.
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)



WARNER GATEWAY PHASE 4

LOCATED IN
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.	ENGINEER'S APPROVAL 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. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	APPROVAL OF THE PLANNING COMMISSION ON THIS THE ____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED No.
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER
						WASHINGTON COUNTY RECORDER
						CHECKED BY: TWS SCALE OF SHEET HOR SCALE: 1" = 50'
						SHEET 1 OF 2

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



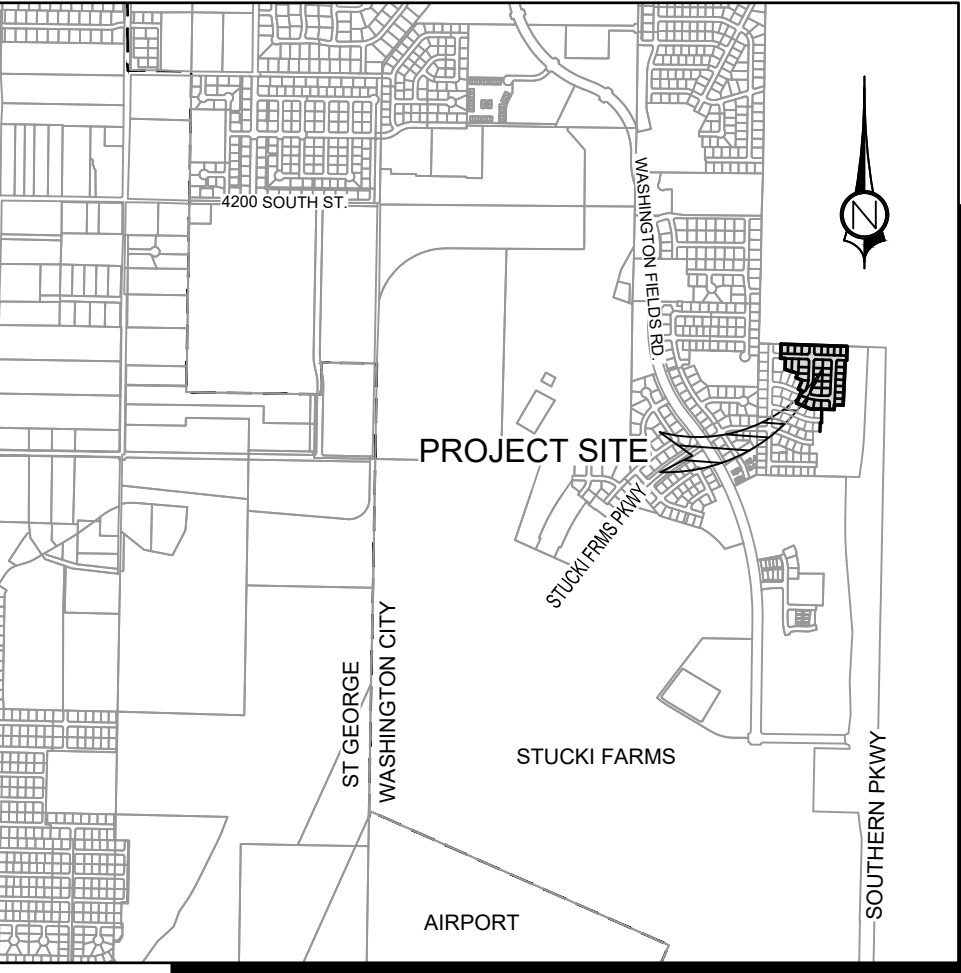
WARNER GATEWAY PHASE 4
LOCATED IN
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

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. 18619. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED AUGUST 6, 2020. 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. 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.
5. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
6. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
7. REFER TO WASHINGTON CITY CODE 9-8B-6 FOR CURRENT SETBACK RESTRICTIONS.
8. STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, DOCUMENT NO. 20160019194

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.



VICINITY MAP
(1" = 2000')

SURVEYOR'S CERTIFICATE

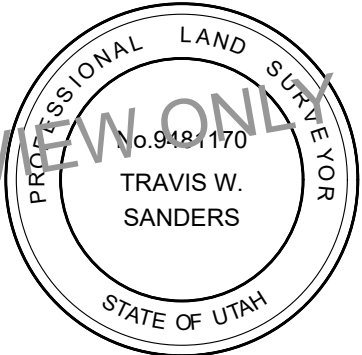
I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 8481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 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 4

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°00'02" E 1308.48 FEET ALONG THE WEST 1/16TH LINE OF SAID SECTION 1, AND S 88°06'15" E 231.04 FEET ALONG THE SOUTH 1/16TH LINE OF SAID SECTION 1, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 1, POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, WARNER GATEWAY PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 88°06'15" E 687.30 FEET CONTINUING ALONG SAID SOUTH 1/16TH LINE; THENCE S 1°52'22" W 147.28 FEET; THENCE N 88°07'38" W 13.75 FEET; THENCE S 2°39'54" W 467.33 FEET; THENCE N 87°20'06" W 91.00 FEET; THENCE S 2°39'54" W 50.03 FEET; THENCE N 87°20'06" W 50.00 FEET; THENCE N 88°50'54" W 194.52 FEET, TO A POINT ON THE BOUNDARY OF SAID WARNER GATEWAY PHASE 3 SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES, (1) N 67°39'14" W 159.85 FEET, (2) THENCE N 22°20'46" E 141.00 FEET, (3) THENCE N 67°39'14" W 38.58 FEET, (4) THENCE N 22°20'46" E 101.41 FEET, (5) THENCE N 67°39'14" W 69.02 FEET, (6) THENCE N 22°20'46" E 48.61 FEET, (7) THENCE N 72°10'25" W 137.91 FEET, (8) THENCE N 1°52'22" E 113.72 FEET, (9) N 88°07'38" W 49.54 FEET, (10) THENCE N 1°52'22" E 147.56 FEET, TO THE POINT OF BEGINNING.

CONTAINS 356,027 SQ FT OR 8.17 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 4

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 AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WARNER GATEWAY SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 4TH DAY OF JANUARY, 2021, 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 OWNER'S 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

WARNER GATEWAY PHASE 4

LOCATED IN

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

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



WARNER GATEWAY PHASE 4

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: 1-19-2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET

2

OF

2