

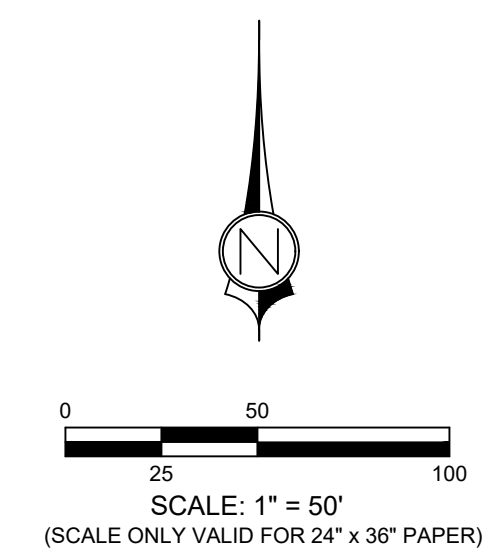
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PROFESSIONAL LAND SURVEYOR
 No. 9481170
 TRAVIS W. SANDERS
 STATE OF UTAH

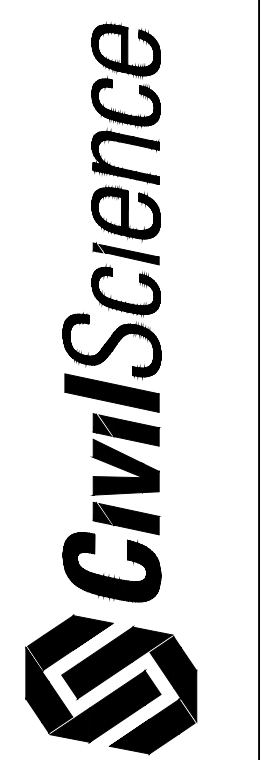
- LEGEND**
- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - ⊕ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
 - ⊕ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - ⊕ SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - - - EASEMENT LINE (SEE NOTES)
 - ▨ COMMON AREA / OPEN SPACE 11,738 SQ FT

CURVE TABLE

| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|-----------|---------|---------|------------|-----------------|--------------|
| C1 | 47.19' | 525.00' | 5°08'59" | N 89°55'44" W | 47.17' |
| C2 | 44.59' | 525.00' | 4°51'57" | S 85°03'48" W | 44.57' |
| C3 | 42.83' | 575.00' | 4°16'05" | S 84°45'52" W | 42.82' |
| C4 | 30.38' | 20.00' | 87°01'15" | N 43°23'17" E | 27.54' |
| C5 | 30.45' | 20.00' | 87°13'54" | S 43°44'17" E | 27.59' |
| C6 | 67.19' | 175.00' | 21°59'52" | S 10°52'38" W | 66.78' |
| C7 | 25.68' | 20.00' | 73°34'48" | N 14°54'52" W | 23.96' |
| C8 | 174.63' | 470.00' | 21°17'18" | N 62°20'55" W | 173.63' |
| C9 | 20.09' | 180.00' | 6°23'38" | S 85°07'04" E | 20.08' |
| C10 | 134.81' | 180.00' | 42°54'43" | S 60°27'53" E | 131.68' |
| C11 | 49.26' | 20.00' | 141°06'48" | S 70°26'04" W | 37.72' |



1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.966.0100



PARK SIDE AT DESERT MOUNTAIN PHASE 2
 LOCATED IN
 NE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN

PROJ. #: 21163
 DRAWN BY: PJW
 DATE: 6-14-2022
 CHECKED BY: TWS
 SCALE OF SHEET
 HOR SCALE: 1" = 50'

SHEET
 1
 OF
 2

PARK SIDE AT DESERT MOUNTAIN PHASE 2
 LOCATED IN
 NE 1/4 OF SECTION 3,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON COUNTY - TOQUERVILLE, UTAH

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ } s.s.

ON THE ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME TROY W. WALL WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF WALL 2 WALL CONSTRUCTION INC, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
 NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR STATE BANK OF SOUTHERN UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT 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.

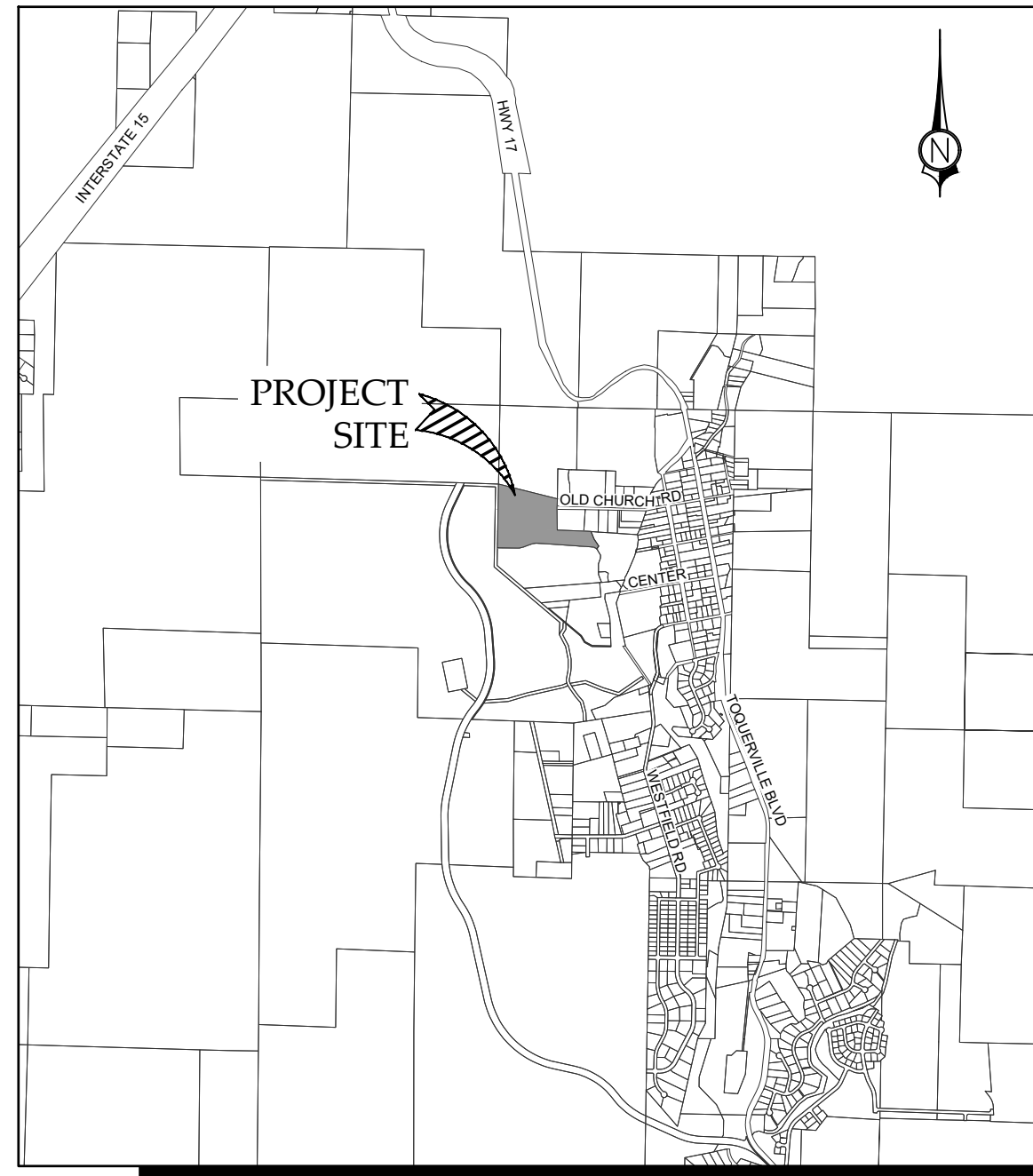
REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ } s.s.

ON THE ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ___ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
 NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP
(N.T.S.)

SURVEYOR'S CERTIFICATE

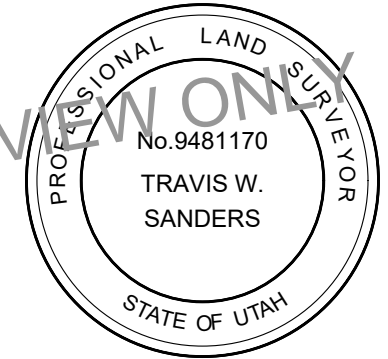
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA / OPEN SPACE AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PARK SIDE AT DESERT MOUNTAIN PHASE 2

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

DATE _____

TRAVIS W. SANDERS, PLS



DRAFT COPY FOR REVIEW

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 0°07'26" W 166.66 FEET ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 87°21'14" W 277.09 FEET ALONG THE BOUNDARY OF PARK SIDE AT DESERT MOUNTAIN PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE EAST QUARTER CORNER OF SAID SECTION 3, AND RUNNING THENCE N 89°14'57" W 142.46 FEET; THENCE S 84°22'41" W 216.55 FEET; THENCE N 7°22'11" W 177.13 FEET; THENCE S 82°37'49" W 8.92 FEET; THENCE N 7°22'11" W 50.00 FEET; THENCE N 0°07'20" W 805.11 FEET, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20090048189, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE S 76°51'23" E 151.44 FEET ALONG SAID LINE, TO A POINT ON A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 32°30'49" W; THENCE ALONG THE ARC OF SAID CURVE 177.67 FEET THROUGH A CENTRAL ANGLE OF 19°12'25", TO THE POINT OF A 120.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 102.90 FEET THROUGH A CENTRAL ANGLE OF 49°07'51", TO A POINT ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110006981, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 0°07'20" E 355.17 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE WESTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170007788, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 86°33'20" E 3.97 FEET, (2) THENCE S 0°10'46" W 45.55 FEET, TO THE NORTHWEST CORNER OF PARK SIDE AT DESERT MOUNTAIN PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) S 0°07'20" E 199.96 FEET, (2) THENCE S 2°38'46" W 50.00 FEET, (3) THENCE S 87°21'14" E 34.95 FEET, (4) THENCE S 2°38'46" W 160.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 344.698 SQ FT OR 7.91 ACRES MORE OR LESS

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, OPEN SPACE, PUBLIC STREETS, COMMON AREA / OPEN SPACE AND EASEMENTS TO BE HEREINAFTER BE KNOWN AS:

PARK SIDE AT DESERT MOUNTAIN PHASE 2

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO TOQUERVILLE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, COMMON AREA, PUBLIC STREETS, COMMON AREA / OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO TOQUERVILLE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ___ DAY OF _____, 20___ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

WALL 2 WALL CONSTRUCTION INC
(A UTAH CORPORATION)

(MANAGING/MEMBER)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENT AS RECORDED IN DOCUMENT NO. 20190043064, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.
3. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST TOQUERVILLE CITY STORMWATER MANAGEMENT MAINTENANCE AGREEMENT AS RECORDED IN DOCUMENT NO. 2020003061, THAT OUTLINE THAT THE CITY AND OWNER HAVE DETERMINED THAT IT IS IN THE BEST INTEREST OF THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF THE CITY THAT THE FACILITIES BE CONSTRUCTED AND MAINTAINED ON THE PROPERTY AND THAT OWNER MUST MAINTAIN THOSE FACILITIES.
4. A LANDSCAPE PARK STRIP EXISTS WITHIN THE RIGHT-OF-WAY OF EACH STREET BETWEEN THE SIDEWALK AND THE BACK OF CURB. THE RESPONSIBILITY FOR AND COST OF ALL MAINTENANCE AND UPKEEP OF THIS LANDSCAPING STRIP IS TO BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL LANDSCAPE PARK STRIPS AND TOQUERVILLE CITY IS HEREBY GRANTED THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN SUCH.

PARK SIDE AT DESERT MOUNTAIN PHASE 2

LOCATED IN
 NE 1/4 OF SECTION 3,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON COUNTY - TOQUERVILLE, UTAH

| | | | | | | |
|--|---|--|---|--|---|----------------------------|
| APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF A.D. 20___ | APPROVAL OF THE PLANNING COMMISSION ON THIS THE ___ DAY OF _____, A.D. 20___ THE PLANNING COMMISSION CHAIRMAN OF TOQUERVILLE CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY TOQUERVILLE CITY, UT. | ENGINEER'S APPROVAL THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___ | APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE ___ DAY OF _____, A.D. 20___ | APPROVAL AND ACCEPTANCE BY TOQUERVILLE CITY, UTAH WE, THE CITY OF TOQUERVILLE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ___ DAY OF _____, 20___ | 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 FINAL PLAT HAVE BEEN PAID IN FULL. | RECORDED No. _____ |
| SUPERINTENDENT, SSD | CHAIRMAN PLANNING COMMISSION TOQUERVILLE CITY, UTAH | ENGINEER, TOQUERVILLE CITY | CITY ATTORNEY, TOQUERVILLE CITY | ATTEST: CITY RECORDER TOQUERVILLE UTAH LYNN CHAMBERLAIN MAYOR TOQUERVILLE, UTAH | WASHINGTON COUNTY TREASURER | WASHINGTON COUNTY RECORDER |

PARK SIDE AT DESERT MOUNTAIN PHASE 2
 LOCATED IN
 NE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN

| | |
|-----------------|---------------------|
| PROJ. #: 21163 | CHECKED BY: TWS |
| DRAWN BY: P.JW | SCALE OF SHEET |
| DATE: 6-14-2021 | HOR SCALE: 1" = 50' |
| SHEET | |
| 2 | OF |
| 2 | |

1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.966.0100
CivilScience