ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 17, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Nickle and the invocation was offered by Reverend Alex Wilkie.

Mayor McArthur advised item 6G has been removed from the agenda.

Mayor McArthur read a proclamation proclaiming Saturday, November 9, 2013 as National Adoption Day.

FEE WAIVER:
Consider approval of a special event fee waiver and a waiver for the use of Vernon Worthen Park for a Celebrating Families Through Adoption event. Debbie Hofhines, applicant.

Debbie Hofhines explained they will be holding an event on Saturday, November 9, 2013 to celebrate all touched by adoption at Vernon Worthen Park. They are requesting a special event fee waiver and a waiver for the use of the park.

MOTION: A motion was made by Councilmember Bunker to approve the fee waiver for the use of Vernon Worthen Park.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

BID AWARD:
Consider award of an agreement with Interstate Rock Products to construct the 3000 East, Phase 2, Roadway Improvement Project.

City Manager Gary Esplin advised the request is for the 3000 East project in the 1450 South area.

Purchasing Manager Connie Hood advised the bid is for $1,425,609.53.

MOTION: A motion was made by Councilmember Almquist to award the bid to Interstate Rock Products in the amount specified.
SECOND: The motion was seconded by Councilmember Nickle.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Mayor McArthur commented that bids were received for the Mall Drive bridge this week.

Cameron Cutler advised eight bids were received. The low bid came in at $7,405,000.00 and the aesthetics package will cost $45,000.00.

City Manager Gary Esplin advised the City still needs to get approval from the Federal government. Additionally, staff is continuing to work on right of way issues.

DESIGNATE STREET NAME:
Consider approval to designate 700 East as University Boulevard. Dixie State University, applicant.

City Manager Gary Esplin advised the request is from Dixie State University to co-designate 700 East to University Boulevard. Residents will be able to keep their addresses.

Sheri Ruesch with Dixie State University stated they want the road to be named University Avenue rather than University Boulevard. They met with the post office to see if there were any issues with this request and were told that since this happens all over the country, there are no issues.

MOTION: A motion was made by Councilmember Almquist to approve the name change.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that he is going to recommend the interior roads be abandoned as long as they don't have implications on residents.

FEE WAIVER:
Consider approval of a special event fee waiver and a waiver for the use of

Vernon Worthen Park for a Walk to End Lupus Now, St. George event. Noelle Reymond, applicant.

Noelle Reymond stated they will be hosting a "Walk to End Lupus Now" on Saturday November 2, 2013 and are requesting a special event fee waiver as well as a waiver for the use of Vernon Worthen Park.

MOTION: A motion was made by Councilmember Hughes to approve the special event fee waiver and fee waiver for the use of Vernon Worthen Park.
SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ROAD CLOSURE:

Consider approval of a partial road closure request for the Music for All Regional Marching Band Competition. Dan Adams, applicant.

and

Consider approval of a partial road closure request for the Red Rock Invitational Marching Band Competition. Dan Adams, applicant.

Darren Holt advised the Red Rock Invitational Marching Band Competition event will take place Friday, November 1, 2013 and will have over 43 bands from the State competing. The Music for All Regional Marching Band Competition is a regional event that will be held Saturday, November 2, 2013. The roads to be closed are 1000 East along the shoulder area to provide room for bus staging and 400 South to provide for band warm-up areas.

MOTION: A motion was made by Councilmember Pike to approve the partial road closures for the Marching Band Competitions as outlined.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ROAD CLOSURE:

Consider approval of a partial road closure request for the 5th Annual Safety Trunk or Treat. Ronda Neilson, applicant.

City Manager advised the request is for the partial road closure at 167 West 2710 South Circle for the 5th annual trunk or treat in the Bloomington area. There have been no problems in the past.

MOTION: A motion was made by Councilmember Bunker to approve as outlined.
SECOND: The motion was seconded by Councilmember Hughes.

Ronda Neilson stated this is their 5th annual event. Over 800 kids attended and 25 businesses in the area participated. The Police and Fire department will be in attendance.

City Manager Gary Esplin advised the applicant should work with Bill Swensen on the actual closure areas and get approval from the Police and Fire Departments.

AMENDED MOTION: Councilmember Bunker amended her motion to include the applicant work with Bill Swensen and get approval from the Police and Fire Departments.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

USE OF RIDGE TOP COMPLEX:
Consider approval for the use of the Ridge Top Complex for a Spring Break Concert. Luke Kerouac, applicant.

Jordan Sharp with Dixie State University stated they are requesting use of the Ridge Top Complex this early since they will need to book the entertainment. They will be addressing issues that occurred last year, such as vulgarity, and are working with the Police Department regarding security designs.

Mayor McArthur stated he had heard many comments on the vulgarity from last year's concert.

Mr. Sharp advised the contract states that the artist is to perform a clean show with no vulgarity. Payment to the artist will not take place until after the show to be sure the artist abides by the contract. Traffic control issues will be addressed with staff. The Police Department will be used and paid for by the University. He presented a map to the Councilmembers.

City Manager Gary Esplin advised staff supports the concert. One concern is that the concert will be during spring break. Additionally, there is only one access to the Ridge Top. He is concerned about the impact to the residents in that area. While he would like the Ridge Top Complex to be used, he would rather have the concert on the University property

Mr. Sharp stated that not all schools are on spring break at the same time. They would like to provide a nice secure place to go. He explained they have the area where the concert was last year as well as the Burns Arena reserved in case this is not approved. The plan to get concert goers out of there would be similar of what was done during Color Me Radd. Port-a-potty's will be utilized since there are no restrooms available.

Councilmember Bunker is concerned with residents on Donlee Drive. She wondered if there would be someone there routing them to use Airport Road.

Mr. Sharp stated they will have someone there directing traffic.

Bill Swensen explained he is comparing this event to the Color Me Radd event with terms of traffic control. Staff is prepared to assist with traffic control, but will need to be provided

by the University. Safety is the number one priority. The University will also need to pay the cost of the Police Officers. Normally, the fee to use the Ridge Top Complex is $500.00.

Chief Stratton inquired who their security officers are. Although it is a busy time for the City, they will bring in a number of officers to assist.

City Manager Gary Esplin stated he wanted to make sure staff's concerns are mentioned which include traffic control and alcohol consumption.

Councilmember Bunker would like to support the University with this event, but she would like to make sure Donlee Drive is secured.

MOTION: A motion was made by Councilmember Hughes to approve the use of the Ridge Top Complex for a concert for the University with the conditions that have been spoken about as far as making sure there is security, working with Bill Swensen and have ample Police Officers and security with a good exit plan and traffic control on Donlee Drive.

SECOND: The motion was seconded by Councilmember Almquist.

Councilmember Almquist stated that he would like the applicants to spell out how they will "defer" the traffic. In addition, he would like them to provide Bill Swensen with a definition of the word vulgar.

Mr. Sharp advised he will actually have a list of prohibited words. He does not want a repeat of last year's concert.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:
Public hearing to consider vacation of a public utility and drainage easement for Landtrends Properties in the Fort Pierce Business Park. Brandon Anderson; Rosenberg Associates, applicants.

Todd Jacobsen advised the applicant recently split the lot and created a public utility and drainage easement. The lot split was approved by the City, but not approved by the Fort Pierce Industrial park Property Owners Association. The association is requesting that the applicants merge the lots back into one parcel. In doing so, the parcel owner would like to vacate the public utility easement as well as put the parcel back to its original layout.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the vacation of the public utility easement for Landtrends Properties in the Fort Pierce Business Park as discussed.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT/ORDINANCE:
Public hearing to consider the amended final plat for The Village at Little Valley Phase 2 Amended. Roger Bundy; R&B Surveying, applicants.

Todd Jacobsen stated the purpose of amending the plat is to merge the two lots together and vacate the easement that was between the lots.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve the final plat amendment.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT/ORDINANCE:
Public hearing to consider the amended final plat for Quitobaquito Phase 1 Amended. Bob Hermandson; Bush and Gudgell, applicants.

Todd Jacobsen stated the applicants would like to move the lot line and remove some common area.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the amended final plat for Quitobaquito Phase 1 Amended.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT/ORDINANCE:
Public hearing to consider the amended final plat for Meadow Valley Farms Phase 2 Amended. Roger Bundy; R&B Surveying, applicants.

Todd Jacobsen stated the applicants would like to vacate four lots and their associated easements.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to approve the amended final plat for Meadow Valley Farms Phase 2 Amended.
SECOND: The motion was seconded by Councilmember Nickle.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT/ORDINANCE:
Public hearing to consider the amended final plat for Canyon Terrace Estates Phase 4 Amended. Bob Hermandson; Bush and Gudgell, applicants.

Todd Jacobsen stated the applicants are requesting to merge two lots and vacate the public utility and drainage easements between said lots.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the amended final plat for Canyon Terrace Estates Phase 4 Amended.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ISSUANCE AND SALE OF FRANCHISE TAX REVENUE BONDS:
Public hearing regarding the issuance and sale of the issuer's 10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013 and to allow public input regarding any potential economic impact that the project described herein to be financed with the proceeds of the Series 2013 bonds may have on the private sector.

City Manager Gary Esplin advised this request is part of the issuance process for the bonds previously discussed for the Mall Drive Bridge. The plan is to issue a new set up bonds to replace the bonds that will be soon paid off, using the proceeds to fund the Mall Drive Bridge. There will be no impact on the budget. Federal Regulations state a public hearing needs to be done.

Mayor McArthur opened the public hearing.

Ed Baca, citizen, stated he feels the issuance of the bonds is important and critical to the Little Valley area.

Mayor McArthur closed the public hearing.

SET PUBLIC HEARING:

City Planner Ray Snyder advised that the Planning Commission, at its meeting held October 8, 2013, recommended that a public hearing be scheduled for November 7, 2013 to consider a zone change request for a future subdivision to be called Meadow Valley Estates Phase 4 from RE-20 to RE-12.5 on 1.77 acres located at 2550 East Mountain Ledge Drive.

MOTION: A motion was made by Councilmember Bunker to set the public hearing as recommended.
SECOND: The motion was seconded by Councilmember Nickle.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLATS:

Todd Jacobsen presented the preliminary plat for Sun River Phase 32, a 34 unit planned development residential subdivision located at approximately 1900 West 5100 South, zoning is PD-R. This plat was approved by the City Council on December 6, 2012. Since that time, the owner took some common area out and added it into Phase 19 of Sun River St. George. The request tonight is to approve the boundary change by taking out some common area. He also presented the preliminary plat for Villas at Valderra Phase 1, a 10 lot planned development residential subdivision located at approximately 2125 West and 4655 North. This plat was approved by City Council on November 17, 2011 as the Estates at Valderra. The owner is changing the name to Villas at Valderra Phase 1.

Councilmember Bunker inquired if staff watches closely when open space is removed.

Mr. Jacobsen stated there is a requirement for common area and staff does watch for that.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plats for Sun River Phase 32 and Villas at Valderra Phase 1.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Boulder Springs Villas Phase 3, a 24 unit planned development residential subdivision located at approximately 1620 East 1450 South, zoning is PD-R and Meadow Valley Farms Phase 3, a 21 lot residential subdivision located at approximately 2420 East and 3860 South, zoning is RE-20 and RE-37.5.

Ty Tippetts representing the Little Valley Water Users Association stated they have two wells in that area. While they have no issues with the development, they were lead to believe that once the easement is turned over to the City their easement is at risk.

Councilmember Hughes stated he spoke with Scott Roper and was asked if the water association would continue to be able to maintain their wells.

Ryan Thomas with Development Solutions clarified that in the right-of way is a modified section that will include asphalt, curb and gutter, an 8 foot planter strip and sidewalk. The line is currently in the 8 foot planter strip, therefore they would not have to dig-up the sidewalk. The development will include a back up line in case the existing line breaks.

City Manager Gary Esplin stated he was not aware of any City requirement that would require them to bond for a private line. If the line is inside the easement they can work on it as long as it restored to what exists.

City Attorney Shawn Guzman advised if in the right of way, the City would require bonding, however, the City Council could waive that now.

City Manager Gary Esplin explained this issue is outside of the final plat. If they want to request a waiver of the bond, they would have to come back to do so.

Mr. Jacobsen stated he spoke with Ryan Thomas earlier in the day. This is a private easement and will remain there if the road is ever vacated. There will be a public utility easement as well.

Mr. Jacobsen presented the final plats for Mulberry Estates Phase 3, a 17 lot residential subdivision located at approximately 2950 East and 3240 South, zoning is RE-12.5 and RE-20 and Mulberry Estates Phase 4, a 17 lot residential subdivision located at approximately 2950 East and 3190 South, zoning is RE-12.5 and RE-20.

Councilmember Almquist inquired, with regards to the Mulberry Estates plats, what size the water lines will be.

Ryan Thomas stated the standard 8 inch water lines will be installed in both developments.

City Manager Gary Esplin advised they will be required under policy to meet what is required for the subdivision. Based on the master plan, the lines were over sized to accommodate the density with the impact fees.

Mr. Jacobsen presented the final plats for Riverstone Subdivision Phase 2, a 16 lot residential subdivision located at approximately 890 West and 4050 South, zoning is R-1-10. He advised there is a transmission line that runs through the development that will be moved down further south as the development increases in size; Sage Meadows Phase 2, an 18 lot residential subdivision located at approximately 2950 East and 2000 South, zoning is R-1-10; Shadow Hawk Townhomes, a 15 unit residential subdivision located at approximately 1300 West and 100 South, zoning is R-3; Sun River St. George Phase 32, a 34 unit planned unit development located at approximately 1900 West and 5100 south, zoning is PD-R; Sycamore Phase 3, a 15 lot residential subdivision located at approximately 2640 East and 3770 South, zoning is R-1-10; Sycamore Phase 4, a 15 lot residential subdivision located at approximately 2800 East and 3770 South, zoning is R-1-10; and Villas at Valderra Phase 1, a 10 lot residential subdivision located at approximately 2125 West and 4655 North, zoning is PD-R.

Councilmember Almquist inquired about the designated right to farm in the Little Valley area as he did not see that on the plats.

Mr. Jacobsen advised any area in Little Valley, should have a note on the plat, that designates it as an agriculture area. All plats are checked when they come into for approval. He stated staff is working on putting signs in that area.

Councilmember Bunker inquired about the connectivity for item 3F.

Mr. Jacobsen advised the Sage Meadows Phase 2 will have a road to connect through.

MOTION: A motion was made by Councilmember Pike to approve all of the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Bunker.

Mayor McArthur stated he wished to include the stipulation on the plat with regard to the easements.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit for a cell tower replacement. AT&T Wireless, applicant.

Ray Snyder presented a conditional use permit to upgrade infrastructure and replace an existing 60 foot tall self-support lattice tower with a new 60 foot self-support lattice tower. There will be a period of time, approximately 6 months, where the two towers will co-exist in place together until the project is complete and the old tower is removed.

David Carter with General Dynamics stated their goal is to have an structure that meets code. In addition, they do not want their customers to lose service. The tower was originally installed by Alltell. Each time a tower is touched, it needs to go through a structural analysis.

City Manager Gary Esplin inquired about the color of the new tower.

Mr. Carter stated the new tower will be galvanized structures and can be painted if necessary.

MOTION: A motion was made by Councilmember Almquist to approve the conditional use permit.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SIGN VARIANCE:

Consider approval of a sign variance at 180 North and 300 East. Ben Warburton, applicant.

City Manager Gary Esplin advised the applicant asked for the item to be tabled.

MOTION: A motion was made by Councilmember Bunker to table the item.
SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

UDOT COOPERATIVE AGENCY AGREEMENT:

Consider approval of a UDOT Cooperative Agency Agreement in connection with FAA Grant 3-48-0060-23 to perform a Wildlife Hazard Assessment.

City Manager Gary Esplin advised since the FAA grant agreement was recently approved, this agreement with UDOT will allow the City to receive the funds to perform a Wildlife Hazard Assessment mandated by the FAA.

MOTION: A motion was made by Councilmember Pike to approve the UDOT Cooperative Agency Agreement in connection with the FAA grant as has been explained.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

IMPROVEMENTS ON 450 NORTH:

Discussion and consider approval of improvements on 450 North.

City Manager Gary Esplin advised the developer is ready to put in his portion of 450 North west of 2450 East to connect to 3050 East. He explained this connection will be a great help with transportation in this area. He recommended using impact funds on the drainage system that will then allow staff to design the connection, from where the developer leaves off to 2450 East, which has already been authorized.

MOTION: A motion was made by Councilmember Bunker to approve the improvements on 450 North.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPOINTMENT OF POLLWORKERS:

MOTION: A motion was made by Councilmember Bunker to accept the pollworkers.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes to discuss potential litigation.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Almquist to reconvene and adjourn.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, October 17, 2013 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. CONSENT CALENDAR - None Scheduled

2. BID OPENINGS
   A. Consider award an agreement with Interstate Rock Products to construct the 3000 East, Phase 2, Roadway Improvement Project.

3. PUBLIC HEARINGS
   A. Public hearing to consider vacation of a public utility and drainage easement for Landtrends Properties in the Fort Pierce Business Park. Brandon Anderson; Rosenberg Associates, applicants.

   B. Public hearing to consider the amended final plat for The Village at Little Valley Phase 2 Amended. Roger Bundy; R&B Surveying, applicants.

   C. Public hearing to consider the amended final plat for Quitobaquito Phase 1 Amended. Bob Hermandson; Bush and Gudgell, applicants.

   D. Public hearing to consider the amended final plat for Meadow Valley Farms Phase 2 Amended. Roger Bundy; R&B Surveying, applicants.

   E. Public hearing to consider the amended final plat for Canyon Terrace Estates Phase 4 Amended. Bob Hermandson; Bush and Gudgell, applicants.

   F. Public hearing regarding the issuance and sale of the issuer's 10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013 and to allow public input regarding any potential economic impact that the project described herein to be financed with the proceeds of the Series 2013 bonds may have on the private sector.

4. ORDINANCES
   A. Consider approval of an ordinance vacating a public utility and drainage easement for Landtrends Properties in the Fort Pierce Business Park.

   B. Consider approval of an ordinance amending the final plat for The Village at Little Valley Phase 2 Amended.

   C. Consider approval of an ordinance amending the final plat for Quitobaquito Phase 1 Amended.

   D. Consider approval of an ordinance amending the final plat for Meadow Valley Farms Phase 2 Amended.

   E. Consider approval of an ordinance amending the final plat for Canyon Terrace Estates Phase 4 Amended.

5. RESOLUTIONS – None scheduled

6. STAFF REPORTS

A. Consider approval to designate 700 East as University Boulevard. Dixie State University, applicant.

B. Consider approval of a special event fee waiver and a waiver for the use of Vernon Worthen Park for a Celebrating Families Through Adoption event. Debbie Hofhines, applicant.

C. Consider approval of a special event fee waiver and a waiver for the use of Vernon Worthen Park for a Walk to End Lupus Now, St. George event. Noelle Reymond, applicant.

D. Consider approval of a partial road closure request for the Music for All Regional Marching Band Competition. Dan Adams, applicant.

E. Consider approval of a partial road closure request for the Red Rock Invitational Marching Band Competition. Dan Adams, applicant.

F. Consider approval of a partial road closure request for the 5th Annual Safety Trunk or Treat. Ronda Neilson, applicant.

G. Consider approval of a fee waiver request for the use of Vernon Worthen Park and partial road closure for a Simply Because Foundation/Zombie Mayhem Event. Spencer Worthington, applicant.

H. Consider approval for the use of the Ridge Top Complex for a Spring Break Concert. Luke Kerouac, applicant.

I. Report from the Planning Commission held October 8, 2013.

J. Consider approval of a conditional use permit for a cell tower replacement. AT&T Wireless, applicant.

K. Consider approval of a UDOT Cooperative Agency Agreement in connection with FAA Grant 3-48-0060-23 to perform a Wildlife Hazard Assessment.

L. Discussion and consider approval of improvements on 450 North.

M. Consider approval of a sign variance at 180 North and 300 East. Ben Warburton, applicant.

N. Appointments to boards and commissions of the City.

O. Request a closed session.

7. MINUTES

8. ADJOURNMENT

Christina Fernandez

Christina Fernandez, City Recorder

October 11, 2013

Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

Ben Warburton, Manager
XNATION
180 North 300 E.
St. George, UT 84770

September 20, 2013

Mr Gary Esplin, City Manager
City of St. George
175 East 200 North
St. George, UT 84770

RE: Request to be heard at October 17 City Council Meeting
Appeal for Variance of existing signage ordinance
by XNation, a camping and sport supply outlet store, 180 North & 300 West, St. George

Dear Mr. Esplin,

We wish to appeal to the City Counsel of the City of St.George regarding the current Sunroc sign at 180 North and 300 West, St. George. The existing sign stands on the property and our current business, XNation (a camping and sport supply outlet store), now occupying the old Sunroc building, would like to be able to redesign and utilize this sign.

I urge you to consider our Appeal for Variance allowing our company, XNation, to utilize the existing signage in order to be seen from St. George Boulevard. XNation is a family-owned business, working its hardest in a tough economic time. We feel that to grow this business and become successful at its present location, the sign needs to be large enough to be seen a block away from where most Boulevard traffic would travel. Since there is already the old Sunroc sign in place, we would simply redesign/cover the existing sign with our own. (please see photo of Sunroc sign and XNation's new design)

We have already spoken with Craig Harvey, of St. George City's Planning and Zoning Department. His department denied use of the existing sign because it does not comply with current signage ordinances. We are making an appeal for a variance to use this existing sign for XNation's business. Mr. Harvey notes that the Sunroc sign has stayed in place for at least three years past the time Sunroc went out of business.

There are a variety of reasons why it would be in the city's best interest to have us use this sign with our own company name it. It is better for the city to have a sign on a building that reflects the current tenant/owner rather than a past tenant who is now out of business. The old sign is a reminder of a business that once was successful and employed many people in this town. I believe we would all be better served and would benefit St. George's image to have a company name on that sign that is current and thriving. Utilizing existing signage would be practical and economical. All XNation would have to do is put our design where Sunroc's is now.

We want to project to everyone who lives in town as well as visitors passing through town that local businesses are alive and well in St. George. There are a number of unoccupied buildings in XNation's vicinity, and we are hoping to breathe new life into this neglected area of town. Directing customers to our location is likely to bring new customers our way and hopefully, make them curious about neighboring businesses. In time, more traffic could encourage other businesses to lease and occupy the nearby buildings that are currently vacant iex. Flood Street Theater).

Thank you for your consideration of this request for hearing at the St. George City Council meeting. I greatly appreciate your time.

Sincerely,

Ben Warburton
XNation - Store Manager
Phone: 435-275-0822
Email: ben@thexnation.com

*Enclosed is letter from the Sunroc sign's owner, giving his/her permission to redesign and utilize the existing sign.
- Letter will be coming soon.


X Nation
SUNROC
X Nation

Friday, October 11, 2013
Agenda

General eNet Access

Human Resources

Purchasing Department

- Forms & Resources
- Bid Opening Summary (PDF)
- Blanket Purchase Orders (PDF)
- Guarding Against Fraud
- R37-4. Limitations on Judgments
- Training Resources
- Utah - State Contract Listing
- Open Bids
- Closed Bids (Awarded)
- Closed Bids (Un-awarded)

Budget & Finance

Service Request Forms/Admin

User Tutorials & Training

Human Resources Admin

City Council
City Council Member Access
View/Download Agendas
Council Action
Add Agendas & Minutes
View/Modify Agenda TOC
Work Meeting Items
Planning Commission
Water & Energy Board
Shade Tree Board

1. **CONSENT CALENDAR**

   No pending items under this section

2. **BID OPENINGS**

   2 A. 3000 East Improvements

3. **PUBLIC HEARINGS**

   1 A. Public Hearing/Ordinance - Easement Vacation/Lot Merger

   B. Public Hearing/Ordinance - Final Plat Amendment

   C. Public Hearing/Ordinance - Final Plat Amendment

   D. Public Hearing/Ordinance - Final Plat Amendment

   E. Public Hearing/Ordinance - Final Plat Amendment

   F. Public Hearing On Issuance Of Bonds

4. **ORDINANCES**

   No pending items under this section

5. **RESOLUTIONS**

   No pending items under this section

6. **STAFF REPORTS**

   3 A. Designation Of University Blvd

   1 B. Celebrating Families Through Adoption

   4 C. Walk To End Lupus Now, St George

   5 D. Music For All Regional Marching Band Competition

   6 E. Red Rocks Invitational Marching Band Competition

   7 F. Safety Trunk Or Treat

   ~~8 G. Simply Because Foundation / Zombie Mayhem Event~~

   8 H. Spring Break Concert

   I. PC Report From 10/8/13

   9 J. CUP For Cell Tower Replacement

   K. Cooperative Agency Agreement - Airport

   L. Improvements On 450 North

7. **NEW BUSINESS**

   No pending items under this section

8. **MINUTES**

Gail Jimmie
Tabled item
Sign variance

No pending items under this section

9. ADJOURNMENT

No pending items under this section

Questions regarding the eNet? Email webmaster@sgcity.org

ADDENDUM TO THE CITY COUNCIL MEETING AGENDA
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting at the St. George City Office, City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, October 17, 2013 commencing at 4:00 p.m. to be heard at 5:00 p.m.

The addendum to the agenda is as follows:

6. STAFF REPORTS

P. Appointment of poll workers.

Christina Fernandez

Christina Fernandez, City Recorder

October 16, 2013

Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

DRAFT

Agenda Item Number : 2A

Request For Council Action

Date Submitted	2013-10-11 08:48:16
Applicant	Jay Sandberg
Quick Title	3000 East, Phase I
Subject	Consider approval of an agreement with Interstate Rock Products to construction the 3000 East, Phase I, Roadway Improvement project.
Discussion	The project includes the installation of sewer, water, asphalt paving, excavation, relocation and installation of power, storm drain and related work in the vicinity of 3000 E between 1130 South and 1850 South.
Cost	$1,425,609.53
City Manager Recommendation	Recommend approval.
Action Taken	
Requested by	Larry H. Bulloch
File Attachments	3000 East Phase 1 Bid Summary for City Council.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	3000 East Phase 1 Bid Summary for City Council.pdf

3000 East Phase 1
Bid Summary
Oct. 10, 2013

Bidder	Amount
Engineer's Estimate	1,510,313
Interstate Rock Products	**1,425,610**
JP Excavating	1,549,282
Sunroc	1,826,486
Progressive	1,899,694
Desert Hills	2,076,110

3000 E Phase 1

LOCATED IN ST. GEORGE, UT

DATE: 2/2/13
DRAWN: RLA
APPROVED:
SCALE:
JOB NO.: 10120a

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

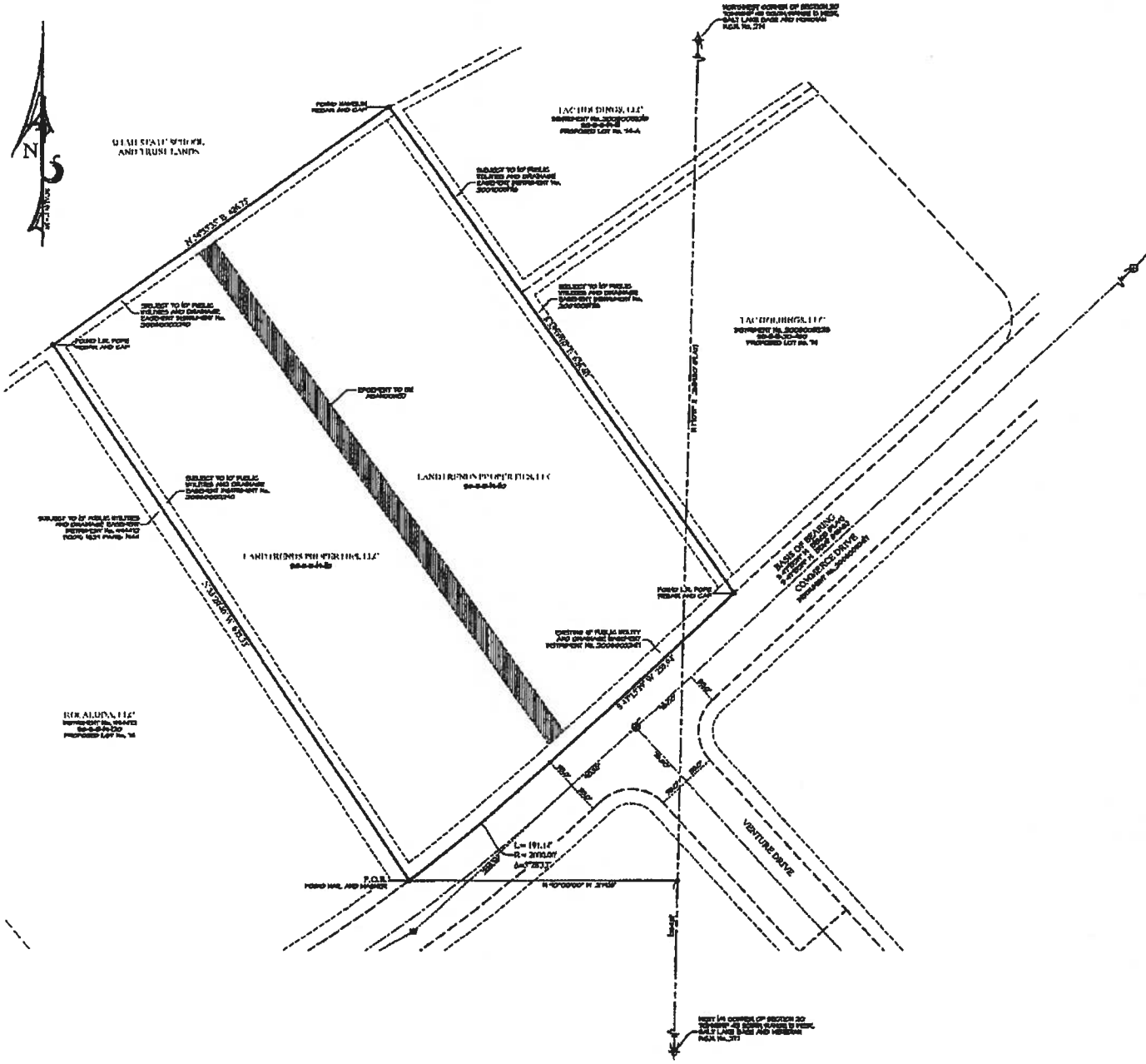
No.	Date	By	Revision

DRAFT

Agenda Item Number : 3A

Request For Council Action

Date Submitted	2013-10-02 12:21:06
Applicant	Brandon Anderson - Rosenberg Associates
Quick Title	Public Hearing/Ordinance - Easement Vacation/Lot Merger
Subject	Request to vacate a public utility and drainage easement for Landtrends Properties in the Fort Pierce Business Park.
Discussion	The applicant recently split the lot and created a public utility and drainage easement. This lot split was approved by the City but not approved by the Fort Pierce Industrial Park Property Owners Association. The Fort Pierce Industrial Park Property Owners Association is requesting that they merge the lots back into one lot. In doing so the parcel owner would like to vacate the public utility easement as well and put the parcel back to its original layout.
Cost	$0.00
City Manager Recommendation	Putting the original lot back to one lot from two approved without consent from the Property Owners Association of the Fort Pierce park.
Action Taken	
Requested by	Todd Jacobsen
File Attachments	Landtrends.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Landtrends.pdf



SURVEYOR'S CERTIFICATE

I, Brandon E. Anderson, Professional Land Surveyor Number [illegible], hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have performed a survey of the property described hereon in accordance with Section 17-23-17 and have verified all measurements and descriptions are correct. Monuments will be set on representation on this plat.

Date: _____

Brandon E. Anderson — Certificate No. [illegible]

NARRATIVE

This survey was conducted at the request of the owner to facilitate a Lot Merger of Proposed Lot 75-A and 75-B, Fort Pierce Business Park Plat Lot 75. The corners are marked with 5/8" X 24" rebar with plastic cap stamped "ROSENBERG ASSOCIATES" unless otherwise noted on this plat.

LEGEND

- SET SURVEY - 5/8" X 24" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FOUND REBAR & CAP AS NOTED
- Variable SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND SURVEY CONTROL MONUMENT - CLASS 1
- FOUND SURVEY CONTROL MONUMENT - CLASS 2
- DIMENSIONS TO BE ABANDONED IN CONJUNCTION WITH LOT MERGER

10 FOOT PUBLIC UTILITY EASEMENT DESCRIPTION TO BE ABANDONED

Part Lot Split Lot 75-A

Beginning at a point North 89°59'01" West [illegible] feet along the section line, North 00°00'00" West [illegible] feet and North 89°59'01" West [illegible] feet from the West 1/4 corner of Section 20, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running:

Thence South 00°00'00" West [illegible] feet;
Thence North 89°59'01" West [illegible] feet;
Thence North 00°00'00" East [illegible] feet;
Thence South 89°59'01" East [illegible] feet to the Point of Beginning.

10 FOOT PUBLIC UTILITY EASEMENT DESCRIPTION TO BE ABANDONED

Part Lot Split Lot 75-B (Part Boundary)

Beginning at a point North 89°59'01" West [illegible] feet along the section line, North 00°00'00" West [illegible] feet and North 89°59'01" West [illegible] feet from the West 1/4 corner of Section 20, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running:

Thence North 89°59'01" West [illegible] feet;
Thence North 00°00'00" West [illegible] feet;
Thence North 89°59'01" East [illegible] feet;
Thence South 00°00'00" East [illegible] feet to the Point of Beginning.

PARCEL DESCRIPTION (POST - LOT MERGER)
PROPOSED LOT 75, FORT PIERCE BUSINESS PARK

Instrument No. [illegible]

Beginning at a point North 89°59'01" West [illegible] feet along the section line and North 00°00'00" West [illegible] feet from the West 1/4 corner of Section 20, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running thence North 89°59'01" West [illegible] feet; thence North 89°59'01" East [illegible] feet; thence South 89°59'01" West [illegible] feet; thence North 00°00'00" West [illegible] feet to the point of a 2000.00 foot radius curve to the right; thence northwesterly through a central angle of 5°35'37" and along the arc of said curve [illegible] feet to the point of beginning.

Containing [illegible] square feet or [illegible]

PARCEL DESCRIPTION (PRE - LOT MERGER)
LOT 75-A, FORT PIERCE BUSINESS PARK (SO-5-3-19-113)

Pre-Lot Merger Lot 75-A

Beginning at a point on the Northwesterly line of Commerce Drive as described on the Fort Pierce Area 1 Subdivision Amended No. [illegible] said point also being North 89°59'01" West [illegible] feet along the section line and North 00°00'00" West [illegible] feet from the West 1/4 corner of Section 20, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running:

Thence North 89°59'01" West [illegible] feet;
Thence North 00°00'00" East [illegible] feet;
Thence South 89°59'01" East [illegible] feet to said Northwesterly line of Commerce Drive;
Thence South 41°59'01" West [illegible] feet along said line to the Point of Beginning.

Containing Approximately [illegible] Square Feet or [illegible] Acres

PARCEL DESCRIPTION (PRE-LOT MERGER)
LOT 75-B, FORT PIERCE BUSINESS PARK (SO-5-3-19-113)

Pre-Lot Merger Lot 75-B

Beginning at a point on the Northwesterly line of Commerce Drive as described on the Fort Pierce Area 1 Subdivision Amended No. [illegible] said point also being North 89°59'01" West [illegible] feet along the section line and North 00°00'00" West [illegible] feet from the West 1/4 corner of Section 20, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running:

Thence North 89°59'01" West [illegible] feet;
Thence North 0°00'00" East [illegible] feet;
Thence South 89°59'01" East [illegible] feet to said Northwesterly line of Commerce Drive;
Thence South 41°59'01" West [illegible] feet along said line to the Point of Beginning.

Containing Approximately [illegible] Square Feet or [illegible] Acres

LOCATED IN THE N.E. ¼ OF SECTION 19 AND THE N.W. ¼ OF SECTION 20
TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

DATE	04/08/2020
JOB NO.	3490-13
DRAFTED BY	M.R.D.
CHECKED BY	M.R.D.
SCALE	1"=50'

REVISIONS	DATE	DRAFTED	CHECKED
#1			
#2			
#3			
#4			
#5			
#6			
#7			

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

RECORD OF SURVEY - LOT MERGER
PREPARED AT THE REQUEST OF
LANDTRENDS PROPERTIES, LLC

SHEET 1 OF 1 SHEETS

DRAFT

Agenda Item Number : 3B

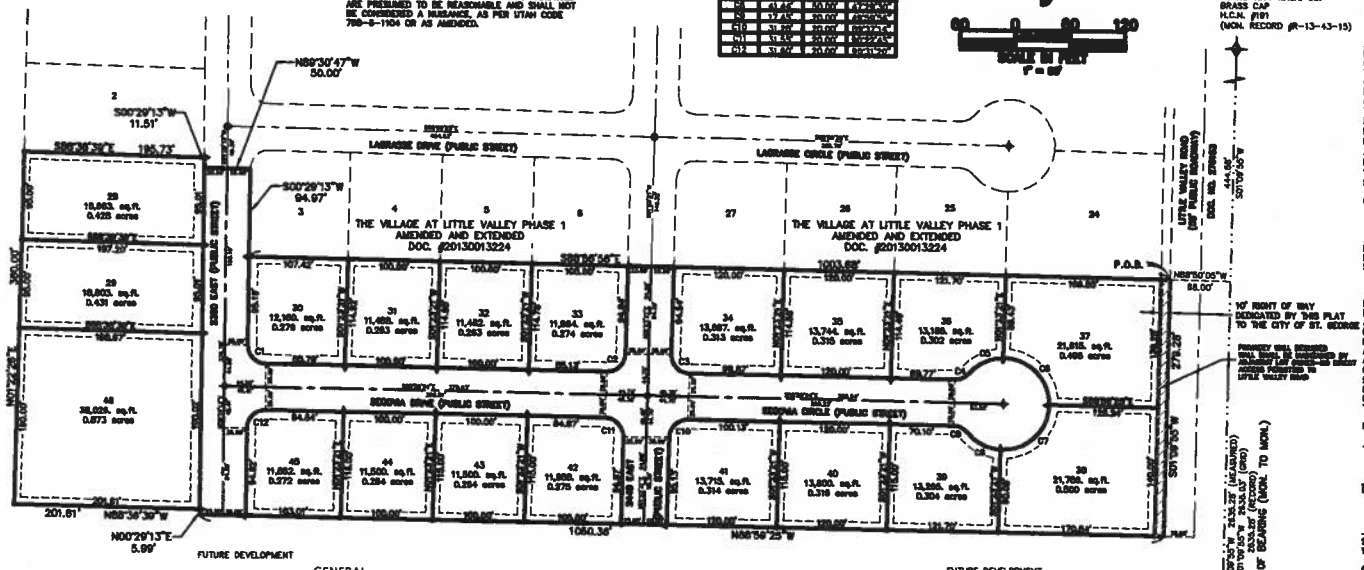
Request For Council Action

Date Submitted	2013-10-02 12:09:46
Applicant	Roger Bundy, R&B Surveying
Quick Title	Public Hearing/Ordinance - Final Plat Amendment
Subject	Request to approve a Final Plat Amendment for The Village at Little Valley Phase 2 Amended
Discussion	The purpose of this Final Plat Amendment is to merge Lot 46 & 47 into one lot, to be known as Lot 46 and vacate its associated public utility and drainage easement. No other changes to this Final Plat Amendment were made or intended.
Cost	$0.00
City Manager Recommendation	Merges two lots into one in the Village development in Little Valley. Recommend approval.
Action Taken	
Requested by	Todd Jacobsen
File Attachments	The Village at Little Valley Phase 2 Amended.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	The Village at Little Valley Phase 2 Amended.pdf

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNERS WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.34'	50.00'	15°29'00"
C2	31.35'	50.00'	35°54'55"
C3	31.42'	50.00'	36°00'00"
C4	31.42'	50.00'	36°00'00"
C5	42.16'	50.00'	48°18'01"
C6	42.16'	50.00'	48°18'01"
C7	42.16'	50.00'	48°18'01"
C8	42.16'	50.00'	48°18'01"
C9	31.42'	50.00'	36°00'00"
C10	31.42'	50.00'	36°00'00"
C11	31.42'	50.00'	36°00'00"
C12	31.42'	50.00'	36°00'00"
C13	31.42'	50.00'	36°00'00"



GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).

3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT AND CORNER SIDE YARD SETBACK, 8 FOOT AND 10 FOOT SIDE YARD SETBACK, EXCEPT LOTS 37 AND 38 SHALL HAVE A 10 FOOT SIDE YARD SETBACK, AND A 25 FOOT REAR YARD SETBACK. ALL OTHER REAR YARD SETBACKS SHALL BE 10 FOOT.

4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ASCO. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 8, 2012. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.

LEGEND

- SECTIONAL MONUMENTATION (AS NOTED)
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CLASS I MONUMENT TO BE SET PER CITY OF ST. GEORGE STANDARDS
- CLASS II MONUMENT TO BE SET TO CITY STANDARDS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- EXISTING CLASS I MONUMENT
- EXISTING CLASS II MONUMENT

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE:

PHASE 2 - BOUNDARY DESCRIPTION

BEGINNING AT A POINT S01°00'00"W 444.06 FEET ALONG THE SECTION LINE AND N89°50'05"W 50.00 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER FILED AS DOCUMENT #278103, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "THE VILLAGE AT LITTLE VALLEY PHASE 1 AMENDED AND EXTENDED" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER FILED AS DOCUMENT #20130013224 AND RUNNING THENCE S89°50'05"W 879.86 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N89°56'25"W 1050.36 FEET; THENCE N00°29'13"E 5.99 FEET; THENCE N89°36'39"W 201.81 FEET; THENCE N01°22'28"E 380.00 FEET TO THE SOUTHWEST CORNER OF SAID "THE VILLAGE AT LITTLE VALLEY PHASE 1 AMENDED AND EXTENDED"; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FIVE COURSES: S89°36'39"E 105.73 FEET; THENCE S00°29'13"W 11.51 FEET; THENCE S89°30'47"E 50.00 FEET; THENCE S00°29'13"W 94.97 FEET; THENCE S89°56'25"E 1003.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.089 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN OR THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "THE VILLAGE AT LITTLE VALLEY SUBDIVISION", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDED ON THE 8TH DAY OF OCTOBER 2012, AS DOCUMENT NO. 20120034344. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____DAY OF _____,2013.

BY: SHAWN B. DAVIS, MANAGER, LHC VILLAGES, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE_____DAY OF_____, 2013, PERSONALLY APPEARED BEFORE ME SHAWN B. DAVIS, WHO BEING DULY SWORN DID SAY THAT HE IS MANAGER OF LHC VILLAGES, LLC, UTAH LIMITED LIABILITY COMPANY OWNERS OF LOTS 46 AND 47 OF "THE VILLAGE at LITTLE VALLEY PHASE 2" AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF IT'S BY-LAWS, OR BY AUTHORITY OF IT'S BOARD OF DIRECTORS, AND SAID SHAWN B. DAVIS ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____ _____
NOTARY COMMISSIONED IN UTAH NOTARY PUBLIC

DOES NOT REQUIRE NOTARY STAMP IF ABOVE IS COMPLETED—UTAH CODE TITLE 46, CHAPTER 1

AMENDMENT NARRATIVE

THE PURPOSE FOR THE AMENDMENT OF "THE VILLAGE at LITTLE VALLEY PHASE 2, FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS ENTRY NO. 20120001707, IS TO COMBINE LOTS 46 AND 47 INTO ONE LOT (NOW LOT 46). NO OTHER CHANGES OR REVISIONS ARE MADE AS A RESULT OF THIS PLAT AMENDMENT. EASEMENTS ASSOCIATED WITH THE LOT LINE BETWEEN LOTS 46 AND 47 ARE ALSO VACATED BY THIS PLAT AMENDMENT.

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

R&B SURVEYING, INC.
1007 PRIDEWOOD DRIVE • WASHINGTON, UT 84780
PH: (435) 673-3200 • FAX: (435) 673-3201

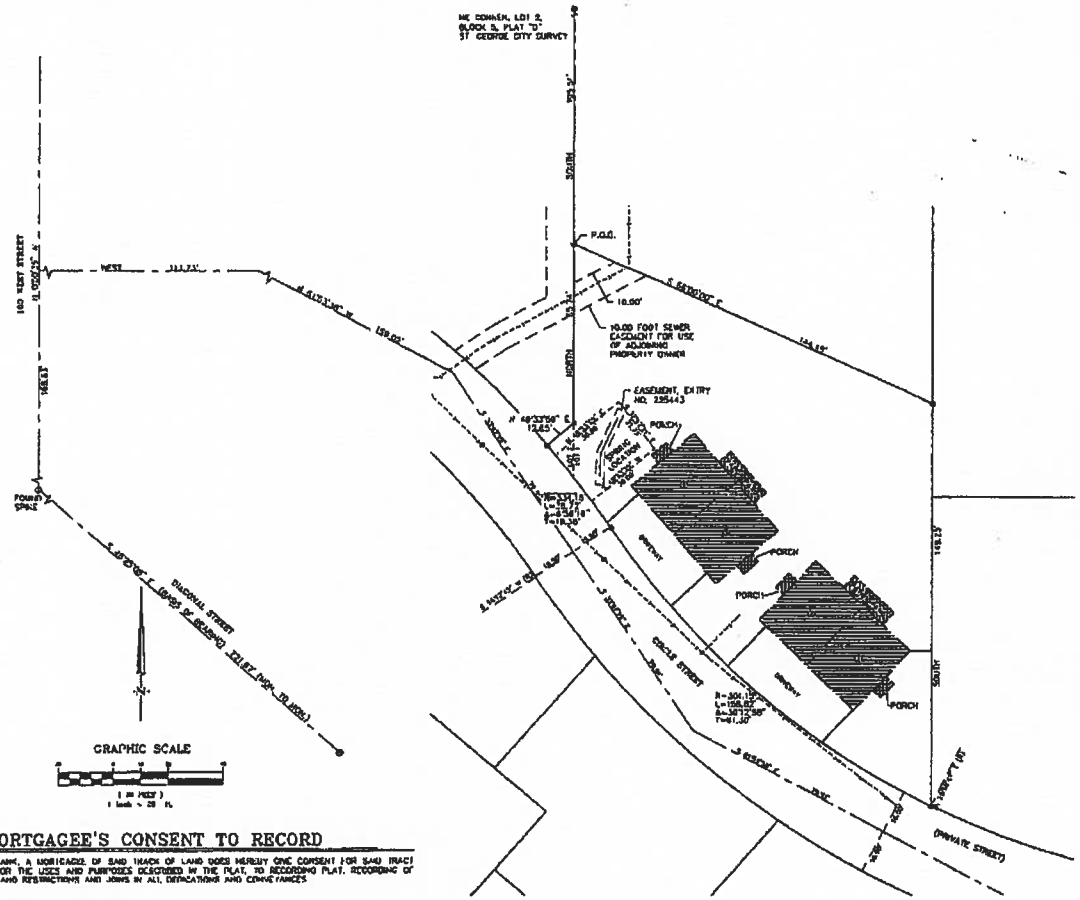
APPROVAL OF PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE_____DAY OF_____, A.D. 2013, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE ABOVE SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____DAY OF_____, A.D. 2013	APPROVED AS TO FORM THIS THE _____DAY OF_____, A.D. 2013.	ON THIS THE_____DAY OF_____, A.D. 2013, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UT. 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. 2013, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS_____DAY OF_____, A.D. 2013 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

DRAFT

Agenda Item Number : 3C

Request For Council Action

Date Submitted	2013-10-02 12:08:42
Applicant	Bob Hermandson - Bush and Gudgell
Quick Title	Public Hearing/Ordinance - Final Plat Amendment
Subject	Request to approve a Final Plat Amendment for Quitobaquito Phase 1 Amended
Discussion	The purpose of this Final Plat Amendment is to vacate some common area, which is also a public utility and drainage easement. This area is located on the westerly portion of the property. No other changes to this Final Plat Amendment were made or intended.
Cost	$0.00
City Manager Recommendation	Housekeeping change to the common area for this old townhouse project.
Action Taken	
Requested by	Todd Jacobsen
File Attachments	Quitobaquito Phase 1 Amended.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Quitobaquito Phase 1 Amended.pdf



MORTGAGEE'S CONSENT TO RECORD

DOWNEY FIRST NATIONAL BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, OTHER DEEDS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES

BANKER

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT ____ HE IS THE MANAGER OF DOWNEY FIRST NATIONAL BANK, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DOWNEY FIRST NATIONAL BANK, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

AMENDMENT NOTE

THE INTENT FOR AMENDMENT OF THIS PLAT IS TO ADJUST THE WESTERN BOUNDARY AND MOVE THE SPRING EASEMENT TO THE CORRECT LOCATION BASED ON THE ACTUAL LOCATION OF THE EXISTING SPRING. NO OTHER CHANGES WERE MADE OR INTENDED TO THE ORIGINAL QUITOBOQUITO PHASE 1 SUBDIVISION PLAT.

SURVEYOR'S CERTIFICATE

I, ROBERT H. HERMANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5367437 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

QUITOBAQUITO PHASE 1 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF LOT 1 AND 2, BLOCK 5, PLAT "D", ST. GEORGE CITY SURVEY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 185.51 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE S 68°00'00" E 144.43 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 1; THENCE SOUTH 149.25 FEET TO A POINT ON THE NORTH LINE OF CIRCLE STREET, SAID POINT BEING ON AN ARC OF A 301.15 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS N 23°33'45" E; THENCE NORTHWESTERLY 158.82 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS S 66°17'45" W 334.15 FEET; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY 28.72 FEET; THENCE N 49°13'55" E 12.55 FEET TO A POINT OF EAST LINE OF SAID LOT 2; THENCE NORTH 65.74 FEET TO THE POINT OF BEGINNING. CONTAINS 0.393 ACRES.

DATE
BUSH AND GUDGELL INC.

ROBERT H. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 5367437

OWNER'S DEDICATION

DO HEREBY DEDICATE TO THE COMMON USE OF THE GLENN I. & LOUISE M LATHAM REVOCABLE TRUST, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF LAND COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF CONDOMINIUM OF QUITOBAQUITO, PHASE ONE" APPLICABLE TO ENTRY NO. 197794, BOOK 241, PAGES 817-847, DATED 5 OCT 1978 AND "BYLAWS OF QUITOBAQUITO CONDOMINIUM" APPLICABLE TO ENTRY NO. 197795, BOOK 241, PAGES 847-867, DATED 5 OCT 1978. SAID DECLARATION OF CONDOMINIUM OF QUITOBAQUITO, PHASE ONE AND BYLAWS OF QUITOBAQUITO CONDOMINIUM ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS

GLENN I & LOUISE M LATHAM REVOCABLE TRUST

TRUSTEE ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME _____ TRUSTEES UNDER THE GLENN I. AND LOUISE M. LATHAM, REVOCABLE TRUST DATED THE ____ DAY OF _____ 20__ THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

BY: LOUISE A LATHAM TRUSTEE

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTES

1. ALL COMMON AREAS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES
2. UNIT NUMBERS 1-2-3-4
3. PRIVATE OWNERSHIP
4. LIMITED COMMON AREA
5. COMMON AREA
6. SEE SHEET 2 FOR DETAILS AND DIMENSIONS
7. NORTH ON THIS PLAT - N 0°08'44" E ON ST. GEORGE CITY PLATE

QUITOBAQUITO PHASE 1 AMENDED

LOCATED IN

LOT 1 & 2, BLOCK 5, PLAT "D", ST GEORGE CITY SURVEY
SW 1/4 OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

50-1642

ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL OF THE PLANNING AND ZONING OFFICIAL	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE SUBDIVISION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20__	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__	ON THIS ____ DAY OF _____ A.D. 20__ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, SALT LAKE COUNTY, UTAH, REVIEWED THE HEREON SUBDIVISION FINAL PLAT AND FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING COMMISSION, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT	I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS ____ DAY OF _____ A.D. 20__ REVIEWED THE HEREON SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS ____ DAY OF _____ A.D. 20__ REVIEWED THE HEREON SUBDIVISION FINAL PLAT AND BY AUTHORITY OF SECTION 10-9-1 OF THE CITY CODE, RECOMMEND TO THE MAYOR OF THE CITY OF ST. GEORGE, UTAH, THAT THE CITY ACCEPT SAID FINAL PLAT WITH ALL EASEMENTS AND DEDICATIONS PLACED THEREON.	I, WASHINGTON COUNTY TREASURER, COUNTY OF _____ ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION TOTAL PLAT HAVE BEEN PAID IN FULL	
MAYOR, CITY OF ST. GEORGE	CITY ATTORNEY, CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE, UTAH	PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ATTEST: CITY RECORDER, CITY OF ST. GEORGE MAYOR, CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
Salt Lake City, Utah
Phone: (801) 355-7311
Fax: (801) 355-7314
www.bushandgudgell.com

Drawn: T.D.R. Date: 2-8-2012
Checked: T.D.R.
Approved: T.D.R.
Scale: 1"=20'
Job No: 1-2012

QUITOBAQUITO PHASE 1 AMENDED
LOT 1 & 2, BLOCK 5, PLAT "D", ST GEORGE CITY SURVEY
SW 1/4 OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 1 OF 2 SHEETS

DRAFT

Agenda Item Number : 3D

Request For Council Action

Date Submitted	2013-10-02 12:07:23
Applicant	Roger Bundy, R&B Surveying
Quick Title	Public Hearing/Ordinance - Final Plat Amendment
Subject	Request to approve a Final Plat Amendment for Meadow Valley Farms Phase 2 Amended
Discussion	The purpose of this Final Plat Amendment is to vacate Lots 25, 26, 27, & 28 and their associated public utility and drainage easements from this plat. No other changes to this Final Plat Amendment were made or intended.
Cost	$0.00
City Manager Recommendation	Removes four lots from this plat known as Meadow Valley Farms phase 2.
Action Taken	
Requested by	Todd Jacobsen
File Attachments	Meadow Valley Farms Phase 2 Amended.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	FYI â€“ These lots that are being vacated are being added to Meadow Valley Farms Phase 3.
Attachments	Meadow Valley Farms Phase 2 Amended.pdf

NOTE TO LOT OWNERS

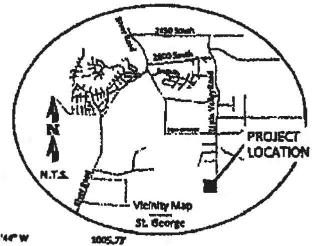
THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNERS WITHIN THE MEADOW VALLEY FARMS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL USES, NOISES, AND ODORS ARE CONSIDERED NORMAL AND ARE EXEMPT FROM NUISANCE COMPLAINTS AS PER UTAH CODE 78B-6-1104, OR AS AMENDED.

ROTATION NOTE

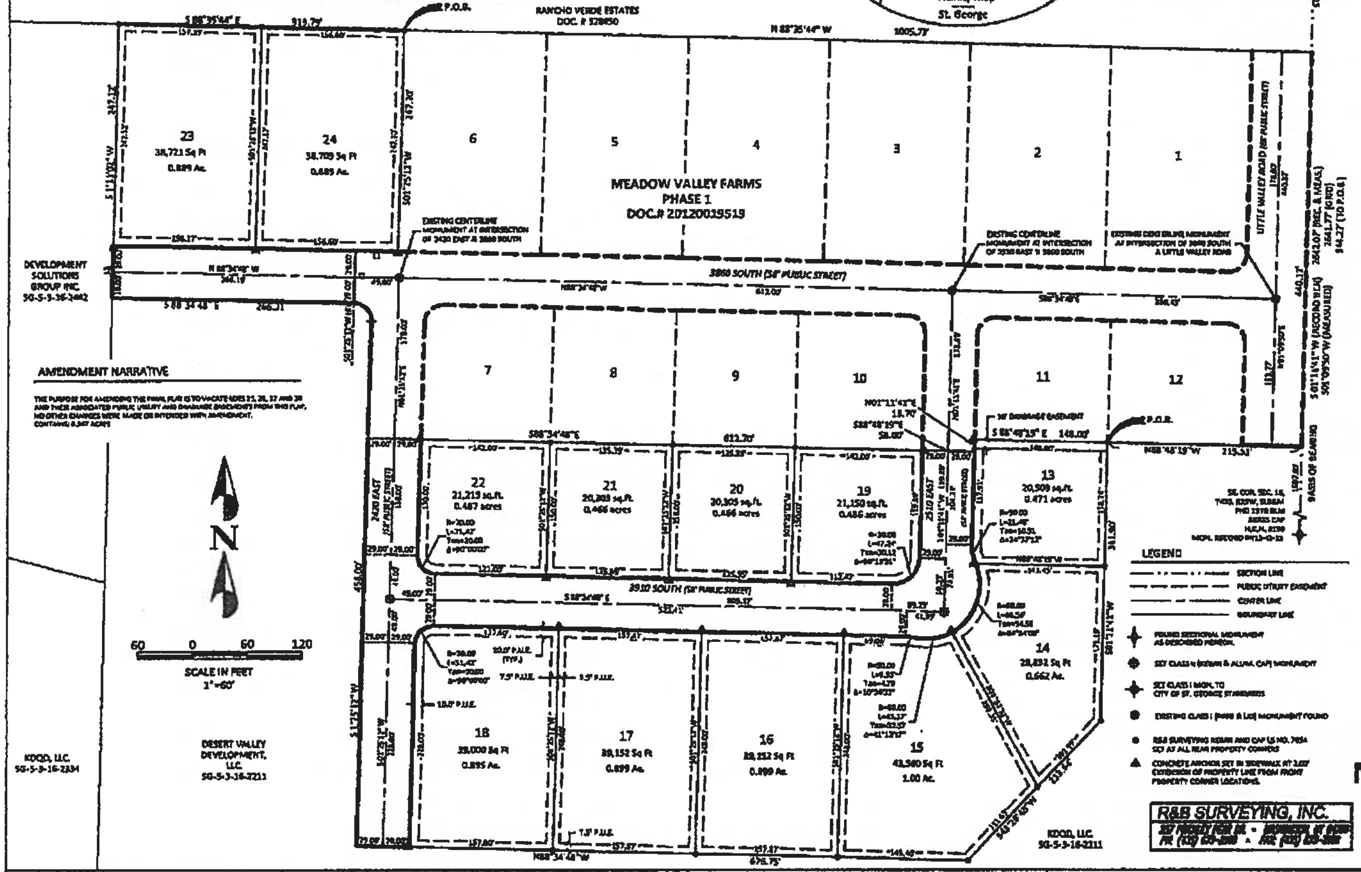
BEARINGS ON THIS PLAT MUST BE ROTATED 01°23'33" COUNTERCLOCKWISE TO MATCH THE BEARINGS ON THE ADJOINING RANCHO VERDE ESTATES SUBDIVISION.

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7034 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATIONS.
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK, 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED AUGUST 16, 2007 (PROJECT NO. 2070471). THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.



LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]



SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7034, 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, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 2 AMENDED

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

7034
ROGER M.
BUNDY

DATE

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A POINT S 1°09'30" W 304.13 FEET ALONG THE SECTION LINE AND N 88°25'44" W 1005.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWEST BOUNDARY CORNER OF "MEADOW VALLEY FARMS PHASE 1 SUBDIVISION", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH (DOC. 20120019519), RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: [illegible] THENCE [illegible] TO A POINT OF THE SOUTH BOUNDARY OF "RANCHO VERDE ESTATES", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH (DOC. 328450); THENCE S 88°35'44" E [illegible] ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS 1.[illegible] ACRES

PARCEL 2

BEGINNING AT A POINT S 1°09'30" W 946.27 FEET ALONG THE SECTION LINE AND N 88°48'19" W 215.53 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF "MEADOW VALLEY FARMS PHASE 1 SUBDIVISION", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH (DOC. 20120019519); THENCE S 1°11'41" W 311.50 FEET; THENCE S 43°28'45" W 223.64 FEET; THENCE N 88°34'48" W 676.75 FEET; THENCE N 1°25'12" E 458.00 FEET TO THE SOUTH BOUNDARY OF SAID SUBDIVISION; RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: S 88°34'48" E 822.30 FEET; THENCE S 88°48'19" E 58.00 FEET; THENCE N 1°11'41" E 13.70 FEET; THENCE S 88°48'19" E 148.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.347 ACRES

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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 2 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE 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. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MEADOW VALLEY FARMS - PHASE 2, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF __________, 20__.

DESERT VALLEY DEVELOPMENT, INC.
BY: ED BURGESS, PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE ____ DAY OF __________, 20__, PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BY DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DESERT VALLEY DEVELOPMENT, INC., AND THAT HE EXECUTED THE FOREGOING "OWNER'S CONSENT TO RECORD" IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE BOARD OF DIRECTORS, AND HE DID ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME: __________
COMMISSION NUMBER: __________
MY COMMISSION EXPIRES: __________
A NOTARY COMMISSIONED IN UTAH

NOTARY PUBLIC

(IF ABOVE INFORMATION IS PROVIDED
NO NOTARY STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1)

Subdivision Final Plat for

MEADOW VALLEY FARMS - PHASE 2 AMENDED

Located In the Southeast Quarter of Section 16, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF ________ A.D. 20___, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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___	APPROVED AS TO FORM, THIS THE ____ DAY OF ________, A.D. 20___	ON THIS THE ____ DAY OF ________ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

DRAFT

Agenda Item Number : 3E

Request For Council Action

Date Submitted	2013-10-02 12:04:44
Applicant	Bob Hermandson - Bush and Gudgell
Quick Title	Public Hearing/Ordinance - Final Plat Amendment
Subject	Request to approve a Final Plat Amendment for Canyon Terrace Estates Phase 4 Amended
Discussion	The purpose of this Final Plat Amendment is to merge Lot 85 & 86 into one lot to be known as Lot 86. The public utility and drainage easement between said lots is vacated with this plat. No other changes to this Final Plat Amendment were made or intended.
Cost	$0.00
City Manager Recommendation	Two lots into one. Recommend approval.
Action Taken	
Requested by	Todd Jacobsen
File Attachments	Canyon Terrace Estates Phase 4 Amended.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Canyon Terrace Estates Phase 4 Amended.pdf

LEGEND

• or ●	SET 5/8" REBAR AND CAP STAMPED [illegible] UNLESS OTHERWISE SPECIFIED ON THE PLAT
✦	SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
◆	SPECIFIED CLASS 1 SURVEY CONTROL MONUMENT ([illegible] AND [illegible])

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

CANYON TERRACE ESTATES PHASE 4 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS 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 ____________, 20___.

JASON PUTNAM

NATALIE PUTNAM

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ______________ }
COUNTY OF ______________ } S.S.

ON THE ___ DAY OF ______________ 20___ PERSONALLY APPEARED BEFORE ME, JASON PUTNAM AND NATALIE PUTNAM, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: ______________
COMMISSION NUMBER: ______________
MY COMMISSION EXPIRES: ______________
A NOTARY PUBLIC COMMISSIONED IN UTAH

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO COMBINE LOTS 85 AND 86 INTO ONE LOT, AND ABANDON THE ASSOCIATED EASEMENT. NO OTHER CHANGES OR CORRECTIONS WERE INTENDED OR MADE BY THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, ROBERT HERMANDSEN, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION [illegible] NUMBER [illegible], AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

CANYON TERRACE ESTATES PHASE 4 AMENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND UTILITY CORRIDORS AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DATE:
BUSH AND GUDGELL INC.

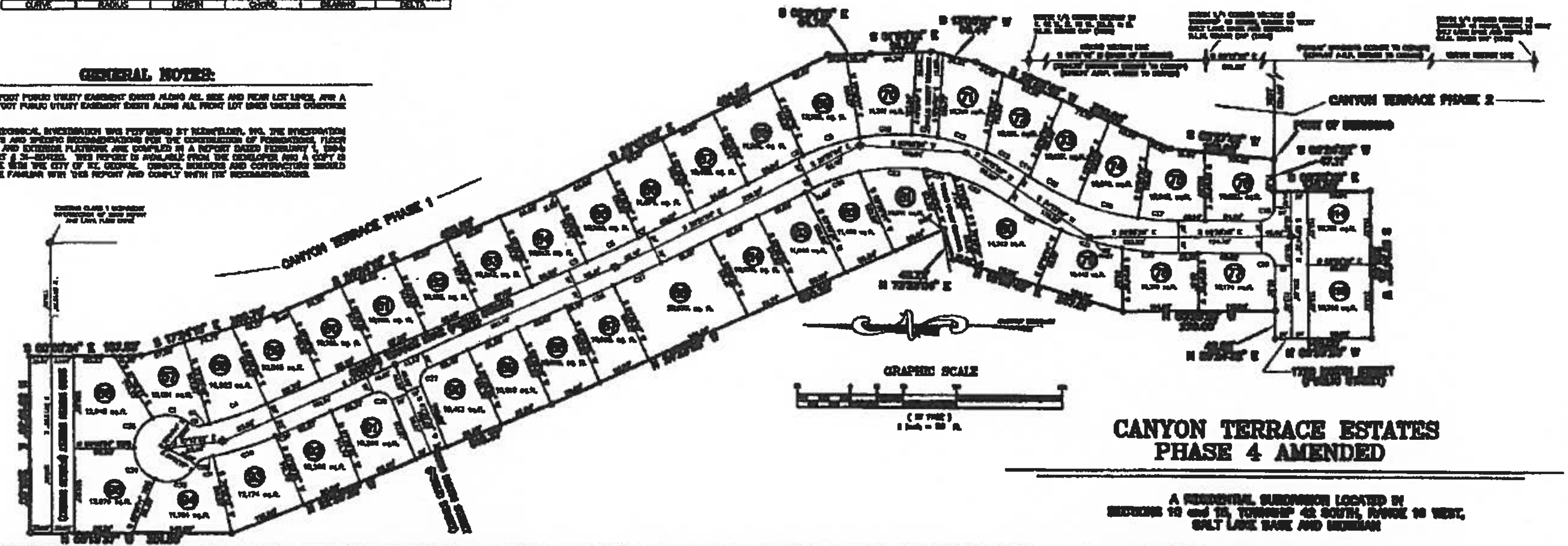
ROBERT HERMANDSEN
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER [illegible]

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S [illegible] E [illegible] FEET ALONG THE CENTER SECTION LINE AND WEST [illegible] FEET FROM THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE [illegible] WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S [illegible] W [illegible] FEET; THENCE S [illegible] E 140.00 FEET; THENCE S [illegible] W [illegible] FEET; THENCE N [illegible] W 140.00 FEET; THENCE N [illegible] E [illegible] FEET; THENCE N [illegible] W [illegible] FEET; THENCE N [illegible] E [illegible] FEET; THENCE N 73°33'04" E [illegible] FEET; THENCE N [illegible] W [illegible] FEET; THENCE N [illegible] W [illegible] FEET; THENCE N [illegible] W [illegible] FEET; THENCE N [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] E [illegible] FEET; THENCE S [illegible] W [illegible] FEET; THENCE S [illegible] W [illegible] FEET; THENCE S [illegible] W [illegible] FEET TO THE POINT OF BEGINNING. CONTAINS [illegible] ACRES.

GENERAL NOTES:

1. A 7.5 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY [illegible], INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED [illegible] PROJECT # [illegible]. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.



CANYON TERRACE ESTATES
PHASE 4 AMENDED

A RESIDENTIAL SUBDIVISION LOCATED IN
SECTIONS 10 and 15, TOWNSHIP 42 SOUTH, RANGE [illegible] WEST,
SALT LAKE BASE AND MERIDIAN

[illegible]

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
[illegible]
ST. GEORGE CITY, UTAH [illegible]
PHONE [illegible]

CANYON TERRACE ESTATES
PHASE 4 AMENDED

SHEET
1
1

DRAFT

Agenda Item Number : 3F

Request For Council Action

Date Submitted	2013-10-10 18:19:20
Applicant	Gary S. Esplin
Quick Title	Public Hearing on Issuance of Bonds
Subject	Public Hearing required in order to issue bonds for Mall Drive Bridge project.
Discussion	Required in the process to get ready to issue bonds for the Mall Drive bridge project. Franchise tax receipts is the backstop for the proposed 15 year bonds with the annual bond payment covered by $750,000 from our ClassC/Collector road allocation from the State gasoline tax.
Cost	$0.00
City Manager Recommendation	Public hearing necessary in this bond issuance process. We are still working on right of way approvals and waiting for environmental approval. Since the government is closed Fish and Wildlife is not reviewing our application. The bid opening for the bridge portion of this project was delayed a week and will occur on the 15th.
Action Taken	
Requested by	Gary S. Esplin
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on September 19, 2013, the City Council (the "Council") of the City of St. George, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Franchise Tax Revenue Bonds, Series 2013 (with any other series or title designation determined by the Issuer, the "Series 2013 Bonds") and called a public hearing to receive input from the public with respect to (a) the issuance of the Series 2013 Bonds and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2013 Bonds may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on October 17, 2013, at the hour of 4:00 p.m. at 175 East 200 North, St. George, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2013 Bonds and (b) any potential economic impact that the Project to be financed with the proceeds of the Series 2013 Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2013 BONDS

The Series 2013 Bonds will be issued for the purpose of (a) financing the costs of construction of roadway improvements, including, but not limited to the Mall Drive Bridge, and related improvements (collectively, the "2013 Project"), (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Series 2013 Bonds.

PARAMETERS OF THE SERIES 2013 BONDS

The Issuer intends to issue the Series 2013 Bonds in the aggregate principal amount of not more than Ten Million Dollars ($10,000,000), to mature in not more than twenty (20) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed 5.50% per annum. The Series 2013 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a Supplemental Indenture of Trust (the "Indenture") which was before the Council and attached to the Resolution in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2013 Bonds will not exceed the maximums set forth above.

FRANCHISE TAXES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge 100% of all the revenues produced by municipal energy sales and use taxes levied by the City under the Municipal Energy Sales and Use Tax Act, Title 10, Chapter 1, Part 3, Utah Code (the "Pledged Taxes").

OUTSTANDING BONDS SECURED BY PLEDGED TAXES

Other than the proposed Series 2013 Bonds, the Issuer currently has $0 of bonds outstanding (the "Series 2013 Bonds") secured by the Pledged Taxes (as more fully described in the Indenture).

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: http://auditor.utah.gov/lgReports.html. For additional information, including any information more recent than as of the date of the Financial Report, please contact Philip R. Peterson, Finance Director at (435) 6627-4701.

TOTAL ESTIMATED COST

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2013 Bonds if held until maturity is $11,449,753.

A copy of the Resolution and the Indenture are on file in the office of the City Recorder, 175 East 200 North, St. George, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m., Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Resolution, the Indenture (as it pertains to the Series 2013 Bonds), or the Series 2013 Bonds, or any provision made for the security and payment of the Series 2013 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever and (ii) registered voters within the City of St. George, Utah may sign a written petition requesting an election to authorize the issuance of the Series 2013 Bonds. If written petitions which have been signed by at least 20% of the registered voters of the City of St. George, Utah are filed with the Issuer during said 30-day period, the Issuer shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2013 Bonds. If fewer than 20% of the registered voters of the City of St. George, Utah file a written petition during said 30-day period, the Issuer may proceed to issue the Series 2013 Bonds without an election.

DATED this September 19, 2013.

/s/ Christina Fernandez
City Recorder

DRAFT

Agenda Item Number : 6A

Request For Council Action

Date Submitted	2013-10-10 18:33:48
Applicant	Dixie State University
Quick Title	Designation of University Blvd
Subject	Designation of 700 East as University Blvd.
Discussion	Dixie State University is requesting a co-name for 700 East to be University Boulevard from St. George Blvd to 700 South. Businesses and residents would not have to change their official address.
Cost	$0.00
City Manager Recommendation	I believe this is a positive for both the City and the University as it recognizes the location of the school and the status of having an University located here. It should not adversely affect those that have a 700 East address as they could keep it.
Action Taken	
Requested by	Gary S. Esplin
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6B

Request For Council Action

Date Submitted	2013-10-08 18:54:18
Applicant	Debbie Hofhines
Quick Title	Celebrating Families Through Adoption
Subject	Request for a waiver of the Vernon Worthen Park use fee and Special Event permit fee.
Discussion	This event will be held on Saturday, November 9 from Noon to 3 pm at the Vernon Worthen Park. The Utah Foster Care Foundation is seeking to have a festival/carnival/party to celebrate families that have been touched in some way by adoption.
Cost	$0.00
City Manager Recommendation	Looks like a worthwhile event. Recommend approval.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

Celebrating Families Through Adoption

November is National Adoption month! We are asking anyone touched by adoption to join us in our celebration! This will be our 3rd annual event and is an opportunity for families, birth parents, and adoptees in our area to connect and create a strong support system within our community. Best of all everything is FREE!! Please join us:

Saturday
November 9th, 2013
Vernon Worthen Park

300 South 400 East St. George

Noon - 3pm

This year's FREE activities will include:

- Opportunity Prize Drawing
- Bounce House
- Rock Wall
- Superhero, Princesses and Character Visits
- Face Painting
- Fun Family Photo Booth
- Beverages and Snacks
- Blue Bunny Ice Cream

AND MORE!!

Find Us On facebook

facebook.com/celebrating.families.3

Premier Adoption | Utah Foster Care | West Sands Adoptions | National Adoption Day — Celebrating a Family for Every Child

DRAFT

Agenda Item Number : 6C

Request For Council Action

Date Submitted	2013-10-08 18:44:59
Applicant	Noelle Reymond
Quick Title	Walk to End Lupus Now, St George
Subject	Request for a waiver of the Vernon Worthen Park use fee and Special Event permit fee.
Discussion	This walk will be held on Saturday, November 2 from 11 am to 1 pm at the Vernon Worthen Park. The Lupus Foundation is seeking to establish a program in Southern Utah and this walk will increase their visibility in the community. There are no road closures or impacts to traffic associated with this event that will walk around the perimeter of the park.
Cost	$0.00
City Manager Recommendation	Another worthwhile event, recommend approval.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

WALK TO END LUPUS NOW™

November 2nd, 2013

Vernon Worthen Park, St. George

11am

Registration begins at 9am

REGISTER NOW:

WWW.UTAHLUPUS.ORG

OR 1-800-657-6398

REGISTRATION IS FREE*

*YOU MUST RAISE $50 TO RECEIVE A WALK T-SHIRT AND GOODIE BAG

FOR AN ADA ACCOMMODATION CONTACT NOELLE @ 801-364-0366

LFA, UT Chapter 352 S Denver St. #101 SLC, UT 84111 • 1-800-657-6398 • info@utahlupus.org

Help Us Solve
The Cruel Mystery

LUPUS
FOUNDATION OF AMERICA
UTAH CHAPTER

DRAFT

Agenda Item Number : 6D

Request For Council Action

Date Submitted	2013-10-08 18:32:41
Applicant	Dan Adams
Quick Title	Music for All Regional Marching Band Competition
Subject	Request for a partial road closure of 1000 East and 400 South Streets
Discussion	This event is being held on Saturday, November 2 from 8 am to 10 pm at Hansen Stadium on the Dixie State University campus. The St George Regional Championship will involve 23 bands who will be competing for the Western section of the United States. The 1000 East road closure will only involve the shoulder area to provide room for bus staging during check-in and unloading of equipment. A second closure on 400 South will provide safety for band warm-up areas. A certified traffic control company will provide the equipment for all closures.
Cost	$0.00
City Manager Recommendation	A great event and an economic addition to our community. Recommend approval.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6E

Request For Council Action

Date Submitted	2013-10-08 18:19:18
Applicant	Dan Adams
Quick Title	Red Rocks Invitational Marching Band Competition
Subject	Request for a partial road closure of 1000 East and 400 South Streets
Discussion	This annual event since 2007 is being held on Friday, November 1 from 9 am to 10 pm at Hansen Stadium on the Dixie State University campus. There will be 42 bands from throughout Utah and surrounding western states with upwards of 3,000 student performers and additional support personnel. The 1000 East road closure will only involve the shoulder area to provide room for bus staging during check-in and unloading of equipment. A second closure on 400 South will provide safety for band warm-up areas. A certified traffic control company will provide the equipment for all closures.
Cost	$0.00
City Manager Recommendation	Recommend approval.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

High School Marching Bands from Six States Perform in St. George

For Immediate Release:
Dan Adams, Competition Coordinator
801-792-8066, upnadams70@gmail.com

ST. George Utah—High school marching bands gather from Utah, Colorado, California, Idaho, Nevada and New Mexico and to compete in two field show competitions in St. George, Utah on November 1st and 2nd. The competitions will be held at the Hansen Stadium located on the campus of Dixie State University. The first event is:

RED ROCKS INVITATIONAL - STATE OF UTAH MARCHING BAND FINALS COMPETITION

Friday, November 1, 2013 in Hansen Stadium at DSU is the event called the Red Rocks Invitational and is sponsored by the Utah Music Educators Association. This event is THE STATE OF UTAH MARCHING BAND FINALS COMPETITON endorsed by the Utah High School Activities Association.

The Red Rocks Invitational will begin at 9:00 a.m. and conclude about 9:00 p.m. There will be 42 bands from throughout Utah, some from Idaho, Nevada, Colorado and California competing at this large event. There will be 3,000+ student performers. Small bands of 40-50 members and very large bands of more than 200 students will provide hours of entertainment. Each band will perform a 15 minute show on the football field marching in precision formations and supported by their flag and rifle corp. A panel of nationally recognized judges will fly into St. George to adjudicate the show and the highest scoring bands will take home trophies. The Bands from Utah will be eligible for State Awards based on their final performance in Red Rocks Invitational.

Admission price is $7.00 Adults (Post HS) Students $6.00 (Public School Ages) Senior $6.00 (62+) Children 0-5yrs Free, Family $25.00 (Mother, Father, children in immediate family not grandparents, uncles, etc.)

The volunteers to run the show will be provided by three high school band booster organizations, American Fork HS, of Am. Fork. UT; Davis HS, of Kaysville, UT; and Mountain Crest HS, of Hyrum, UT with the assistance of the Washington County School District.

The second event is:

BANDS OF AMERICA— ST. GEORGE REGIONAL CHAMPIONSHIP

On Saturday, November 2, 2013, another giant marching band competition will be held in the Hansen Stadium. This event is sponsored by a national band organization called Bands of America, a branch of Music For All Corporation. The corporation headquarters is in Indianapolis, IN. They sponsor 15 Regional Championship Marching Band Competitions throughout the United States leading up to the Grand National Championship held in Indianapolis on November 13-16, 2013. This event is the St. George Regional Championship for the western region of the United States.

The competition is designed to have a Preliminary Competition beginning in the morning at 9 a.m. in which each of the 23 registered bands will perform. Following these judged performances an award assembly will be held at 4:30 p.m. The top 12 scoring bands will be announced to compete in the Finals Competition that will begin at 7:00 p.m. and end about 10:00 p.m. Admission prices are:

General Admission $14 Prelims / $14 Finals / $22 Day Pass. Children 10 and under admitted for free to general admission seats. Student Discount –Youth 11-18 years old: $7 off any General Admission ticket. College Student Discount –$7 off any General Admission ticket. Seniors Discount - 62 years and over: $3 off any ticket type.

The size of these events brings a wonderful weekend of cultural activity to St. George residents and will be a major financial benefit for St. George City Hotels, and other businesses. Come and see the best High School bands in the west perform for you.

DRAFT

Agenda Item Number : 6F

Request For Council Action

Date Submitted	2013-10-08 17:59:55
Applicant	Ronda Neilson
Quick Title	Safety Trunk or Treat
Subject	Request for a partial road closure at 167 West 2710 South Circle
Discussion	This 5th Annual Safety Trunk or Treat event is being held on Monday, October 28 form 6-8 pm. This â€œSafety Fairâ€ is sponsored by local businesses in the Bloomington area and the main focus is on safety with hands on education and exposure of our City emergency staff, police and safety personnel. This is a free family fun event. City staff has reviewed this event and no concerns were noted.
Cost	$0.00
City Manager Recommendation	Sounds like fun. Recommend approval.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6G

Request For Council Action

Date Submitted	2013-10-08 17:37:06
Applicant	Spencer Worthington
Quick Title	Simply Because Foundation / Zombie Mayhem Event
Subject	Request for a waiver of the Vernon Worthen Park use fee. Request for a partial closure of 200 South Street.
Discussion	This Halloween theme event at Vernon Worthen Park on Saturday, October 26 is being sponsored by the non-profit, Simply Because Foundation. Capt. Rick Nelson with the SGFD is the Vice President of this organization and Capt Nelson fully endorses this event which is steered towards instilling responsibility and teamwork for youth in the area. City staff has had a prior planning meeting with the coordinator and a 2nd follow up site meeting is tentatively scheduled this week to assure that safety and compliance standards are followed.
Cost	$0.00
City Manager Recommendation	Have not received all comments from staff at this time including the police department. Appears to be a worthy cause but you may want additional information from the applicant at the meeting.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6H

Request For Council Action

Date Submitted	2013-09-24 17:55:43
Applicant	Luke Kerouac
Quick Title	Spring Break Concert
Subject	Review and consideration of a request to have a Spring Break Concert at the Ridge Top Complex.
Discussion	The City has received a request to have a Spring Break concert at the Ridge Top Complex on March 6th or 7th, 2014. The performer and date have not been secured pending this approval request. This is planned to be a large scale concert with upwards of 5,000 students and young adults. Dixie State University Police will be directly involved with security.
Cost	$0.00
City Manager Recommendation	I believe this location is the wrong place for this type of event. Only one non residential street for the large crowd expected and that access on Bluff during Spring Break could be problematic. Cars will be forced down Don Lee Drive which is too narrow to accommodate this type of traffic and with parking on the street will create safety concerns. I believe if the event is held during Spring break it should be held on the University campus where there is adequate restrooms and accesses.
Action Taken	
Requested by	Bill Swensen
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DIXIE STATE
COLLEGE OF UTAH

SECURITY
and
CAMPUS
POLICE

Don C. Reid,
Director

Date: Mon., 10/14/2013
Ref., Concert Security Plan
From: DSU Campus Police

To whom it may concern,

The following information is in response to a formal request submitted to this office by the Dixie State University Student Association on 10/9/13, pertaining to certain resources that could be made available to them in the event of an open-air concert scheduled for Friday, March 7th, 2014.

After having "staffed" this request with others in this office, and after having reviewed the photographs and a concert "particularity" statement, our response is as follows:

1- VIP Security: This office could provide two certified state police officers to accompany the event artists and their entourage from the point of "pick up", staging, escort to-and-from the event, (to include critical incident response while on stage), and back to the main campus.

2- Stage Security: Per security plans implemented at numerous other such events we would recommend two additional teams of two officers; (two officers at stage left and two officers at stage right), for the duration of the event and until the crowd is disbursed.

3- Crowd Control: It would be our recommendation that two additional teams of two officers be strategically "posted" at the back northeast and southeast corners of the spectator area. These officers should be in place and obvious to all concert participants as they enter the venue, for purposes specific and general deterrence as well as incident response.

4- Crowd Control: It would be our recommendation that another team of two officers be designated as a "roving" patrol who would walk the side-lines during the concert in support of *t-shirt security*, (who would be hand-picked members of Student Government and students who are most familiar with participants and spectators). These security personnel would be trained by our staff prior to the event and supervised by them during the event.

Location:
300 South
800 East
St. George,
Utah 84770

Mailing:
225 South
700 East
St. George,
Utah 84770

Phone: (435) 652-7515 • E-mail: reid@dixie.edu

DIXIE STATE
COLLEGE OF UTAH

SECURITY
and
CAMPUS
POLICE

Don C. Reid,
Director

5- Parking: A standard "major event parking" plan that is often used on the main campus is recommended for this event. This plan utilizes "spotters and directors"; a team of staff members at the entrance to a lot who will direct all approaching vehicles to one of several spotters at the far end of the lot, who will then systematically and sequentially fill the lot from front to back. This office would provide all necessary barricades and signage for this endeavor.

6- Traffic: We would defer this responsibility to SGPD for both logistical and professional purposes.

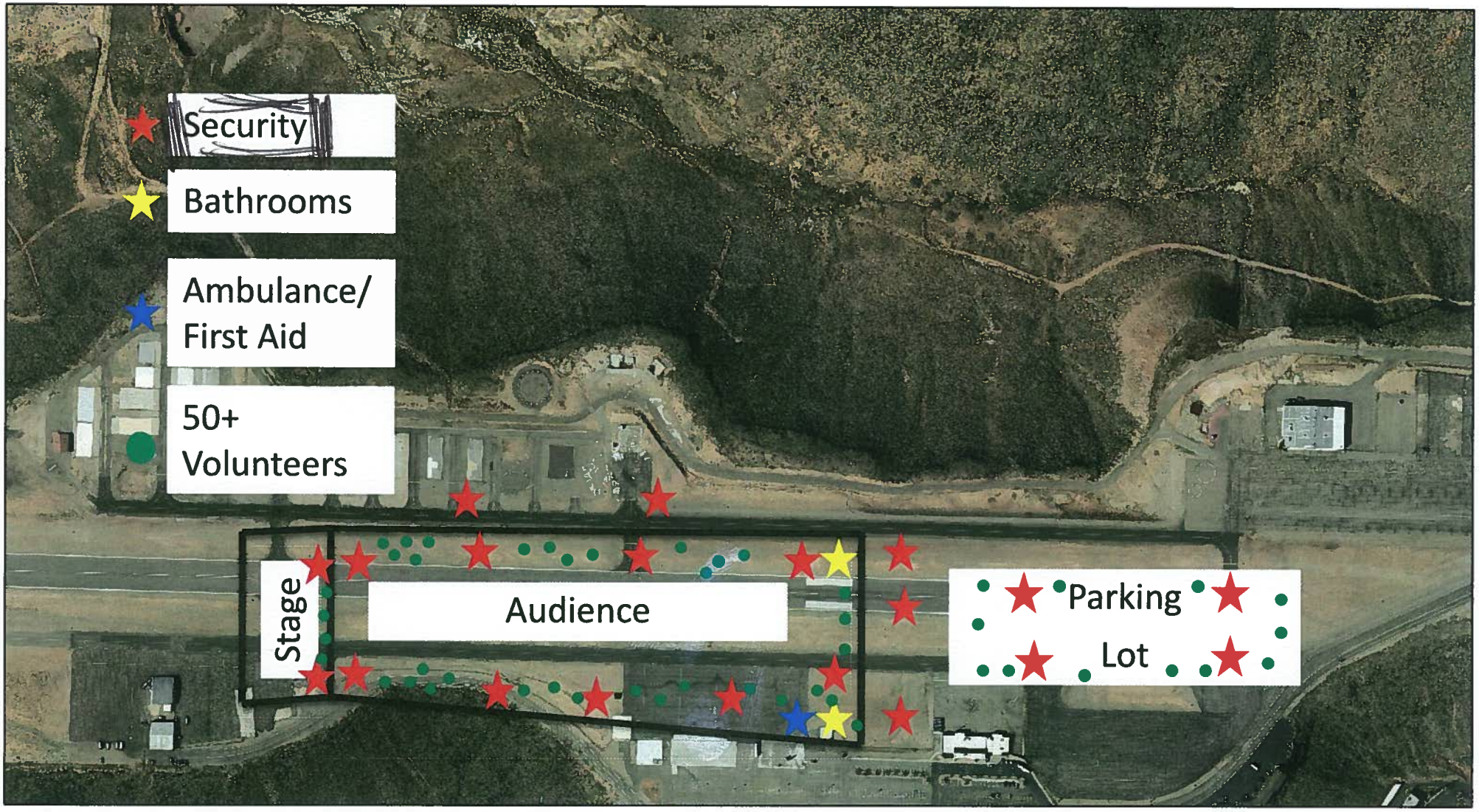
Please feel free to contact this office with any questions, suggestions, or recommendations; or for and clarity or additional information.

Donald C. Reid
Director of Campus Police
435 652-7515

Location:
300 South
800 East
St. George,
Utah 84770

Mailing:
225 South
700 East
St. George,
Utah 84770

Phone: (435) 652-7515 ▪ E-mail: reid@dixie.edu


Security
Bathrooms
Ambulance/
First Aid
50+
Volunteers
Stage
Audience
Parking
Lot

550 North Main Street Suite 217
Logan, Utah 84321

AUTHORIZATION TO MAKE OFFER

The undersigned ("Purchaser") hereby authorizes PAKT HOUSE Entertainment Group, LLC to submit a firm offer for:

Artist:	Neon Trees
Date:	Friday, March 7, 2014
Venue:	Ridge Top Complex (Outdoor Venue- Covered Stage)
Venue Address:	317 South Donlee Drive / St. George UT 84770
Venue Capacity:	7,000
Purchaser:	Dixie State University
Purchaser Address:	25 South 700 East / St. George UT 84770
Tickets:	$15-$25
Doors/Show Start:	TBD
Support:	TBD (local opener as determined by a battle of the bands) Headliner to Approve
Merch:	80/20 Soft / 100% licensed (Artist Sells)
Fee:	**$35,000.00 Flat Guarantee (Inclusive of Airfare, Local Ground, Hotel, Back-Line) + 10%** **$3,500.00 Acquisition Fee (Acquisition fee paid to: PAKT HOUSE ENTERTAINMENT GROUP)** -100% of artist fee paid -out after show on March 7, 2014. Pakt House Acquisition Fee to be paid after show on March 7, 2013.
Purchaser to Provide:	Local Sound/Lights/Hospitality to meet mutually agreeable artist rider requirements. (all production as per advance)

Additional Information:
- Requests 30 Person Meet and Greet
- All rider and production needs are as "per-advance"
- 60-75 minute performance
- Exclusive Utah Show- no prior Utah shows before / 60 days after
- No alcohol to be provided to artist- per University Policy
- Artist to perform a CLEAN show- No Vulgar words used.
- This offer is contingent upon Dixie State's approval of all contract riders and addenda

---

I, the undersigned Purchaser, hereby agree to all terms listed above. I further agree that upon submission of an offer by Pakt House Entertainment Group and acceptance by Artist(s) on the above terms, this engagement shall be considered a firm date and a binding agreement by and between all parties. The person executing this agreement on Purchaser's behalf warrants that he/she has the authority to execute this offer authorization for Purchaser. If Purchaser cancels this agreement AFTER Artist(s) confirms on the above terms, Artist(s) and/or Pakt House shall hold Purchaser responsible for payment of 100% of the above Fees of said event. It is expressly understood and agreed that Pakt House Entertainment Group is acting solely as agent for Purchaser in the negotiation of an agreement with Artist and that it is in no way responsible for the performance or nonperformance of artist nor any of the obligations assumed herein. Once confirmed, contracts will be issued memorializing the above details between Artist and Purchaser.

Agreed & Accepted this ____ day of ____ 2013:

PURCHASER: Dixie State University

BY: Del Beatty x._____

TITLE: Dean of Student Services

DRAFT

Agenda Item Number : 6I

Request For Council Action

Date Submitted	2013-10-03 14:10:45
Applicant	PC
Quick Title	PC Report from 10/8/13
Subject	Consider the report from the Planning Commission held on Oct. 8, 2013.
Discussion	The PC agenda for Oct 8th has one rezone public hearing, 2 preliminary plats, 11 final plats, 4 plat amendments, and one CUP for a replacement for an existing cell tower.
Cost	$0.00
City Manager Recommendation	Lots of plats and one rezone public hearing.
Action Taken	
Requested by	Bob N
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

PLANNING COMMISSION REPORT: OCTOBER 8, 2013
CITY COUNCIL MEETING: OCTOBER 17, 2013

1. **PUBLIC HEARING TO BE ADVERTISED FOR NOVEMBER 7, 2013**

Consider a request for a zone change for a future subdivision to be called "**Meadow Valley Estates Phase 4**" on 1.77 acres from RE-20 (Residential Estates 20,000 square foot minimum lot size) to RE-12.5 (Residential Estate 12,500 square foot minimum lot size). Located at 2550 East Mountain Ledge Drive. The applicant is Development Solutions Inc. The representative is Mr. Stacy Young. Case No. 2013-ZC-010. (Staff – Craig H.)

2. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat (rename) for "**Sun River Phase 32**" a thirty-four (34) unit planned development residential subdivision plat. The applicant is Sun River St George and the representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 1900 West 5100 South (Sun River – the west end of White Stone Drive). Case No. 2012-PP-025 (Staff –Todd J.).

B. Consider approval of a preliminary plat (rename) for "**Villas at Valdera Phase 1**" a ten (10) lot planned development residential subdivision plat. The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2125 West and 4655 North (Valdera development in the Ledges). Case No. 2011-PP-005 (Staff –Todd J.).

3. **FINAL PLATS (FP)**

A. Consider approval of a final plat for "**Boulder Springs Villas Phase 3**" a twenty-four (24) unit planned development residential subdivision plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 1620 East 1450 South (south of the Summit Athletic Club). Case No. 2013-FP-022.

B. Consider approval of a final plat for "**Meadow Valley Farms Phase 3**" a twenty-one (21) lot residential subdivision plat. The applicant is Development Solutions Group Inc. and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned RE-20 (Residential Estates 20,000 square foot minimum lot size) and RE 37.5 (Residential Estates 37,500 square foot minimum lot size) and is located at approximately 2420 East Street and 3860 South Street (Little Valley – between Little Valley Road and the Ft Pierce Wash). Case No. 2013-FP-050 (Staff –Todd J.).

C. Consider approval of a final plat for "**Mulberry Estates Phase 3**" a seventeen (17) lot residential subdivision. The applicant is Salisbury Developers, Inc. and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned RE-12.5 (Residential Estates 12,500 square foot minimum lot size) and RE-20 (Residential Estates 20,000 square foot minimum lot size) and is located at approximately 2950 East Street and 3240 South Street (Little Valley – north of Crimson Ridge Drive). Case No. 2013-FP-038 (Staff –Todd J.).

D. Consider approval of a final plat for "**Mulberry Estates Phase 4**" a seventeen (17) lot residential subdivision. The applicant is Salisbury Developers, Inc. and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned RE-12.5 (Residential Estates 12,500 square foot minimum lot size) and RE-20 (Residential Estates 20,000 square foot minimum lot size) and is located at approximately 2950 East Street and 3190 South Street. Case No. 2013-FP-039 (Staff –Todd J.).

E. Consider approval of a final plat for "**Riverstone Phase 2**" a sixteen (16) lot residential subdivision. The applicant is Faction LLC and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately 890 West Street and 4050 South Street (between Pioneer Road and the Virgin River, northeast of the Sun River development). Case No. 2013-FP-031 (Staff –Todd J.).

F. Consider approval of a final plat for "**Sage Meadows Phase 2**" an eighteen (18) lot residential subdivision. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately 2950 East and 2000 South (east of the new Crimson View elementary School). Case No. 2013-FP-053 (Staff –Todd J.).

G. Consider approval of a final plat for "Shadow Hawk Townhomes" a fifteen (15) unit residential subdivision. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned R-3 (Multiple Family) and is located at approximately 1300 West Street and 100 South Street (south of the Shadow Mountain development). Case No. 2013-FP-044 (Staff Todd J.).

H. Consider approval of a final plat (rename) for "**Sun River Phase 32**" a thirty-four (34) unit planned development residential subdivision plat. The applicant is Sun River St George and the representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 1900 West 5100 South (Sun River – the west end of White Stone Drive). Case No. 2012-FP-046 (Staff –Todd J.).

I. Consider approval of a final plat for "**Sycamore Phase 3**" a fifteen (15) lot residential subdivision plat. The representative is Mr. Roger Bundy, R & B Surveying. The zoning is R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately 2640 East Street and 3770 South Street (Little Valley – east of Little Valley Road). Case No. 2013-FP-037 (Staff – Todd J.).

J. Consider approval of a final plat for **"Sycamore Phase 4"** a fifteen (15) lot residential subdivision plat. The representative is Mr. Roger Bundy, R & B Surveying. The zoning is R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately 2800 East Street and 3770 South Street (Little Valley – east of Little Valley Road). Case No. 2013-FP-036 (Staff – Todd J.).

K. Consider approval of a final plat for **"Villas at Valderra Phase 1"** a ten (10) lot residential subdivision plat. The representative is Mr. Reid Pope, L.R. Pope Engineering. The zoning is PD-R (PD-R (Planned Development Residential) and is located at approximately 2125 West and 4655 North (Valderra development in the Ledges). Case No. 2013-FP-061 (Staff – Todd J.).

4. **FINAL PLAT AMENDMENTS (FPA)** *(Public hearing 5:00 P.M.)*

A. Consider approval of **"Canyon Terrace Estates Phase 4 Amended"** a thirty-nine (39) lot residential subdivision final plat amendment. The representative is Mr. Bob Hermandson, Bush and Gudgell. The zoning is R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately. Case No. 2013-FPA-060 (Staff –Todd J.).

B. Consider approval of a final plat for **"Meadow Valley Farms Phase 2"** a twelve (12) lot residential subdivision plat. The applicant is Development Solutions Group Inc. and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned RE-20 (Residential Estates 20,000 square foot minimum lot size) and RE 37.5 (Residential Estates 37,500 square foot minimum lot size) and is located at approximately 2420 East Street and 3860 South Street (Little Valley – between Little Valley Road and the Ft Pierce Wash). Case No. 2013-FPA-041 (Staff –Todd J.).

C. Consider approval of **"Quitobaquito Phase 1 Amended"** a four (4) unit condominium residential subdivision final plat to vacate some common area, which is also a public utility and drainage easement. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned RCC (Residential Central City) and is located at approximately 32 West 250 North Street (west of Main Street and north of Diagonal Street). Case No. 2013-FPA-049 (Staff –Todd J.).

D. Consider approval of **"The Village at Little Valley Phase 2 Amended"** a nineteen (19) lot residential subdivision final plat amendment to merge Lot 46 and 47 into one lot and to vacate associated public utility and drainage easements. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-12 (Single Family Residential Estates 12,000 square foot minimum lot size) and is located at approximately 2350 East and 3400 South (Little Valley – south of the Little Valley Elementary School). Case No. 2013-FPA-054 (Staff Todd J.).

5. **EASEMENT VACTION / LOT MERGER (LRE)** *(Public hearing 5:00 P.M.)*

Consider a easement vacation / lot merger for **"Land Trends Properties (Ft Pierce Business Park)."** The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned M-1 (Industrial) and is located on the north side of Commerce Drive and Venture Drive (Ft Pierce Business Park). Case No. 2013-LRE-019. (Staff – Todd J.).

6. **CONDITIONAL USE PERMIT (CUP)**

Consider a request from **AT&T** for a conditional use permit to upgrade infrastructure and replace an existing sixty foot (60') tall self-support lattice tower (that does not meet structural standards) with a new sixty foot (60') self support tower. For approximately six months there will be two towers located on site until the old one is removed. The site is generally located at the southwest corner of Snow Canyon Parkway and Bluff Street (upon a hilltop). Case No. 2013-CUP-014. (staff – Ray S.)

PCR ITEM 2A
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

PRELIMINARY PLAT
Sun River St. George Phase 32
Case No. 2012-PP-025

Request: Approval of a 34 Unit, Planned Unit Development, Residential Subdivision Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

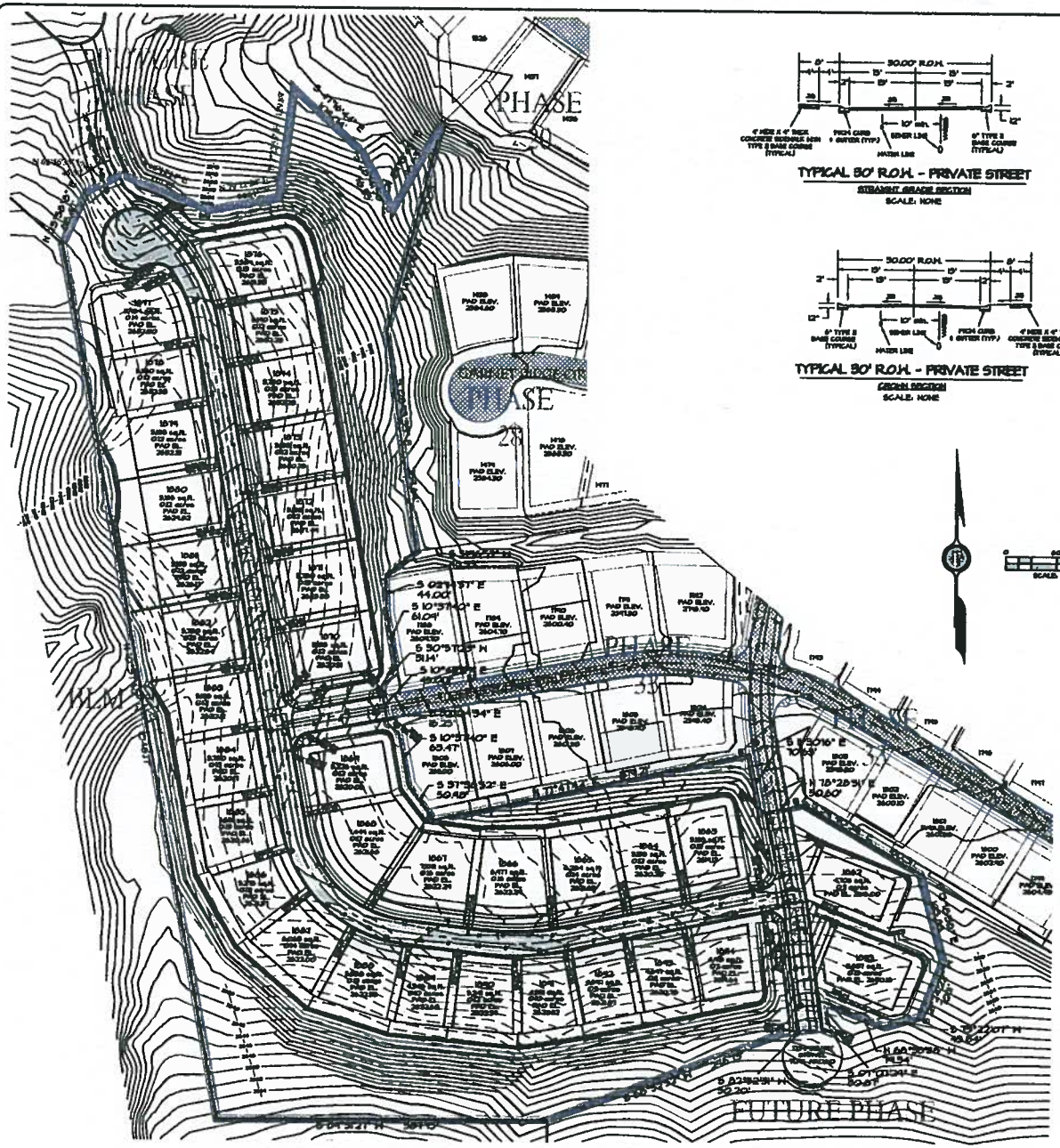
Property: Located at approximately 1900 West and 5100 South (Sun River - the west end of White Stone Dr. and the south end of Grapevine Dr.)

Zone: PD-R

Staff Comments: **At the direction of the Legal Department this Preliminary Plat needs to be re-approved. This Preliminary Plat was approved by City Council on December 6, 2012. After this approval the owner took some common area out of this Plat and included it into Phase 19 of Sun River St. George. This is being brought before you again to approve the boundary change by taking out some common area.**

All aspects of this Preliminary Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

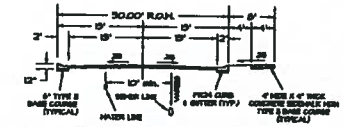
P.C.: The Planning Commission recommends approval.



TYPICAL 50' R.O.W. - PRIVATE STREET

STRAIGHT GRADE SECTION

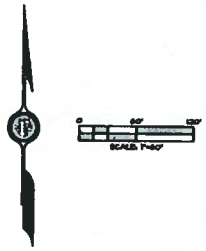
SCALE: NONE

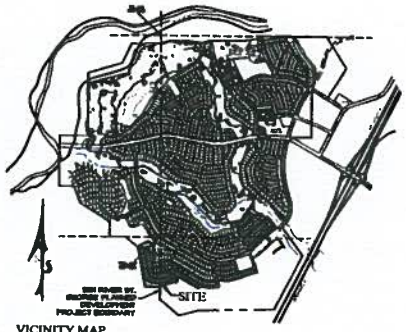


TYPICAL 50' R.O.W. - PRIVATE STREET

CURVED SECTION

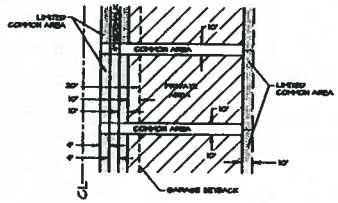
SCALE: NONE





VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)



TYPICAL UNIT CONFIGURATION

NO SCALE

LEGEND

EXISTING 2' CONTOUR	EXISTING WATER
EXISTING 10' CONTOUR	EXISTING SANITARY SEWER
PROPOSED 2' CONTOUR	PROPOSED WATER
PROPOSED 10' CONTOUR	PROPOSED SANITARY SEWER
EXISTING ASPHALT PAVEMENT	PROPOSED SEWER MANHOLE
PROPOSED ASPHALT PAVEMENT	PROPOSED FIRE HYDRANT
PROPOSED RETAINING WALL	PROPOSED DRAINAGE DITCH

PROJECT ENGINEER

ROSENBERG ASSOCIATES
963 EAST RIVERSIDE DRIVE, SUITE A3
ST. GEORGE, UT 84790

CONTACT: ALLEN HALL
(435) 673-8586

PROJECT OWNER/ DEVELOPER

SUN RIVER ST. GEORGE DEVELOPMENT, LLC
1404 WEST SUN RIVER PARKWAY, SUITE 300
ST. GEORGE, UT 84790

CONTACT: SCOTT MCGALL
(435) 673-8200

SITE DATA

CURRENT ZONING:
PD RESIDENTIAL

PROJECT LAND USE:
PD RESIDENTIAL

TOTAL AREA:
[illegible] SQ FT
[illegible] ACRES

PRELIMINARY PLAT
SUN RIVER - PHASE 32

PHASE 32 - A 34 UNIT PLANNED UNIT DEVELOPMENT
IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

DATE: 10/30/2002
FILE NO.: R90-F002
DESIGNED BY: AHR
DRAWN BY: JHB
TITLE: PRELIMINARY PLAT

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

963 East Riverside Drive, Suite A-3
St. George, Utah 84790

36 East Center Street
Kanab, Utah 84741

32 North High Avenue
Page, Arizona 86040

Ph (435) 673-8586 Fx (435) 673-3629
www.rai-ltd.com

PRELIMINARY PLAT
FOR
SUN RIVER PHASE 32
SUN RIVER, ST. GEORGE DEVELOPMENT
ST. GEORGE, UTAH

SHEET
1
1 OF 1 SHEETS

PCR ITEM 2B
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

PRELIMINARY PLAT
Villas at Valderra Phase 1
Case No. 2011-PP-005

Request: Approval of a 10 Lot Residential Subdivision Final Plat

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at approximately 2125 West and 4655 North (Valderra Development in the Ledges)

Zone: PD-R

Staff Comments: **At the direction of the Legal Department this Preliminary Plat needs to be re-approved. This Preliminary Plat was approved by City Council on November 17, 2011. The owner has changed the name of this phase from "The Estates at Valderra" to "Villas at Valderra Phase 1" and has changed it from pads to lots.**

All aspects of this Preliminary Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

GENERAL NOTES AND RESTRICTIONS

1. REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & LOT CORNERS.

2. 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL PRIVATE ROADS AND 7.5 FOOT WIDE ALONG ALL REAR AND SIDE LOT LINES NOT ADJACENT TO A PRIVATE DRIVEWAY, AND OVER ALL COMMON AREAS, LIMITED COMMON DRIVEWAYS AND PRIVATE ROADS BY THE RECORDING OF THIS PLAT.

3. THE CITY OF ST. GEORGE BUILDING DEPARTMENT, REQUIRES ALL PROPERTY CORNERS TO BE MONUMENTED PRIOR TO OBTAINING A BUILDING PERMIT.

4. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION IS WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

5. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

6. ALL SEWER, WATER AND POWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE.

7. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE ROADS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.

8. IN ADDITIONS TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.

9. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

10. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED APRIL 27, 2016 AS PROJECT #2016235. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

11. ALL LOTS ARE SERVICED BY S-ONE LOW PRESSURE SANITARY SEWER SYSTEMS.

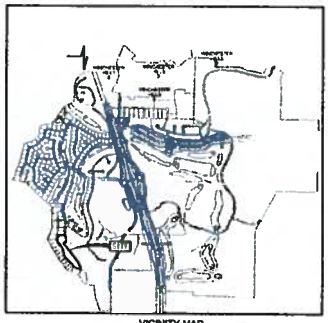
12. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL PRIVATE STREETS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

13. ALL WALL CONSTRUCTION NEEDS TO MEET THE CURRENT ROCK WALL STANDARDS AND THE NEW WALL/FENCE STANDARDS. ALL WALLS REQUIRE A PERMIT.

14. ALL LOTS ARE REQUIRED TO SUBMIT A GRADING AND DRAINAGE PLAN. THE PLAN SHALL BE APPROVED BY DEVELOPMENT SERVICES. THE PLAN SHALL BE PREPARED AND STAMPED BY A LICENSED ENGINEER.

15. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

16. ALL PRIVATE DRIVEWAYS WILL TERMINATE AT THE LIMITED COMMON PRIVATE DRIVE APPURTENANT TO ITS LOT NUMBER.



VICINITY MAP
-NTS-

LEGEND

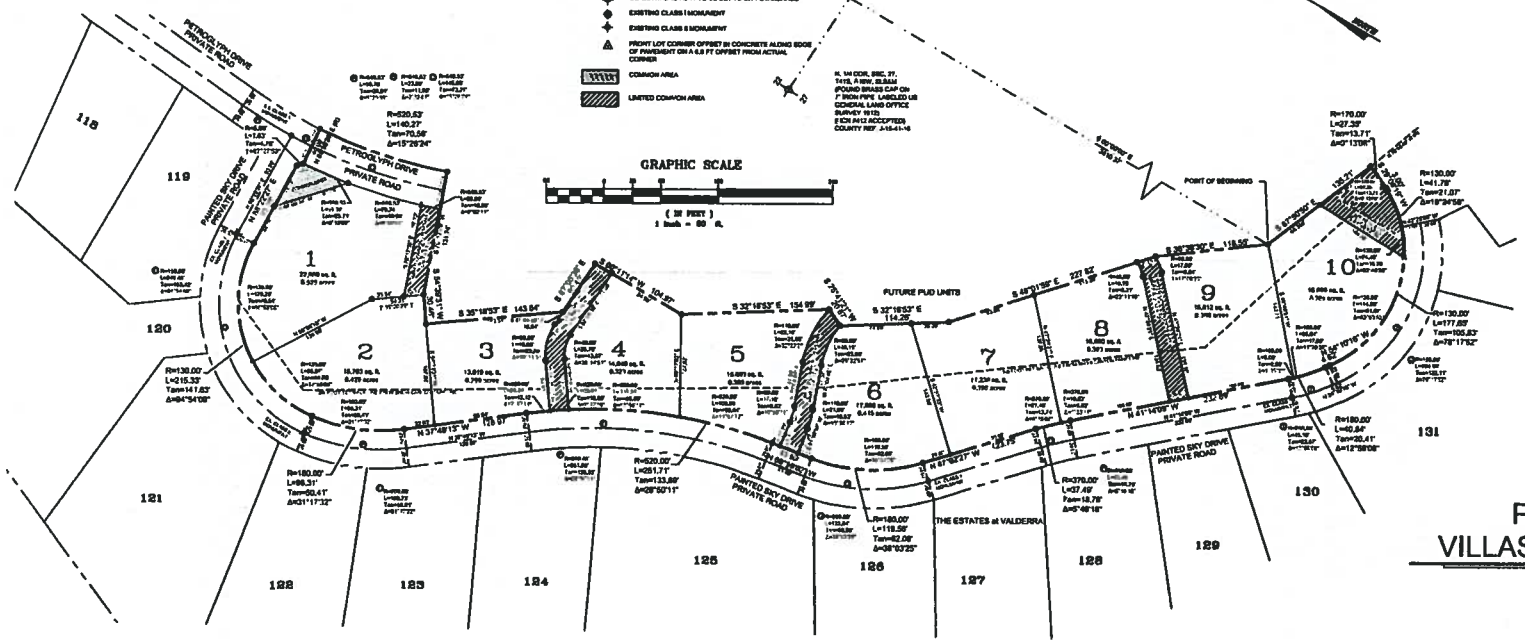
- SET REBAR AND CAP MARKED LR POPE ENGINEERING
- SECTIONAL MONUMENTATION (AS NOTED)
- FOUND MONUMENT AS NOTED
- CLASS I MONUMENT TO BE SET TO CITY STANDARDS
- CLASS A MONUMENT TO BE SET TO CITY STANDARDS
- EXISTING CLASS I MONUMENT
- EXISTING CLASS II MONUMENT
- PRIGHT LOT CORNER OFFSET BY CONCRETE ALONG EDGE OF PAVEMENT OR A 0.5 FT OFFSET FROM ACTUAL CORNER
- COMMON AREA
- LIMITED COMMON AREA

BASIS OF BEARING
N 89°59'49" W 2639.74 FEET (MEASURED)
BETWEEN THE SOUTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 27, T41S, R16W, SLB&M

N1/4 COR, SEC. 27, T41S, R16W, SLB&M
(FOUND BRASS CAP ON 3" IRON PIPE, LABELED LS GENERAL LAND OFFICE SURVEY 1912)
(SEN 24-13 ACCEPTED COUNTY REF. J-14-41-16

N. 1/4 COR, SEC. 27, T41S, R16W, SLB&M
(FOUND BRASS CAP ON 3" IRON PIPE, LABELED LS GENERAL LAND OFFICE SURVEY 1912)
(SEN 24-12 ACCEPTED COUNTY REF. J-14-41-16

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



ROCK WALL NOTE:

ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE IS WILL BE THE RESPONSIBILITY OF THE OWNER/HOMEOWNERS ASSOCIATION. SAID OWNER/HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

NOTICE OF HAZARD:

BY PURCHASING PROPERTY WITHIN THIS PLAT THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A GOLF COURSE AND DOES INDEMNIFY AND HOLD THE CITY OF ST. OF GEOR, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE, OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.

BUILDING HEIGHT RESTRICTION:

NOTE: THERE EXISTS A 300 FOOT SETBACK ALONG SNOW CANYON STATE PARK. ANY DWELLING UNIT CONSTRUCTED WITHIN THIS 300 FOOT SETBACK SHOWN ON THIS PLAT IS WILL HAVE A MAXIMUM HEIGHT OF ONE-STORY SO THAT EACH DWELLING UNIT IS NOT VISIBLE FROM THE UPPER GALOOT CAMPGROUND AREA.

SURVEYOR'S CERTIFICATE

I, LLOYD REED POPE, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION # 153909 AS PRESCRIBED UNDER THE LAWS 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE AREAS, COMMON AREAS, LIMITED COMMON DRIVEWAYS AND PRIVATE ROAD TO BE KNOWN AS:

THE ESTATES at VALDERRA PHASE 1

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'34" WEST 1166.76 FEET ALONG THE SECTION LINE AND SOUTH 0°00'00" EAST 361.53 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 62°00'00" EAST 131.21 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS N 76°00'00" W); THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 47°13'00" AND 37.34 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE SOUTH 29°13'00" WEST 3.00 FEET TO THE POINT OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 15°17'29" AND 11.76 FEET ALONG THE ARC OF SAID CURVE TO A BOUNDARY CORNER ON THE ESTATES AT VALDERRA (SAID POINT BEING THE POINT OF A 130.00 FOOT COMPOUND CURVE TO THE RIGHT); THENCE ALONG THE BOUNDARY OF THE ESTATES AT MV DERRA FOR THE FOLLOWING 15 COURSES: THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 78°11'52" AND 177.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 54°18'48" WEST 4.60 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE 8 OF 17°35'00" AND 49.64 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 71°53'48" WEST 270.88 FEET TO THE POINT OF A 370.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 17°49'15" AND 37.49 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 17°02'27" WEST 123.76 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 36°03'25" AND 113.28 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 53°05'52" WEST 43.38 FEET TO THE POINT OF A 530.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 37°37'37" AND 347.91 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 15°28'15" WEST 104.97 FEET TO THE POINT OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 37°17'37" AND 84.57 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 52°45'52" EAST 154.99 FEET TO THE POINT OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 34°54'28" AND 79.21 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 87°22'21" EAST 227.92 FEET TO THE POINT OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 17°17'57" AND 160.00 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 65°04'23" EAST 49.00 FEET ON A RADIAL BEARING TO A POINT ON A 330.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 11°28'24" AND 66.07 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 76°52'27" EAST 131.24 FEET; THENCE SOUTH 14°38'11" WEST 36.46 FEET; THENCE SOUTH 36°11'37" EAST 143.04 FEET; THENCE SOUTH 87°26'39" EAST 66.49 FEET; THENCE SOUTH 81°17'47" WEST 164.87 FEET; THENCE SOUTH 72°18'13" EAST 164.08 FEET; THENCE SOUTH 25°11'11" WEST 23.87 FEET; THENCE SOUTH 37°15'27" EAST 114.38 FEET; THENCE SOUTH 41°19'58" EAST 227.82 FEET; THENCE SOUTH 18°[illegible]'00" EAST 116.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.415 ACRES

LLOYD REED POPE-PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR NO. 153909 DATE:

STATE OF UTAH
153909
LLOYD REED POPE
REGISTERED LAND SURVEYOR

PRELIMINARY PLAT
VILLAS at VALDERRA PHASE 1

A 10 LOT PRIVATE DEVELOPMENT LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SL&SM

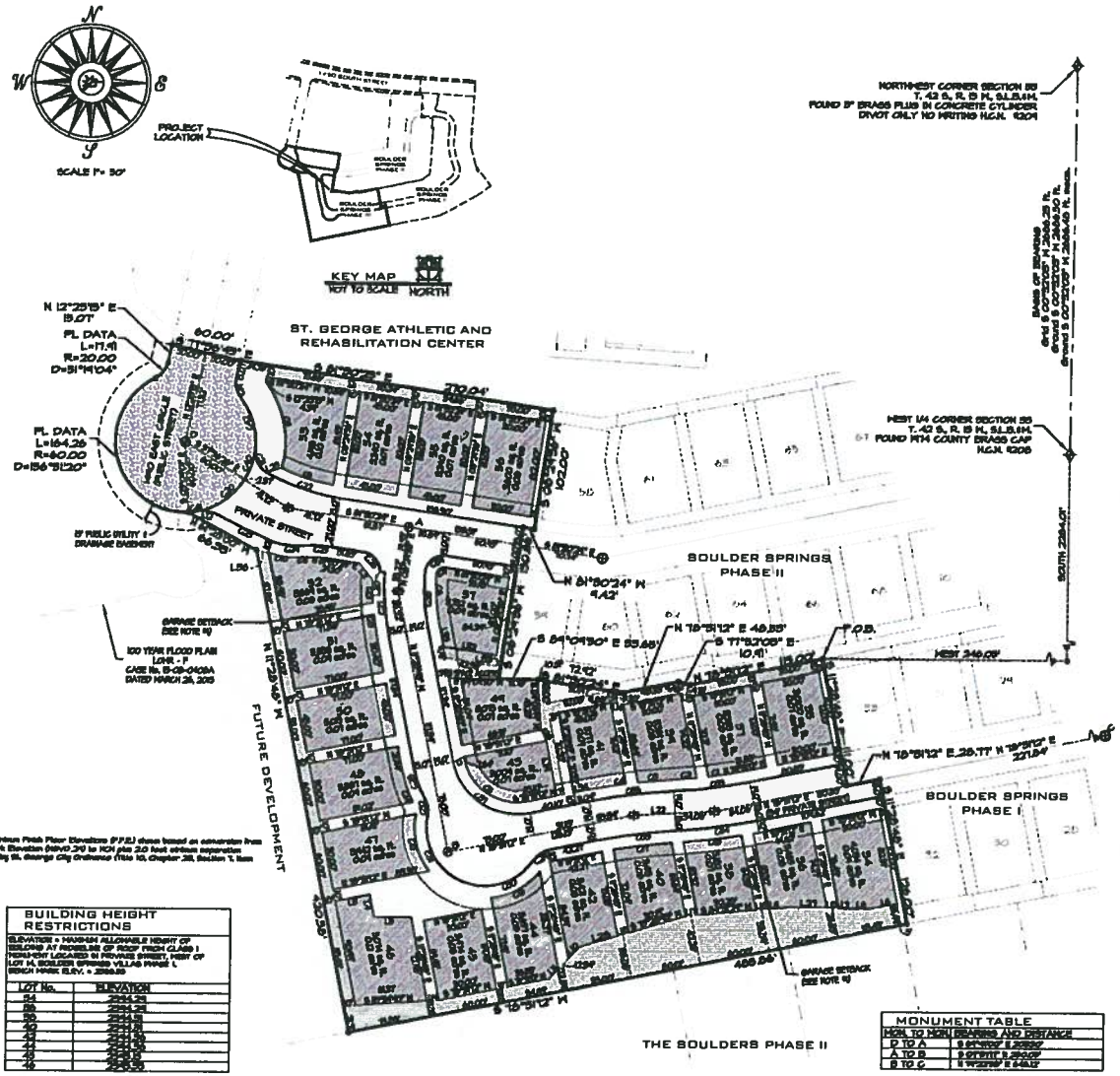
L. R. POPE ENGINEERING INC.

PCR ITEM 3A
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Boulder Springs Villas Phase 3
Case No. 2013-FP-022

Request:	Approval of a 24 Unit Planned Development Residential Subdivision Final Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at 1620 East 1450 South St. (south of the Summit Athletic Club)
Zone:	PD-R
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	54.55'	403.00'	4°49'23"
C2	14.13'	403.00'	2°00'32"
C3	30.69'	321.00'	5°28'04"
C4	52.44'	321.00'	9°21'02"
C5	12.26'	46.00'	90°00'00"
C6	44.00'	110.00'	14°44'29"
C7	4.41'	6.00'	42°13'36"
C8	46.50'	151.38'	16°22'31"
C9	11.39'	89.00'	5°28'41"
C10	20.44'	64.00'	22°30'23"
C11	30.50'	88.00'	19°36'51"
C12	11.41'	223.00'	3°05'10"
C13	14.53'	223.00'	4°39'44"
C14	28.44'	100.00'	16°17'41"
C15	51.87'	60.00'	44°18'01"
C16	46.42'	60.00'	49°14'23"
C17	50.18'	464.74'	6°11'07"
C18	30.11'	648.60'	2°39'36"
C19	11.41'	30.00'	34°19'04"
C20	45.43'	60.00'	43°22'44"
C21	23.41'	20.00'	67°05'36"
C22	65.13'	100.00'	38°31'11"
C23	54.60'	640.30'	4°52'39"
C24	24.94'	54.00'	26°13'59"
C25	22.84'	46.00'	17°34'51"
C26	29.58'	16.00'	84°22'14"
C27	33.69'	26.00'	14°30'44"
C28	28.97'	40.00'	11°35'04"
C29	35.17'	30.00'	67°13'51"
C30	66.80'	50.00'	76°50'23"
C31	66.80'	50.00'	76°50'23"
C32	14.31'	20.00'	40°27'36"
C33	66.44'	465.00'	8°13'06"
C34	70.19'	491.00'	8°13'06"
C35	66.39'	465.00'	8°13'06"
C36	13.21'	246.00'	3°13'06"
C37	67.06'	39.00'	97°10'00"
C38	48.37'	191.00'	14°44'24"
C39	28.34'	16.00'	101°39'36"
C40	21.94'	60.00'	20°57'04"
C41	11.67'	60.00'	11°24'39"
C42	46.16'	60.00'	44°50'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.94	S42°47'37"W
L2	11.78	S34°14'14"E
L3	30.00	S18°31'17"W
L4	14.10	S01°26'46"E
L5	32.48	N89°47'22"E
L6	24.41	N76°50'12"E
L7	0.02	S87°26'46"E
L8	26.12	S84°11'12"E
L9	14.50	S84°34'07"W
L10	14.35	S42°39'46"W
L11	11.34	S42°39'46"W
L12	10.94	N76°23'21"W
L13	10.46	N17°37'05"W
L14	10.61	N89°04'44"W
L15	10.73	N84°11'12"W
L16	10.06	S84°34'07"W
L17	10.06	S84°32'24"W
L18	10.04	S13°26'43"W
L19	10.06	S85°34'40"W
L20	4.00	S61°08'07"E
L21	35.34	S86°36'16"W
L22	17.84	S12°03'09"W
L23	31.43	N84°11'12"W
L24	33.56	S73°26'43"W
L25	49.64	S87°26'46"E
L26	10.53	N25°11'12"W
L27	7.94	N01°30'34"W
L28	45.44	S84°30'34"E
L29	18.18	S01°26'46"E
L30	12.09	N15°18'24"E
L31	5.41	S76°02'25"W
L32	10.81	S81°04'36"E

MONUMENT TABLE
HOR. TO HOR. BEARING AND DISTANCE
D TO A
A TO B
B TO C

BUILDING HEIGHT RESTRICTIONS
ELEVATION = MAXIMUM ALLOWABLE HEIGHT OF BUILDING AT RIDGELINE OF ROOF FROM CLASS I MONUMENT LOCATED IN PRIVATE STREET, WEST OF LOT 14, BOULDER SPRINGS VILLAS PHASE 1. BENCH MARK ELEV. = 2884.22

LOT No.	ELEVATION
34	2884.22
35	2884.22
36	2884.22
40	2884.22
41	2884.22
42	2884.22
43	2884.22
44	2884.22
45	2884.22
46	2884.22

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the fee owners, I have made a survey of the tract of land shown on this plat and have subdivided the same into the public streets, private park, easement and limited common areas (including private roads) to be hereafter known as:

BOULDER SPRINGS VILLAS PHASE 3

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

Date:

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION

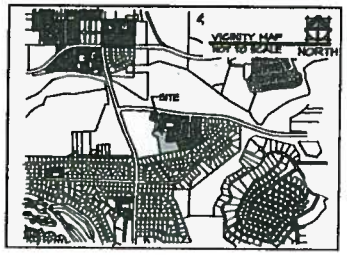
Beginning at a point on the southerly line of Boulder Springs Villas Phase 2, and the westerly corner of Boulder Springs Villas Phase 1, said point being South 00°35'00" West 2646.50 feet along the section line to the West Quarter Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian and South 2384.07 feet and West 246.09 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running:

Thence southerly the following 22 courses along the westerly line of said Boulders Springs Villas Phase 1:
Thence South 12°25'13" East 19.07 feet;
Thence South 10°28'07" East 28.71 feet;
Thence South 7°28'00" East 64.88 feet;
Thence South 18°28'07" East 43.00 feet to the northerly line of the Boulders Phase 2 Amended;
Thence South 18°28'07" East 43.00 feet along the westerly line of said the Boulders Phase 2;
Thence South 7°28'00" East 43.00 feet;
Thence South 10°28'07" East 64.88 feet;
Thence southerly 164.26 feet along an arc of a 60.00 foot radius curve to the right (bearing to the chord bears South 00°24'30" East 119.99 feet with a central angle of 156°51'20");
Thence southerly 17.41 feet along an arc of a 20.00 foot radius curve to the left (bearing to the chord bears South 38°14'46" West 16.83 feet with a central angle of 51°41'04");
Thence South 12°25'13" East 19.07 feet;
Thence South 11°28'46" East 24.00 feet;
Thence South 11°28'46" East 24.00 feet;
Thence South 81°30'24" East 370.04 feet to the westerly corner of said Boulder Springs Villas Phase 2;
Thence southerly the following 22 courses along the westerly line of said Boulders Springs Villas Phase 2:
Thence South 08°31'55" West 102.00 feet;
Thence South 81°30'24" East 9.42 feet;
Thence South 08°31'55" West 20.66 feet;
Thence South 84°04'30" East 53.65 feet;
Thence South 81°30'24" East 13.73 feet;
Thence South 18°51'12" East 40.28 feet;
Thence South 18°51'12" East 10.16 feet;
Thence North 18°51'12" West 15.00 feet to the Point of Beginning.

Containing 119,441 square feet or 4.41 acres.

LEGEND:

- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- FOUND BY, ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- AREA TO BE DEDICATED AS A PUBLIC STREET



BOULDER SPRINGS VILLAS PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-5, St. George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-8397, www.rosenbergassociates.net

survey-blvd-ph3.DWG FILE NAME	5/13/2013 DATE	B.E.A. DRAWN
T152-12 JOB NUMBER	1" = 50' SCALE	B.E.A. CHECKED

APPROVAL OF THE PLANNING AND ZONING OFFICIAL

I, Planning and Zoning Official for the City of St. George, have that the ____ day of _____ A.D. 20____ reviewed the above subdivision Final Plat and recommended the same for acceptance by the City of St. George, UT.

Planning and Zoning Official
City of St. George

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____

Engineer
City of St. George

APPROVAL AS TO FORM

Approved as to Form this the ____ day of _____ A.D. 20____

City Attorney
City of St. George

APPROVAL OF THE PLANNING COMMISSION

On this the ____ day of _____ A.D. 20____ the Planning Commission of the City of St. George, having reviewed the above subdivision Final Plat and having found that it complies with the requirements of the City's Planning Ordinance, and by authority of said Ordinance hereby approves said Subdivision for acceptance by the City of St. George, UT.

Chairman Planning Commission
City of St. George

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

We, the Mayor and City Council of the City of St. George, UT, have reviewed the above subdivision Final Plat and by confirmation of said City Council, record to the minutes of the meeting of the ____ day of _____ A.D. 20____ hereby accept Final Plat with all conditions and obligations pertaining thereto.

City Recorder
City of St. George

Mayor
City of St. George

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.

Washington County Treasurer

RECORDED NUMBER

Washington County Recorder

GENERAL NOTES AND RESTRICTIONS:

1. Minimum single story to one and a half story building setback requirements are incorporated into the plat layout as shown. All structures that are built entirely within their respective building envelope (outside setbacks) minimum setback is measured 30 feet from the top break of sidehill or top back of curb nearest to sidehill.

This story buildings are subject to the following setback requirements: 8 feet side yard building separation between pads, 30 feet rear yard setback from property line, garage siding the property line at "The Boulders Phase 3" "the Boulders Phase 3 Amended" and "The Boulders Phase 1 Amended" a 30 foot minimum setback is required. Front yard minimum building separation for two adjacent pad properties shall be 45 feet. The increased building separation setback is offset from that adjacent pad.

Lots 34, 35, 36, 40, 42, 44, 45, and 46 have building height restrictions. Refer to the Building Height Restriction table on sheet 1.

2. No sidegard privacy walls or fence shall be constructed between units. No property line, wall or walkway shall be constructed between units of units. Ownership designation between sidegard on dwelling unit shall be "common area".

3. All common and limited common areas and private roadways shown on the plat are subject to public utilities and drainage easements for installation and maintenance of improvements and such easements shall be subject to the right of the City of St. George to require the Homeowner's Association to assess its members to repair streets, landscaping, etc. there needed to repair or replace the public utilities. See Declaration of CC&RS

4. The Association shall be responsible to maintain, install, repair and replace landscaping in the front yard of each lot and common area of plat yards. Such landscaping maintenance, installation, repair, and replacement shall extend to the exterior wall of the structure.

5. All bearings and distances shown on the plat are measured, ground distances unless otherwise noted.

6. The basis of bearings from "The Boulders" Phases 1, and 2 including any amended plats of said phases, could not be reestablished or verified because the section corners originally used have been disturbed. Any references or ties to said old plats should use the centerline of Boulder Springs Road as shown on the final plat of "The Boulders" Phase 4 Amended & Extended. The bearing relation for said phase 1, 2, and 3 final plats to the horizontal control network (NAD) is Plat#3" direction. The NGS data for said centerline are provided on the final plat of "The Boulders" Phase 4 Amended & Extended.

7. Under no circumstances shall any property or roadway shown on the plat block any riparian rights to the Virgin River. Grantor retains all riparian rights.

8. This subdivision contains private streets as labeled. Private streets are not owned, maintained, or repaired by the City of St. George. The Association shall be responsible for the maintenance and repair of all private streets within this subdivision.

9. All drainage improvements within this subdivision are private and are not owned, maintained, or repaired by the City of St. George. The Association shall be responsible for the maintenance and repair of all drainage improvements within the subdivision unless otherwise approved and accepted by the City of St. George as public.

10. All power, water and sewer improvements are public and maintained by the City of St. George up to and including the meters. All fire hydrants and their appurtenances within the subdivision are public and are maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by the Association.

11. The City of St. George reserves the right to require the home owners association to assess its members as may be necessary to repair, restore, or replace private streets, landscaping, or other private improvements damaged within the development resulting from damage or disruption caused by the City of St. George in installing, maintaining, repairing, or replacing sewer, water, power, and drainage improvements.

12. By recording this subdivision plat, easements are hereby granted within all common areas within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water and power, and for sewer and drainage improvements.

13. The lots and common areas are subjected to a shelter containing conditions, covenants and restrictions which bind the land.

14. The City of St. George requires all property owners to be numbered before a building permit will be granted.

GEOTECHNICAL INVESTIGATION:

A geotechnical investigation was performed by Rosenberg Associates, 352 East Riverside Drive, St. George Utah, 84770. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated November 21, 2003. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders and contractors should become familiar with the report and comply with its recommendations.

NOTICE OF FLOOD HAZARD & RESTRICTIONS:

1. Based on the proximity of this property to the Virgin River, homes constructed within the boundaries of the subdivision may be subject to a flooding and erosion hazard. By purchasing property within this subdivision the purchaser assumes any and all risk of damages and personal injury as a result of or proximity to the Virgin River, and does hereby indemnify and hold the City of St. George, its officers, boards, employees, agents and assigns, harmless from any and all claims of injury, damages, expenses or loss of personal returns, due to any persons, related to the use of their property now and in the future, by reason of flooding, flooding, or any damage, directly or indirectly caused by water, erosion, or deposition, sudden or gradual, natural actions, flood or rainfall.

2. The 100 year flood plain is an area defined by FEMA that will be inundated during the 100 year flood event. A 100 year flood event is defined as the flood event that has a 1% probability of being equaled or exceeded in any given year. Floods may extend beyond the boundaries of the 100 year flood plain. Floods regularly occur during the 100 year flood event and do occur.

3. No encroachment, fill, clearing, removal of vegetation or activity or work of any kind is allowed in the Virgin River flood plain without mandatory approvals from the City, State, and Federal Agencies.

4. All buildings within the 100 year flood plain must have a FEMA Elevation Certificate prepared by a licensed professional, verifying the actual finished floor elevation prior to issuance of a building permit. Said building actual finished floor elevation shall be verified by the Licensed Professional before the certificate of occupancy is issued.

5. It is recommended that owners within the flood plain shown on the plat maintain a flood insurance policy.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having caused the same to be subdivided into public streets, private pads, common and limited common areas including private roads, to be hereafter known as

BOULDER SPRINGS VILLAS PHASE 3

do hereby dedicate to the common use of the property owners, but not to the use of the general public, all easements and limited common areas including private roads shown on the plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the "Declaration of Covenants, Conditions and Restrictions" applicable to said lot.

Said tract of land, and recorded concurrently with the plat of "Boulder Springs Villas Phase 1", and as supplemented by supplemental DC & R's recorded concurrently with this plat, incorporated and made part of this plat. Performance is made to said declaration for definite establishing the right and obligations of parties having or acquiring an interest in the development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to the City of St. George, for perpetual use of the public all parcels of land shown on this plat as public streets (PRO Roads Creed and easements over, on, under and across all common and limited common areas and private roadways for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to the City of St. George and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

NORY SOUTHERN LLC
Manager

STEPHEN R. SHEFFIELD
Partner

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } S.S.

On the _____ day of _____, 20__, personally appeared before me _____ who being by me duly sworn did say that he is the Manager of Nory Southern LLC, a Utah Limited Liability Company 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 Nory Southern, LLC, and he did duly acknowledge to me that such Limited Liability Company executed the same for the uses and purposes stated herein.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
A NOTARY COMMISSIONED IN THE STATE OF _____
(STAMP NOT REQUIRED PER UCAN CODE 46-1-16(5))

PARTNERSHIP ACKNOWLEDGMENT:

State of Utah
County of Washington } S.S.

On the _____ day of _____, 20__, personally appeared before me Stephen Sheffield, who being by me duly sworn did say that he is the general partner of SheRCA, LTD., a Utah limited Partnership and that he executed the foregoing Owner's Dedication in behalf of said partnership being duly authorized and empowered to do so by the partnership agreement of SheRCA, LTD., and he did duly acknowledge to me that such partnership executed the same for the uses and purposes stated herein.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
A NOTARY COMMISSIONED IN THE STATE OF _____
(STAMP NOT REQUIRED PER UCAN CODE 46-1-16(5))

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-8397, www.rosenbergassociates.net

survey-plat-ph3.DWG FILE NUMBER	5/12/2012 DATE	B.E.A. DRAWN
7352-12 JOB NUMBER	1" = 50' SCALE	B.E.A. CHECKED

BOULDER SPRINGS VILLAS PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

PCR ITEM 3B
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Meadow Valley Farms Phase 3
Case No. 2013-FP-050

Request:	Approval of a 21 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 2420 East St. and 3860 South St. (Little Valley – between Little Valley Road and Fort Pierce Wash)
Zone:	RE-20 & RE 37.5
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNERS WITHIN THE MEADOW VALLEY FARMS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL USES, NOISES, AND ODORS ARE CONSIDERED NORMAL AND ARE EXEMPT FROM NUISANCE COMPLAINTS AS PER UTAH CODE 78B-6-1104, OR AS AMENDED.

ROTATION NOTE

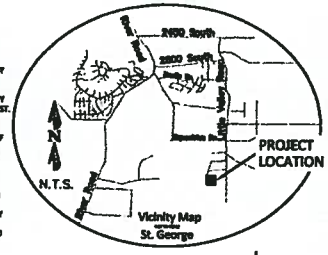
BEARINGS ON THIS PLAT MUST BE ROTATED 01°25'33" COUNTERCLOCKWISE TO MATCH THE BEARINGS ON THE ADJOINING RANCHO VERDE ESATES SUBDIVISION.

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	17.87	150.00	6°49'37"	8.95
C2	41.62	150.00	15°53'50"	20.94
C3	8.73	150.00	3°20'00"	4.36
C4	50.76	150.00	19°23'26"	25.63
C5	31.42	20.00	90°00'00"	20.00

Line Table		
Line #	Length	Direction
L1	37.21	N65°51'21"W
L2	3.74	S 65°51'21" E
L3	21.41	S 65°51'21" E
L4	30.14	S 88°34'48" E
L5	11.40'	S 88°35'44" E
L6	12.89'	N 74°54'51" W
L7	21.28'	N 74°54'51" W

GENERAL NOTES AND RESTRICTIONS

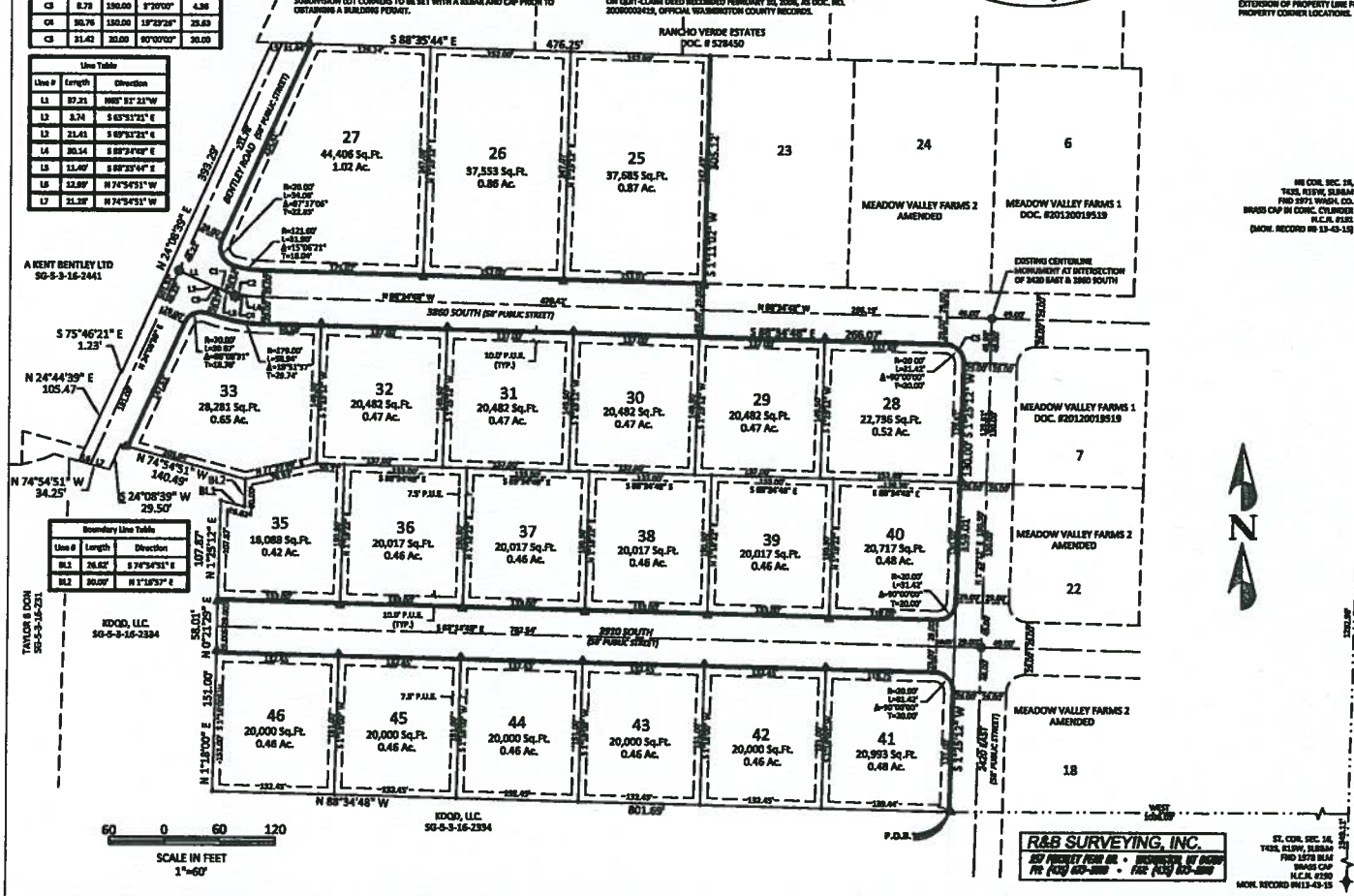
1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATIONS.
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK, 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED AUGUST 16, 2007 (PROJECT NO. 2070547). THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. BASED ON THE PROXIMITY OF THIS PROPERTY TO THE FORT PIERCE WASH, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE FORT PIERCE WASH, AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGES, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTL7, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.
8. THE FRONTAGES OF LOTS 33 & 27 ARE SUBJECT TO AN EASEMENT IN FAVOR OF LITTLE VALLEY WATER USERS ASSOCIATION, FOR A 25.0 FOOT WIDE UTILITIES EASEMENT TO THE EAST AND ALONG THE CENTERLINE OF BENTLEY ROAD. GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES, AND RIGHTS INCIDENTAL THERETO, AS RESERVED ON QUIT-CLAIM DEED RECORDED FEBRUARY 10, 2006, AS DOC. NO. 20060002419, OFFICIAL WASHINGTON COUNTY RECORDS.



Vicinity Map
St. George

LEGEND

—— · · —— · · ——	SECTION LINE
— — — — —	PUBLIC UTILITY EASEMENT
———— – ————	CENTER LINE
————————	BOUNDARY LINE
✦	FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
●	SET CLASS II (REBAR & ALUM. CAP) MONUMENT
✦	SET CLASS I MON. TO CITY OF ST. GEORGE STANDARDS
●	EXISTING CLASS I (RING & LID) MONUMENT FOUND
•	R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
▲	CONCRETE ANCHOR SET IN SIDEWALK AT 2.00' EXTENSION OF PROPERTY LINE FROM FRONT PROPERTY CORNER LOCATIONS.



Boundary Line Table		
Line #	Length	Direction
BL1	26.62'	S 74°54'51" E
BL2	20.00'	N 1°18'57" E

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 3

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

9/30/13
DATE:

LEGAL DESCRIPTION:

BEGINNING AT A POINT S 01°09'50" W 1292.98 FEET ALONG THE SECTION LINE AND WEST [illegible] FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST BOUNDARY OF MEADOW VALLEY FARMS PHASE 2, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. [illegible]), RUNNING N 88°34'48" W 801.69 FEET; THENCE N 1°18'00" E 151.00 FEET; THENCE N 0°21'29" E 58.01 FEET; THENCE N 1°25'12" E 107.87 FEET; THENCE S 74°54'51" E 26.62 FEET; THENCE N 1°18'57" E 20.00 FEET; THENCE N 74°54'51" W 140.49 FEET; THENCE S 24°08'39" W 29.50 FEET; THENCE N 74°54'51" W 34.25 FEET; THENCE N 24°44'39" E 105.47 FEET; THENCE S 75°46'21" E 1.23 FEET; THENCE N 24°08'39" E 393.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF RANCHO VERDE ESTATES, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. 528450); THENCE S 88°35'44" E 476.25 FEET TO SAID WEST BOUNDARY OF MEADOW VALLEY FARMS PHASE 2; THENCE S 1°11'02" W 305.12 FEET; THENCE S 88°34'48" E 266.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MEADOW VALLEY FARMS PHASE 1, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. 20120019519), SAID POINT BEING ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 1°25'12" W [illegible] FEET; THENCE LEAVING SAID BOUNDARY S 1°25'12" W [illegible] FEET TO THE POINT OF BEGINNING.

CONTAINS: [illegible] ACRES

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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER'S DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE 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. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF MEADOW VALLEY FARMS - PHASE 2, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF_________, 20___.

____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

____
A KENT BENTLEY LTD
BY: JANA TRAVELLER, MANAGER

____
DESERT VALLEY DEVELOPMENT, INC.
BY: ED BURGESS, PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE___DAY OF_________, 20___ PERSONALLY APPEARED BEFORE ME, JANA TRAVELLER, WHO BE DULY SWORN DID SAY THAT SHE IS THE MANAGER OF A. KENT BENTLEY, LTD., AND THAT SHE EXECUTED THE FOREGOING "OWNER'S DEDICATION" IN BEHALF OF SAID LIMITED PARTNERSHIP, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE MEMBERS, AND SHE DID ACKNOWLEDGE TO ME THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME:________________
COMMISSION NUMBER:________________
MY COMMISSION EXPIRES:________________
A NOTARY COMMISSIONED IN UTAH

____
NOTARY PUBLIC

R&B SURVEYING, INC.

Subdivision Final Plat for
MEADOW VALLEY FARMS - PHASE 3
Located in the Southeast Quarter of Section 16, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF PLANNING AND ZONING OFFICIAL

ON THIS____DAY OF________A.D.____, THE CITY PLANNING AND ZONING OFFICIAL OF THE CITY OF ST. GEORGE HAS REVIEWED THE ABOVE SUBDIVISION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

____
CITY OF ST. GEORGE PLANNING AND ZONING OFFICIAL

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS____DAY OF________, A.D.____

____
ENGINEER - CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS______
DAY OF________, A.D.______

____
CITY OF ST. GEORGE ATTORNEY

APPROVAL OF PLANNING COMMISSION

ON THIS____DAY OF________A.D.______ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE HEREON SUBDIVISION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

____
CITY ST. GEORGE PLANNING COMMISSION CHAIRMAN

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE____DAY OF________, A.D.______ HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

____
ATTEST: CITY RECORDER

____
CITY OF ST. GEORGE MAYOR

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS____DAY OF________A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

____
WASHINGTON COUNTY TREASURER

____
WASHINGTON COUNTY RECORDER

CONSENT TO RECORD
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BE DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DESERT VALLEY DEVELOPMENT, INC., AND THAT HE EXECUTED THE FOREGOING "OWNER'S DEDICATION" IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE BOARD OF DIRECTORS, AND HE DID ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

CONSENT TO RECORD
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, WHO BE DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., AND THAT HE EXECUTED THE FOREGOING "OWNER'S DEDICATION" IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE BOARD OF DIRECTORS, AND HE DID ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
BARBARA G. HELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY } ss.

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, BARBARA G. HELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

OWNER'S CONSENT OF WATER IMPACT FEES

THE UNDERSIGNED, ED BURGESS, PRESIDENT OF DESERT VALLEY DEVELOPMENT, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
DESERT VALLEY DEVELOPMENT, INC.
BY: ED BURGESS/ PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } ss.

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

OWNER'S CONSENT OF WATER IMPACT FEES

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS/ PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } ss.

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

Subdivision Final Plat for

MEADOW VALLEY FARMS - PHASE 3

Located in the Southeast Quarter of Section 16,
Township 43 South,Range 15 West, SLB&M

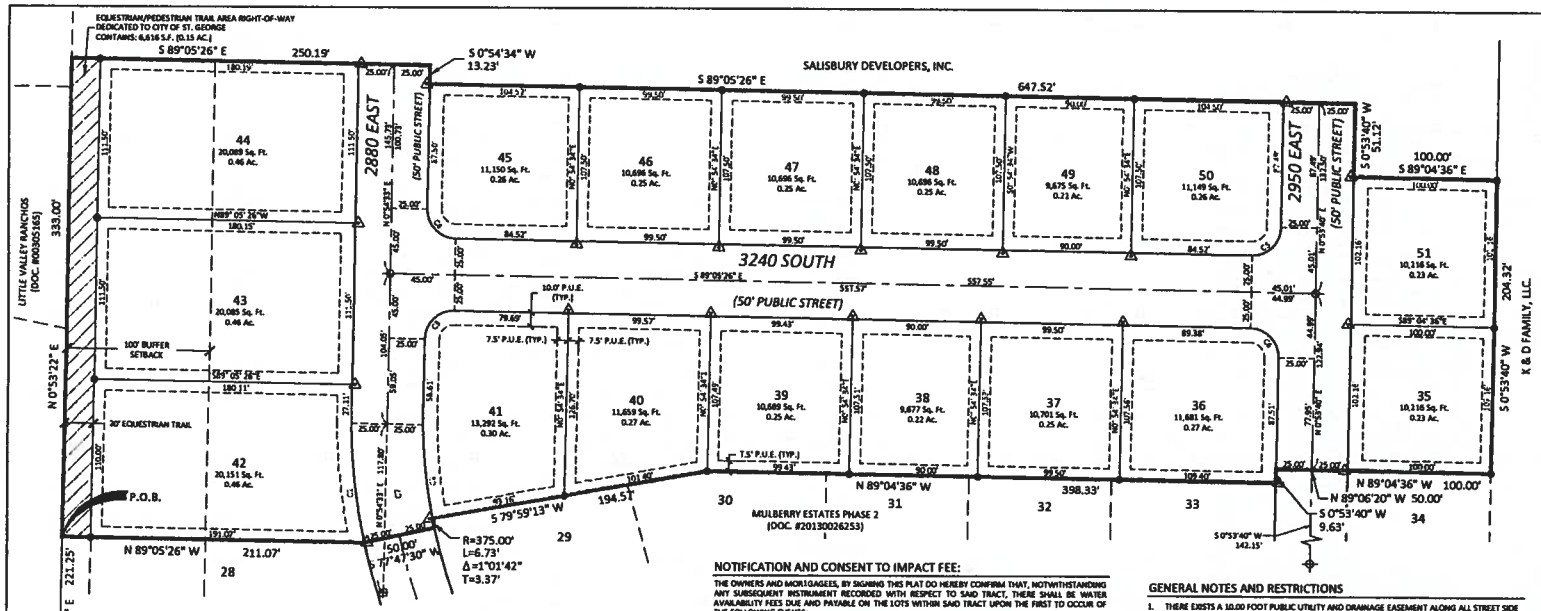
R&B SURVEYING, INC.
257 PRICKLEY PEAR DR. • IVINS, UT 84738
PH. (435) 673-2866 • FAX. (435) 673-1969

PCR ITEM 3C
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Mulberry Estates Phase 3
Case No. 2013-FP-038

Request:	Approval of a 17 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 2950 East St. and 3240 South St. (Little Valley – north of Crimson Ridge Drive)
Zone:	RE-12.5 & RE-20
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY HEREAFTER KNOWN AS:

MULBERRY ESTATES - PHASE 3

DATE: 9/20/13

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT OF SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY

LEGAL DESCRIPTION:

BEGINNING AT A POINT S 88°48'18" E, 1320.68 FEET ALONG THE SECTION LINE AND N 00°53'22" E, 221.25 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY BOUNDARY OF LITTLE VALLEY RANCHOS SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #00305165), RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING COURSE: THENCE N 0°53'22" E, 333.00 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING S 89°05'26" E, 250.18 FEET; THENCE S 0°54'34" W, 13.23 FEET; THENCE S 89°05'26" E, 647.52 FEET; THENCE S 0°53'40" W, 51.12 FEET; THENCE S 89°04'36" E, 100.00 FEET; THENCE S 0°53'40" W, 204.32 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF MULBERRY ESTATES PHASE 2 SUBDIVISION; RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING EIGHT (8) COURSES: N 89°04'36" W, 100.00 FEET; THENCE N 89°06'20" W, 50.00 FEET; THENCE S 0°53'40" W, 9.63 FEET; THENCE N 89°04'36" W, 398.33 FEET; THENCE S 79°59'13" W, 194.51 FEET TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS N 78°43'13" E); THENCE SOUTHEASTERLY 6.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°01'42"; THENCE S 77°47'30" W 50.00 FEET; THENCE N 89°05'26" W, 211.07 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.39 ACRES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY HEREAFTER KNOWN AS:

MULBERRY ESTATES - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS 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 _____, 20 __.

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

ROTATION NOTE

ROTATE BEARINGS 1°25'34" CLOCKWISE TO MATCH RECORDED BEARINGS OF LITTLE VALLEY RANCHOS SUBDIVISION.

BASIS OF BEARING (SW COR. TO SE COR.)
S 88°48'18" E 5282.72' (MEASURED)
S 88°47'25" E 5282.97 (GRID)
S 88°48'18" E 5283.49' (REC)
1320.68'

SW COR. SEC. 10, T43S, R15W, SLB&M FND 1971 WASH. CO. BRASS CAP IN CONC. CYLINDER H.C.N. #191 (MON. RECORD JR-13-43-15)

S 88°48'18"E 2641.36' (REC. AND MEAS.)

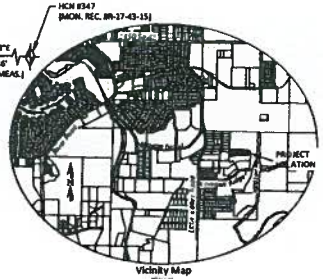
S ¼ COR. SEC. 15, T43S, R15W, SLB&M, MON. NOT IN PLACE (RECORD POSITION)

SE COR. SEC. 10, T43S, R15W, SLB&M FOUND 1973 BLM BRASS CAP HCN #347 (MON. REC. JR-17-43-15)

40 0 40 80
SCALE IN FEET
1"=40'

LEGEND

- SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP 15 NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER



Vicinity Map
St. George

N

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	83.65'	425.00'	11°16'37"	41.96'
C2	66.34'	175.00'	10°08'09"	33.26'
C3	31.42'	20.00'	90°00'00"	20.00'
C4	31.42'	20.00'	90°00'00"	20.00'
C5	31.42'	20.00'	90°00'54"	20.01'
C6	31.41'	20.00'	89°59'06"	19.99'
C7	78.35'	400.00'	15°13'23"	39.30'

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HUELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, BARABRA G. HUELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
DOES NOT REQUIRE NOTARY STAMP PER UTAH CODE, TITLE 46, CHAPTER 1

NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING "ACKNOWLEDGEMENT OF WATER IMPACT FEES" ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

NOTARY PUBLIC

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING 15 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
5. SETBACKS ON LOTS 35-41 & 45-51 ARE AS FOLLOWS: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. SETBACKS ON LOTS 42-44 ARE AS FOLLOWS: 25 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
5. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
6. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
7. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

NOTARY PUBLIC

R&B SURVEYING, INC.
257 PRICKLEY PEAR DR • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

Subdivision Final Plat for
MULBERRY ESTATES - PHASE 3
Located in the Southwest Quarter of Section 10, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

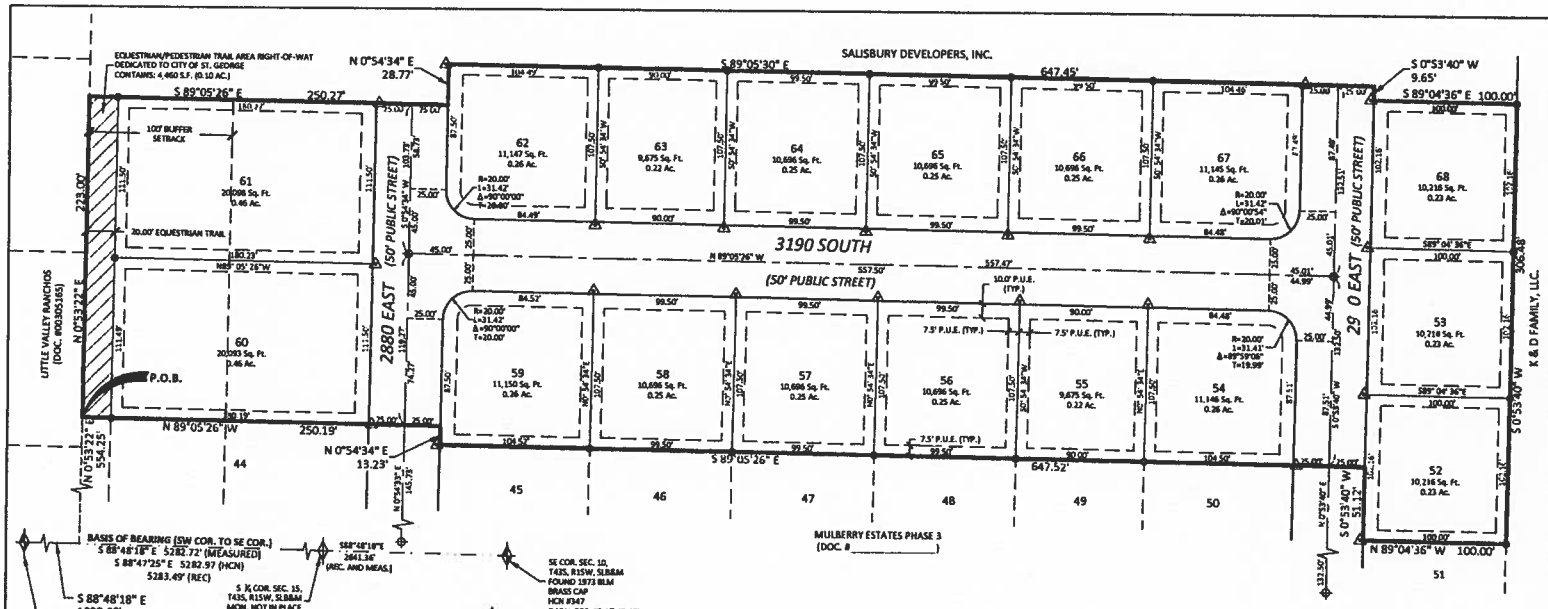
APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20___, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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___	APPROVED AS TO FORM, THIS THE ___ DAT OF _____, A.D. 20___	ON THIS THE ____ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

PCR ITEM 3D
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Mulberry Estates Phase 4
Case No. 2013-FP-039

Request:	Approval of a 17 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 2950 East St. and 3190 South St. (Little Valley – north of Crimson Ridge Drive)
Zone:	RE-12.5 & RE-20
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



LEGEND

- SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

ROTATION NOTE

ROTATE BEARINGS 1°25'34" CLOCKWISE TO MATCH RECORDED BEARINGS OF LITTLE VALLEY RANCHOS SUBDIVISION.

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON LOTS 52-59 & 62-68 ARE AS FOLLOWS: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. SETBACKS ON LOTS 60 & 61 ARE AS FOLLOWS: 25 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
5. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
6. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
7. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY HEREAFTER KNOWN AS:

MULBERRY ESTATES - PHASE 4

DATE: _____

SURVEYOR LICENSE 7654 ROGER M. BUNDY STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT A POINT S 88°48'18" E, 1320.68 FEET ALONG THE SECTION LINE AND N 00°53'22" E, 534.25 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY BOUNDARY OF LITTLE VALLEY RANCHOS SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #00305165), RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING COURSE: N 0°53'22" E, 223.00 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING S 89°05'26" E, 250.27 FEET; THENCE N 0°54'34" E, 28.77 FEET; THENCE S 89°05'30" E, 647.45 FEET; THENCE S 0°53'40" W, 9.65 FEET; THENCE S 89°04'36" E, 100.00 FEET; THENCE S 0°53'40" W, 306.48 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF MULBERRY ESTATES PHASE 3 AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES: N 89°04'36" W, 100.00 FEET; THENCE N 0°53'40" E, 51.12 FEET; THENCE N 89°05'26" W, 647.52 FEET; THENCE N 0°54'34" E, 13.23 FEET; THENCE N 89°05'26" W, 250.19 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.92 ACRES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY HEREAFTER KNOWN AS:

MULBERRY ESTATES - PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND EQUESTRIAN/PEDESTRIAN TRAIL RIGHTS-OF-WAY ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE 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 _____, 20___.

_____
SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____ 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
OF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

_____
NOTARY PUBLIC

R&B SURVEYING, INC.
267 PRIORITY REAR DR • WASHINGTON, UT 84780
PH: (435) 673-2910 • FAX: (435) 673-2910

Subdivision Final Plat for

MULBERRY ESTATES - PHASE 4

Located in the Southwest Quarter of Section 10, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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___	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20___	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
_____ PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	_____ ENGINEER CITY OF ST. GEORGE	_____ CITY ATTORNEY CITY OF ST. GEORGE	_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE / _____ MAYOR CITY OF ST. GEORGE	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

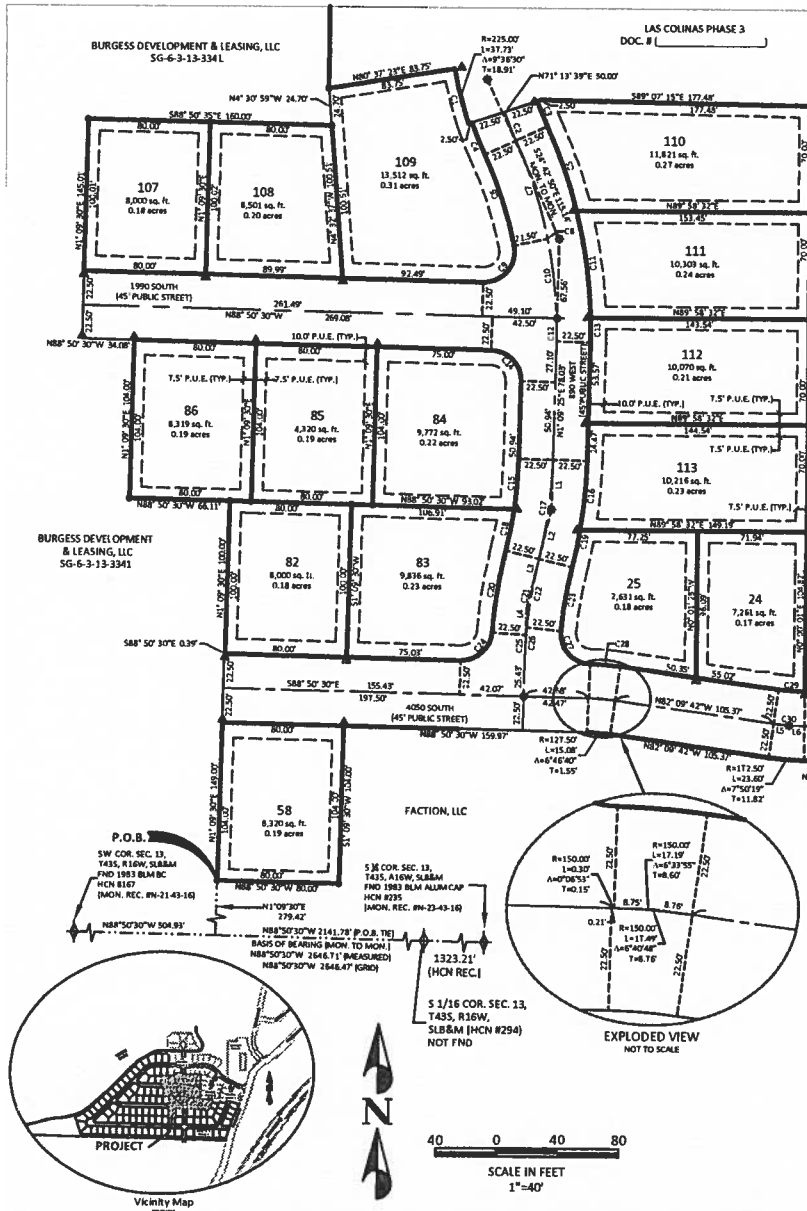
PCR ITEM 3E
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT

Riverstone Subdivision Phase 2
Case No. 2013-FP-031

Request:	Approval of a 16 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 890 West St. and 4050 South St. (between Pioneer Road and the Virgin River, northeast of the Sun River development)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATIONS.
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK. 8 AND 10 FOOT SIDE YARD SETBACK. 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED JULY 1, 2013 (PROJECT NO. 1130186). THE REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE OR DIXIE POWER IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°09'25"E	12.69'
L2	N11°35'48"E	31.17'
L3	N13°35'48"E	33.13'
L4	N1°09'30"E	12.69'
L5	S82°09'42"E	10.28'
L6	N90°00'00"E	10.28'

LEGEND

- SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SET CLASS II (REBAR & ALUM. CAP) MONUMENT
  SET CLASS I MON. TO
- CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK AT 2.00' EXTENSION OF PROPERTY LINE FROM FRONT PROPERTY CORNER LOCATIONS.

LEGAL DESCRIPTION:

BEGINNING AT A POINT N88°50'30"W 2141.78 FEET ALONG SECTION LINE AND N1°09'30"E 279.42 FEET FROM THE SOUTH QUARTER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N1°09'30"E 149.00; THENCE S88°50'30"E 0.39 FEET; THENCE N1°09'30"E 100.00 FEET; THENCE N88°50'30"W 66.11 FEET; THENCE N1°09'30"E 104.00 FEET; THENCE N88°50'30"W 34.08 FEET; THENCE N1°09'30"E 145.01 FEET; THENCE S88°50'35"E 160.00 FEET; THENCE N4°30'59"W 24.70 FEET TO THE SOUTHERLY BOUNDARY OF "LAS COLINAS SUBDIVISION PHASE 3" (DOCUMENT# _____), RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: N80°37'23"E 83.75 FEET TO THE POINT OF CURVE OF A 225 .00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N80°37'22"E; THENCE SOUTHEASTERLY 17.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°36'30"; THENCE N11°13'39"E S 0.00 FEET; THENCE S89°07'15"E 177.48 FEET TO THE WEST BOUNDARY OF "LAS COLINAS SUBDIVISION PHASE 2" (DOCUMENT# 20100000782), RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: S0°00'04"W 305.63 FEET; THENCE S89°59'56"E 100.40 FEET TO THE POINT OF CURVE OF A 160.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N76°14'03"W; THENCE SOUTHWESTERLY 10.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°35'47"; THENCE S72°38'16"E 41.50 FEET TO A POINT ON A 207.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N72°38'16"W; THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING SOUTHWESTERLY 10.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'15"; THENCE S20°11'59"W 25.44 FEET TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 22.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'07" TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS REVERSE CURVE; THENCE WESTERLY 105.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 120°46'17" TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 22.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'07"; THENCE N90°00'00"W 35.27 FEET TO THE POINT OF CURVE OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 23.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°50'19"; THENCE N82°09'42"W 105.37 FEET TO THE POINT OF CURVE OF A 127.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 15.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°46'40"; THENCE N88°50'30"W 159.97 FEET; THENCE S1°09'30"W 104.00 FEET; THENCE N88°50'30"W 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.66 ACRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	225.00'	37.73'	9°36'30"	18.91'
C2	200.00'	20.24'	5°47'58"	10.13'
C3	177.50'	17.87'	5°46'08"	8.94'
C4	222.50'	22.62'	5°49'26"	11.32'
C5	122.50'	58.89'	10°27'47"	29.53'
C6	277.50'	62.84'	12°58'30"	11.56'
C7	300.00'	67.94'	12°58'30"	34.11'
C8	300.00'	115.98'	25°58'10"	69.18'
C9	20.00'	15.95'	102°59'45"	25.14'
C10	300.00'	52.63'	10°03'08"	26.38'
C11	322.50'	70.84'	12°35'05"	15.56'
C12	300.00'	15.41'	2°56'33"	7.70'
C11	322.50'	16.45'	2°55'18"	8.22'
C14	20.00'	31.42'	89°59'55"	20.00'
C15	277.50'	33.12'	6°50'20"	16.58'
C16	322.50'	45.77'	8°07'53"	22.92'
C17	300.00'	65.59'	12°31'37"	12.93'
C18	277.50'	27.57'	5°41'33"	11.80'
C19	122.50'	24.77'	4°24'00"	12.39'
C20	322.50'	54.43'	9°40'10"	27.28'
C21	300.00'	50.61'	9°39'56"	25.36'
C22	300.00'	45.69'	8°41'11"	22.89'
C23	277.50'	42.26'	8°43'11"	21.17'
C24	20.00'	30.42'	87°08'37"	19.03'
C25	300.00'	14.96'	2°51'23"	7.48'
C26	300.00'	19.90'	3°48'01"	9.95'
C27	20.00'	12.70'	93°41'10"	21.11'
C28	172.50'	19.77'	6°31'58"	9.90'
C29	127.50'	17.44'	7°50'19"	8.74'
C30	150.00'	20.52'	7°50'19"	10.28'
C31	25.00'	30.46'	69°48'01"	17.44'
C32	47.50'	57.87'	69°48'01"	31.14'
C33	162.50'	8.05'	2°50'15"	4.02'
C34	185.00'	9.16'	2°50'15"	4.58'

R&B SURVEYING, INC.
357 PARKCITY FARM DR. • WASHINGTON, UT 84780
PH: (435) 673-3988 • FAX: (435) 673-3988

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 17-21-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

RIVERSTONE SUBDIVISION - PHASE 2

LICENSED LAND SURVEYOR
7654
ROGER M. BUNDY
STATE OF UTAH

_____
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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

RIVERSTONE SUBDIVISION - PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE 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. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RIVERSTONE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER DOCUMENT # (_____). SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__.

_____
FACTION, LLC
BY: CORINNE SCHMALZ, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, CORINNE SCHMALZ, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF FACTION, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE FACTION, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT S)HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

_____
NOTARY PUBLIC

Subdivision Final Plat for

RIVERSTONE SUBDIVISION - PHASE 2

Located in the Southwest Quarter of Section 13, Township 43 South, Range 16 West, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL

PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE
RES THE ____ DAY OF _____ A.D. 20____ REVIEWED THE ABOVE
UBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR
CCEPTANCE BY THE CITY OF ST. GEORGE, UT.

_____
ANNING AND ZONING OFFICIAL
TY OF ST. GEORGE

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____

_____
ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____

_____
CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.

_____
CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.

_____ ATTEST: CITY RECORDER
CITY OF ST. GEORGE

_____ MAYOR
CITY OF ST. GEORGE

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.

_____
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

_____
WASHINGTON COUNTY RECORDER

PCR ITEM 3F
Final Plat

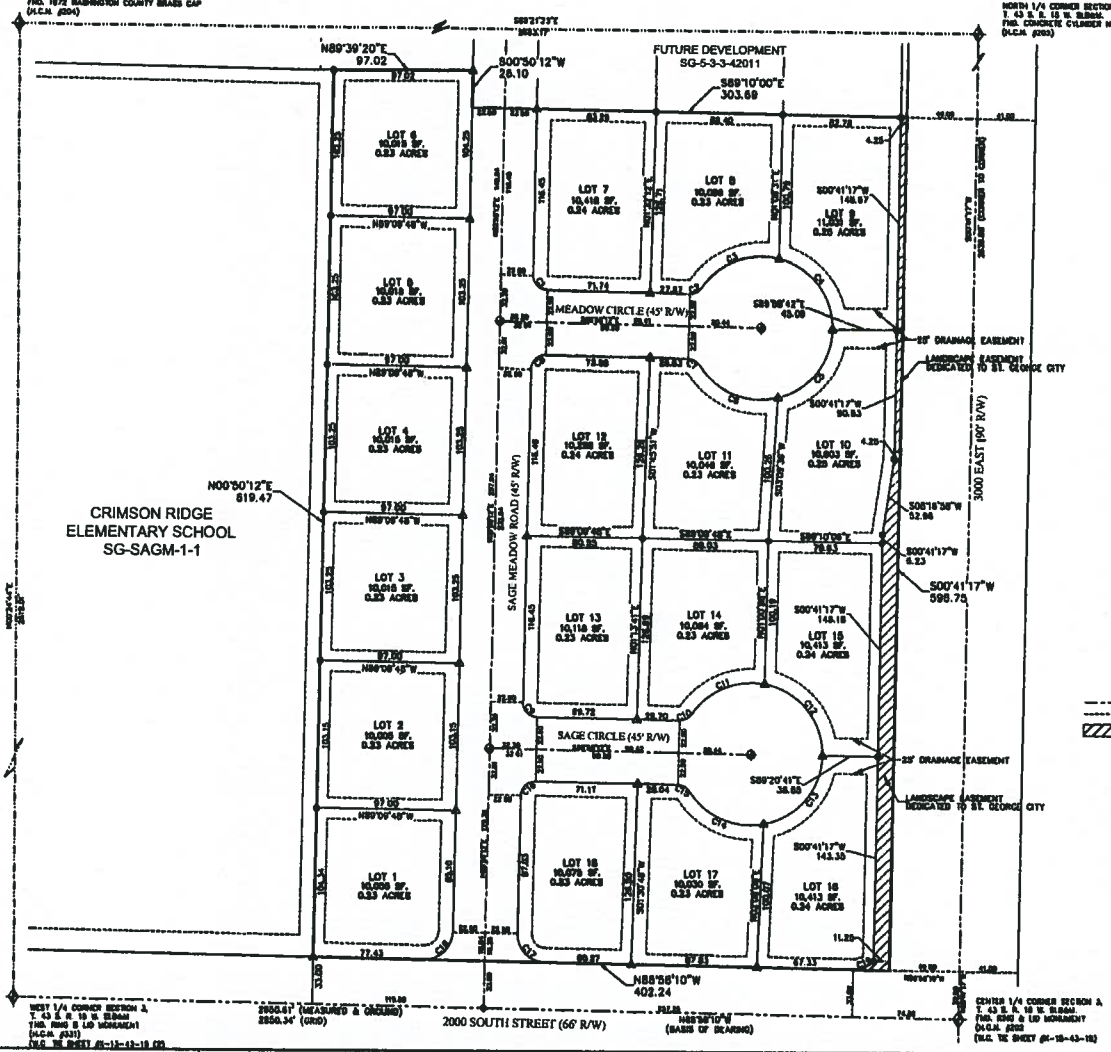
PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Sage Meadows Phase 2
Case No. 2013-FP-053

Request:	Approval of an 18 Lot Residential Subdivision Final Plat
Representative:	Scott Woolsey, Alpha Engineering 43 South 100 East #100 St. George, UT 84770
Property:	Located at approximately 2950 East and 2000 South (east of the new Crimson View Elementary)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.

SAGE MEADOWS SUBDIVISION, PHASE 2

A 18 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, ST. GEORGE CITY, UTAH



Curve Table			
Curve #	Length	Radius	Delta
C1	15.67	10.00	89°46'24"
C2	9.86	10.00	57°12'10"
C3	61.29	50.00	70°14'17"
C4	66.84	50.00	76°26'18"
C5	65.66	50.00	75°13'26"
C6	63.14	50.00	72°37'23"
C7	9.86	10.00	57°12'10"
C8	15.74	10.00	90°11'26"
C9	15.67	10.00	89°46'24"
C10	9.86	10.00	57°12'10"
C11	56.31	50.00	64°48'14"
C12	66.62	50.00	80°00'18"
C13	66.67	50.00	76°34'50"
C14	60.21	50.00	68°59'08"
C15	9.86	10.00	57°12'10"
C16	15.74	10.00	90°11'26"
C17	20.06	10.00	89°46'23"
C18	20.70	10.00	90°11'27"
C19	19.80	10.00	47°48'19"

NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'20" WEST, BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

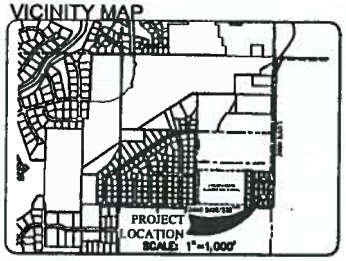
GENERAL NOTES

1. There exists a 10.00 foot public utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines unless otherwise noted.
2. Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback. 10.00 foot side yard setback. 10.00 foot rear yard setback.
3. A Geotechnical investigation was performed by Applied Geotechnical Engineering Consultants, Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated June 18, 2013. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders, and contractors should become familiar with this report and comply with its recommendations.
4. City of St. George building department requires all residential subdivision lot corners to be set with a rebar and cap prior to obtaining a building permit.
5. All Lot Corners to be set with a rebar & plastic cap, with the exception of the front corners, which will be set with a mag nail in the top of curb at an extension of the lot line.
6. Lots, 1,16,17 & 18 shall have no access to 2000 South Street. Lots 9,10,15 & 16 shall have no access to 3000 East Street.
7. Double fronting lots require per city ordinance a 10.00 foot setback measured from the back of sidewalk/ROW along 3000 East Street. This area shall be landscaped and maintained by the City of St. George.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (NAIL IN TOP OF CURB)
- CENTERLINE
- EASEMENT LINE
- ADDITIONAL RIGHT OF WAY BEING DEDICATED ALONG 3000 EAST STREET FOR LANDSCAPE IS A DEDICATION LANE.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLLEY, PROFESSIONAL LICENSED LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESIGNATIONS ARE CORRECT. MONUMENTS WILL BE SET AS DEPICTED ON THE PLAT.

SAGE MEADOWS PHASE 2

BOUNDARY DESCRIPTION

Commencing at the Center ¼ Corner of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence North 00°41'17" East, along the Center Section line, a distance of 33.00 feet, Thence North 88°58'10" West, a distance of 49.00 feet to the Point of Beginning, said point being on the Northerly line of 2000 North Street, and the Westerly right-of-way line of 3000 East Street. Thence North 88°58'10" West, along the Northerly line of said 2000 East Street, a distance of 402.24 feet, to the Southeast Corner of Lot 1 Sage Meadows Subdivision Phase 1, according to the official plat thereof, Recorded of the Washington County Recorder under Document #20110015972; Thence North 00°50'12" East, along the Easterly line of said Lot 1, a distance of 819.47 feet, to the Northeast Corner of said Lot 1, Thence North 89°39'20" East, a distance of 97.02 feet, Thence South 00°50'12" West, a distance of 26.10 feet, Thence South 89°10'00" East, a distance of 303.69 feet, to a point on the Westerly right-of-way line of said 3000 East Street. Thence South 00°41'17" West, along said line, a distance of 598.75 feet to the Point of Beginning.

Containing: 5.55 acres, more or less.

DATE

No. 174919 SCOTT P. WOOLLEY STATE OF UTAH

SCOTT P. WOOLLEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY DIVIDE SAME INTO LOTS TO BE HEREAFTER KNOWN AS SAGE MEADOWS PHASE 2 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC WAYS AS SHOWN HEREON.

SAGE MEADOWS PHASE 2

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO THE CITY OF ST. GEORGE, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DEDICATE TO THE CITY OF ST. GEORGE, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER THE PRIVATE STREETS AND OTHER AREAS SHOWN ON THE PLAT AS MAY BE NECESSARY FOR THE MAINTENANCE AND OPERATION OF PUBLIC SERVICE VEHICLES, THROUGH, ALONG AND OVER THE VARIOUS STREETS AND AREAS AS DEPICTED ON THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__.

JP INVESTMENT VENTURES LLC.

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) ss

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF JP INVESTMENT VENTURES LLC, WHO BY ME DULY SWORN DID ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT FOR THE USES AND PURPOSES STATED THEREIN.

FULL NAME (SIGNATURE): _____
FULL NAME (PRINT): _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
A NOTARY COMMISSIONED IN THE STATE OF _____
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16).

MORTGAGEE'S CONSENT TO RECORD

ZIONS FIRST NATIONAL BANK, A MORTGAGEE OF RECORD OF THE WITHIN DESCRIBED TRACT OF LAND, AND DOES HEREBY CONSENT TO SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, CONFORM TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PERTAINING TO THIS PLAT, AND AGREE IN ALL RESPECTS.

_____
ZIONS FIRST NATIONAL BANK

MORTGAGEE'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) ss

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ AND BEING DULY SWORN DID SAY THAT HE IS THE _____ OF ZIONS FIRST NATIONAL BANK, THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BYLAWS AND RESOLUTION OF THE BOARD OF DIRECTORS OF ZIONS FIRST NATIONAL BANK, AND SAID _____ ACKNOWLEDGED TO ME THAT ZIONS FIRST NATIONAL BANK EXECUTED THE SAME AND THAT HE IS THE DULY AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND IN FACT EXECUTED THE SAID INSTRUMENT ON BEHALF OF ZIONS FIRST NATIONAL BANK.

_____
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16).

SAGE MEADOWS PHASE 2

001-02 PHASE 2 FINAL PLATLONG (SEPTEMBER 10, 2013)

ALPHA ENGINEERING
43 South 100 East, Suite 100 · St George, Utah 84770
T 435.628.6500 · F 435.628.6553 · alphaengineering.com

Approval of the Planning and Zoning Official	Engineer's Approval	Approval as to Form	Approval of the Planning Commission	Approval and Acceptance by the City of St. George, Utah	Treasurer Approval
I, Planning and Zoning Official for the City of St. George, have this the ____day of A.D. 20____, reviewed the above subdivision Final Plat and recommended the same for acceptance by the City of St. George, UT.	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____.	Approved as to Form, this the ____ day of _____, A.D. 20	On this the ____ day of _____ A.D. 20____ the Planning Commission of the City of St. George, 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 City of St. George, UT.	We, the Mayor and City Council of the City of St. George, 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.	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.
	Engineer City of St. George	City Attorney City of St. George	Chairman Planning Commission City of St. George	Attest: City Recorder City of St. George Mayor City of St. George	Washington County Treasurer

COUNTY RECORDER

PCR ITEM 3G
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Shadow Hawk Townhomes
Case No. 2013-FP-044

Request: Approval of a 15 Unit Residential Townhome Subdivision Final Plat

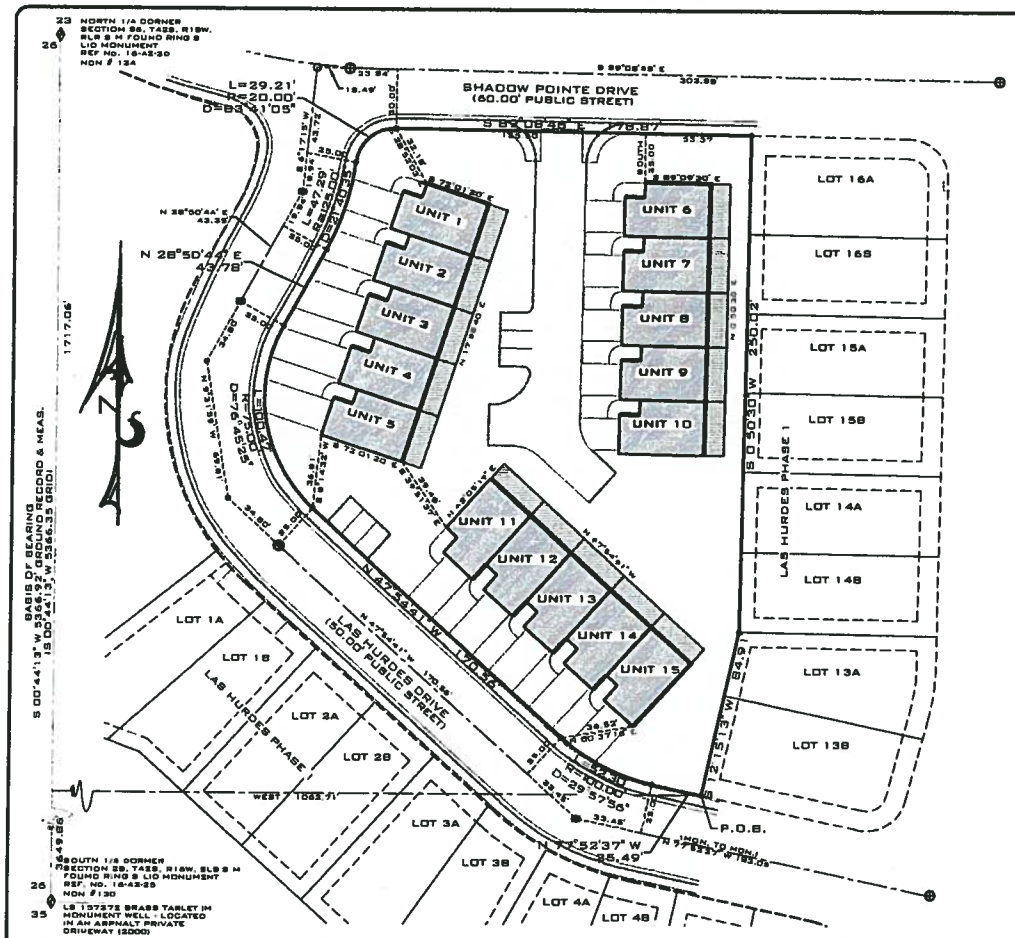
Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

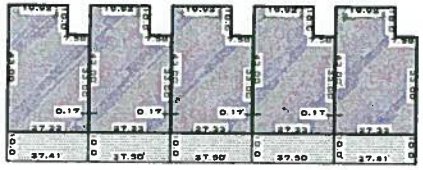
Property: Located at approximately 1300 West St. and 100 South St. (south of the Shadow Mountain Development)

Zone: R-3

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.





5-PLEX BUILDING LAYOUT (TYPICAL):
NO SCALE

LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- 5 MOTHING SET OR FOUND
- FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ARGO. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 5 2003. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE REA AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METER. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE REA AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, UNUSUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE REA AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 50 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

9. ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE DRIVES SHOWN ON THIS PLAT ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF ST. GEORGE TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES (SEE DECLARATION).

10. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 12 FEET PER CITY ORDINANCE.

11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

12. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNERS ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

MORTGAGEE CONSENT TO RECORD:

CACHE VALLEY BANK, A MORTGAGEE OF THE ABOVE TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINE IN ALL DEDICATIONS.

POSITION:

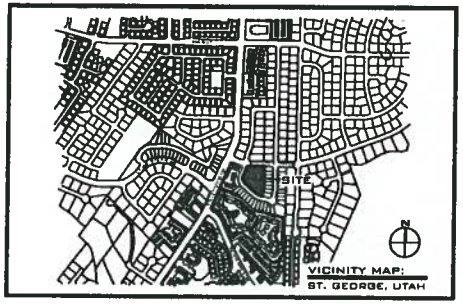
CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF CACHE VALLEY BANK, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(8))



VICINITY MAP:
ST. GEORGE, UTAH

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938718, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO UNITS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREINAFTER KNOWN AS:

SHADOWHAWK TOWNHOMES

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938718
BRANDON E. ANDERSON
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO 4938718

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 139, SAID POINT BEING SOUTH 00°44'13" WEST 1,717.06 FEET ALONG THE SECTION LINE AND EAST 1063.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 77°52'27" WEST 85.88 FEET;
THENCE NORTHWESTERLY 52.30 FEET ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE TO THE EIGHT (BEARS BEARS NORTH 12°07'33" EAST LONG CHORD BEARS NORTH 68°53'28" WEST 51.71 FEET WITH A CENTRAL ANGLE OF 29°57'56");
THENCE NORTH 87°54'41" WEST 170.56 FEET;
THENCE NORTHERLY 100.47 FEET ALONG AN ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (BENTER BEARS NORTH 48°06'19" EAST LONG CHORD BEARS NORTH 09°31'59" WEST 93.13 FEET WITH A CENTRAL ANGLE OF 76°40'33");
THENCE NORTH 28°50'44" EAST 43.78 FEET;
THENCE NORTHERLY 47.39 FEET ALONG AN ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT (BENTER BEARS NORTH 61°09'15" WEST LONG CHORD BEARS NORTH 19°02'7" EAST 47.01 FEET WITH A CENTRAL ANGLE OF 31°40'33");
THENCE NORTHEASTERLY 39.21 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°49'51" EAST LONG CHORD BEARS NORTH 89°00'42" EAST 35.98 FEET WITH A CENTRAL ANGLE OF 83°41'05");
THENCE SOUTH 89°08'28" EAST 178.87 FEET;
THENCE SOUTH 00°50'30" WEST 250.02 FEET;
THENCE SOUTH 12°52'37" WEST 84.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.80 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER SHOWN AS:

SHADOWHAWK TOWNHOMES

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE 'DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS' APPLICABLE TO ENTRY NO. _____ AND RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREON AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

GARR & LYLE, LLC, A UTAH LIMITED LIABILITY COMPANY

_____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF GARR & LYLE, LLC, A UTAH LIMITED LIABILITY COMPANY 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 GARR & LYLE, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(8))

THE FINAL PLAT OF SHADOWHAWK TOWNHOMES

(A 15 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 42 SOUTH,
RANGE 16 WEST SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RADVIL.COM

SURVEY-FPLAT FILE NUMBER:	4/8/2013 DATE:	B.E.A. DRAWN:
7820-12 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING OFFICIAL

I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20__ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING OFFICIAL
CITY OF ST. GEORGE

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__

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF _____ A.D. 20__ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.

ATTEST: CITY RECORDER _____ MAYOR
CITY OF ST. GEORGE — CITY OF ST. GEORGE

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 THE SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

PCR ITEM 3H
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Sun River St. George Phase 32
Case No. 2012-FP-046

Request: Approval of a 34 Unit, Planned Unit Development, Residential Subdivision Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

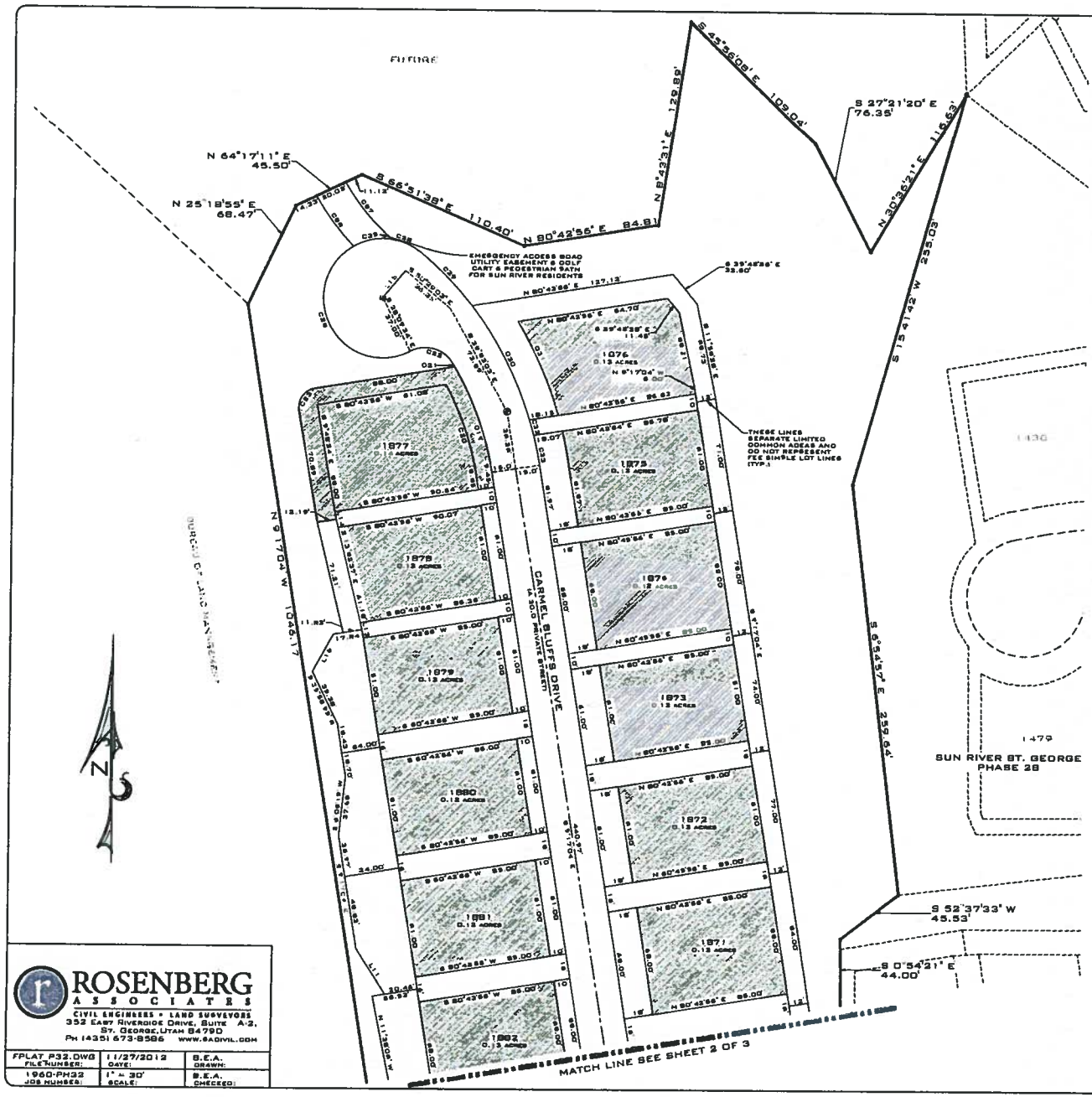
Property: Located at approximately 1900 West and 5100 South (Sun River - the west end of White Stone Dr. and the south end of Grapevine Dr.)

Zone: PD-R

Staff Comments: **At the direction of the Legal Department this Final Plat needs to be re-approved. This Final Plat was approved by City Council on May 2, 2013. After this approval the owner took some common area out of this Plat and included it into Phase 19 of Sun River St. George. This is being brought before you again to approve the boundary change by taking out some common area.**

All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.00'	S 67°44'55" W
L2	36.04'	N 8°46'52" W
L3	10.00'	N 22°11'03" W
L4	7.02'	N 79°49'57" E
L5	10.00'	S 80°54'33" W
L6	10.00'	S 89°06'41" W
L7	10.00'	N 77°31'53" W
L8	10.00'	S 66°59'07" E
L9	10.01'	N 39°03'55" W
L10	10.33'	N 31°00'06" E
L11	34.37'	S 33°33'13" E
L12	55.51'	S 35°57'37" W
L13	10.01'	N 11°17'43" W
L14	10.01'	N 11°57'55" W
L15	33.00'	N 39°30'57" E
L16	10.00'	N 39°42'55" E
L17	10.00'	N 64°17'04" W
L18	10.31'	N 44°03'43" W
L19	10.02'	S 85°33'20" E
L20	10.00'	N 89°59'07" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	17.00'	S 39°10'41" E
L22	11.36'	S 21°59'55" E
L23	10.00'	S 0°16'37" W
L24	15.00'	S 0°16'37" W
L25	10.00'	S 30°03'53" W
L26	10.00'	S 30°03'53" W
L27	10.00'	S 53°34'45" W
L28	10.00'	S 53°34'45" W
L29	10.00'	S 73°55'43" W
L30	10.00'	S 73°55'43" W
L31	19.06'	S 34°13'25" W
L32	19.33'	S 34°13'25" W
L33	19.03'	N 4°33'51" W
L34	19.07'	N 4°33'13" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	55.95'	30.00'	94°33'41"
C2	3.99'	315.00'	0°33'33"
C3	49.47'	315.00'	8°59'51"
C4	91.35'	355.00'	9°53'33"
C5	40.39'	335.00'	7°06'10"
C6	39.90'	315.00'	7°04'30"
C7	10.00'	315.00'	1°49'06"
C8	57.80'	165.00'	20°04'11"
C9	61.39'	175.00'	20°09'06"
C10	61.31'	175.00'	20°04'37"
C11	57.34'	165.00'	19°53'33"
C12	10.00'	165.00'	3°38'33"
C13	10.00'	165.00'	3°38'33"
C14	47.69'	165.00'	16°33'33"
C15	61.19'	175.00'	14°45'55"
C16	10.00'	165.00'	3°38'33"
C17	16.94'	165.00'	5°33'03"
C18	17.31'	175.00'	5°38'00"
C19	70.53'	165.00'	31°44'53"
C20	59.70'	175.00'	19°32'42"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	2.93'	165.00'	0°48'57"
C22	20.13'	30.00'	64°15'43"
C23	16.98'	11.56'	90°38'46"
C24	114.93'	37.00'	177°57'40"
C25	24.99'	37.00'	38°41'38"
C26	39.03'	160.00'	13°58'26"
C27	44.04'	140.00'	18°00'57"
C28	30.03'	37.00'	31°01'16"
C29	46.03'	315.00'	12°15'46"
C30	79.47'	315.00'	21°10'40"
C31	63.33'	333.00'	10°34'33"
C32	10.06'	315.00'	2°40'59"
C33	15.05'	315.00'	2°43'37"
C34	31.42'	20.00'	90°00'00"
C35	38.32'	30.00'	73°32'32"
C36	4.09'	30.00'	17°37'37"
C37	115.89'	135.00'	50°37'59"
C38	104.39'	117.00'	51°04'10"
C39	10.06'	136.00'	4°14'09"
C40	41.77'	136.00'	17°42'47"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C41	33.60'	117.00'	16°27'09"
C42	76.12'	295.00'	15°43'15"
C43	74.14'	267.00'	15°54'37"
C44	10.05'	285.00'	2°01'37"
C45	3.91'	285.00'	0°43'30"
C46	31.33'	20.00'	89°42'17"
C47	46.93'	1515.00'	1°53'34"
C48	16.30'	1519.00'	0°46'01"
C49	28.07'	1519.00'	1°19'35"
C50	32.97'	1535.00'	1°04'37"

LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

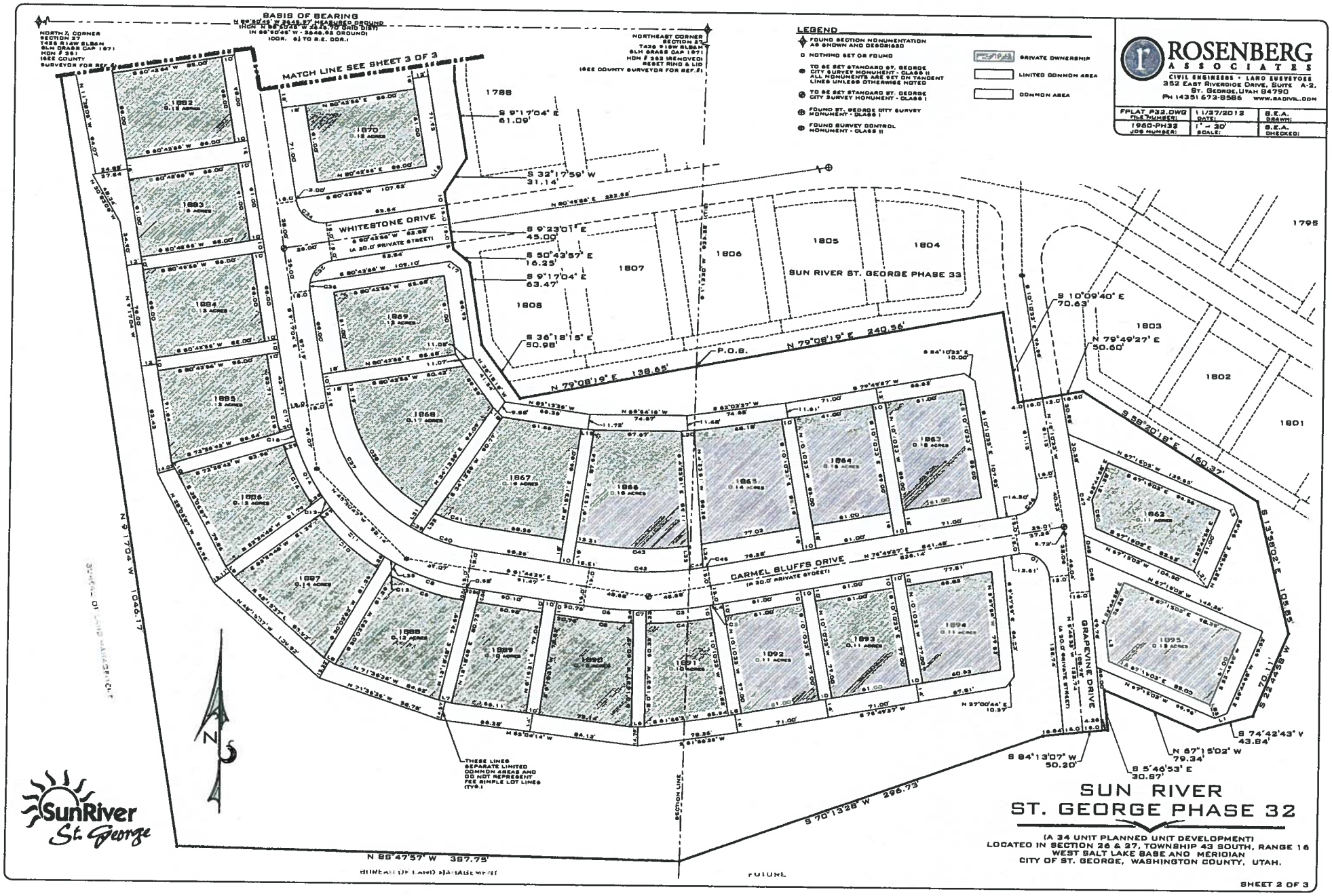
SunRiver St. George

SUN RIVER ST. GEORGE PHASE 32

(A 34 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26 & 27, TOWNSHIP 43 SOUTH, RANGE 16
WEST SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RADIVIL.COM

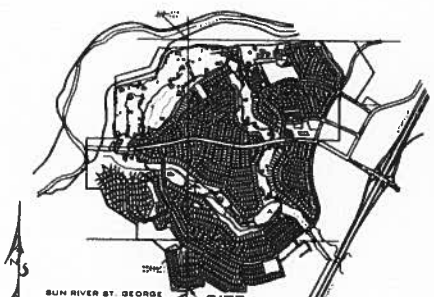
FPLAT_P32.DWG FILE NUMBER:	11/27/2012 DATE:	R.E.A. DRAWN:
1960-PH32 JOB NUMBER:	1" = 30' SCALE:	R.E.A. CHECKED:



SUN RIVER ST. GEORGE PHASE 32

(A 34 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26 & 27, TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 2 OF 3



VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)

MORTGAGEE CONSENT TO RECORD:

J. SCOTT LEWIS & ASSOCIATES, INC., A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

J. SCOTT LEWIS - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME J. SCOTT LEWIS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF J. SCOTT LEWIS & ASSOCIATES, INC, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

MORTGAGEE CONSENT TO RECORD:

IRA EXPRESS INC. FBO J. SCOTT LEWIS, A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

DAN ANDERSON - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME DAN ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDEIT OF IRA EXPRESS INC. FBO J. SCOTT LEWIS, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 32"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS HOPE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 894644, BOOK 1187, PAGE 0284-0368, DATED MARCH 10, 1998 AND RECORDED CONCURRENTLY WITH THE PLAT OF 'SUN RIVER, PHASE 1, PLAT 1A', AMENDMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ENTRY NO. 00683971, BOOK 1397, PAGE 1834-1899 DATED MAY 3, 2000, AND AS SUPPLEMENTED BY SUPPLEMENTAL CD'S AS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20__.

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY 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 SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

MORTGAGEE CONSENT TO RECORD:

IRA EXPRESS INC. FBO DAYLYN LEWIS INC., A MORTGAGE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

DAN ANDERSON - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME DAN ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IRA EXPRESS INC. FBO DAYLYN EXPRESS, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THE SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE REA AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE REA AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, UNUSUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE REA AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, IT'S OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22, ALSO A BRASS CAP. THE BEARING IS SOUTH 88°50'48" EAST AND MEASURES 2648.70 FEET (BASIS DISTANCE) CORNER TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 30 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

10. ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE DRIVES SHOWN ON THIS PLAT ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF ST. GEORGE TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES (SEE DECLARATION).

11. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 15 FEET PER CITY ORDINANCE.

12. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO BEGINNING A BUILDING PERMIT.

13. INTERIOR PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREA/PADS AS REQUIRED BY ST. GEORGE CITY CODE. THAT WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS/PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

14. ALL DWELLING UNITS SHALL BE SINGLE STORY.

15. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNERS ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 22, 2006. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4933071S, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 32"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4933718 BRANDON E. ANDERSON STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4933871A

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SUN RIVER ST. GEORGE PHASE 32, SAID POINT BEING ON THE SECTION LINE, SAID POINT ALSO BEING SOUTH 0°17'20" WEST 930.57 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE EASTERLY THE FOLLOWING (4) COURSES ALONG THE SOUTHERLY LINE OF SAID SUN RIVER ST. GEORGE PHASE 33:
THENCE NORTH 79°08'19" EAST 540.88 FEET;
THENCE SOUTH 10°09'40" EAST 70.83 FEET;
THENCE NORTH 78°50'37" EAST 80.60 FEET;
THENCE SOUTH 88°20'18" EAST 150.37 FEET;
THENCE SOUTH 13°52'03" EAST 106.98 FEET;
THENCE SOUTH 88°44'58" WEST 70.11 FEET;
THENCE SOUTH 79°43'43" WEST 43.84 FEET;
THENCE NORTH 87°15'03" WEST 79.34 FEET;
THENCE SOUTH 08°48'53" EAST 30.87 FEET;
THENCE SOUTH 84°13'07" WEST 124.84 FEET;
THENCE SOUTH 88°38'55" WEST 234.64 FEET TO THE SECTION LINE;
THENCE NORTH 88°47'57" WEST 387.75 FEET;
THENCE NORTH 09°17'04" WEST 1,048.17 FEET;
THENCE NORTH 38°15'58" EAST 88.47 FEET;
THENCE NORTH 54°17'11" EAST 46.80 FEET;
THENCE NORTH 88°51'38" EAST 110.40 FEET;
THENCE NORTH 80°42'58" EAST 84.91 FEET;
THENCE NORTH 08°43'31" EAST 129.98 FEET TO THE SOUTHWESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 18;
THENCE SOUTHEAST AND NORTHERLY THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID SUN RIVER ST. GEORGE PHASE 18;
THENCE SOUTH 48°54'08" EAST 109.04 FEET;
THENCE SOUTH 27°31'20" EAST 76.38 FEET;
THENCE NORTH 30°38'41" EAST 114.63 FEET TO THE NORTHERLY CORNER OF SUN RIVER ST. GEORGE PHASE 28;
THENCE SOUTH 19°41'52" WEST 368.03 FEET ALONG THE WESTERLY LINE OF SAID SUN RIVER ST. GEORGE PHASE 28;
THENCE SOUTH 54°54'27" EAST 288.84 FEET ALONG THE WESTERLY LINE OF SAID SUN RIVER ST. GEORGE PHASE 28 TO THE NORTHERLY LINE OF SUN RIVER ST. GEORGE PHASE 33;
THENCE SOUTHERLY AND EASTERLY THE FOLLOWING (9) COURSES ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID SUN RIVER ST. GEORGE PHASE 33;
THENCE SOUTH 82°37'23" WEST 48.83 FEET;
THENCE SOUTH 00°54'21" EAST 46.00 FEET;
THENCE SOUTH 09°17'04" EAST 81.09 FEET;
THENCE SOUTH 32°17'59" WEST 31.16 FEET;
THENCE SOUTH 09°33'01" EAST 45.00 FEET;
THENCE SOUTH 80°43'57" EAST 18.28 FEET;
THENCE SOUTH 09°17'04" EAST 83.47 FEET;
THENCE SOUTH 38°15'15" EAST 60.98 FEET;
THENCE NORTH 78°08'19" EAST 139.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 848,848 SQUARE FEET OR 19.53 ACRES.

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 32

(A 34 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26 & 27, TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 3

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RADCIVIL.COM

FPLAT P32.DWG FILE NUMBER:	11/27/2012 DATE:	R.E.A. DRAWN:
1960-PH32 JOB NUMBER:	1" = 30' SCALE:	R.E.A. CHECKED:

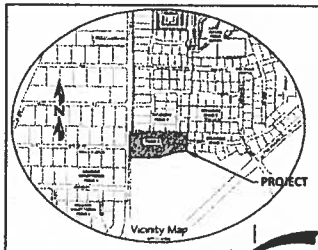
APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
1. PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20 THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT. HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING ON THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE — MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

PCR ITEM 3I
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Sycamore Phase 3
Case No. 2013-FP-037

Request:	Approval of a 15 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 2640 East St. and 3770 South St. (Little Valley – east of Little Valley Road)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.

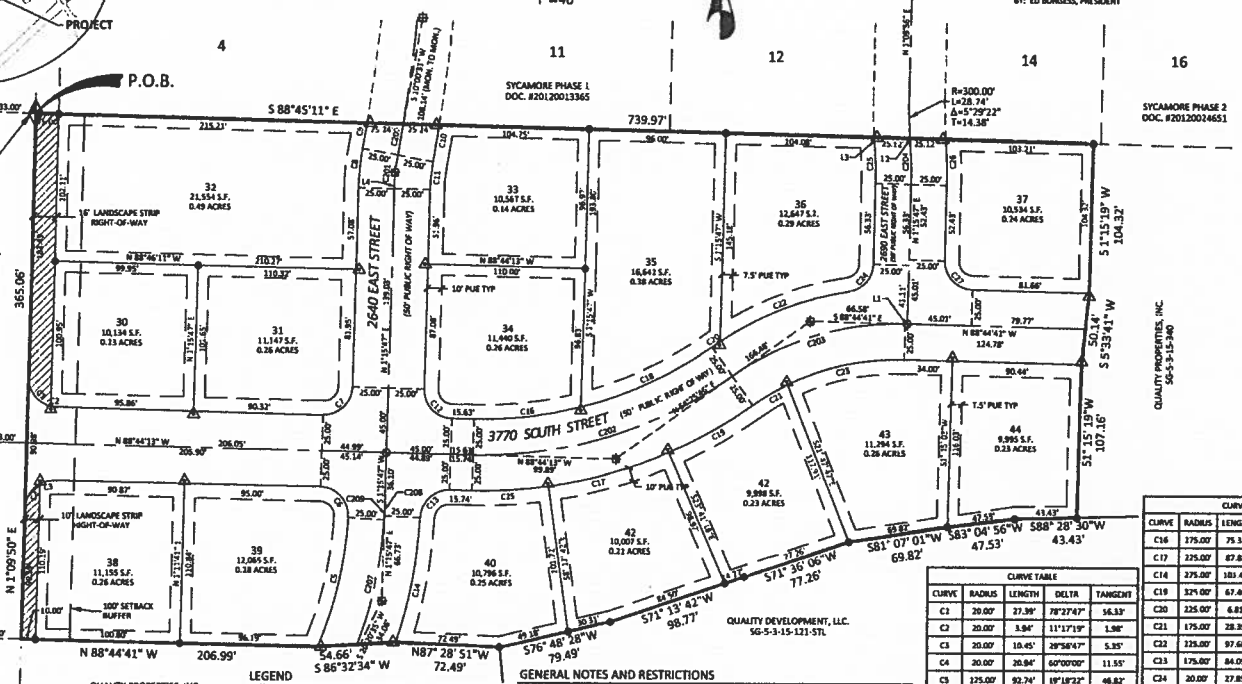


NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-2104 OR AS AMENDED.

R&B SURVEYING, INC.
257 PRICKLY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

40 0 40 80
SCALE IN FEET
1"=40'



OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, ED BURGESS, PRESIDENT OF QUALITY PROPERTIES, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNOY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, LANDSCAPE STRIP RIGHT OF WAY, AND EASEMENTS, HEREAFTER KNOWN AS:

SYCAMORE - PHASE 3

DATE: _____

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, LANDSCAPE STRIP RIGHT OF WAY, AND EASEMENTS HEREAFTER KNOWN AS:

SYCAMORE - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, LANDSCAPE STRIP RIGHT OF WAY, AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE 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 _____, 20 __.

QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

_____
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

_____
NOTARY PUBLIC

LEGAL DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 2°09'50" WEST ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 15), SAID POINT BEING AT THE SOUTHWEST CORNER OF SYCAMORE PHASE 1 SUBDIVISION, AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOC. #20120013365), RUNNING THENCE S 88°45'11" E, 739.97 FEET ALONG THE CENTER SECTION LINE AND THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 1 SUBDIVISION; THENCE LEAVING SAID BOUNDARY AND RUNNING S 1°15'19" W, 104.32 FEET; THENCE S 5°33'41" W, 50.14 FEET; THENCE S 1°15'19" W, 107.16 FEET; THENCE S 88°28'30" W, 43.43 FEET; THENCE S 83°04'56" W, 47.53 FEET; THENCE S 81°07'01" W, 69.82 FEET; THENCE S 71°36'06" W, 77.26 FEET; THENCE S 71°13'42" W, 98.77 FEET; THENCE S 76°48'28" W, 79.49 FEET; THENCE N 87°28'51" W, 72.49 FEET; THENCE S 86°32'34" W, 54.66 FEET; THENCE N 88°44'41" W, 206.99 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N 1°09'50" E, 365.06 FEET ALONG THE WEST LINE OF SECTION 15 TO THE POINT OF BEGINNING.

CONTAINS: 5.60 ACRES

LEGEND

- SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT(P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- LANDSCAPE STRIP RIGHT OF WAY DEDICATED TO THE CITY OF ST. GEORGE

GENERAL NOTES AND RESTRICTIONS

1. DRIVEWAY ACCESS RESTRICTIONS - LOTS 30, 32, AND 38 SHALL HAVE NO VEHICULAR ACCESS ONTO LITTLE VALLEY ROAD.
2. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
3. DOUBLE FRONTING LOT 32 REQUIRES A PRIVACY WALL WITH A MINIMUM 10.00 FOOT SETBACK MEASURED FROM THE BACK OF SIDEWALK/ROW ALONG LITTLE VALLEY ROAD. THIS AREA SHALL BE LANDSCAPED AND MAINTAINED BY THE CITY OF ST. GEORGE.
6. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
5. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
6. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2003. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
7. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
8. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
9. NO PRIMARY STRUCTURES SHALL BE CONSTRUCTED WEST OF THE 100' SETBACK LINE.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	27.39'	78°27'47"	16.33'
C2	20.00'	3.94'	11°17'19"	1.98'
C3	20.00'	10.45'	29°56'47"	5.35'
C4	20.00'	20.94'	60°00'00"	11.55'
C5	125.00'	92.74'	19°18'22"	46.82'
C6	20.00'	32.11'	92°00'04"	20.21'
C7	20.00'	31.42'	90°00'00"	20.00'
C8	275.00'	27.21'	8°54'31"	13.63'
C9	1175.00'	18.07'	0°52'51"	9.03'
C10	1275.00'	25.80'	1°12'41"	12.99'
C11	125.00'	19.44'	8°54'31"	9.74'
C12	20.00'	31.42'	90°00'00"	20.00'
C13	20.00'	30.90'	88°31'16"	19.49'
C14	325.00'	88.54'	15°36'35"	44.55'
C15	325.00'	53.65'	9°27'25"	26.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°44'45"E	1.54'
L2	S4°27'05"E	1.33'
L3	S4°27'05"E	4.50'
L4	S2°15'47"W	11.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C16	175.00'	75.31'	15°41'28"	27.89'
C17	225.00'	87.88'	15°29'36"	44.21'
C18	275.00'	101.48'	21°08'33"	51.32'
C19	325.00'	67.40'	11°52'56"	33.82'
C20	225.00'	6.81'	1°44'05"	3.41'
C21	175.00'	28.39'	9°17'37"	14.22'
C22	225.00'	97.68'	24°52'28"	49.62'
C23	175.00'	84.09'	27°21'56"	42.87'
C24	20.00'	27.85'	79°46'32"	16.72'
C25	275.00'	27.42'	5°42'46"	13.72'
C26	325.00'	31.82'	5°37'38"	15.97'
C27	20.00'	31.42'	90°00'28"	20.00'

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C200	1200.00'	21.98'	1°02'59"	10.99'
C201	150.00'	23.32'	8°54'31"	11.68'
C202	300.00'	192.86'	36°50'01"	99.89'
C203	200.00'	128.55'	36°49'33"	66.58'
C204	300.00'	30.59'	5°50'30"	15.31'
C207	300.00'	89.07'	17°00'42"	44.87'
C208	300.00'	7.74'	1°28'44"	3.87'
C209	300.00'	10.48'	2°00'04"	5.24'

Subdivision Final Plat for
SYCAMORE - PHASE 3

Located in the Northwest Quarter of Section 15, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HJELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, BARBARA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, 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: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)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: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATEO THEREIH.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

R&B SURVEYING, INC.
257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

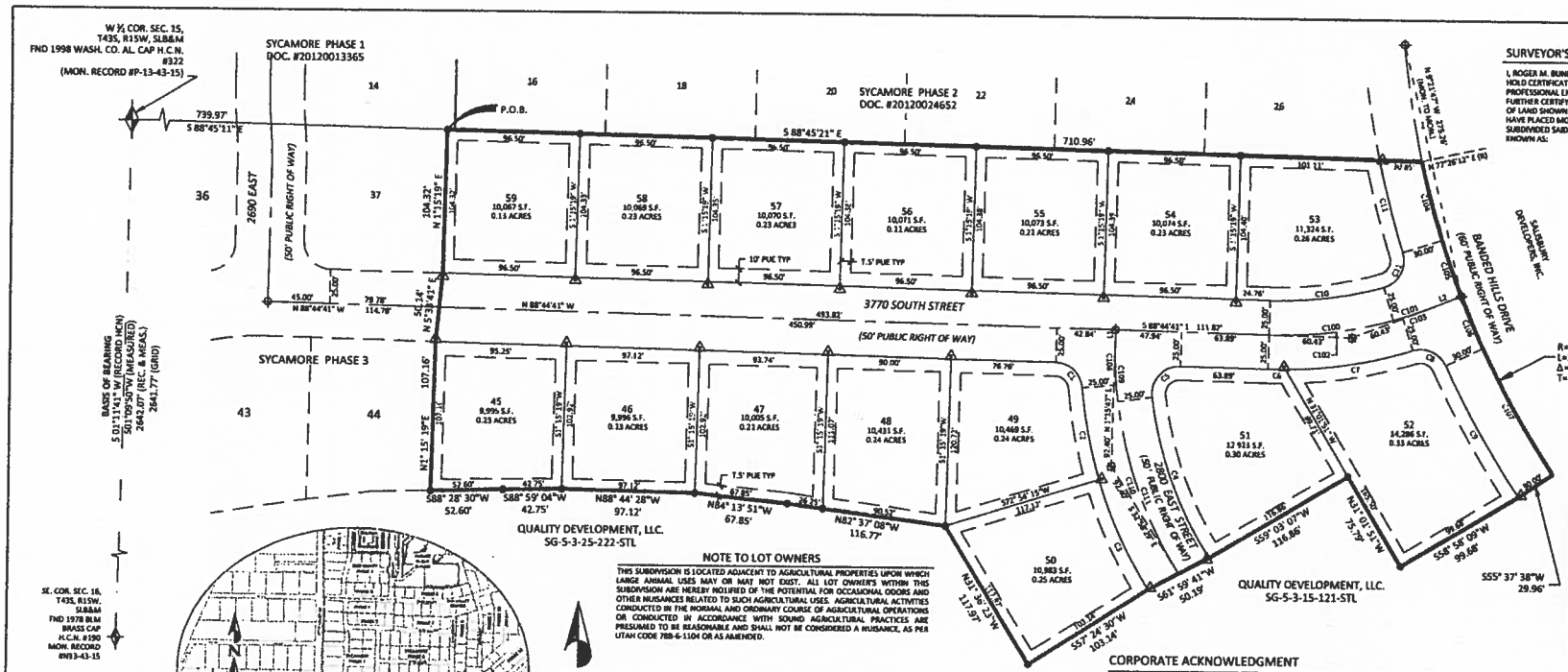
Subdivision Final Plat for
SYCAMORE - PHASE 3
Located in the Northwest Quarter of Section 15,
Township 43 South,Range 15 West, SLB&M

PCR ITEM 3J
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Sycamore Phase 4
Case No. 2013-FP-036

Request:	Approval of a 15 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at approximately 2800 East St. and 3770 South St. (Little Valley – east of Little Valley Road)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°15'47"E	6.37'
L2	N68°28'39"1	24.86'

LEGEND

- SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	29.17'	83°34'38"	17.87'
C2	325.00'	67.79'	11°57'04"	34.02'
C3	325.00'	87.75'	15°27'56"	44.13'
C4	175.00'	124.64'	25°58'09"	63.41'
C5	20.00'	34.45'	98°42'18"	23.30'
C6	325.00'	12.98'	2°17'21"	6.49'
C7	325.00'	93.84'	16°32'34"	47.25'
C8	20.00'	38.78'	82°26'07"	17.52'
C9	680.00'	109.53'	9°13'42"	54.88'
C10	175.00'	83.82'	17°27'48"	42.24'
C11	20.00'	31.95'	91°32'19"	20.54'
C11	680.00'	68.88'	5°48'14"	34.47'

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C100	300.00'	91.44'	17°27'48"	46.08'
C101	300.00'	17.83'	5°18'52"	13.92'
C102	300.00'	98.60'	18°49'54"	49.75'
C103	300.00'	20.66'	3°56'46"	10.33'
C104	650.00'	58.80'	5°11'00"	29.42'
C105	650.00'	42.83'	3°46'53"	11.43'
C106	650.00'	41.05'	3°37'08"	20.53'
C107	650.00'	104.73'	9°13'54"	52.48'
C108	300.00'	33.66'	6°25'46"	16.85'
C109	300.00'	45.62'	8°42'48"	22.85'
C110	300.00'	145.60'	17°48'26"	74.26'
C111	300.00'	133.85'	25°31'30"	67.95'

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, ED BURGESS, PRESIDENT OF QUALITY PROPERTIES, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
1. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. LOT 52 IS TO BE BUILT AS "WALKOUT BASEMENT" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE COMMUNITY DEVELOPMENT DEPARTMENT BASE ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, GRADING AND SETBACK STANDARDS AND REQUIREMENTS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20 __ A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

NOTARY PUBLIC

R&B SURVEYING, INC.
257 PRIDDLY PEAR DR • WASHINGTON, UT 84780
PH: (435) 673-2948 • FAX: (435) 673-2940

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

SYCAMORE - PHASE 4

DATE: _____

7654 ROGER M. BUNDY — STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT A POINT S 88°45'11" E, 739.97 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 1°09'50" WEST ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 15), SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 1 SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOC. #20120013365), RUNNING THENCE S 88°45'11" E, 710.96 FEET ALONG THE CENTER SECTION LINE AND THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 1 SUBDIVISION AND SYCAMORE PHASE 2 SUBDIVISION (DOC. #20120024652) TO A POINT ON A 650.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N 77°28'12" E; THENCE SOUTHEASTERLY 247.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'23"; THENCE S 55°37'38" W, 29.96 FEET; THENCE S 58°58'09" W, 99.68 FEET; THENCE N 31°01'51" W, 75.79 FEET; THENCE S 59°03'07" W, 116.86 FEET; THENCE S 61°59'41" W, 50.19 FEET; THENCE S 57°24'30" W, 103.14 FEET; THENCE N 31°36'23" W, 117.97 FEET; THENCE N 82°37'08" W, 116.77 FEET; THENCE N 84°13'51" W, 67.85 FEET; THENCE N 88°44'28" W, 97.11 FEET; THENCE S 88°59'04" W, 42.75 FEET; THENCE S 88°28'30" W, 52.60 FEET TO THE SOUTHEAST CORNER OF SYCAMORE PHASE 1 SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: N 1°15'19" E, 107.16 FEET; THENCE N 5°33'41" E, 50.14 FEET; THENCE N 1°15'19" E, 104.32 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.89 ACRES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

SYCAMORE - PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE 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. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE 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 _____, 20 __.

QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

Subdivision Final Plat for SYCAMORE - PHASE 4

Located in the Northwest Quarter of Section 15, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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____	APPROVED AS TO FORM, THIS THE ____ DAT OF _____ A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20 ____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE / MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
BARBARA G. HJELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, BARBARA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, 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: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)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: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)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: _____
A NOTARY COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

R&B SURVEYING, INC.
257 PRICKLY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2948 • FAX: (435) 673-2948

Subdivision Final Plat for
SYCAMORE - PHASE 4
Located in the Northwest Quarter of Section 15,
Township 43 South,Range 15 West, SLB&M

PCR ITEM 3K
Final Plat

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT
Villas at Valderra Phase 1
Case No. 2013-FP-061

Request:	Approval of a 10 Lot Residential Subdivision Final Plat
Representative:	Ried Pope, L.R. Pope Engineering 1240 East 100 South #15-B St. George, UT 84790
Property:	Located at approximately 2125 West and 4655 North (Valderra Development in the Ledges)
Zone:	PD-R
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.

GENERAL NOTES AND RESTRICTIONS

1. REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & LOT CORNERS.

2. 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL PRIVATE ROADS AND 7.5 FOOT WIDE ALONG ALL REAR AND SIDE LOT LINES NOT ADJACENT TO A PRIVATE DRIVEWAY, AND OVER ALL COMMON AREAS, LIMITED COMMON DRIVEWAYS AND PRIVATE ROADS BY THE RECORDING OF THIS PLAT.

3. THE CITY OF ST. GEORGE BUILDING DEPARTMENT, REQUIRES ALL PROPERTY CORNERS TO BE MONUMENTED PRIOR TO OBTAINING A BUILDING PERMIT.

4. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

5. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

6. ALL SEWER, WATER AND POWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE.

7. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE ROADS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.

8. IN ADDITIONS TO ANNUAL, UBMA, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.

9. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

10. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED APRIL 27, 2010 AS PROJECT [redacted]. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

11. ALL LOTS ARE SERVICED BY S-ONE LOW PRESSURE SANITARY SEWER SYSTEMS.

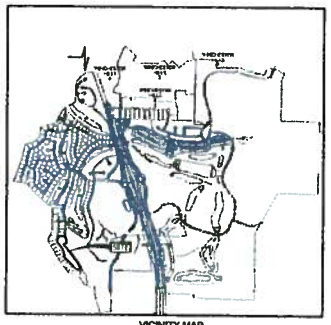
12. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL PRIVATE STREETS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

13. ALL WALL CONSTRUCTION NEEDS TO MEET THE CURRENT ROCK WALL STANDARDS AND THE NEW WALL/FENCE STANDARDS. ALL WALLS REQUIRE A PERMIT.

14. ALL LOTS ARE REQUIRED TO SUBMIT A GRADING AND DRAINAGE PLAN. THE PLAN SHALL BE APPROVED BY DEVELOPMENT SERVICES. THE PLAN SHALL BE PREPARED AND STAMPED BY A LICENSED ENGINEER.

15. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNERS ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

16. ALL PRIVATE DRIVEWAYS WILL TERMINATE AT THE LIMITED COMMON PRIVATE DRIVE APPURTENANT TO ITS LOT NUMBER.

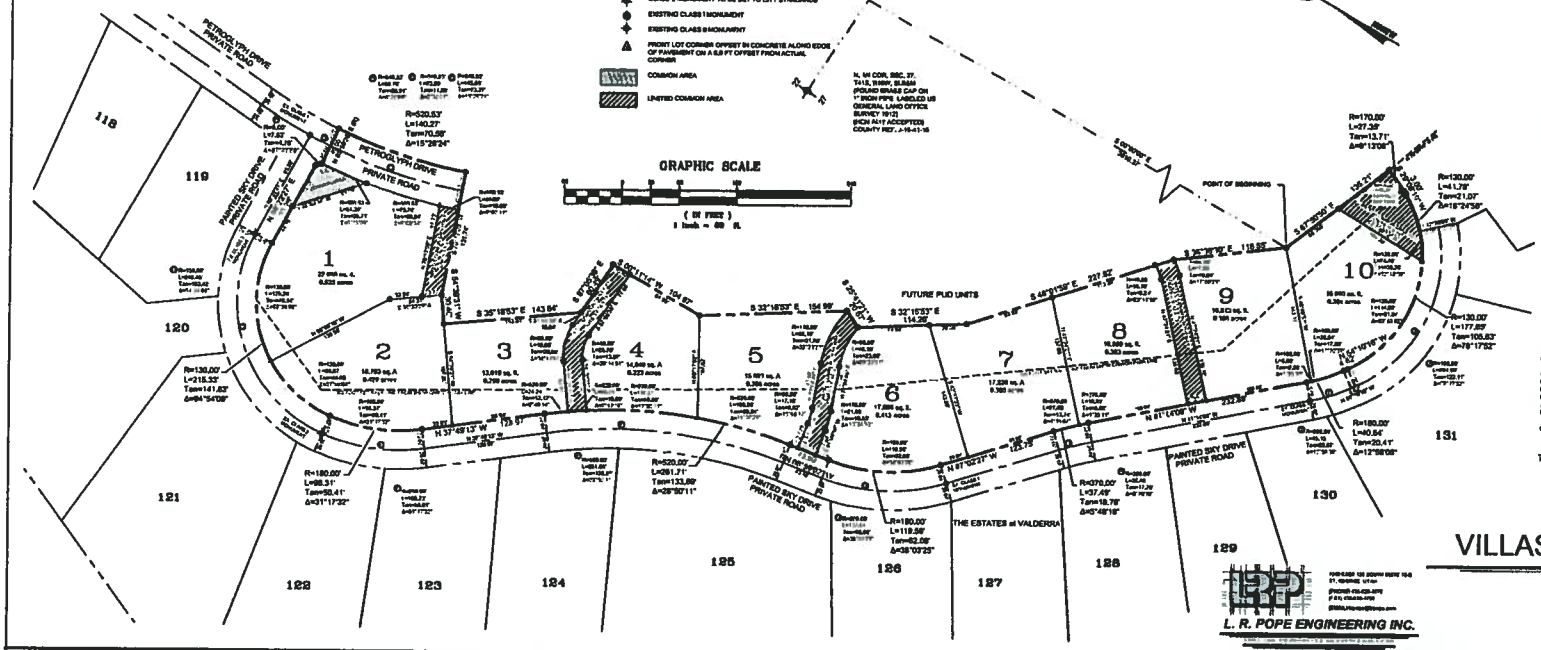


VICINITY MAP
-NTS-

LEGEND

- SET REBAR AND CAP MARKED LR POPE ENGINEERING
- SECTIONAL MONUMENTATION (AS NOTED)
- FOUND MONUMENT AS NOTED
- CLASS I MONUMENT TO BE SET TO CITY STANDARDS
- CLASS II MONUMENT TO BE SET TO CITY STANDARDS
- EXISTING CLASS I MONUMENT
- EXISTING CLASS II MONUMENT
- FRONT LOT CORNER OPPSITE IN CONCRETE ALONG EDGE OF PAVEMENT ON A 5.0 FT OFFSET FROM ACTUAL CORNER
- COMMON AREA
- LIMITED COMMON AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



ROCK WALL NOTE:

ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE IN THE RESPONSIBILITY OF THE OWNER/HOMEOWNERS ASSOCIATION, AND OWNER/HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

NOTICE OF HAZARD:

BY PURCHASING PROPERTY WITHIN THIS PLAT THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A GOLF COURSE AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE, OR LOSS OF WHATSOEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.

BUILDING HEIGHT RESTRICTION:

NOTE: THERE EXISTS A 300 FOOT SETBACK ALONG SNOW CANYON STATE PARK. ANY DWELLING UNIT CONSTRUCTED WITHIN THIS 300 FOOT SETBACK SHOWN ON THIS PLAT SHALL HAVE A MAXIMUM HEIGHT OF ONE-STORY SO THAT EACH DWELLING UNIT IS NOT VISIBLE FROM THE UPPER GALOO'I CAMPGROUND AREA.

SURVEYOR'S CERTIFICATE

I, LLOYD REED POPE, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION # 163089 AS PRESCRIBED UNDER THE LAWS 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE AREAS, COMMON AREAS, LIMITED COMMON DRIVEWAYS AND PRIVATE ROAD TO BE KNOWN AS:

THE ESTATES at VALDERRA PHASE 1

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 87°47'34" WEST 1486.46 FEET ALONG THE SECTION LINE AND SOUTH 8°49'46" EAST 30.16 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 87°10'10" EAST 135.31 FEET TO A POINT ON A 1,150.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS N 76°[illegible]' W); THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 9°11'06" AND 27.33 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE SOUTH 0°58'36" WEST 1,331.67 FEET TO THE POINT OF A 1,350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE 5 DEG 16'17.52" AND 43.76 FEET ALONG THE ARC OF SAID CURVE TO A BOUNDARY CORNER ON THE ESTATES AT VALDERRA; SAID POINT BEING THE POINT OF A 1,150.00 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE BOUNDARY OF THE ESTATES AT VALDERRA FOR THE FOLLOWING 15 COURSES: THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 16°17'52" AND 177.55 FEET A CHG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 84°59'42" WEST 4.63 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 17°36'29" AND 49.54 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 41°[illegible]'W 172.66 FEET TO THE POINT OF A 370.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 6°46'49" AND 27.49 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 47°52'27" WEST 183.76 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF [redacted] AND 119.68 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH [redacted] FEET [illegible] FEET TO THE POINT OF A 530.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 25°30'11" AND 361.71 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 24°49'17" WEST 125.87 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 52°17'32" AND 164.31 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 130.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 84°34'08" AND 214.33 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 34°22'21" EAST 61.28 FEET TO THE POINT OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 8°12'52" AND 7.53 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 75°34'29" EAST 48.60 FEET ON A RADIAL BEARING TO A POINT ON A 180.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF [redacted] AND 140.27 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 76°11'56" WEST 121.16 FEET; THENCE SOUTH 84°37'[illegible]" WEST 38.46 FEET; THENCE SOUTH 35°19'53" EAST 143.84 FEET; THENCE SOUTH 87°10'36" EAST 55.47 FEET; THENCE SOUTH 8°17'46" WEST 104.57 FEET; THENCE SOUTH 32°16'53" EAST 154.98 FEET; THENCE SOUTH 25°47'21" WEST 38.87 FEET; THENCE SOUTH 31°27'[illegible]" EAST 114.38 FEET; THENCE SOUTH 46°09'58" EAST 227.82 FEET; THENCE SOUTH 34°36'16" EAST 116.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.415 ACRES

LLOYD REED POPE-PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR NO. 163089 — DATE:

STATE OF UTAH # 163089 LLOYD REED POPE REGISTERED LAND SURVEYOR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, LIMITED COMMON DRIVEWAYS AND PRIVATE ROAD TO BE HEREAFTER KNOWN AS:

VILLAS AT VALDERRA PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE USE AS AT VALDERRA FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE ROADS AND COMMON DRIVEWAYS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE ROADS, COMMON DRIVEWAYS AND LIMITED COMMON DRIVEWAYS, MORE PARTICULARLY SET FORTH IN THE VILLAS AT VALDERRA DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON _____ 2013, BOOK _____ PAGE _____ WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS AND PRIVATE ROADS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, RESERVING, HOWEVER TO THE STATE OF UTAH IN THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2013.

VIA DERRA RESORT, LLC
BY: ALAN WRIGHT, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THE _____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, ALAN WRIGHT, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF VALDERRA RESORT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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 VALDERRA PLANT 1 LC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC - WASHINGTON COUNTY

VILLAS at VALDERRA PHASE 1

A 10 LOT PRIVATE DEVELOPMENT LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SLB&M

L. R. POPE ENGINEERING INC.

APPROVAL OF PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 2013, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 2013	APPROVED AS TO FORM, THIS THE ____DAY OF _____ A.D. 2013.	ON THIS THE ____DAY OF _____ A.D. 2013, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, 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. 2013, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS____DAY OF _____ A.D. 2013 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	

ITEM 4A
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT AMENDMENT
Canyon Terrace Estates Phase 4 Amended
Case No. 2013-FPA-060

Request: Approval of a 39 Lot Residential Subdivision Final Plat Amendment

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at 1863 North Centennial Drive (north of Snow Canyon High School)

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to merge Lot 85 & 86 into one lot to be known as Lot 86. The public utility and drainage easement between said lots is vacated with this plat. No other changes to this Final Plat Amendment were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

LEGEND

- • or ● SET 5/8" REBAR AND CAP STAMPED LS 171303 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- ✦ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ◆ SPECIFIED CLASS 1 SURVEY CONTROL MONUMENT (RING AND LID)

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	27.81	N [illegible] W	[illegible]
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA

GENERAL NOTES:

1. A 7.5 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 1, 1994 PROJECT # 31-6004[illegible]. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS

CANYON TERRACE ESTATES PHASE 4 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS 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 __________, 20__.

JASON PUTNAM

NATALIE PUTNAM

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ______________ }
COUNTY OF ______________ } S.S.

ON THE _____ DAY OF ______________ 20___ PERSONALLY APPEARED BEFORE ME, JASON PUTNAM AND NATALIE PUTNAM, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: ______________
COMMISSION NUMBER: ______________
MY COMMISSION EXPIRES: ______________
A NOTARY PUBLIC COMMISSIONED IN UTAH

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO COMBINE LOTS 85 AND 86 INTO ONE LOT, AND ABANDON THE ASSOCIATED EASEMENT. NO OTHER CHANGES OR CORRECTIONS WERE INTENDED OR MADE BY THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, ROBERT HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6382432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS

CANYON TERRACE ESTATES PHASE 4 AMENDED

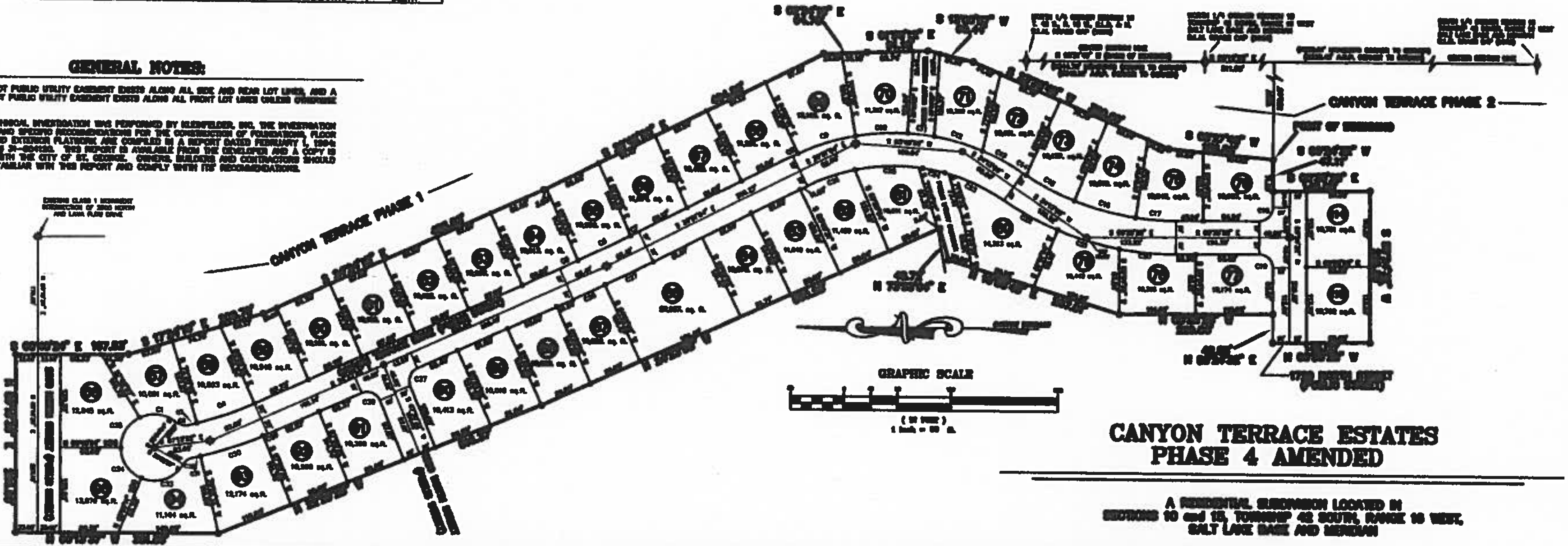
AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND UTILITY CORRIDORS AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DATE
BUSH AND GUDGELL INC.

ROBERT HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6382432

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S 0°12'25" E 811.50 FEET ALONG THE CENTER SECTION LINE AND WEST 530.03 FEET FROM THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89°24'32" W 47.11 FEET; THENCE S 0°35'28" E 140.00 FEET; THENCE S 89°24'32" W 228.00 FEET; THENCE N 0°35'28" W 140.00 FEET; THENCE N 89°24'32" E 43.88 FEET; THENCE N 0°35'28" W 228.00 FEET; THENCE N 18°38'48" E 287.51 FEET; THENCE N 73°23'04" E 46.72 FEET; THENCE N 24°33'28" W 600.28 FEET; THENCE N 23°28'38" W 516.37 FEET; THENCE N 0°13'37" W 301.88 FEET; THENCE N 89°16'38" E 296.30 FEET; THENCE S 0°40'24" E 187.53 FEET; THENCE S 17°24'15" E 202.75 FEET; THENCE S 24°24'15" E 485.93 FEET; THENCE S 28°42'50" E 464.88 FEET; THENCE S 2°34'15" E 94.75 FEET; THENCE S 1°59'12" E 91.16 FEET; THENCE S 13°00'57" W 60.44 FEET; THENCE S 23°35'45" W 320.00 FEET; THENCE S 5°27'48" W 188.40 FEET TO THE POINT OF BEGINNING. CONTAINS 13.808 ACRES.



CANYON TERRACE ESTATES
PHASE 4 AMENDED

A RESIDENTIAL SUBDIVISION LOCATED IN
SECTIONS 10 and 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING AND ZONING OFFICIAL, CITY OF ST. GEORGE

ENGINEER, CITY OF ST. GEORGE

CITY ATTORNEY, CITY OF ST. GEORGE

CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE, UTAH

ATTEST: CITY RECORDER, CITY OF ST. GEORGE

MAYOR, CITY OF ST. GEORGE

WASHINGTON COUNTY TREASURER

WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors

CANYON TERRACE ESTATES
PHASE 4 AMENDED

SHEET 1 of 1

ITEM 4B
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT AMENDMENT
Meadow Valley Farms Phase 2 Amended
Case No. 2013-FPA-041

Request: Approval of a 12 Lot Residential Subdivision Final Plat Amendment

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 2420 East St and 3860 South St. (Little Valley – west of Little Valley Road and east of Fort Pierce Wash)

Zone: RE-20 & RE-37.5

Staff Comments: The purpose of this Final Plat Amendment is to vacate Lots 25, 26, 27, & 28 and their associated public utility and drainage easements from this plat. No other changes to this Final Plat Amendment were made or intended.

FYI – These lots that are being vacated are being added to Meadow Valley Farms Phase 3. See Lot 28, 40, & 41 of Phase 3 in this packet.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

NOTE TO LOT OWNERS

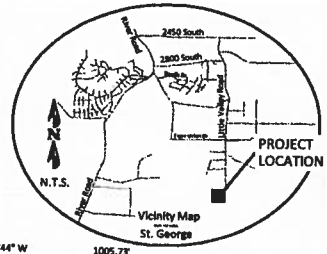
THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THE MEADOW VALLEY FARMS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL USES, NOISES, AND ODORS ARE CONSIDERED NORMAL AND ARE EXEMPT FROM NUISANCE COMPLAINTS AS PER UTAH CODE 78B-6-1104, OR AS AMENDED.

ROTATION NOTE

BEARINGS ON THIS PLAT MUST BE ROTATED 01°25'33" COUNTERCLOCKWISE TO MATCH THE BEARINGS ON THE ADJOINING RANCHO VERDE ESTATES SUBDIVISION.

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATIONS.
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK, 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED AUGUST 16, 2007 (PROJECT NO. 2070147). THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

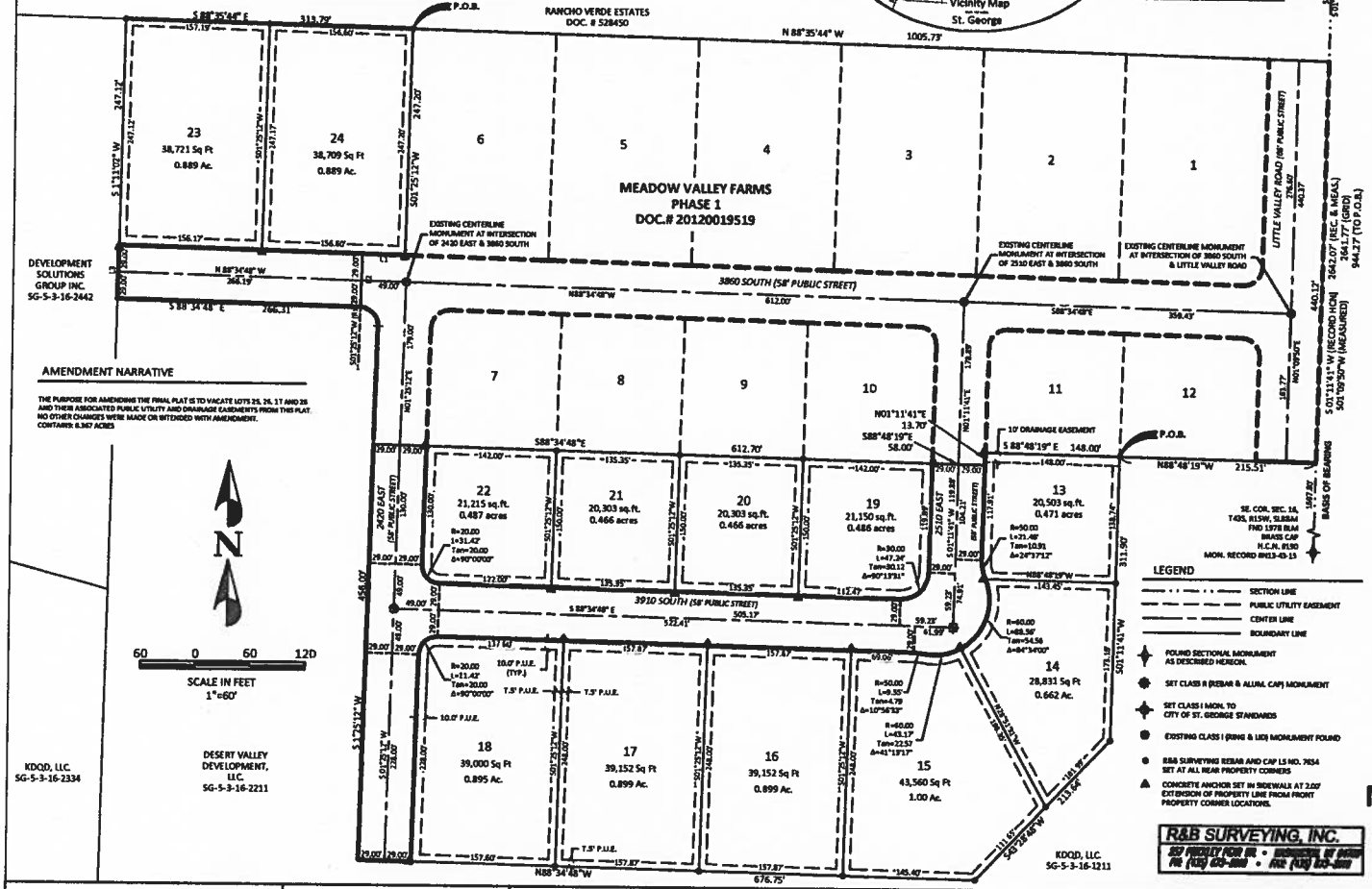


LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°34'48"W	46.48'
L2	S01°25'12"W	58.00'
L3	S01°25'12"W	58.00'

NE COR. SEC. 16, T43S, R15W, SLB&M
FND 1971 WASH. CO.
BRASS CAP IN CONC. CYLINDER
H.C.N. 8181
(MON. RECORD 8R-13-43-15)

S 01°09'55" W (HCN)
2635.28' (HCN GROUND)

E. 1/4 COR. SEC. 16, T43S, R15W, SLB&M
FND 1998 WASH. CO.
ALUMINUM CAP
H.C.N. 8322
(MON. RECORD 8P-13-43-15)



AMENDMENT NARRATIVE

THE PURPOSE FOR AMENDING THE FINAL PLAT IS TO VACATE LOTS 25, 26, 27 AND 28 AND THEIR ASSOCIATED PUBLIC UTILITY AND DRAINAGE EASEMENTS FROM THIS PLAT. NO OTHER CHANGES WERE MADE OR INTENDED WITH AMENDMENT.
CONTAINS: 0.367 ACRES

SCALE IN FEET
1"=60'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SET CLASS II (REBAR & ALUM. CAP) MONUMENT
- SET CLASS I MON. TO CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK AT 2.00' EXTENSION OF PROPERTY LINE FROM FRONT PROPERTY CORNER LOCATIONS.

R&B SURVEYING, INC.
SGT PRICELY FOR SR. • SURVEYING OF UTAH
FAX (435) 673-3868 • FAX (435) 673-3868

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 2 AMENDED

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

WASHINGTON COUNTY, UTAH
7654
ROGER M. BUNDY
STATE OF UTAH

DATE: _____

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A POINT S 1°09'30" W 504.15 FEET ALONG THE SECTION LINE AND N 88°35'44" W 1005.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWEST BOUNDARY CORNER OF "MEADOW VALLEY FARMS PHASE 1 SUBDIVISION", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (DOC. #20120019519), RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: S 1°25'12" W 247.20 FEET; THENCE N 88°34'48" W 46.48 FEET; THENCE S 1°25'12" W 58.00 FEET; THENCE LEAVING SAID BOUNDARY RUNNING N 88°34'48" W 266.31 FEET; THENCE N 1°25'12" E 58.00 FEET; THENCE N 1°25'12" E 247.12 FEET TO A POINT ON THE SOUTH BOUNDARY OF "RANCHO VERDE ESTATES", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (DOC. #528450); THENCE S 88°35'44" E 313.79 ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS: 7.192 ACRES

PARCEL 2

BEGINNING AT A POINT S 1°09'30" W 944.21 FEET ALONG THE SECTION LINE AND N 88°48'19" W 215.51 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11 OF "MEADOW VALLEY FARMS PHASE 1 SUBDIVISION", RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (DOC. #20120019519), THENCE S 1°11'41" W 311.80 FEET; THENCE S 43°28'48" W 213.64 FEET; THENCE N 88°34'48" W 676.75 FEET; THENCE N 1°25'12" E 488.00 FEET TO THE SOUTH BOUNDARY OF SAID SUBDIVISION: RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: S 88°34'48" E 612.70 FEET; THENCE S 88°48'19" E 38.00 FEET; THENCE N 1°11'41" E 13.70 FEET; THENCE S 88°48'19" E 148.00' FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.367 ACRES

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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOW VALLEY FARMS - PHASE 2 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE 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. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF MEADOW VALLEY FARMS - PHASE 2, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

DESERT VALLEY DEVELOPMENT, INC.
BY: ED BURGESS, PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BE DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DESERT VALLEY DEVELOPMENT, INC., AND THAT HE EXECUTED THE FOREGOING "OWNER'S CONSENT TO RECORD" IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE BOARD OF DIRECTORS, AND HE DID ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY COMMISSIONED IN UTAH

NOTARY PUBLIC

(IF ABOVE INFORMATION IS PROVIDED NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1)

Subdivision Final Plat for

MEADOW VALLEY FARMS - PHASE 2 AMENDED

Located in the Southeast Quarter of Section 16, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

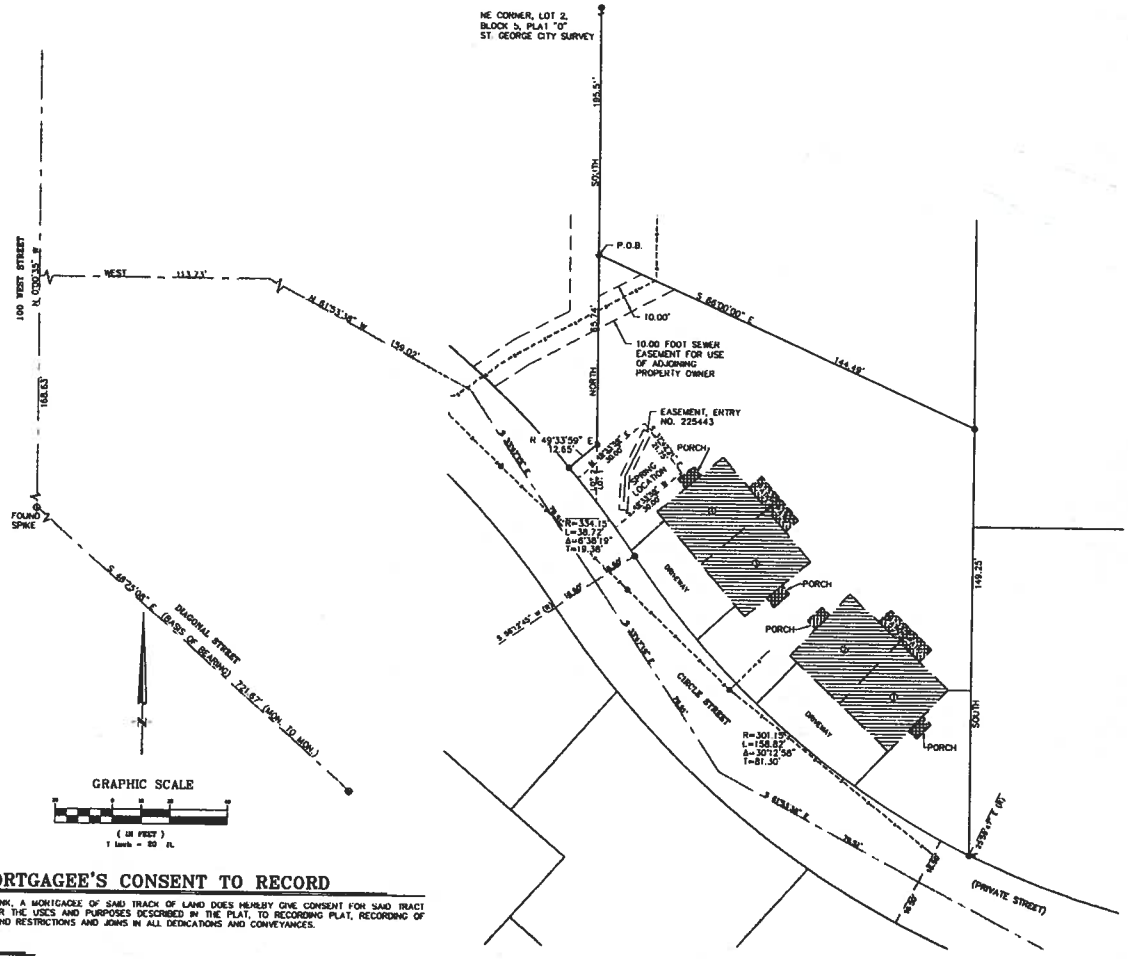
APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	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____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

ITEM 4C
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT AMENDMENT
Quitobaquito Phase 1 Amended
Case No. 2013-FPA-049

Request:	Approval of a 4 Unit Condominium Residential Subdivision Final Plat Amendment
Representative:	Bob Hermandson, Bush and Gudgell 205 E. Tabernacle St., Suite 4 St. George, UT 84770
Property:	Located at approximately 32 West 250 North St. (west of Main St. and north of Diagonal St.)
Zone:	RCC
Staff Comments:	The purpose of this Final Plat Amendment is to vacate some common area, which is also a public utility and drainage easement. This area is located on the westerly portion of the property. No other changes to this Final Plat Amendment were made or intended. All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

QUITOBAQUITO PHASE 1 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF LOT 1 AND 2, BLOCK 5, PLAT "D", ST. GEORGE CITY SURVEY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 195.51 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE S 68°00'00" E 144.49 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 1; THENCE SOUTH 149.25 FEET TO A POINT ON THE NORTH LINE OF CIRCLE STREET, SAID POINT BEING ON AN ARC OF A 301.15 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS N 23°59'48" E; THENCE NORTHWESTERLY 158.82 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS S 58°12'45" W 334.15 FEET; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY 38.72 FEET; THENCE N 49°33'59" E 12.65 FEET TO A POINT OF EAST LINE OF SAID LOT 2; THENCE NORTH 63.74 FEET TO THE POINT OF BEGINNING. CONTAINS 0.393 ACRES.

DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR No.6362432 ROBERT R. HERMANDSON STATE OF UTAH

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

OO HEREBY DEDICATE TO THE COMMON USE OF THE GLENN I & LOUISE M LATHAM REVOCABLE TRUST, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF CONDOMINIUM OF QUITOBAQUITO, PHASE ONE" APPLICABLE TO ENTRY NO. 197794, BOOK 241, PAGES 617-647, DATED 6 OCT 1978 AND "BYLAWS OF QUITOBAQUITO CONDOMINIUM" APPLICABLE TO ENTRY NO. 197795, BOOK 241 PAGES 647-667, DATED 6 OCT 1978. SAID DECLARATION OF CONDOMINIUM OF QUITOBAQUITO, PHASE ONE AND BYLAWS OF QUITOBAQUITO CONDOMINIUM ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND COVET TO THE CITY OF ST. GEORGE, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

GLENN I & LOUISE M LATHAM REVOCABLE TRUST

TRUSTEE ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ TRUSTEES UNDER THE GLENN I. AND LOUISE M. LATHAM, REVOCABLE TRUST DATED THE _____ DAY OF _____, 20____, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

BY: LOUISE A. LATHAM TRUSTEE

NOTARY PUBLIC:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

MORTGAGEE'S CONSENT TO RECORD

ZIONS FIRST NATIONAL BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MANAGER:

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ___ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT ___HE IS THE MANAGER OF ZIONS FIRST NATIONAL BANK, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF ZIONS FIRST NATIONAL BANK, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- ◆ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ● ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

AMENDMENT NOTE

THE INTENT FOR AMENDMENT OF THIS PLAT IS TO ADJUST THE WESTERN BOUNDARY AND MOVE THE SPRING EASEMENT TO THE CORRECT LOCATION BASED ON THE ACTUAL LOCATION OF THE EXISTING SPRING. NO OTHER CHANGES WERE MADE OR INTENDED TO THE ORIGINAL QUITOBEQUITO PHASE 1 SUBDIVISION PLAT.

NOTES

1. ALL COMMON AREAS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES
2. UNIT NUMBERS 1-2-3-4
3. PRIVATE OWNERSHIP
4. LIMITED COMMON AREA
5. COMMON AREA
6. SEE SHEET 2 FOR DETAILS AND DIMENSIONS
7. NORTH ON THIS PLAT = N 0°08'44" E ON ST. GEORGE CITY PLATS.

QUITOBAQUITO PHASE 1 AMENDED

LOCATED IN
LOT 1 & 2, BLOCK 5, PLAT "D", ST GEORGE CITY SURVEY
SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

SC-1642

ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL OF THE PLANNING AND ZONING OFFICIAL	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED No.
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____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____ A.D. 20____	ON THIS THE ___ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, 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 CITY OF ST. GEORGE, UT.	I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, 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.	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.	
ENGINEER, CITY OF ST. GEORGE	CITY ATTORNEY, CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE, UTAH	PLANNING AND ZONING OFFICIAL, CITY OF ST. GEORGE	ATTEST: CITY RECORDER, CITY OF ST. GEORGE / MAYOR, CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
358 East Tabernacle, Suite 4A
St. George, Utah 84770
Phone (435) 673-3051 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Revision	By	Date

Drawn: B.M.
Date: 3/2011
Designer: BBH
Checked: BBH
Approved: BBH
Scale: 1:20
Job No.: 1308BB

QUITOBAQUITO PHASE 1 AMENDED
LOT 1 & 2, BLOCK 5, PLAT "D", ST GEORGE CITY SURVEY
SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 1 OF 2 SHEETS
FILE: 1308BP AND

ITEM 4D
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

FINAL PLAT AMENDMENT
The Village at Little Valley Phase 2 Amended
Case No. 2013-FPA-054

Request: Approval of a 19 Lot Residential Subdivision Final Plat Amendment

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 2350 East and 3400 South (Little Valley – south of the Little Valley Elementary School)

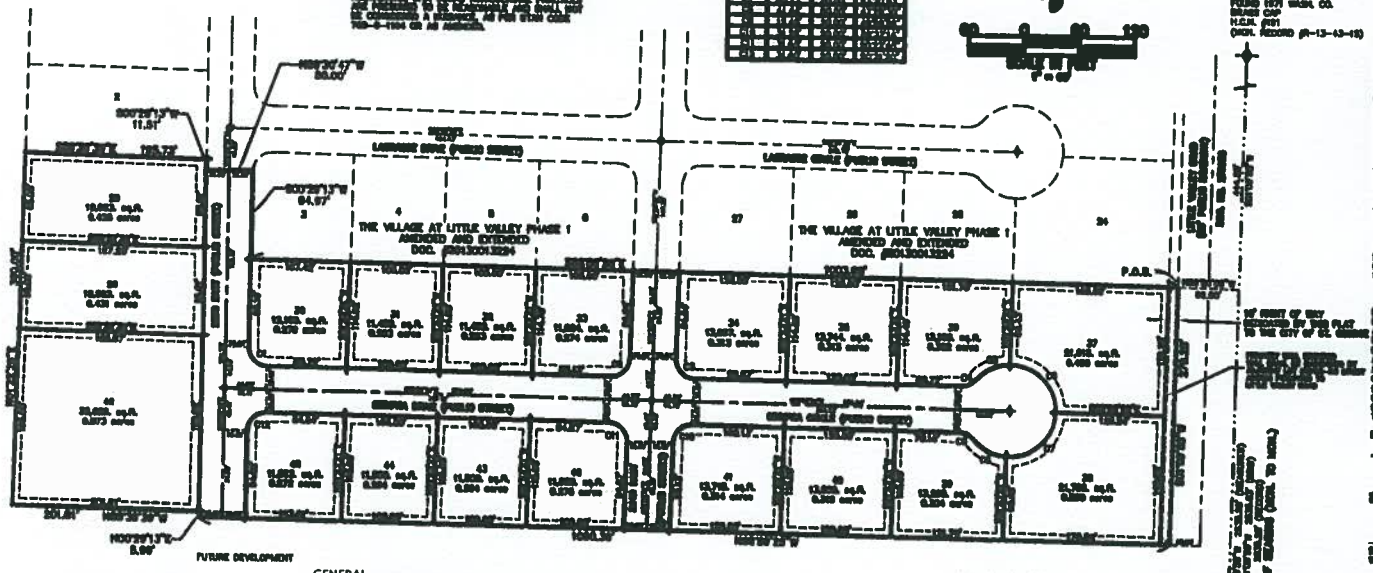
Zone: R-1-12

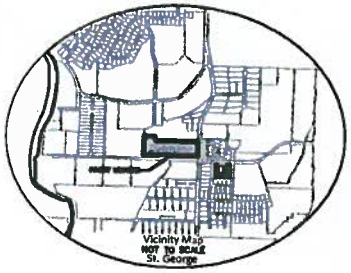
Staff Comments: The purpose of this Final Plat Amendment is to merge Lot 46 & 47 into one lot, to be known as Lot 46 and vacate its associated public utility and drainage easement. No other changes to this Final Plat Amendment were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

NOTE TO LOT OWNERS





GENERAL
NOTES AND RESTRICTIONS

LEGEND

SURVEYOR'S CERTIFICATE

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

PHASE 2 - BOUNDARY DESCRIPTION

OWNER'S DEDICATION

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

AMENDMENT NARRATIVE

R&B SURVEYING, INC.

THE VILLAGE at LITTLE VALLEY PHASE 2 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

APPROVAL OF PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	CITY ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR, CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

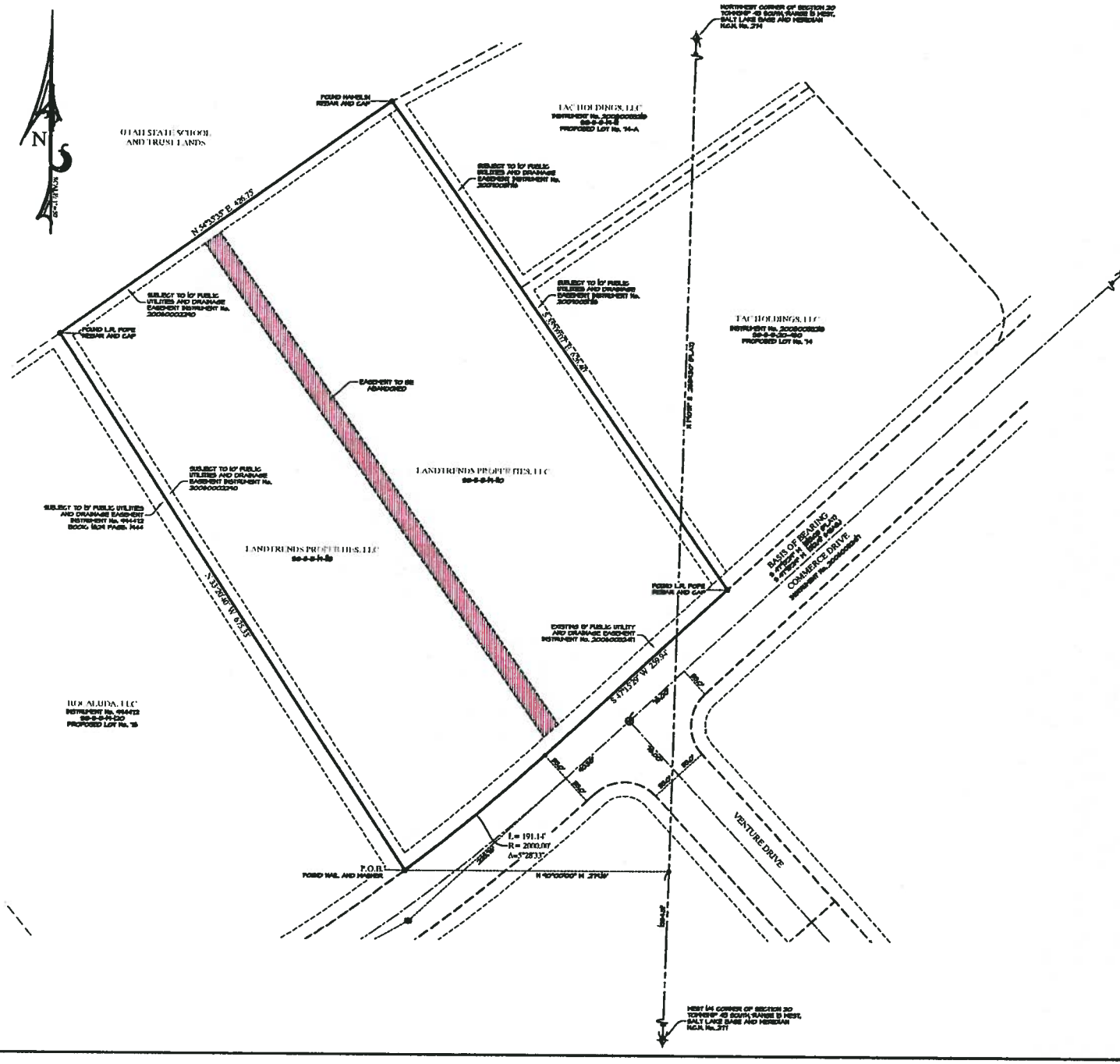
SHEET 1 OF 1

ITEM 5
Easement Vacation/Lot Merger

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

EASEMENT VACATION/LOT MERGER
Landtrends Properties (Fort Pierce Business Park)
SG-5-3-19-113 & SG-5-3-19-110
Case No. 2013-LRE-019

Request:	Approval of an Easement Vacation/Lot Merger
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located on the north side of Commerce Drive and Venture Drive (Fort Pierce Business Park)
Zone:	M1
Staff Comments:	All aspects of this Easement Vacation/Lot Merger were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
P.C.:	The Planning Commission recommends approval.



SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4728715, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat.

Date: _____

Brandon E. Anderson — Certificate No. 4728715

NARRATIVE:

This survey was conducted at the request of the client to facilitate a Lot Merger of Proposed Lot 75-A and 75-B, Fort Pierce Business Park like Lot 75. The corners are marked with 5/8" X 30" rebar with plastic cap stamped "ROSENBERG ASSOCIATES" unless otherwise noted on the plat.

LEGEND:

- SET CORNER - 5/8" X 30" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FOUND REBAR & CAP AS NOTED
- NOTHING SET OR FOUND
- EASEMENTS TO BE ABANDONED IN CONJUNCTION WITH LOT MERGER
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND SURVEY CONTROL MONUMENT - CLASS 1
- FOUND SURVEY CONTROL MONUMENT - CLASS 2

10 FOOT PUBLIC UTILITY EASEMENT DESCRIPTION TO BE ABANDONED

Post Lot Split Lot 75-A

Beginning at a point North 1109.[illegible] feet along the section line, North 90°00'00" West [illegible] feet and North 33°26'40" West 63.53 feet from the West ¼ Corner of Section 20, Township 4S South, Range 1E West, Salt Lake Base and Meridian and running:

Thence North 41°15'24" West [illegible] feet;
Thence North 31°13'25" East [illegible] feet;
Thence North 31°13'25" West [illegible] feet;
Thence South 31°13'25" East [illegible] feet to the Point of Beginning.

10 FOOT PUBLIC UTILITY EASEMENT DESCRIPTION TO BE ABANDONED

Post Lot Split Lot 75-B (Post Sanitary)

Beginning at a point North 1109.[illegible] feet along the section line, North 90°00'00" West [illegible] feet and North 33°26'40" West 63.53 feet from the West ¼ Corner of Section 20, Township 4S South, Range 1E West, Salt Lake Base and Meridian and running:

Thence North 31°13'25" West [illegible] feet;
Thence North 31°13'25" East [illegible] feet;
Thence South 31°13'25" East [illegible] feet;
Thence South 41°15'24" West [illegible] feet to the Point of Beginning.

PARCEL DESCRIPTION (POST - LOT MERGER)
PROPOSED LOT 75, FORT PIERCE BUSINESS PARK:

Instrument No. 200900022910

Beginning at a point North 1109.[illegible] feet along the Section Line and North 90°00'00" West 37.00 feet from the West ¼ Corner of Section 20, Township 4S South, Range 1E West, Salt Lake Base and Meridian and running thence North 33°26'40" West 63.53 feet; thence North 31°13'25" East 426.75 feet; thence South 31°13'25" East 426.40 feet; thence South 41°15'24" West 191.14 feet to the point of a 2000.00 foot radius curve to the right; thence Southwesterly through a central angle of 5°28'13" and along the arc of said curve 191.14 feet to the point of beginning.

Containing 4.61 acres, more or less

PARCEL DESCRIPTION (PRE - LOT MERGER)
LOT 75-A, FORT PIERCE BUSINESS PARK: (SG -5-3-19-113)

Pre-Lot Merger Lot 75-A

Beginning at a point on the Northwesterly line of Commerce Drive as described on the Fort Pierce Area 1 Street Dedication Instrument No. 200900022910, said point also being North 1109.[illegible] feet along the section line and North 90°00'00" West 37.00 feet from the West ¼ Corner of Section 20, Township 4S South, Range 1E West, Salt Lake Base and Meridian and running:

Thence North 33°26'40" West 63.53 feet;
Thence North 31°13'25" East [illegible] feet;
Thence South 31°13'25" West [illegible] feet to said Northwesterly line of Commerce Drive;
Thence South 41°15'24" West 20.34 feet along said line to a point of curvature;
Thence Southwesterly along said line and a 2000.00 foot radius curve to the right through a central angle of 5°28'13" and along the arc of said curve 191.14 feet to the Point of Beginning.

Containing Approximately 100,944 Square Feet or 2.32 Acres

PARCEL DESCRIPTION (PRE-LOT MERGER)
LOT 75-B, FORT PIERCE BUSINESS PARK: (SG-5-3-19-112)

Pre-Lot Merger Lot 75-B

Beginning at a point on the Northwesterly line of Commerce Drive as described on the Fort Pierce Area 1 Street Dedication Instrument No. 200900022910, said point also being North 1109.[illegible] feet along the section line and North 90°00'00" West 37.00 feet from the West ¼ Corner of Section 20, Township 4S South, Range 1E West, Salt Lake Base and Meridian and running:

Thence North 33°26'40" West 63.53 feet;
Thence North 31°13'25" East [illegible] feet;
Thence South 31°13'25" West [illegible] feet to said Northwesterly line of Commerce Drive;
Thence South 41°15'24" West 20.34 feet along said line to the Point of Beginning.

Containing Approximately 83,481 Square Feet or 1.92 Acres

LOCATED IN THE N.E. ¼ OF SECTION 19 AND THE N.W. ¼ OF SECTION 20
TOWNSHIP 4S SOUTH, RANGE 1E WEST, SALT LAKE BASE AND MERIDIAN

DATE	04/08/2010
JOB NO.	7490-2
DRAWN BY	M.R.D.
DESIGNED BY	M.R.D.
SCALE	1"=50'
DWG.	EXHIBIT.DWG

DATE	REVISIONS
04/08/2010	1
04/08/2010	2
04/08/2010	3
04/08/2010	4
04/08/2010	5
04/08/2010	6
04/08/2010	7

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

St. George Office:
352 East 400 South, Suite A-2 St. George, Utah 84770 Ph (435) 673-8586 Fx (435) 673-8587

Kanab Office:
34 East Center Street Kanab, Utah 84741 Ph (435) 644-5879

Page Office:
32 North 10th Street No. 7 Page, Arizona 86040 Ph (928) 215-1250

www.rosenberg.associates.net

RECORD OF SURVEY - LOT MERGER
PREPARED AT THE REQUEST OF
LANDTRENDS PROPERTIES, LLC

SHEET 1 OF 1 SHEETS

ITEM 6
Cell Tower - CUP

PLANNING COMMISSION AGENDA REPORT: **10/08/2013**
CITY COUNCIL MEETING: **10/17/2013**

CONDITIONAL USE PERMIT
Case # 2013-CUP-014

Request: A request for a conditional use permit to upgrade infrastructure and replace an existing sixty foot (60') tall self-support lattice tower (that does not meet structural standards) with a new sixty foot (60') self-support lattice tower (replacement in kind). There will be a period of time (approximately 6 months) where the two towers will co-exist in place together until the project is completed and the old tower is removed.

Project: This project is called the AT&T Antenna Sled & Lattice tower R/R Tower Snow Canyon AKA JJ Hill FA#10103778. AT&T is upgrading infrastructure on a nationwide basis to enhance communication services. Once the new tower is completed, AT&T will either relocate existing antennas and related equipment or replace them with new.

Operation: The facility is unmanned and not for human habitation. A technician will visit the site as required for routine maintenance. The project will not result in any significant disturbance or effect or damage; no sanitary sewer service; no potable water; no trash disposal is required, and no commercial signage is proposed.

Property Owner: New Cingular Wireless PCS, LLC (AT&T) owns leasehold interest as a result of acquiring Alltel (Western Wireless) Communications assets at this location.

Site Name: Snow Canyon

AT&T: AT&T Wireless
c/o General Dynamics
4393 Riverboat Road, Suite #400
Taylorsville, Utah 84123

Engineer: Mr. Jeff Vanderveen
Technology Associates
9847 South 500 West
Sandy, Utah 84070

Representative: Ms. Denise Cardinal
Site Acquisition Manager
General Dynamics
99 Inverness Drive East
Unit #100
Englewood, CO 80112

Site Data: Latitude = 37 degrees 7 minutes 53.3 seconds. Longitude = 113 degrees 36 minutes 17.8 seconds.

Zoning: R-1-10

Location: Generally located at the southwest corner of Snow Canyon Parkway and Bluff Street.

Wireless Plan: There has not been a need for a submittal for a change in the previously approved Wireless Master Plan as it is a replacement in kind to a previously approved location.

Area: AT&T owns through a leasehold interest, a 2,500 sq. ft. (0.06 acre) site that the lattice tower and equipment enclosure(s) are located on (see record of survey and site plan).

Access: The site is accessed from Bluff Street.

Height: Sixty-feet (60')

CUP: There is no provision for installing a 'temporary' cell tower. There is no guarantee that the existing tower would be removed if the new tower were to be installed without the conditions established by a CUP would be removed within approximately six (6) months (or longer) time. As a result, this request for a CUP has been formally processed. AT&T and its representative have been fully supportive of submitting a CUP for City review.

Ordinance(s): Title 10, Chapter 22 "Wireless Telecommunication Facilities;"

Section 10-22-5: CONDITIONAL USES:

All wireless communication facilities other than those described in section 10-22-4 of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in chapter 17 of this title. (1998 Document § 26-4)

(Note: A monopole in the R-1-10 zone is a public utility and requires a CUP per Section 10-7B-3).

10-22-6: FACILITY TYPES:

D. Lattice Tower: A lattice tower is not permitted within any residential or commercial zone unless the applicant can demonstrate to the city council's satisfaction that no other alternative is feasible. (1998 Document § 26-5)

(Note: This site is within a residential zone, but is not located within one hundred and fifty feet (150') of any residences – the site has historically permitted a cell tower and equipment)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

(Note: The applicant is asking to replace a 60 ft. tower with a 60 ft. tower)

B. Collocation: It is the policy of the city to encourage co-location of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

(Note: This is an existing site with multiple tenants presently on it. The swapping out of towers may allow additional co-location to occur)

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

(Note: This proposal is not in a front setback or landscape area).

E. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

(Note: The applicant proposes no changes in the existing enclosure)

F. Historic Districts: Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the historic preservation commission and planning commission.

(Note: This is not in a historic district)

I. Engineering Review:

1. The city may, if it deems necessary, cause each site to be reviewed by a qualified electrical engineer. The costs shall be borne by the applicant. This review shall indicate whether or not the proposed facility will interfere with

city, county or state communication facilities. In the event the new facility creates an electrical disturbance to these communication wavelengths, the applicant shall take the appropriate action to remove all interference generated by the new facility. Such remedial action may include changing the frequency that is broadcast or relocating the facility to a new location.

2. The electrical engineer may also review the submitted information to determine if other sites are available to achieve an equivalent signal distribution and not significantly affect the operation of the wireless communication facility. Such a review shall be made when an applicant indicates that no other acceptable site exists.

J. Permits: Prior to the construction of any facility, the applicant shall obtain the proper building permits, encroachment permits and other permits as required by city codes. (1998 Document § 26-6)

Narrative: The applicant has provided a narrative (see attached)

Signal Strength: The applicant has provided signal map data.

Staff Comments: The city maintains a case file for each wireless company in the Community Development Department.

This applicant requests permission to replace an existing lattice tower, but to leave the old one up until such time as a changeover from service can occur.

The applicant's goal is to increase coverage of wireless services (see signal strength maps).

The maximum tower height permitted by code with an approved CUP is 100 ft. per Section 10-22-7. This tower would be forty feet (40') below that maximum.

P.C.: The Planning Commission recommends approval with the CUP findings (attached below). The P.C. discussed fencing around the site, but felt that chain link without slats were acceptable and preferred in this location. Furthermore the PC supports the requirement of a CUP to ensure that once the new tower is installed the old tower will be removed.

Proposed Draft Motion, Conditions, and Findings:

It is recommended to the City Council by the Planning Commission that approval be given to construct a replacement sixty foot (60') tall lattice tower and allow the existing tower to remain in place for a period of approximately six months until such time as the services can be successfully transferred over and the old tower removed. The following findings shall also apply;

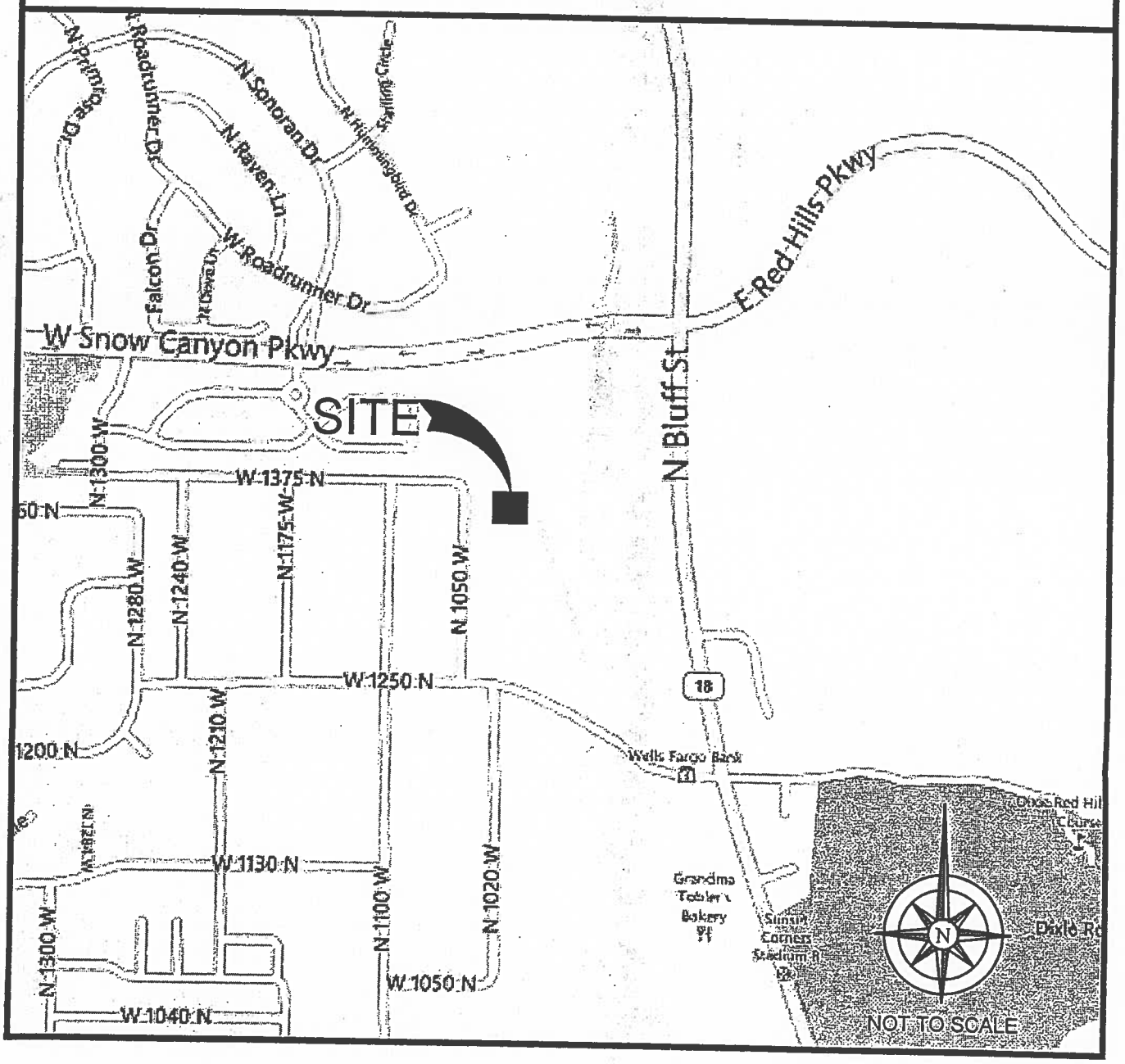
Findings:

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	X (No noise is anticipated once the tower is replaced)	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X (No dust is anticipated once tower replaced)	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Determine if aesthetic concerns		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	X	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
A CUP is required for a new tower with a height of 60ft.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet

			(500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
Determine if lattice tower is consistent with the character and purpose of the zone		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	X	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

LOCAL MAP

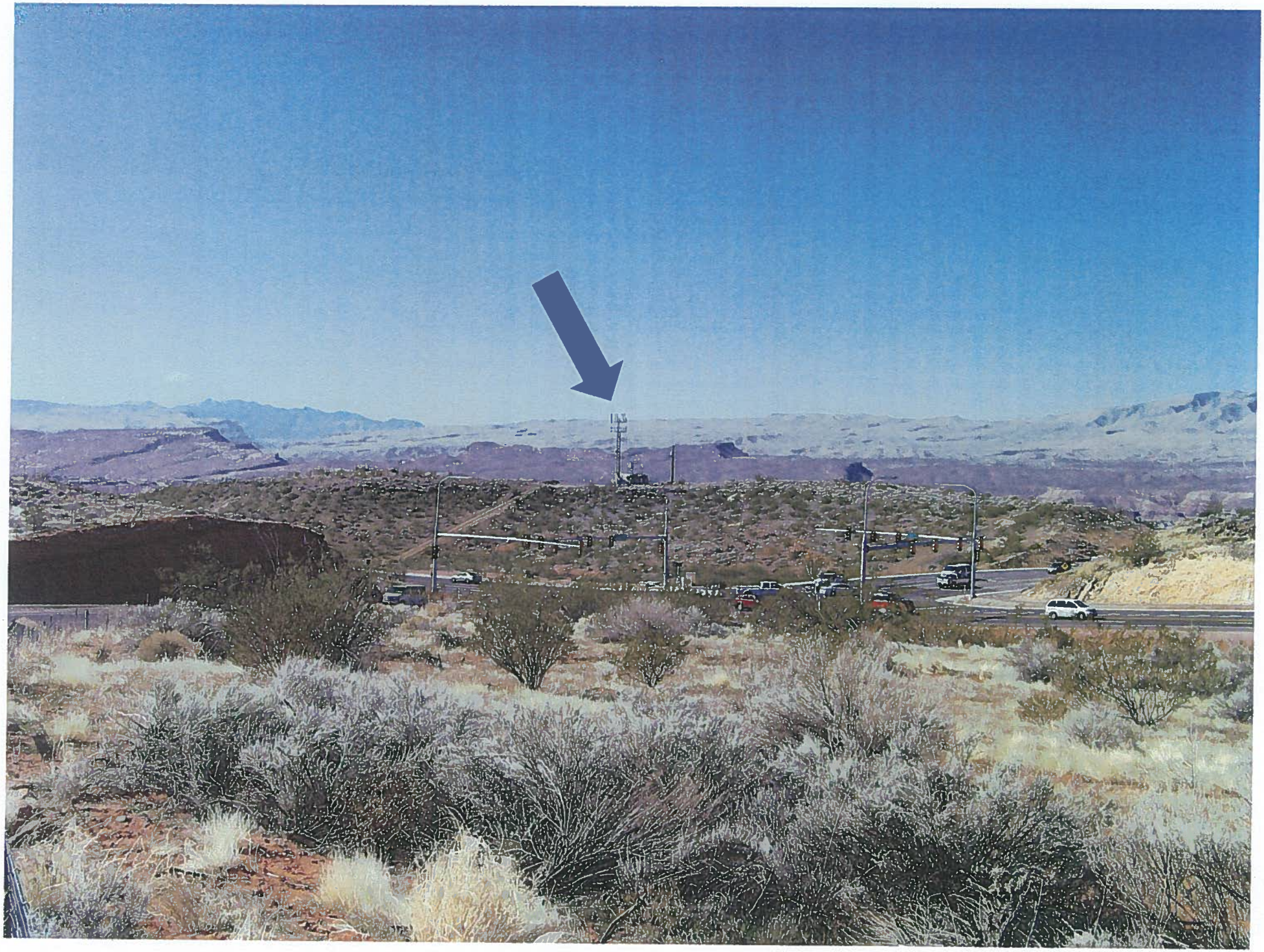

N Primrose Dr
N Roadrunner Dr
N Sonoran Dr
N Raven Ln
N Humboldt Dr
Starlight Circle
Falcon Dr
W Roadrunner Dr
E Red Hills Pkwy
W Snow Canyon Pkwy
SITE
N Bluff St
N 1300 W
W 1375 N
N 1175 W
N 1240 W
N 1280 W
N 1050 W
W 1250 N
18
N 1210 W
Wells Fargo Bank
W 1130 N
N 1100 W
N 1020 W
Grandma Tobler's Bakery
Simon Carnes Stadium
N 1300 W
W 1050 N
W 1040 N
N
NOT TO SCALE

Bluff and Snow Canyon

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

June 21, 2013

Existing Cell Tower is shown in photo-simulation for future Questar site



AT&T Wireless Coverage Plan
City of Saint George, Utah
Amendment Two

Presented to:
The City of Saint George
175 East 200 North, Saint George, Utah 84770

Presented by:
AT&T Wireless
c/o General Dynamics
4393 River Boat Road, #400
Taylorsville, Utah 84123

Represented by:
Denise Cardinal
Site Acquisition Manager

See attached maps showing subject location, surrounding ATT facilities, and LTE coverage before and after site is upgraded

NARRATIVE
ATT
SNOW CANYON

ATT is in process of upgrading infrastructure on a nationwide basis in order to enhance their communication services. Currently, there is an existing 60' self-support lattice tower at subject location. The existing tower does not have the structural capacity to support new ATT antennas, which are proposed to provide newer technology. ATT is proposing to construct a new 60' self-support lattice and remove existing lattice tower once construction is complete on new tower. Once construction is complete on new tower, ATT is proposing to relocate and/or replace antennas and equipment from existing tower to new tower. There will be an approximate 6-month duration of time where both towers exist, due to the time needed to transfer and test new equipment. ATT does not want to remove the existing tower prior to constructing a new tower as this would create a service outage at this location. A service outage at this location could compromise safety, as calls and other communication services would be interrupted. Prosed tower is same material and color as existing tower. ATT is proposing to utilize same equipment building at base of tower as well as same fence as currently exists. Access and utilities will remain the same as used for current tower.

Subject location is currently used as a telecommunication facility, providing wireless communication services to the surrounding community. Proposed use will remain the same, being a telecommunication facility that provides wireless communication services to the surrounding community. ATT is enhancing speed and delivery of voice and data nationwide in order to continue providing quality service to subscribers.

There are no anticipated detrimental effects for replacing current tower with new tower. Noise, Dust, Odor, Aesthetics, Safety, Traffic, Height, Hours of Operation, Saturation/Spacing, Character and Purpose of Zone, Public Health will not be changed as a result of replacing current tower with new tower.

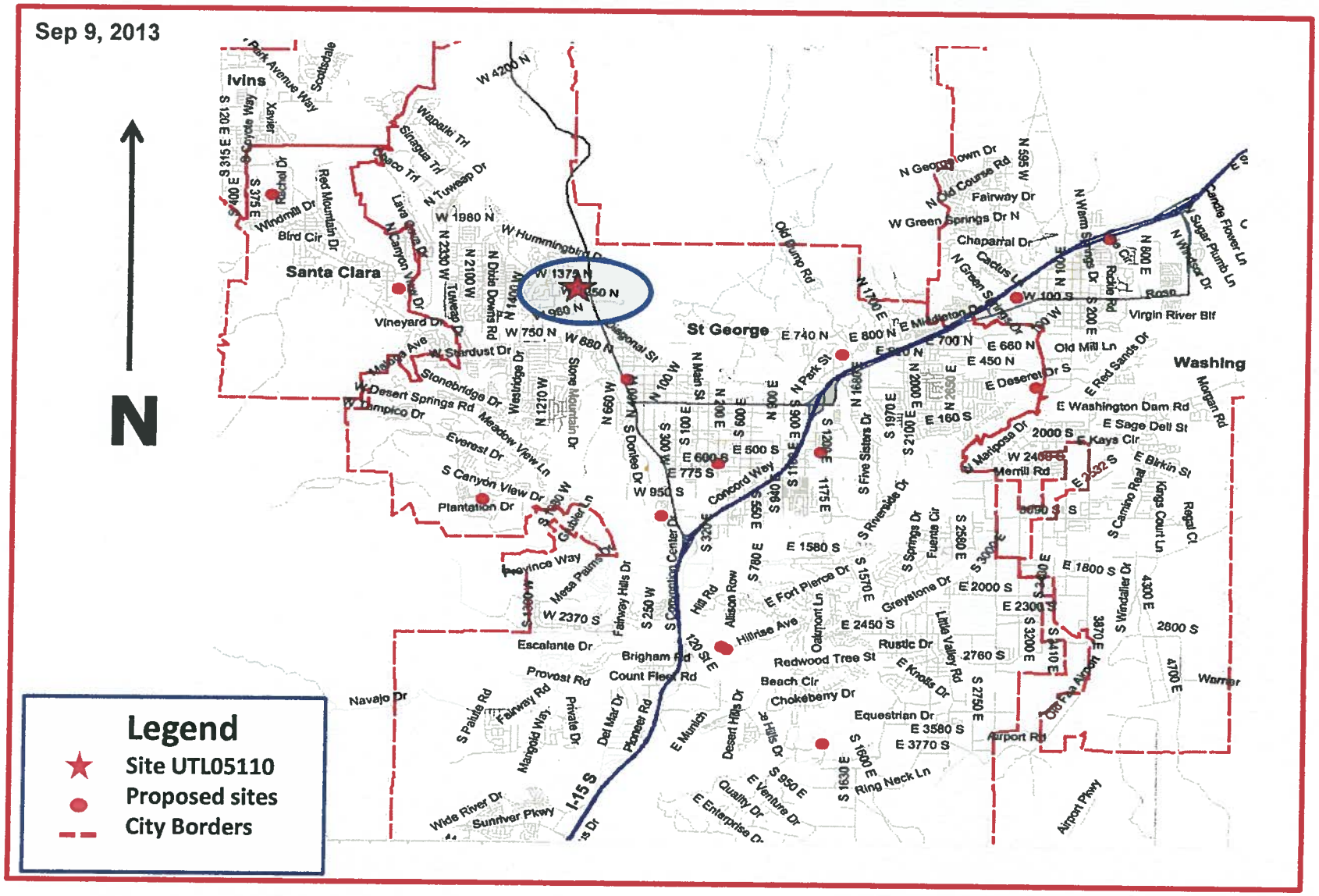
UTL05110 Permanent Site Propagation Map

Sep 9, 2013

Site Objective: To provide LTE Services to the area around the proposed site.

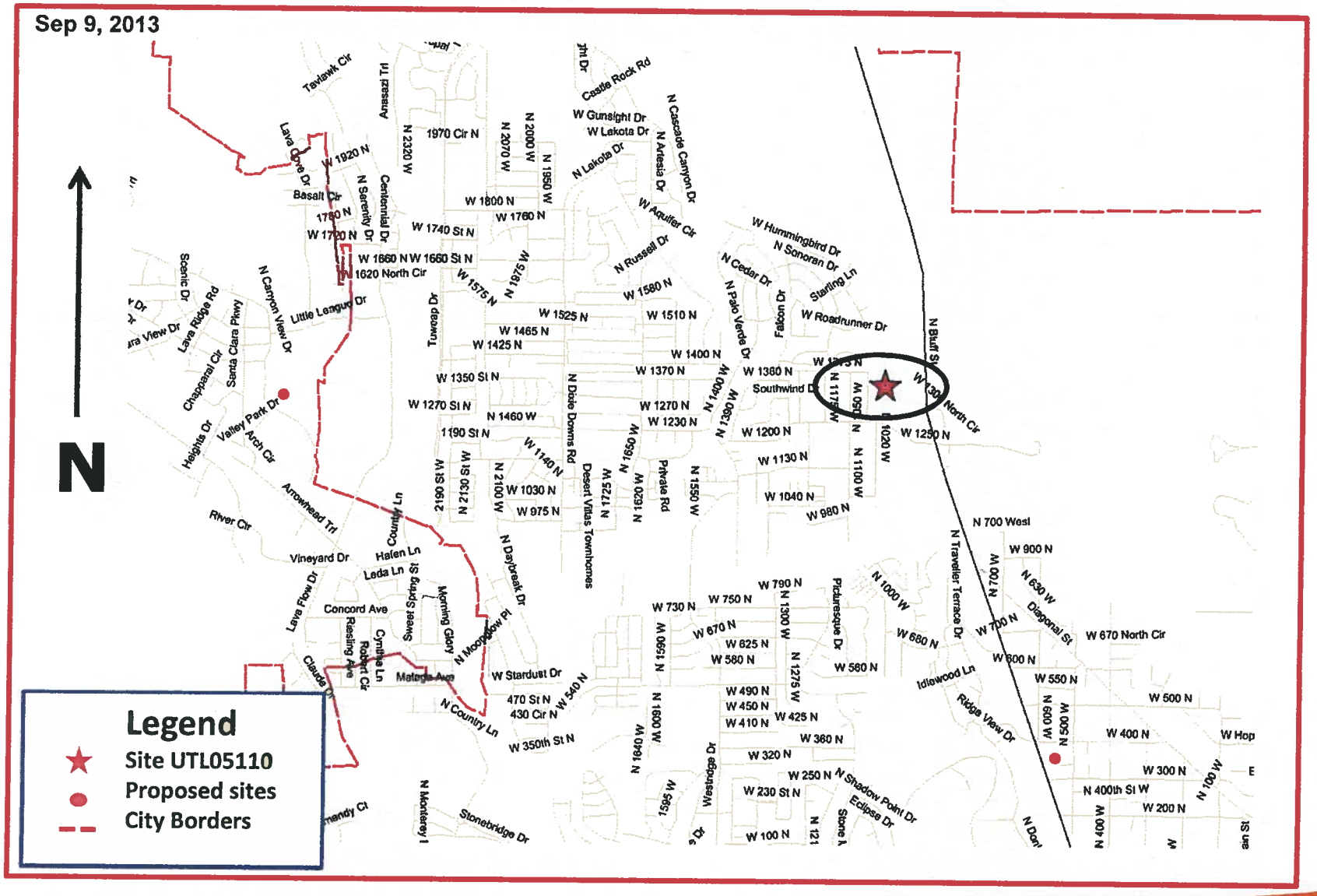
Roads / Streets & Other Proposed LTE Sites around UTL05110

Sep 9, 2013



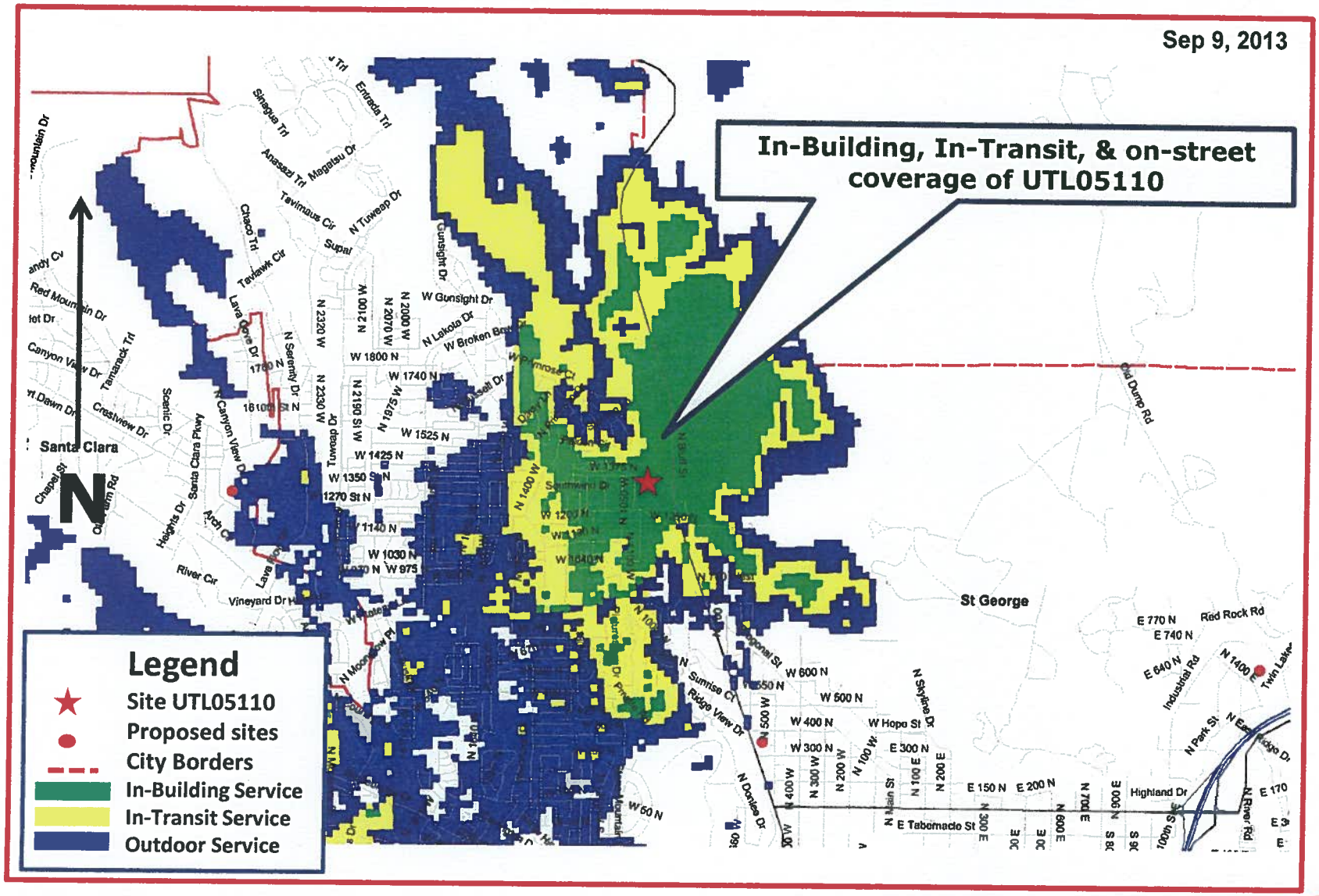
at&t

Area Detail around Proposed Site – UTL05110



at&t

LTE Coverage after Proposed Site – UTL05110

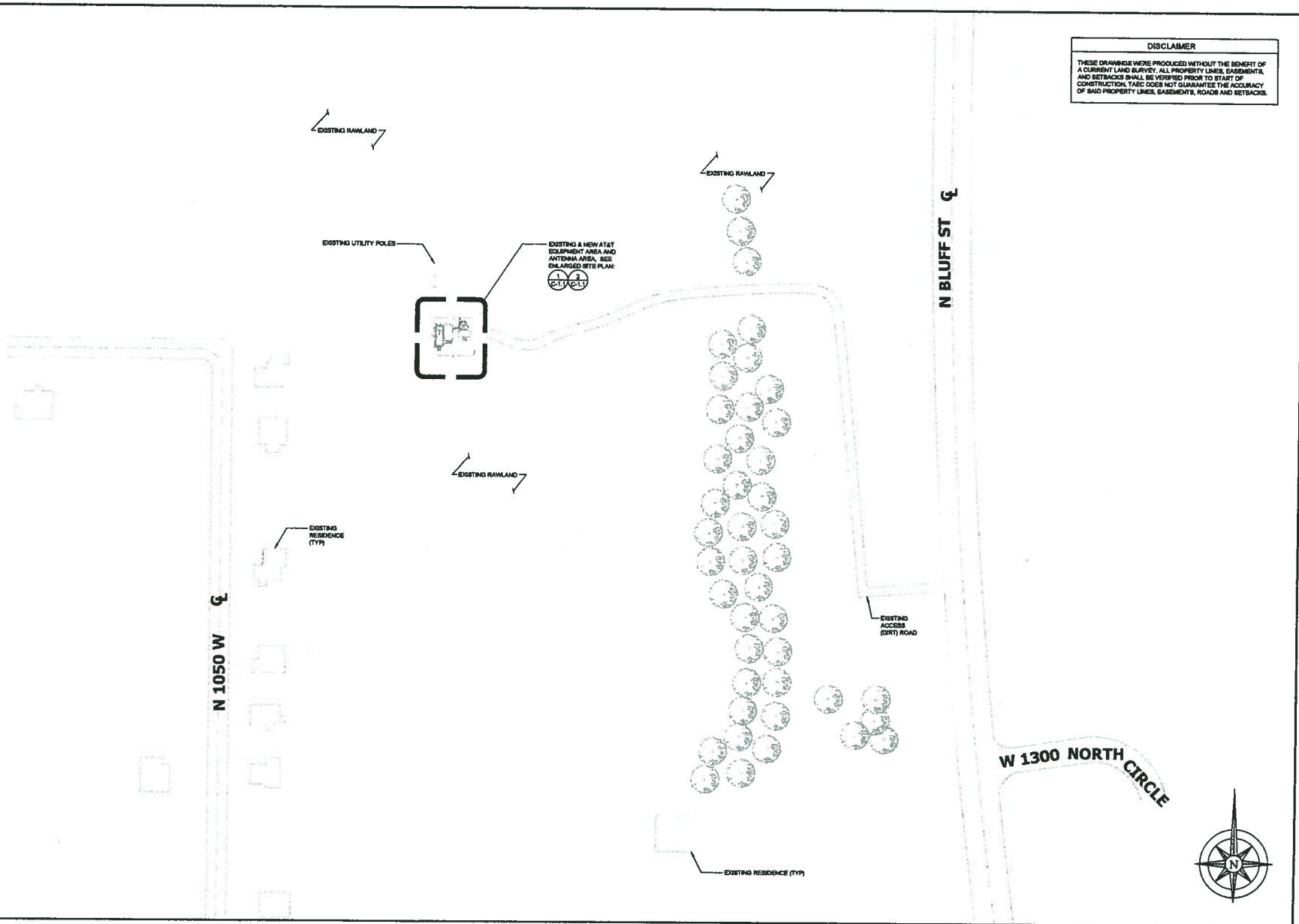


Coverage Legend

In-Building Service: **In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)**

In-Transit Service**: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.**

Outdoor Service: **The areas shown in the Blue should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.**



DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAES DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24"X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

OVERALL SITE PLAN

80 0 40 80

SCALE: 1" = 80'-0" (24x36)
(OR) 1/2" = 80'-0" (11x17)

1

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology
1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

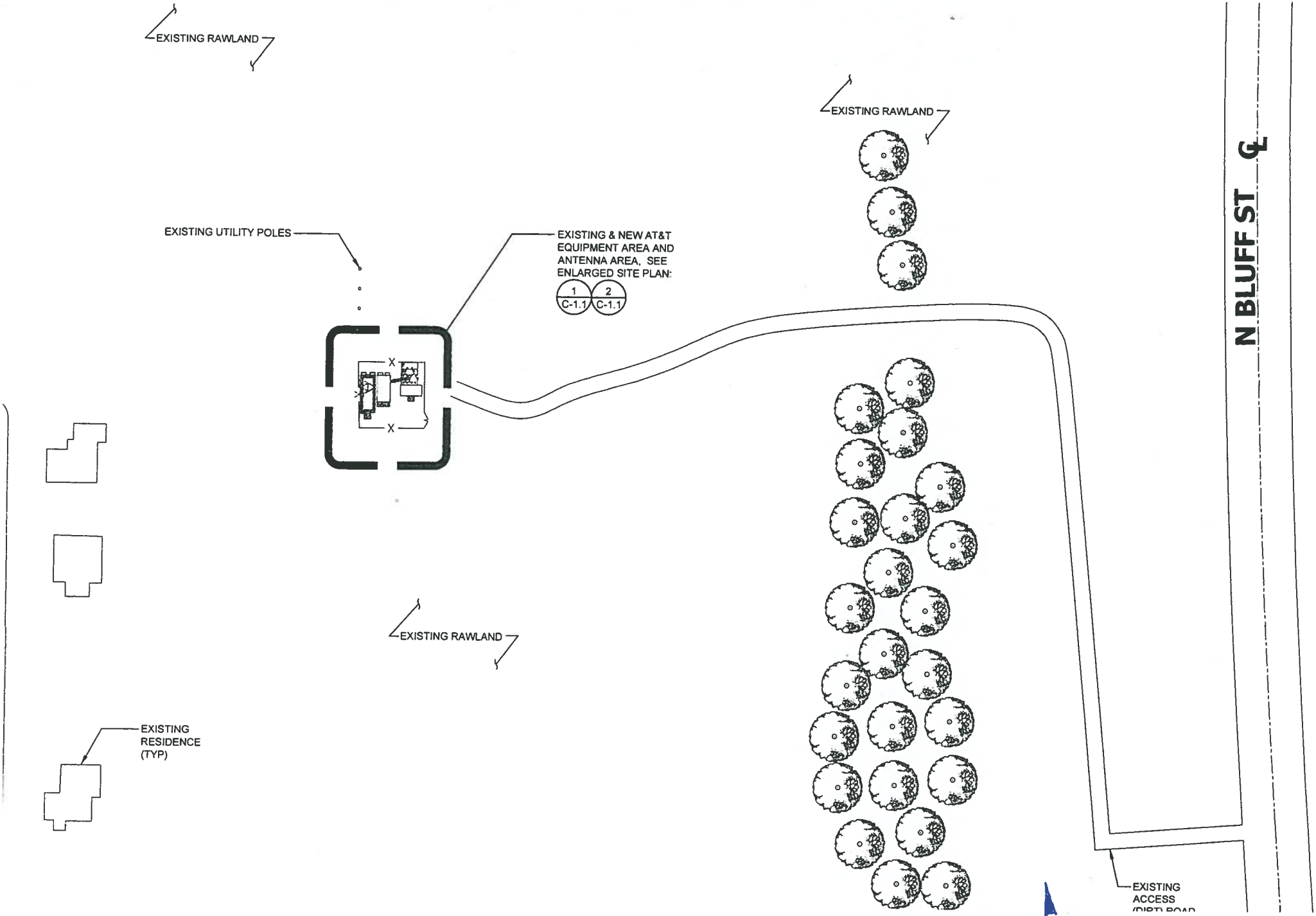
REV	DATE	DESCRIPTION	BY
B	07/05/13	MPN CONSTRUCTION	HT
A	07/16/13	MPN CONSTRUCTION	HT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

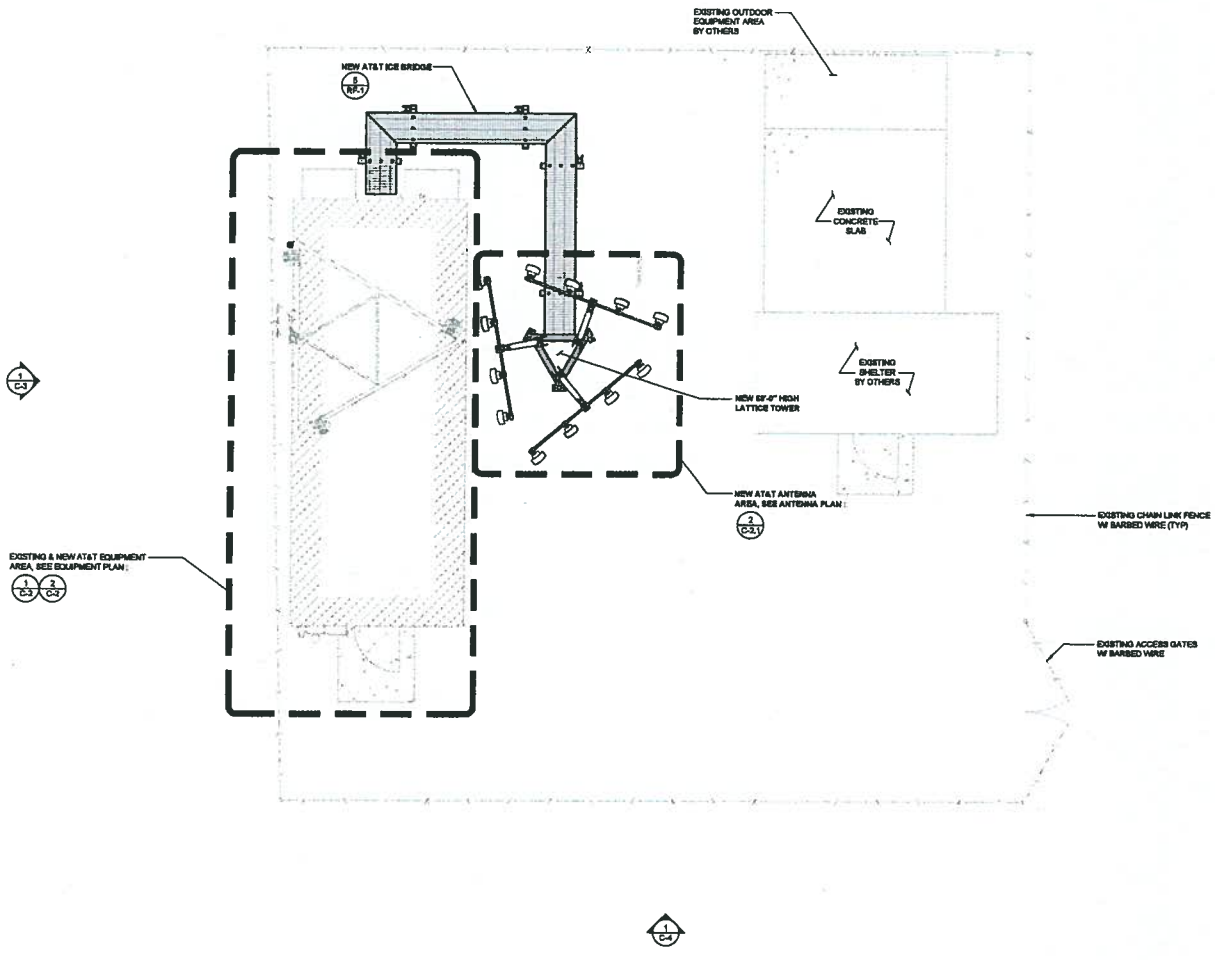
SNOW CANYON AKA JJ HILL
FA#10103778
NWSW SEC 13 T42SOUTH R16WEST
SAINT GEORGE, UT 84770
ANTENA SLED & LATTICE TOWER - RR TOWER

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



OVERALL SITE PLAN



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ENLARGED SITE PLAN (FINAL)

0 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

at&t

4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
B	07/27/2013	100% CONSTRUCTION	HT
A	07/15/2013	90% CONSTRUCTION	HT

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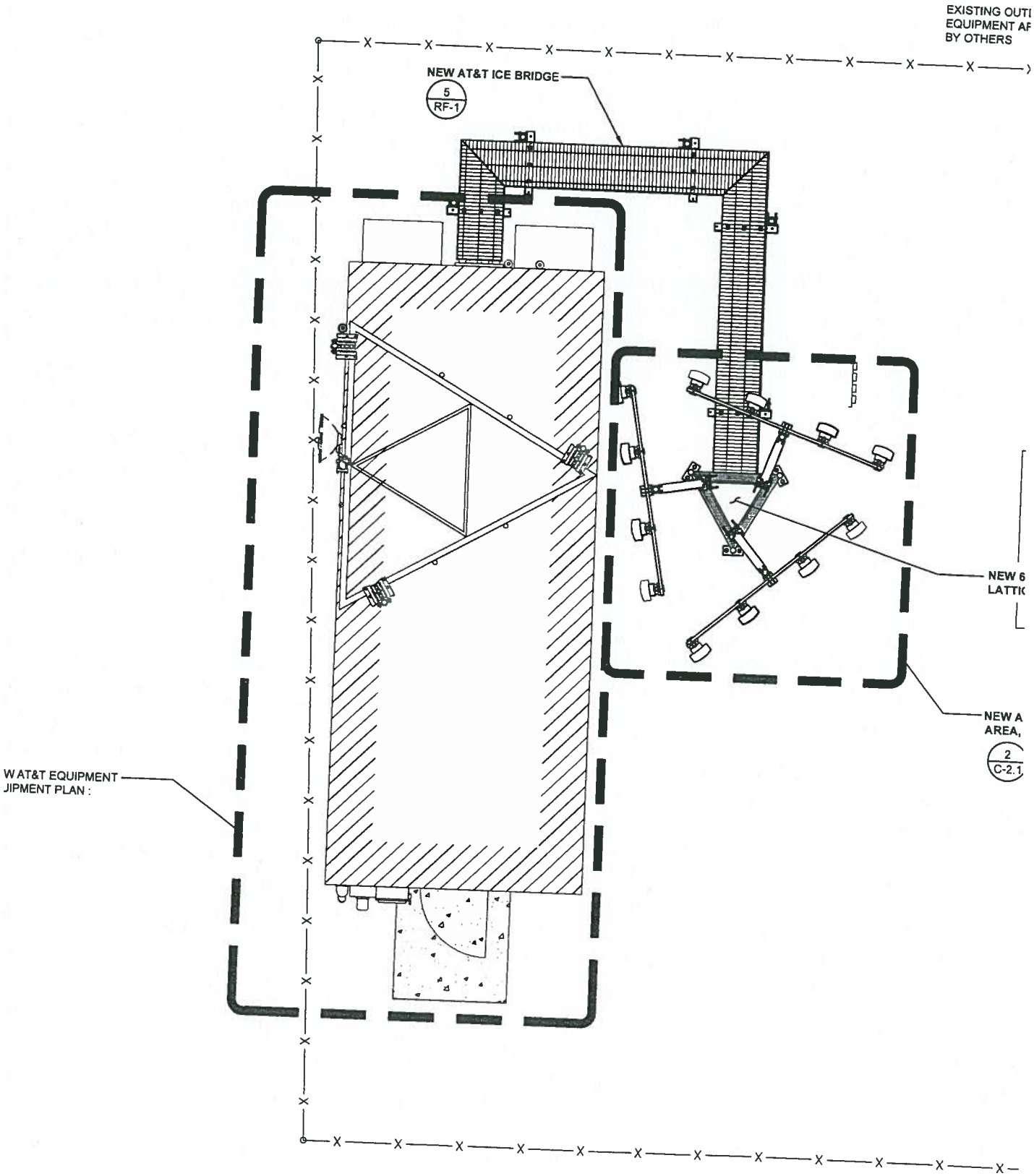
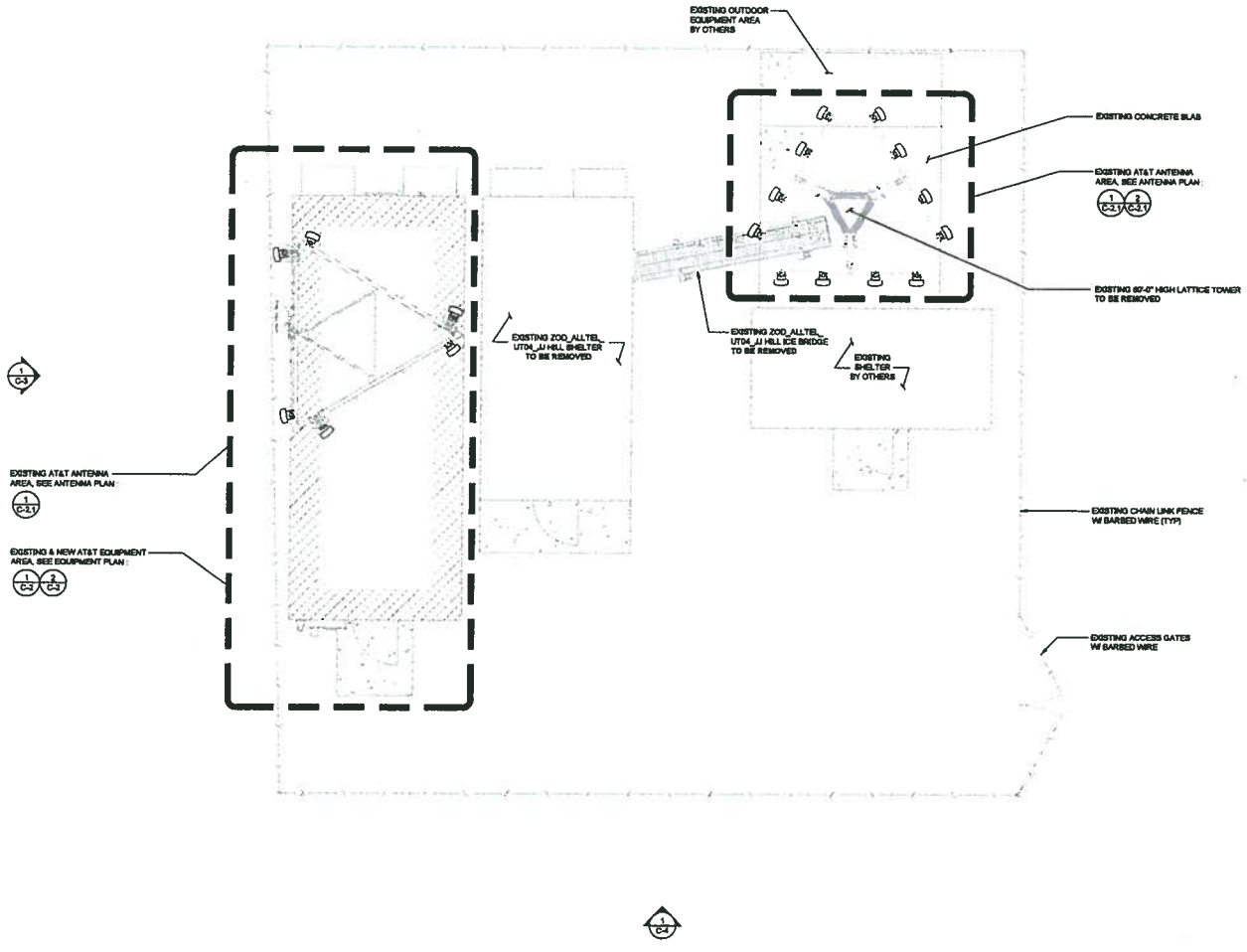
SNOW CANYON AKA JJ HILL
FA#10103778
NWSW SEC 13 T42SOUTH R16WEST
SAINT GEORGE, UT 84770
ANTENA SLED & LATTICE TOWER - RR TOWER

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.2



ENLARGED SITE PLAN



ENLARGED SITE PLAN (EXISTING)

0 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

at&t

4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANOY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
B	07/22/2013	90% CONSTRUCTION	HT
A	07/15/2013	60% CONSTRUCTION	HT

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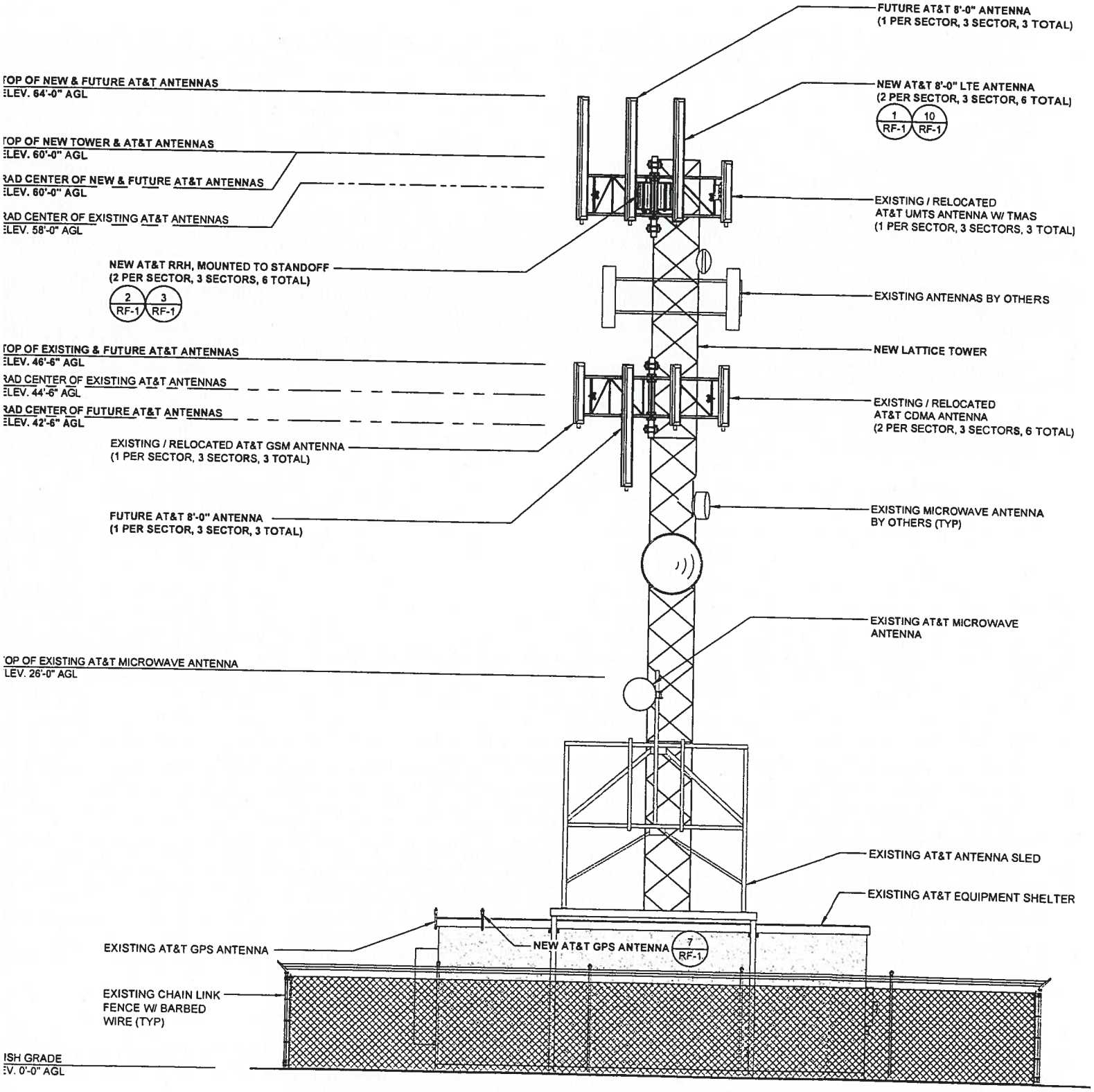
SNOW CANYON AKA JJ HILL
FA#10103778
NWSW SEC 13 T42SOUTH R16WEST
SAINT GEORGE, UT 84770
ANTENA SLED & LATTICE TOWER - RR TOWER

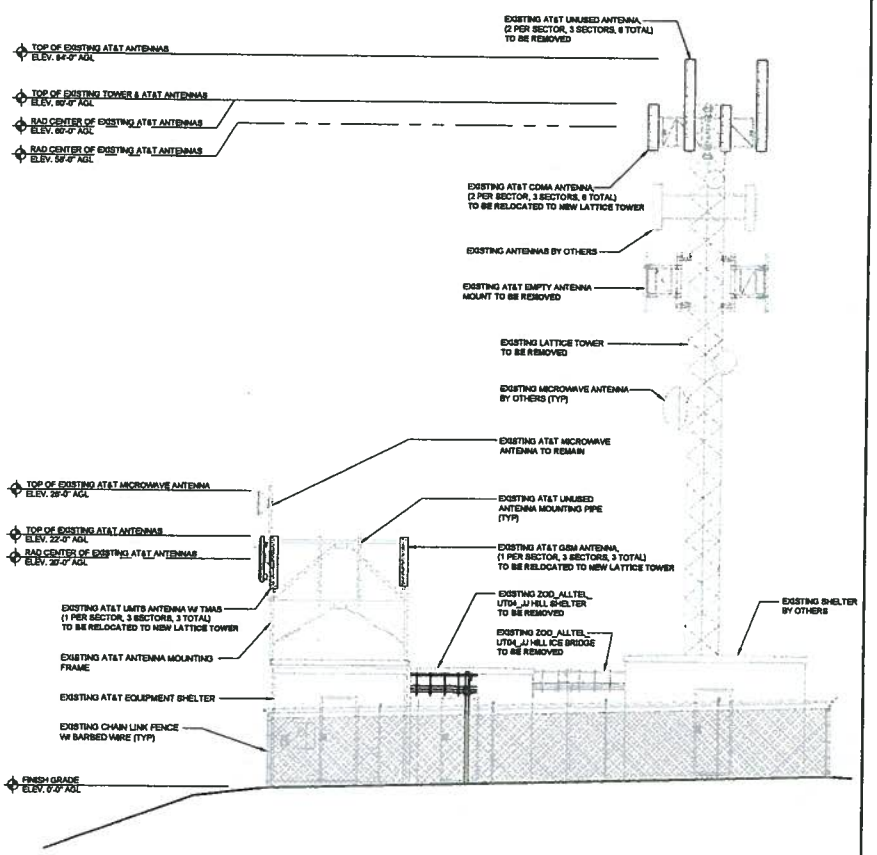
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36", SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



WEST ELEVATION (AFTER)

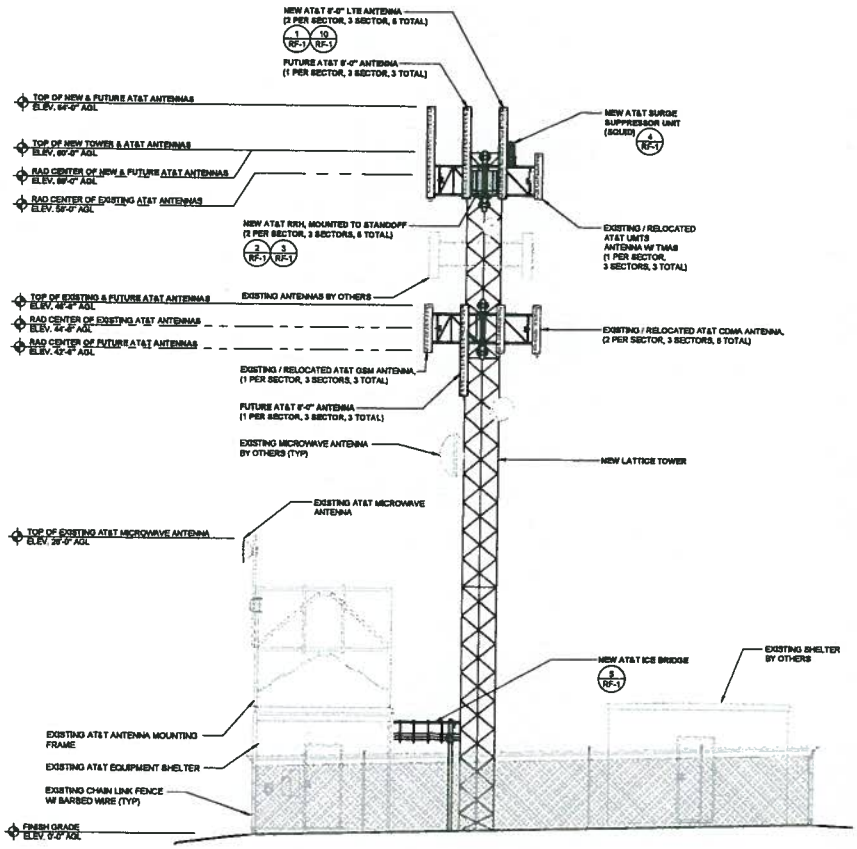


SOUTH ELEVATION (EXISTING)

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1



SOUTH ELEVATION (FINAL)

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEETS

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology
1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
B	07/25/2013	100% CONSTRUCTION	HT
A	07/10/2013	90% CONSTRUCTION	HT

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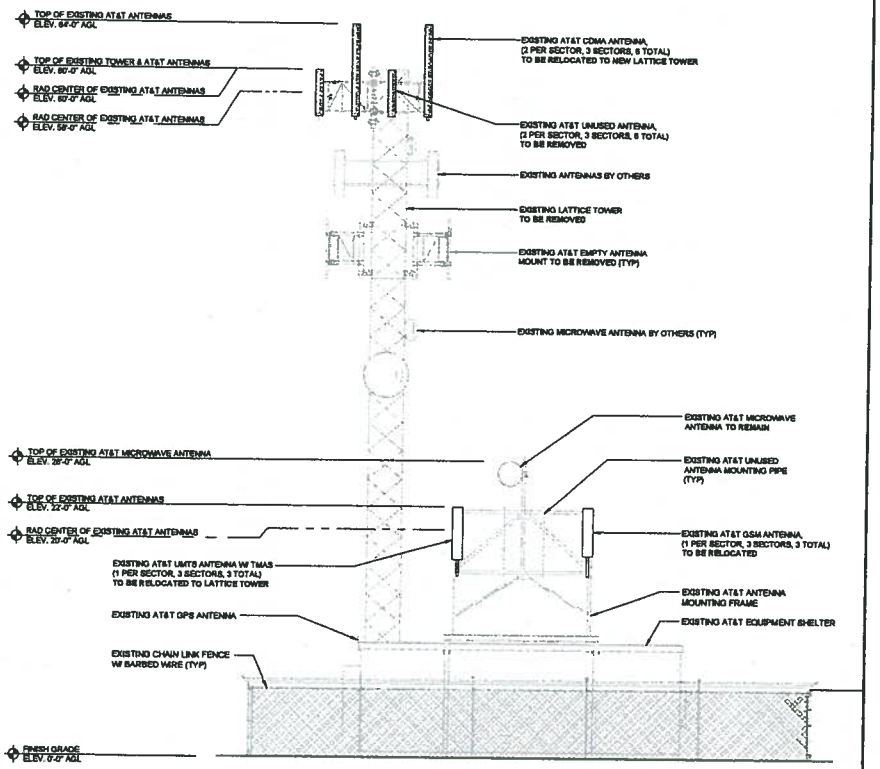
SNOW CANYON AKA JJ HILL
FA#10103778
NWSW SEC 13 T42SOUTH R16WEST
SAINT GEORGE, UT 84770
ANTENA SLED & LATTICE TOWER - RR TOWER

SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
C-4

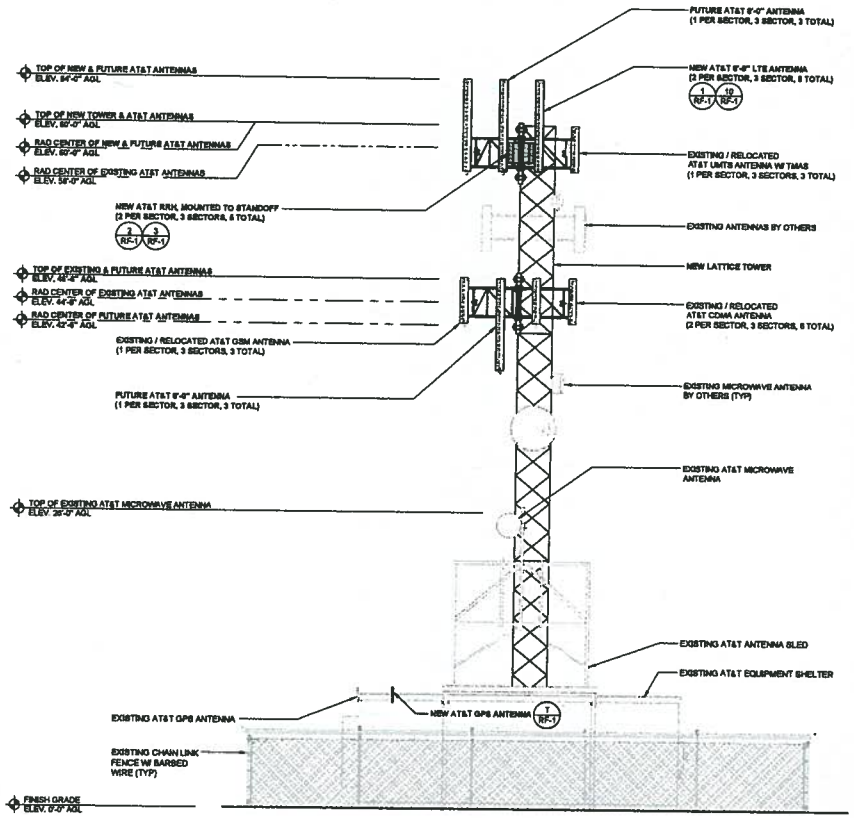


WEST ELEVATION (EXISTING)

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1



WEST ELEVATION (FINAL)

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology
1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
B	07/22/2013	100% CONSTRUCTION	HT
A	07/18/2013	90% CONSTRUCTION	HT

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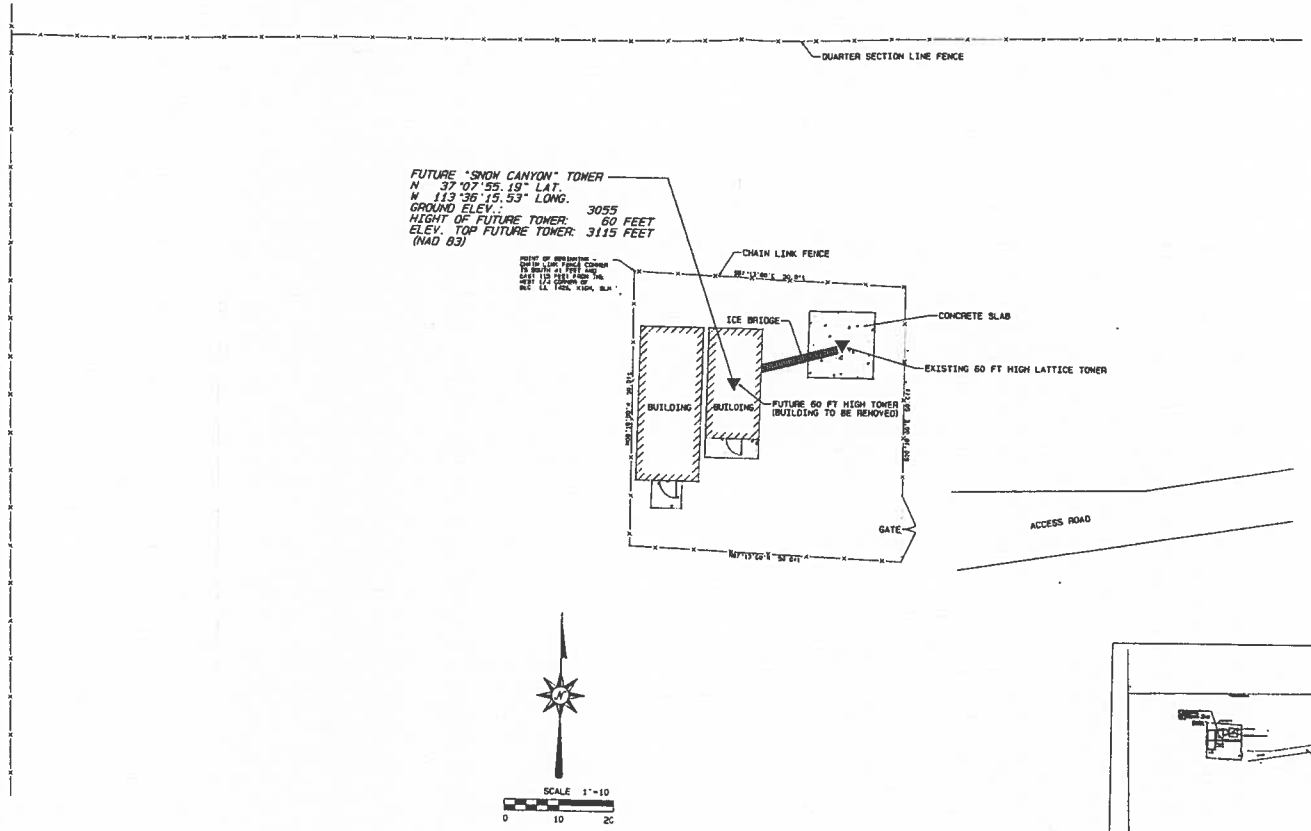
SNOW CANYON AKA JJ HILL
FA#10103778
NWSW SEC 13 T42SOUTH R16WEST
SAINT GEORGE, UT 84770
ANTENA SLED & LATTICE TOWER - RR TOWER

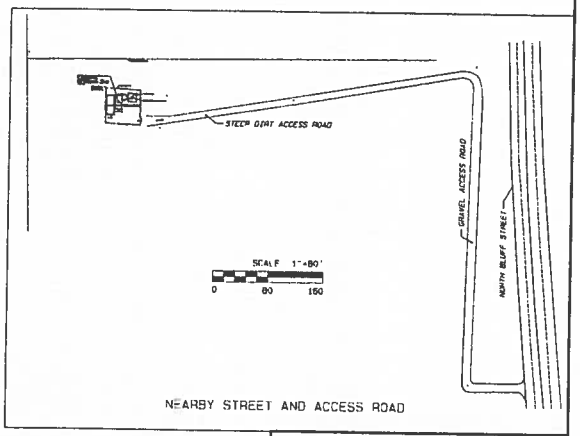
SHEET TITLE
WEST ELEVATIONS

SHEET NUMBER
C-3

Boundary Survey

"SNOW CANYON" CELL TOWER SITE ASBUILT SURVEY
PART OF THE SW 1/4 OF SECTION 13, T42S, R16W, SLM
ST GEORGE CITY, WASHINGTON COUNTY, UTAH
AUGUST 2013





NEARBY STREET AND ACCESS ROAD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ACCEPTED REQUIREMENTS FOR LAND SURVEYS. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED ACCEPTED STANDARDS.

Aug. 27, 2013
DATE

DOUGLAS G. MAGLEBY
PROFESSIONAL LAND SURVEYOR
#149021 UTAH

NEW SURVEYED LEGAL DESCRIPTION

BEGINNING AT A CHAIN LINK FENCE CORNER THAT IS LOCATED SOUTH 41 FEET AND EAST 115 FEET FROM THE WEST 1/4 CORNER OF SEC. 13, T. 42 S., R. 16 W., SALT LAKE MERIDIAN; THENCE SOUTH 87°13' EAST 50 FEET; THENCE SOUTH 0°10' EAST 50 FEET; THENCE NORTH 87°13' WEST 50 FEET; THENCE NORTH 0°10' WEST 50 FEET TO THE POINT OF BEGINNING. CONTAINING 2500 SQUARE FEET.

MAGLEBY & ASSOCIATES INC.
SURVEYING & ENGINEERING
383 E. 580 S.
MONROE UT, 84754
(435) 527-3444

DRAFT

Agenda Item Number : 6J

Request For Council Action

Date Submitted	2013-10-03 14:24:45
Applicant	AT&T Wireless
Quick Title	CUP for cell tower replacement
Subject	Consider a request for a conditional use permit to replace an existing 60' tall lattice cell tower with a new 60' tall lattice tower. For approximately 6 months both towers will be located on the site while the conversion to the new tower is made then the old tower will be removed. The site is generally located on the SW corner of Bluff Street and Snow Canyon Parkway (north of LDS chapel on plateau top).
Discussion	This is a request to replace an existing lattice cell tower with a newer, stronger tower of the same height (60'). For about six months two towers will exist while a conversion of antennaes, etc is made to the new pole.
Cost	$0.00
City Manager Recommendation	Taking down one tower replacing it with a newer tower at the same height.
Action Taken	
Requested by	Ray Snyder (BN)
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6K

Request For Council Action

Date Submitted	2013-10-03 13:47:59
Applicant	Rich Stehmeier
Quick Title	Cooperative Agency Agreement - Airport
Subject	Consider approval of a Cooperative Agency Agreement with UDOT in connection with FAA Grant AIP 3-49-0060-23 to perform a Wildlife Hazard Assessment.
Discussion	Council approved a grant award from the FAA this agreement with the State will allow those funds to flow to the City.
Cost	$0.00
City Manager Recommendation	Recommend approval.
Action Taken	
Requested by	Larry H. Bulloch
File Attachments	UDOT Coop Agreement, AIP 23.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	UDOT Coop Agreement, AIP 23.pdf

COOPERATIVE AGENCY AGREEMENT

THIS AGREEMENT by and between the Aeronautical Operations Division of the State of Utah, Utah Department of Transportation, hereinafter called the "Division", and **St. George City**, hereinafter called the "Sponsor",

WITNESSETH:

WHEREAS, the Sponsor, with the approval of the Division, intends to apply for Federal Funds in aid of an airport project under the "FAA Modernization and Reform Act of 2012"; and

WHEREAS, under the provisions of Utah Title 72, Chapter 10, Part 3, Federal Airport Funds Act, as amended, the Sponsor appoints the Division its agent for the purpose therein stated.

NOW, THEREFORE, it is agreed by the respective parties: The Sponsor appoints the Division as agent for the Sponsor and the Division agrees to act as agent of the Sponsor for the purpose of accepting, receiving, and receipting for, and disbursing Federal monies and other public monies other than those of the Sponsor made available to finance in whole or in part the planning, construction, and improvement of the **St.. George Municipal Airport** in connection with airport project No. **3-49-0060-23.**

Federal regulations require the Utah Department of Transportation to insure audit coverage of all federal funds passing through the Department to other agencies, the Sponsor agrees to provide the Department with an audit report in conformance with the United States General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities, and Functions; Guidelines for Financial and Compliance Audits for Federally Assisted Programs; Office of Management and Budget Circular A-133, and compliance supplements approved by the Office of Management and Budget. Audit reports in compliance with the above regulations are required for any fiscal year during which costs covered by this agreement are incurred. The audit reports are to be submitted to

the Utah Department of Transportation, Office of Internal Audit, 4501 South 2700 West, Salt Lake City, Utah 84119-5998, within 180 days (6 months) of the close of the fiscal year.

The Division does hereby acknowledge its approval of the Federal Aid for the improvement of the airport. Upon receipt of federal funds under this agreement, the Division shall deposit said funds with the State Treasurer from which a state warrant will be issued to the sponsor.

The sponsor shall process and submit to the Division for its approval and/or execution all proper documents, including the project application, plan set, specifications, applications for payment and project completion documentation.

This Agreement shall remain in full force and effect until the present project for the airport development under the "FAA Modernization and Reform Act of 2012" herein before referred to shall have been either substantially accomplished or abandoned by the Sponsor. It shall not apply to any subsequent or additional projects, nor to any program for development in which the United States does not participate financially.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures and official seals.

_____
City

_____
Mayor (Date)

Attest:

_____
Recorder

(Seal)

State of Utah
Department of Transportation
Aeronautical Operations Division

_____
Director (Date)

Attest:

_____
Division of Aeronautics

DRAFT

Agenda Item Number : 6L

Request For Council Action

Date Submitted	2013-10-10 18:24:10
Applicant	Wes Jenkins
Quick Title	Improvements on 450 North
Subject	Discussion on improvements and possibility of contract with developer for improvements which are the City's responsibility.
Discussion	The developer is ready to put in his portion of 450 North west of 2450 East to connect to 3050 East. The City in the past committed to put in a portion of this road where development is not ready to start to make this connection possible. Also, there is a need to put in water and sewer lines now so to avoid having to tear up the asphalt in the future. Do not have all details right now but the developer wants to proceed right now.
Cost	$0.00
City Manager Recommendation	We need to complete these improvements while the developer is working on his. We could contract with him for our part of these improvements but at this moment we do not have those agreements drafted. I believe the developer is wanting to pave the road in the next couple of weeks. We are meeting to identify funding sources for our portion of these improvements. This connection would be a great help with transportation in this area and finally connect 2450 East to 3050 East. Recommend looking at all options to try and get this done now.
Action Taken	
Requested by	Gary S. Esplin
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 6M

Request For Council Action

Date Submitted	2013-10-11 09:10:31
Applicant	Ben Warburton
Quick Title	Sign Variance
Subject	Request for sign variance at 180 N. 300 E.
Discussion	Request for sign variance as existing sign at 180 N. 300 E. does not meet the current sign ordinance and a new user would like to use the sign.
Cost	$0.00
City Manager Recommendation	This sign currently has Sunroc on it on the building they used to occupy on 300 east. They have not been at this location for at least 3 years making the sign nonconforming for a new user.
Action Taken	
Requested by	Ben Warburton
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	