

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL ENGINEERING NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR FLAGGING, CAUTION SIGNS AND PUBLIC SAFETY ON ALL ADJACENT STREETS, CONSTRUCTION SITE, AND CONSTRUCTION CROSSINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY AND OSHA/MSHA SAFETY STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL CONSTRUCTION STAKES.
4. CONTRACTOR SHALL STRIP, STOCKPILE, PROTECT, AND SAVE ALL TOPSOIL.
5. CONTRACTOR SHALL BE RESPONSIBLE TO RESEED ALL DISTURBED AREAS WITH APPROVED SEED MIX.
6. BACKFILL SHALL BE COMPACTED TO AVERAGE 96% MODIFIED PROCTOR DENSITY WITH NO DENSITY LESS THAN 95% OF MODIFIED PROCTOR DENSITY, ACCORDING TO AASHTO T-180.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AND FUGITIVE DUST CONTROL MEASURES.
8. CONTRACTOR SHALL INSTALL FILTERXX SEDIMENT CONTROL ABOVE AND ADJACENT TO ALL DISTURBED AREAS.
9. CONTRACTOR SHALL INSTALL FILTERXX SEDIMENT CONTROL ADJACENT TO ALL EXISTING CATCH BASIN INLETS.
10. CONTRACTOR SHALL SLOPE ALL EXCAVATIONS TO AN ANGLE OF REPOSE OF MATERIAL BEING EXCAVATED OR USE BRACING OR SHORING.
11. IF ADDITIONAL AREA IS NEEDED FOR STAGING OR STOCKPILING OF MATERIAL, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR AN AGREED UPON SITE.

GENERAL NOTES:

- 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT TOOUERVILLE STANDARDS, UDOT STANDARDS AND SPECIFICATIONS, AND THE APWA LATEST EDITION.
2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT TOOUERVILLE FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER.
A. REGULATORY AGENCIES/ WATER: TOOUERVILLE TOWN (435) 635-1094 CONTACT: CAROL POGUE
SEWER: ASH CREEK S.S.D. (435) 635-2348 CONTACT: DARWIN HALL
B. OWNERS: KENT HEIDEMAN 155 W. TELEGRAPH WASHINGTON, UT 84780
VAN KLEINMAN P.O. BOX 451 TOOUERVILLE, UT 84774
C. ENGINEER: NOLTE ASSOCIATES, INC. 1870 NORTH MAIN STREET, SUITE 102 CEDAR CITY, UTAH, 84720 (801) 743-1300 (801) 743-0300 FAX CONTACT: CURT MCGUISTON, P.E./JAMES BACKMAN
D. POWER COMPANY: ROCKY MOUNTAIN POWER (435) 888-3709 CONTACT: TOM SHIRLEY
E. GAS COMPANY: QUESTAR GAS (435) 674-6116 CONTACT: BECKY MARCHAL
F. TELEPHONE COMPANY: QWEST (435) 673-9639 CONTACT: ZACH MATHEWS

- 3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED.

- 7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM TOOUERVILLE, IRON CO., AND/OR UDOT.
8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY TOOUERVILLE.
11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR TOOUERVILLE.
13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
14) THE CONTRACTOR AGREES THAT:
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
16) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL.
17) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT.
18) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
19) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
20) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES.
21) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.
22) GENERAL NOTE: FOR ALL GENERAL CONSTRUCTION INFORMATION NOT SPECIFIED ABOVE REFER TO THE TOOUERVILLE CITY STANDARDS.
23) GENERAL NOTE: CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO TOOUERVILLE PRIOR TO CONSTRUCTION FOR APPROVAL.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH TOOUERVILLE STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

UNDERGROUND UTILITIES:

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE.
4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED.
5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF TOOUERVILLE FOR 11-20 LOAD REQUIREMENTS.
6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF TOOUERVILLE.
7) THE CONTRACTOR SHALL NOTIFY NOLTE ASSOCIATES, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION.
8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

SURFACE IMPROVEMENTS:

- 1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING.
2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING.
4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH APWA DIVISION 34 AND THE REQUIREMENTS OF TOOUERVILLE.

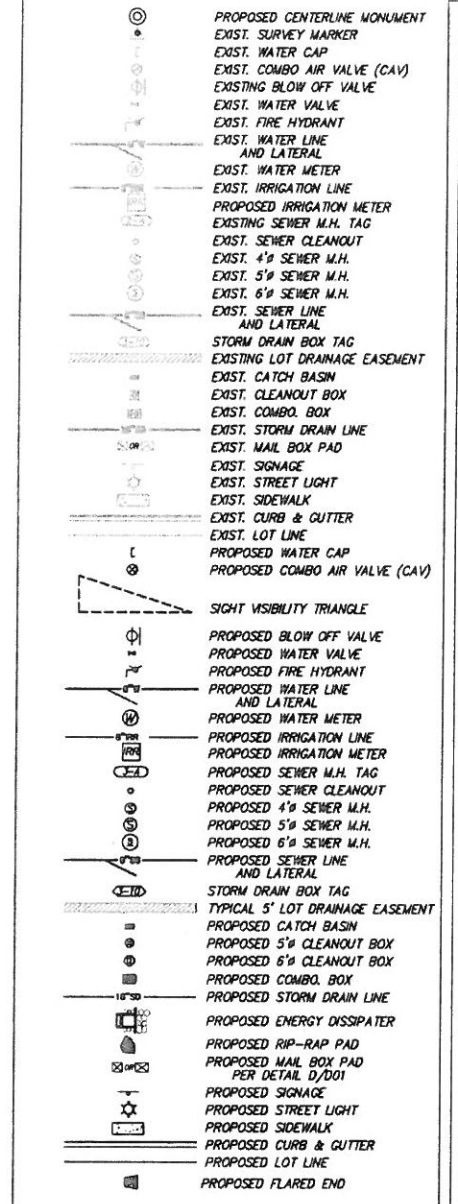
ROADWAY MATERIALS:

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY GEM ENGINEERING COPYRIGHT 2006 AND AS OUTLINED BY THE TOOUERVILLE REQUIREMENTS.

ABBREVIATION:

Table listing abbreviations and their meanings: APWA AMERICAN PUBLIC WORKS ASSOC., AC ASPHALTIC CONCRETE, APPR. APPROXIMATELY, ARV AIR RELEASE VALVE, B BOUNDARY, BVC BEGIN VERTICAL CURVE, BRG BEARING, BW BOTTOM OF WALL, CB CATCH BASIN, CL OR CENTERLINE, CMP CORRUGATED METAL PIPE, C.O.B. CLEANOUT BOX, C.C.C. CONCRETE, DET DETAIL, DIA DIAMETER, DIP DUCTILE IRON PIPE, DIST DISTRICT, DWG DRAWING, EA EACH, EG EXISTING GRADE, EP EDGE OF PAVEMENT, EOV END OF VERTICAL CURVE, ELEV ELEVATION, ESMT EASEMENT, EXIST. EXISTING, EXP. EXPIRATION, FF FINISH FLOOR, FH FIRE HYDRANT, FIN FINISH, FL FLOWLINE, FT FEET, GB GRADE BREAK, HP HIGH POINT, HORIZ HORIZONTAL, HYD HYDRANT, ID INSIDE DIAMETER, I.E. INVERT ELEVATION, IRR IRRIGATION, L LENGTH, L.F. LINEAR FEET, LP LOW POINT, MAX MAXIMUM, MH MANHOLE, MN MINIMUM, N NORTH, NIC NOT IN CONTRACT, NTS NOT TO SCALE, O.C. ON CENTER, OH OVERHEAD, PC POINT OF CURVATURE, P.E. REGISTERED PROFESSIONAL ENGINEER, PI POINT OF INTERSECTION, PL PROPERTY LINE, POC POINT ON CURVE, PP POWER POLE, PRC POINT OF REVERSE CURVE, PRV PRESSURE REDUCING VALVE, PSI POUNDS PER SQUARE INCH, PT POINT OF TANGENT, PVC POLYVINYL CHLORIDE, PUD PUBLIC UTILITY & DRAINAGE EASEMENT, PUE PUBLIC UTILITY EASEMENT, PVI POINT OF VERTICAL INTERSECTION, PVT POINT OF VERTICAL TANGENT, R RADIUS, RCP REINFORCED CONCRETE PIPE, REF REFERENCE, R.O.W. RIGHT-OF-WAY, SS SANITARY SEWER, SD STORM DRAIN, SW SIDEWALK, SCH SCHEDULE, SEC SECTION, S.F. SQUARE FEET, STA STATION, SHT SHEET, STD STANDARD, TBC TOP BACK OF CURB, TEMP TEMPORARY, THRU THROUGH, TG TOP OF GRATE, TW TOP OF WALL, TYP TYPICAL, VAR VARIES, VERT VERTICAL, WATER WATER, W/ WITH, WS WATER SURFACE

LEGEND:



NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.

HUNTERS COVE GENERAL NOTES

BEYOND ENGINEERING

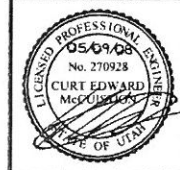
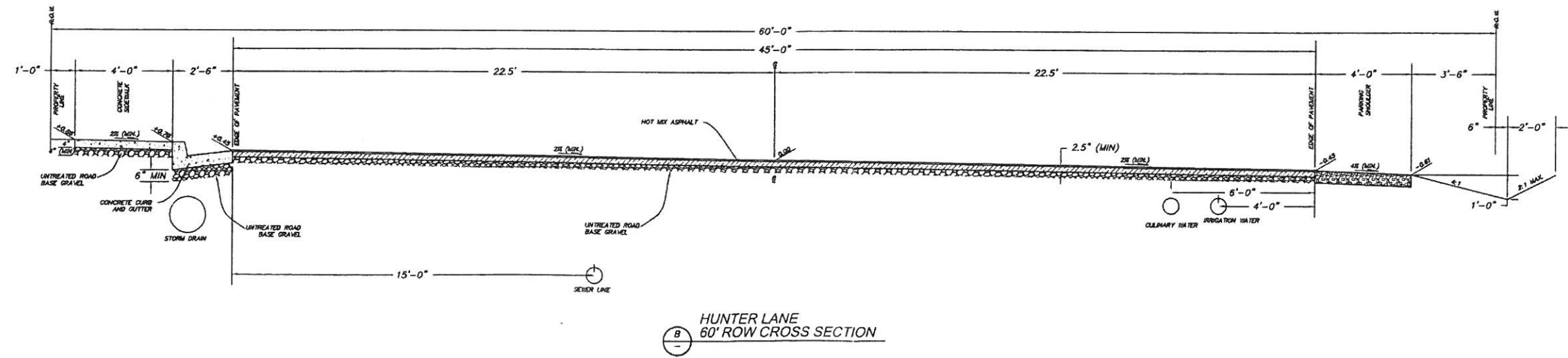
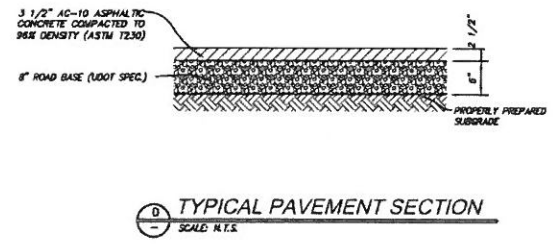
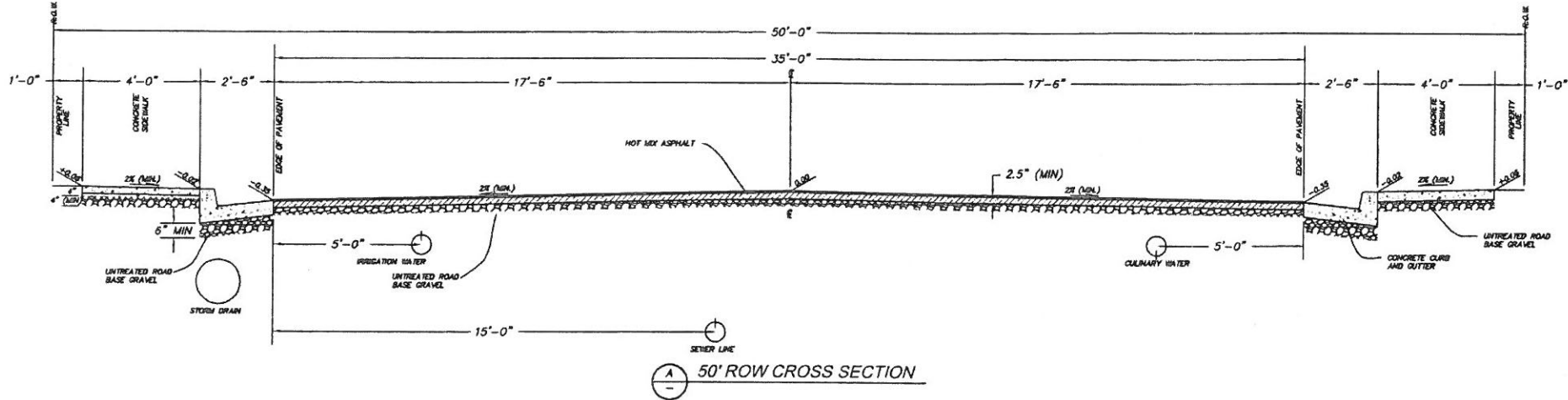


Table with project details: TOOUERVILLE, CITY ENGINEER, DATE, DRAWING NUMBER, T02, SHEET NUMBER, 2, OF 12 SHEETS, JOB NUMBER, SLB0390

DATE SUBMITTED: MAY, 2008 PREPARED FOR: HEIDEMAN & KLEINMAN CEDAR CITY, UT 84720 435-888-3709 FAX 435-888-6985 TEL.



HUNTERS COVE
 TYPICAL CROSS SECTIONS

NOTTE
 BEYOND ENGINEERING
 1870 NORTH MAIN STREET, SUITE 202
 438.086.8886 TEL. 438.888.7351 FAX
 CEDAR CITY, UT 84720
 WWW.NOTTE.COM



TOQUERVILLE	
CITY ENGINEER	DATE
DRAWING NUMBER	
T03	
SHEET NUMBER	
3	
OF 12 SHEETS	
JOB NUMBER	
SLB0390	

PREPARED FOR: HEIDEMAN & KLEINMAN
 DATE SUBMITTED: MAY, 2008

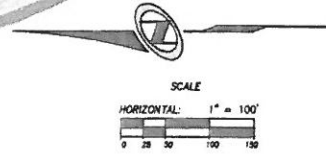
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2	J.S. ZIL	4/22/08	PRELIMINARY PLANS SUBMITTAL

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. The engineer's responsibility is limited to the work shown on these plans and must be approved by the engineer of these plans.

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 USER: C:\PROGRAMS\AUTOCAD\ACAD.PLT PLOTTER: HP PLOT 1000
 PAGES: 5 (CURRENT) OF 12 SHEETS



LEGEND:
 0-10% NATURAL SLOPES
 10-20% NATURAL SLOPES
 20-30% NATURAL SLOPES
 30-40% NATURAL SLOPES
 40% AND OVER NATURAL SLOPES

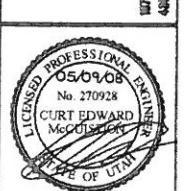


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NO.	DATE	DESCRIPTION	BY	CHECKED
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2	05/09/08	REVISED PER COMMENTS	CE	CE
3	05/09/08	REVISED PER COMMENTS	CE	CE
4	05/09/08	REVISED PER COMMENTS	CE	CE
5	05/09/08	REVISED PER COMMENTS	CE	CE

HUNTERS COVE
OVERALL SLOPE ANALYSIS

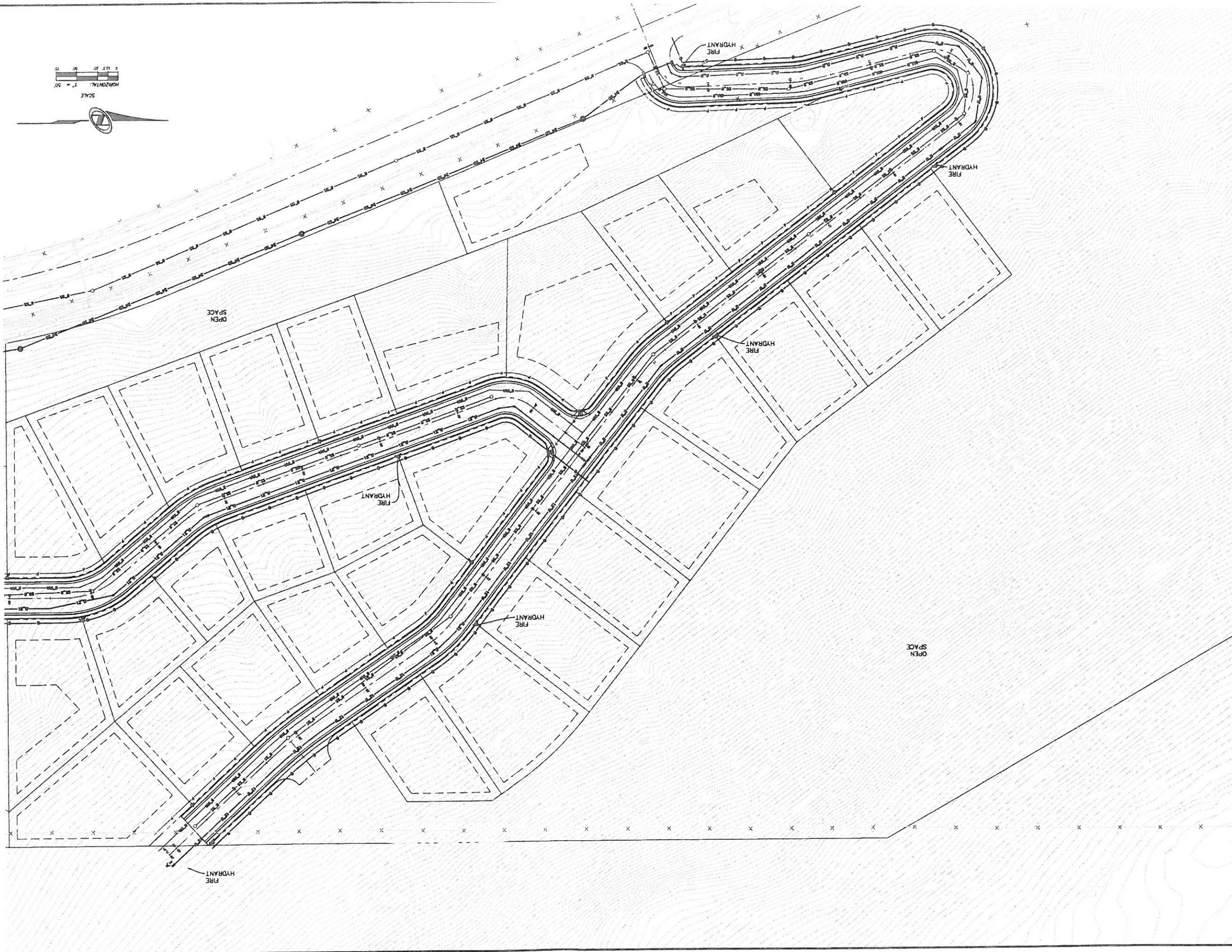
NOTE
 BEYOND ENGINEERING
 1070 NORTH WASH STREET, SUITE 102
 43430-0008 TEL: 434.333.7263 FAX: 434.333.7263
 CEDAR CITY, UT 84709
 WWW.BEYONDENGINEERING.COM



TOQUERVILLE
 CITY ENGINEER: _____ DATE: _____
 DRAWING NUMBER: _____
SA01
 SHEET NUMBER: **5**
 OF 12 SHEETS
 JOB NUMBER: **8L30390**

CAUTION
 The engineer preparing these plans will not be responsible for any errors or omissions in these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PREPARED FOR: HEIDELMAN & KLEINMAN
 DATE SUBMITTED: MAY, 2008



SEE DRAWING U03

05-09-08
 PROFESSIONAL ENGINEER
 LICENSE NO. 270928
 CLARENCE B. HEIDEMAN
 TOUQUERVILLE, OHIO
 QTY DRAWING NUMBER: U02
 SHEET NUMBER: 7
 OF 12 SHEETS
 SLB03980

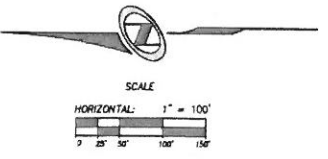
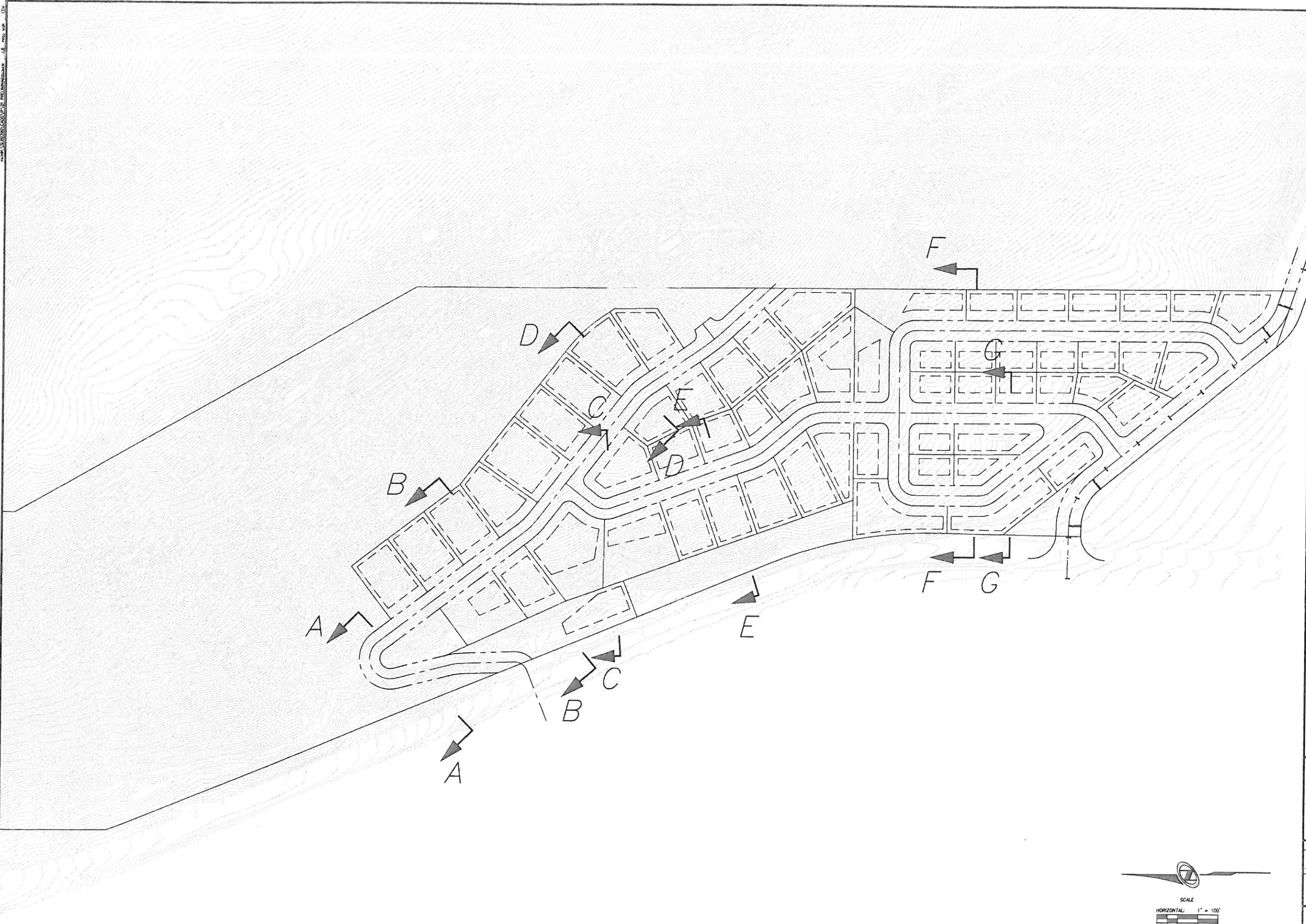
NOTE
 BEYOND ENGINEERING
 870 NORTH MAIN STREET, SUITE 202
 CEDAR CRY, UT 84203
 (435) 886-8988 TEL. (435) 886-7398 FAX
 WWW.HKTECH.UT
 HUNTERS COVE
 NORTHERN UTILITY PLAN
 PREPARED FOR: HEIDEMAN & KLEINMAN
 DATE SUBMITTED: MAY, 2008

NO.	DATE	DESCRIPTION
1	5/27/08	PRELIMINARY PLAN SUBMITTAL
2	5/27/08	FINAL PLAN SUBMITTAL
3	5/27/08	CONSTRUCTION

CAUTION
 The engineer responsible for these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the engineer of these plans.

DATE: 5/17/08 TIME: 2:31:12 PM USERNAME: JHE
 DRAWING: 080390.XS01.DWG PROJECT: 080390
 PROJECT: 080390 SHEET: 9 OF 12

8/25/08 11:00 AM 24x36



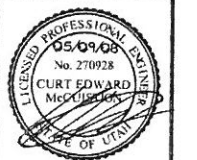
NO.	BY	DATE	DESCRIPTION
1	JHE	05/17/08	PRELIMINARY PLANS SUBMITTAL
2	JHE	05/17/08	PRELIMINARY PLANS SUBMITTAL

CAUTION
 The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. Any such changes or uses must be approved by the engineer of these plans.

HUNTERS COVE
SITE CROSS SECTIONS INDEX

PREPARED FOR: HEIDEMAN & KLEINMAN DATE SUBMITTED: MAY, 2008

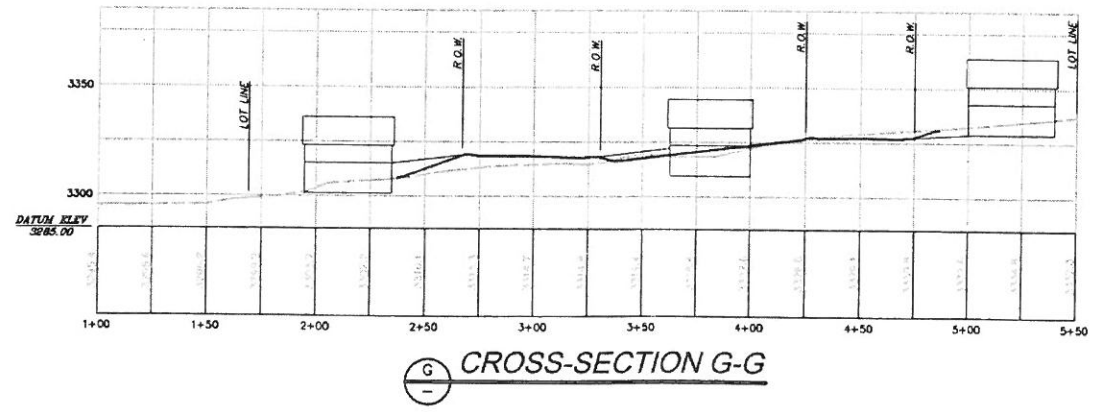
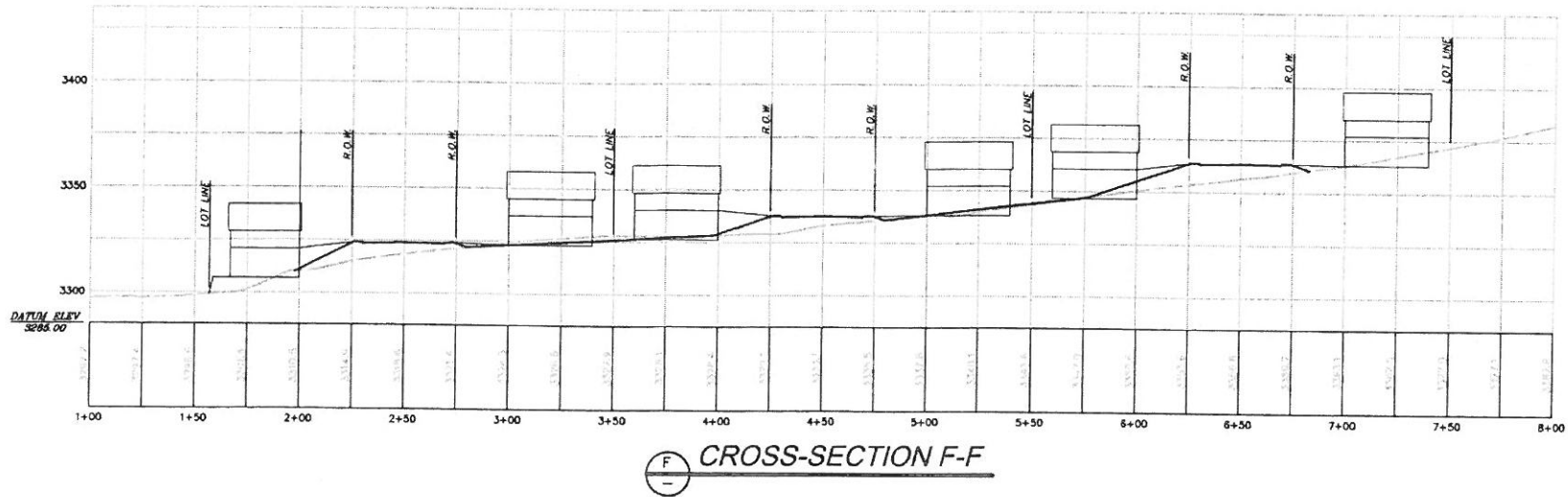
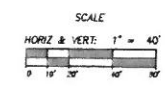
NOTICE
 BEYOND ENGINEERING
 1870 NORTH MAIN STREET, SUITE 102
 485.866.8888 TEL. 485.866.7318 FAX



TOQUERVILLE	
CITY ENGINEER	DATE
DRAWING NUMBER	
XS01	
SHEET NUMBER	
9	
OF 12 SHEETS	
JOB NUMBER	
SLB0390	

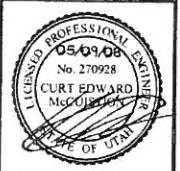
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 BY: JAVIER P. PUTTING NEW
 CHECKED BY: JAVIER P. PUTTING NEW
 PROJECT: PARKS, RECREATION, AND COMMUNITY DEVELOPMENT - 18 - HILL TOP - 014

DESIGNER: JAVIER P. PUTTING NEW
 CHECKER: JAVIER P. PUTTING NEW
 DATE: 5/17/08



**HUNTERS COVE
 SITE CROSS SECTIONS**

NOITE
 BEYOND ENGINEERING
 1870 NORTH JAMA STREET, SUITE 102
 452-865-0886 TEL 452-865-7318 FAX
 CEDAR CITY, UT 84703
 WWW.NOITE.CO.U



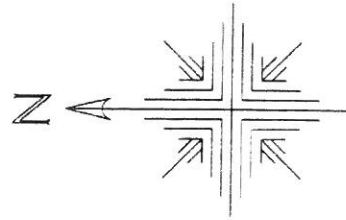
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CITY ENGINEER	DATE
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XS03	
SHEET NUMBER	
11	
OF	SHEETS
12	
JOB NUMBER	
SI H0300	

PREPARED FOR: HEIDEMAN & KLEINMAN DATE SUBMITTED: MAY, 2008

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
1	05/17/08	PRELIMINARY PLAN SUBMITTAL	JAVIER P. PUTTING NEW			
2	05/17/08	PRELIMINARY PLAN SUBMITTAL	JAVIER P. PUTTING NEW			
3	05/17/08	PRELIMINARY PLAN SUBMITTAL	JAVIER P. PUTTING NEW			

The engineer warrants that these plans, as filed, are true and correct to the best of his knowledge and belief, and that he is not providing any services for which he is not licensed. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CAUTION



1" = 120'

200.04' S 88°40'02" W

222.14' S 00°14'38" E

573.83 S 89°52'54" W
 548.80' N 00°07'40" W
 554.59' S 00°15'15" E

OPEN SPACE

1733.10' S 88°49'12" E

1116.94' N 29°33'10" W

2148.39' N 00°10'23" W

L=427.61
 R=1050.00'
 Tan=216.81'
 Def Ang=23°20'00"

24.42'
 S 88°46'20" E
 L=104.49'
 R=120.00'
 Tan=55.82'
 Def Ang=49°53'24"

144.89' E
 N 71°35'57" W

ITEMS FROM PROPERTY REPORT PREPARED BY SOUTHERN UTAH TITLE COMPANY, FILE NO. 137463, EFFECTIVE DATE, JUNE 8, 2008 AT 7:00A.M.

#13. A PERPETUAL EASEMENT FOR A POLE LINE GRANTED TO LOS ANGELES & SALT LAKE RAILROAD COMPANY, BLANKET EASEMENT COVERING KLEINMAN PROPERTY CONTAINED WITHIN THE W1/2 OF NE1/4 OF SECTION 11, LYING EAST OF HIGHWAY, NOT PLOTTABLE.

#14. AN EASEMENT FOR A CANAL GRANTED TO WASHINGTON COUNTY FOR THE BENEFIT OF TOOUERVILLE IRRIGATION COMPANY, LOCATED IMMEDIATELY WEST OF THE RIGHT OF WAY FOR THE HIGHWAY. IF THIS CANAL HAS BEEN ABANDONED OR RELOCATED THIS EASEMENT SHALL TERMINATE, NOT PLOTTABLE.

#15. AN EASEMENT FOR STOCK DRIVEWAY, BLANKET EASEMENT COVERING NW1/4 OF NE1/4 OF SECTION 11, AND W1/2 OF SE1/4 OF SECTION 2, IF STATED USE IS DISCONTINUED OR ABANDONED, EASEMENT CAN BE TERMINATED, NOT PLOTTABLE.

#17. RIGHT OF WAY FOR POWER LINE GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, PLOTTED AS WRITTEN (NO BASIS OF BEARING).

#20. RIGHT OF WAY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT FOR WATER LINES, ETC. PLOTTED AS WRITTEN (NO BASIS OF BEARING).

#21. EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT FOR WATER LINES, ETC. PLOTTED AS WRITTEN (NO BASIS OF BEARING).

#22. UTILITY EASEMENT IN FAVOR OF CITY OF HURRICANE FOR ACCESS AND OVERHEAD UTILITIES. LEGAL DESCRIPTION FOR ACCESS EASEMENT DOES NOT EFFECT A MATHEMATICAL CLOSURE.

CIVIL ENGINEERS:

NOLTE ASSOCIATES
 1070 NORTH MAIN STREET, SUITE 102
 CEDAR CITY, UTAH 84720
 (435) 865-6885

DEVELOPERS:

KENT HEIDEMAN
 195 WEST TELEGRAPH ROAD
 WASHINGTON, UT 84780
 (435) 673-4605
 VAN KLEINMAN
 PO BOX 451
 TOOUERVILLE, UT 84774
 (435) 635-2928

DEVELOPMENT DATA:

ACRES: 59.00
 NUMBER OF UNITS: 59
 DENSITY: 1.00 UNITS/ACRE
 50' PUBLIC STREETS
 ZONING: A-1

RECREATION / OPEN SPACE AREA:

30.6 ACRES PROVIDED

**HUNTERS COVE
 PLANNED DEVELOPMENT**

59 UNITS ON 59 ACRES
 LOCATED IN SECTIONS 2& 11 TOWNSHIP 41
 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN



I, KELLY R. SCHMUTZ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLD LICENSE (REGISTRATION) NUMBER 4938751. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION UTILIZING RECORD INFORMATION CONTAINED IN THIS OFFICE, PUBLIC RECORDS, AND/OR INFORMATION PROVIDED BY OTHERS. NO FIELD SURVEYING WAS PERFORMED IN CONJUNCTION WITH THE PREPARATION OF THIS MAP.



BROWN CONSULTING ENGINEERS, P.C.
 CIVIL ENGINEERING—LAND SURVEYING—LAND PLANNING
 163 WEST 1600 SOUTH, UNIT 5
 ST. GEORGE, UTAH 84770
 (435) 628-4700 FAX (435) 628-4725

SHEET

12



P.O. BOX 578
 ST. GEORGE, UT 84771
 PHONE: 435-986-3622
 FAX: 435-986-4012

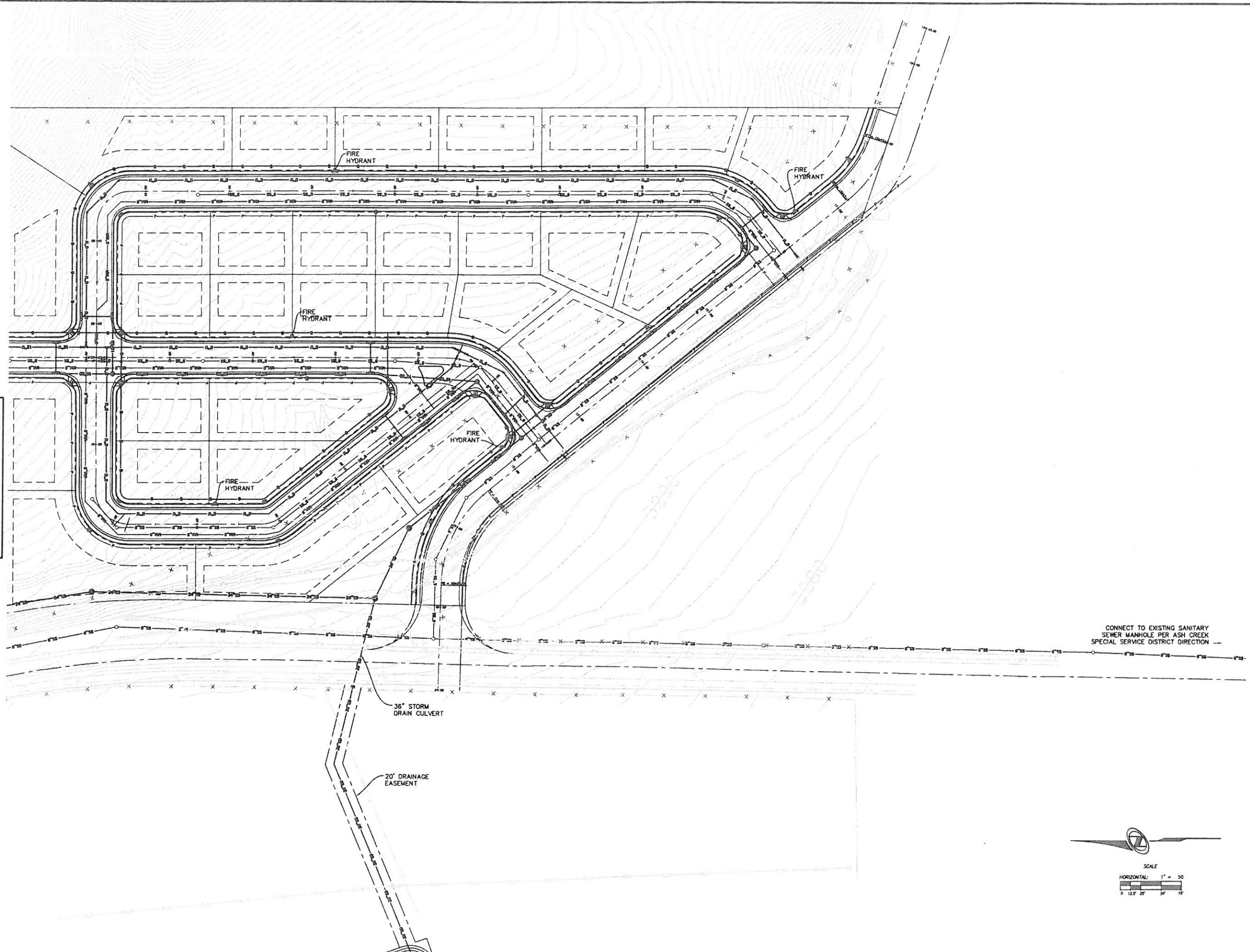
**BOUNDARY AND EASEMENTS
 FOR
 HUNTERS COVE PLANNED DEVELOPMENT
 LOCATED IN TOOUERVILLE, UTAH**

PROJECT NO.	6015
DRAWN BY	TGH
APPROVED BY	KHS
DATE	MAY 9, 2008

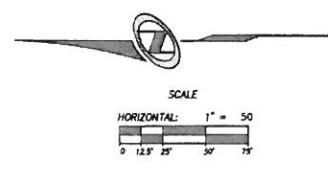
DATE: 5/1/08, TIME: 2:30 PM, DRAWING NO.: 8180390, SHEET NO.: 8
 PROJECT: HUNTERS COVE SOUTHERN UTILITY PLAN
 PREPARED BY: HEIDEMAN & KLEINMAN, INC., 486.886.8866, FAX: 486.886.8866

SHEETS: 24-36, 37-40, 41-44, 45-48, 49-52, 53-56, 57-60, 61-64, 65-68, 69-72, 73-76, 77-80, 81-84, 85-88, 89-92, 93-96, 97-100

SEE DRAWING U02

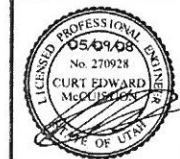


CONNECT TO EXISTING SANITARY
SEWER MANHOLE PER ASH CREEK
SPECIAL SERVICE DISTRICT DIRECTION



**HUNTERS COVE
SOUTHERN UTILITY PLAN**

NOTE
BEYOND ENGINEERING
CEDAR CITY, UT 84720
1870 NORTH MAIN STREET, SUITE 102
486.886.8866 TEL. 486.886.8866 FAX

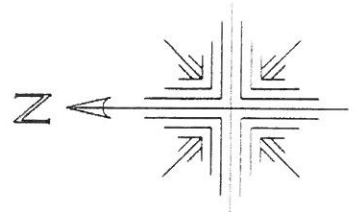


TOQUERVILLE
CITY ENGINEER
DATE
DRAWING NUMBER
U03
SHEET NUMBER
8
OF 12 SHEETS
JOB NUMBER
8180390

CAUTION: For any other engineering, these plans are not to be responsible. No other person shall be responsible for these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: MAY, 2008

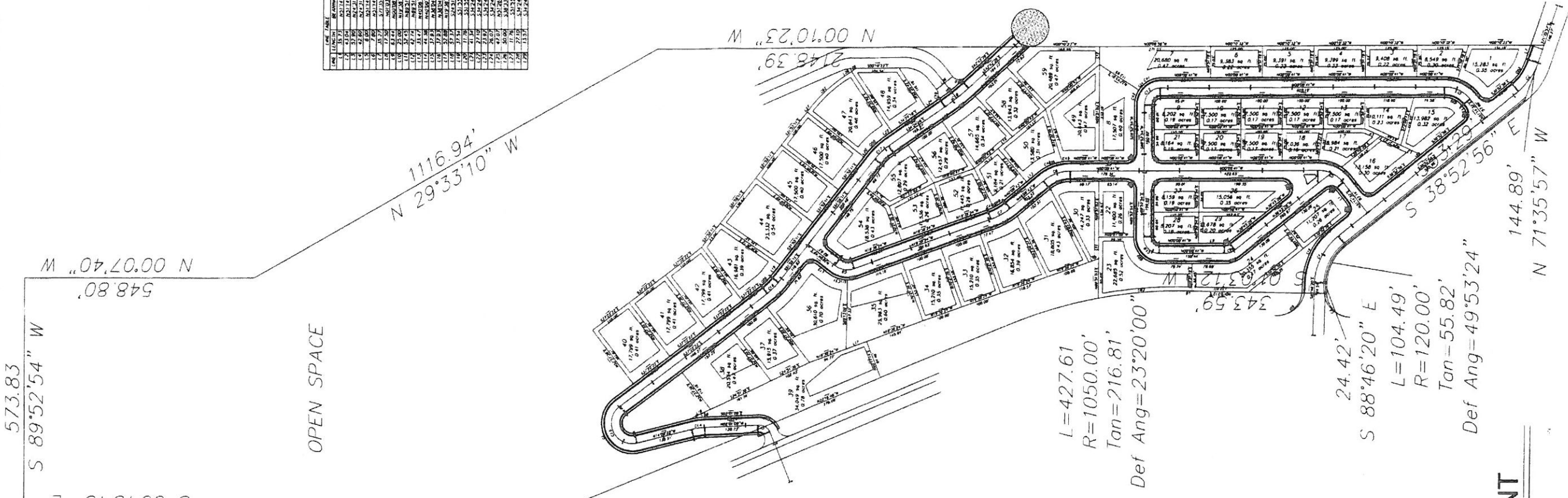
PREPARED FOR: HEIDEMAN & KLEINMAN



1" = 120'

LINE	LENGTH	BEARING
1	573.83	S 89°52'54" W
2	548.80	N 00°07'40" W
3	554.59	S 00°15'15" E
4	200.04	S 88°40'02" W
5	222.14	S 00°14'38" E
6	1733.10	S 22°16'48" E
7	1116.94	N 29°33'10" W
8	2148.39	N 00°10'23" W
9	343.59	S 02°03'12" W
10	24.42	S 88°46'20" E
11	144.89	E
12	144.89	N 71°35'57" W
13	104.49	E
14	120.00	E
15	55.82	E
16	49.53	E
17	11.00	E
18	11.00	E
19	11.00	E
20	11.00	E
21	11.00	E
22	11.00	E
23	11.00	E
24	11.00	E
25	11.00	E
26	11.00	E
27	11.00	E
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29	11.00	E
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31	11.00	E
32	11.00	E
33	11.00	E
34	11.00	E
35	11.00	E
36	11.00	E
37	11.00	E
38	11.00	E
39	11.00	E
40	11.00	E
41	11.00	E
42	11.00	E
43	11.00	E
44	11.00	E
45	11.00	E
46	11.00	E
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93	11.00	E
94	11.00	E
95	11.00	E
96	11.00	E
97	11.00	E
98	11.00	E
99	11.00	E
100	11.00	E

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94	11.00	E
95	11.00	E
96	11.00	E
97	11.00	E
98	11.00	E
99	11.00	E
100	11.00	E



DEVELOPMENT DATA:
 ACRES: 59.00
 NUMBER OF UNITS: 59
 DENSITY: 1.00 UNITS/ACRE
 50' PUBLIC STREETS
 60' PUBLIC STREET - HUNTER LANE
 ZONING: A-1

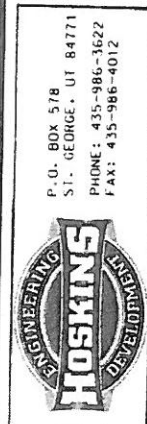
RECREATION / OPEN SPACE AREA:
 30.6 ACRES PROVIDED

CIVIL ENGINEERS:
 NOLTE ASSOCIATES
 1870 NORTH MAIN STREET, SUITE 102
 CEDAR CITY, UTAH 84720
 (435) 865-6985

DEVELOPERS:
 KENT HEIDEMAN
 195 WEST TELEGRAPH ROAD
 WASHINGTON, UT 84780
 (435) 673-4605
 VAN KLEINMAN
 PO BOX 451
 TOQUERVILLE, UT 84774
 (435) 635-2929

HUNTERS COVE PLANNED DEVELOPMENT

59 UNITS ON 59 ACRES
 LOCATED IN SECTIONS 2& 11 TOWNSHIP 41
 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN



P.O. BOX 578
 S.T. GEORGE, UT 84771
 PHONE: 435-986-3622
 FAX: 435-986-4012

SHEET
 13

PRELIMINARY PLAT
 FOR
 HUNTERS COVE PLANNED DEVELOPMENT
 LOCATED IN TOQUERVILLE, UTAH

PROJECT NO.	6075
DRAWN BY	JR
APPROVED BY	IGH
DATE	MAY 9, 2008