

The Castle Rock Richfield Condominiums

Located in the NW Quarter of Section 36, T.23 S., R.3 W., S.L.B. & M.

Block 5, Plat "F" Richfield City Townsite Survey

Richfield City, Utah 2022

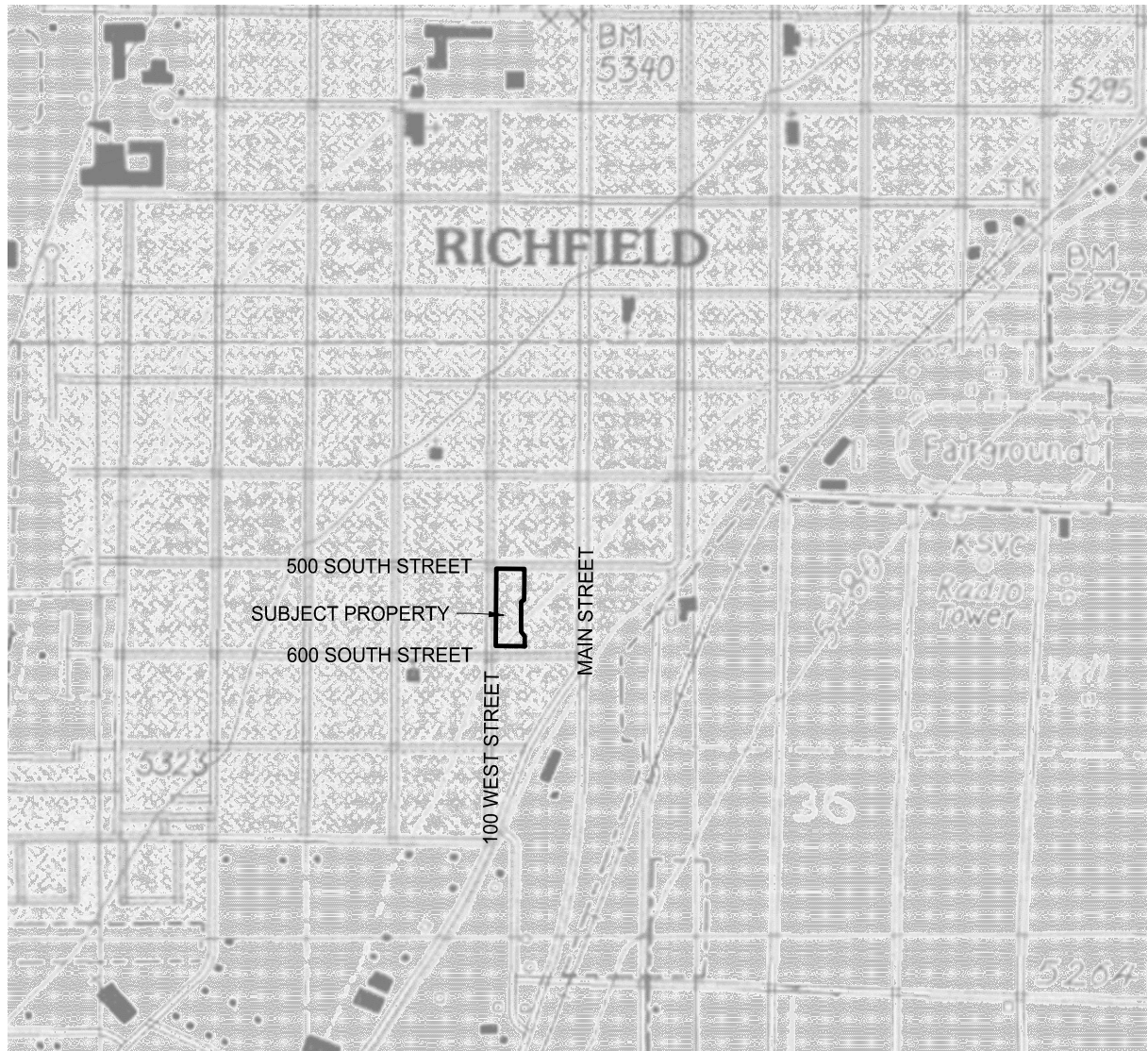
LEGEND

- SURVEYED BOUNDARY LINE
- RICHFIELD CITY BLOCK LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CONDOMINIUM BUILDING
- PROPOSED COVERED PARKING LIMITED COMMON AREA
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- FOUND REBAR WITH CAP STAMPED "JONES & DEMILLE ENGINEERING"

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SECTION 36, T.23 S., R.3 W., S.L.B. & M.
NOT TO SCALE

ACCEPTANCE BY THE CITY OF RICHFIELD

APPROVED THIS _____ DAY OF _____ BY RICHFIELD CITY, APPROVES THIS CONDOMINIUM PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS _____ DAY OF _____ A.D. _____

MAYOR _____ COUNCIL MEMBER _____
COUNCIL MEMBER _____ COUNCIL MEMBER _____
COUNCIL MEMBER _____ COUNCIL MEMBER _____

APPROVALS

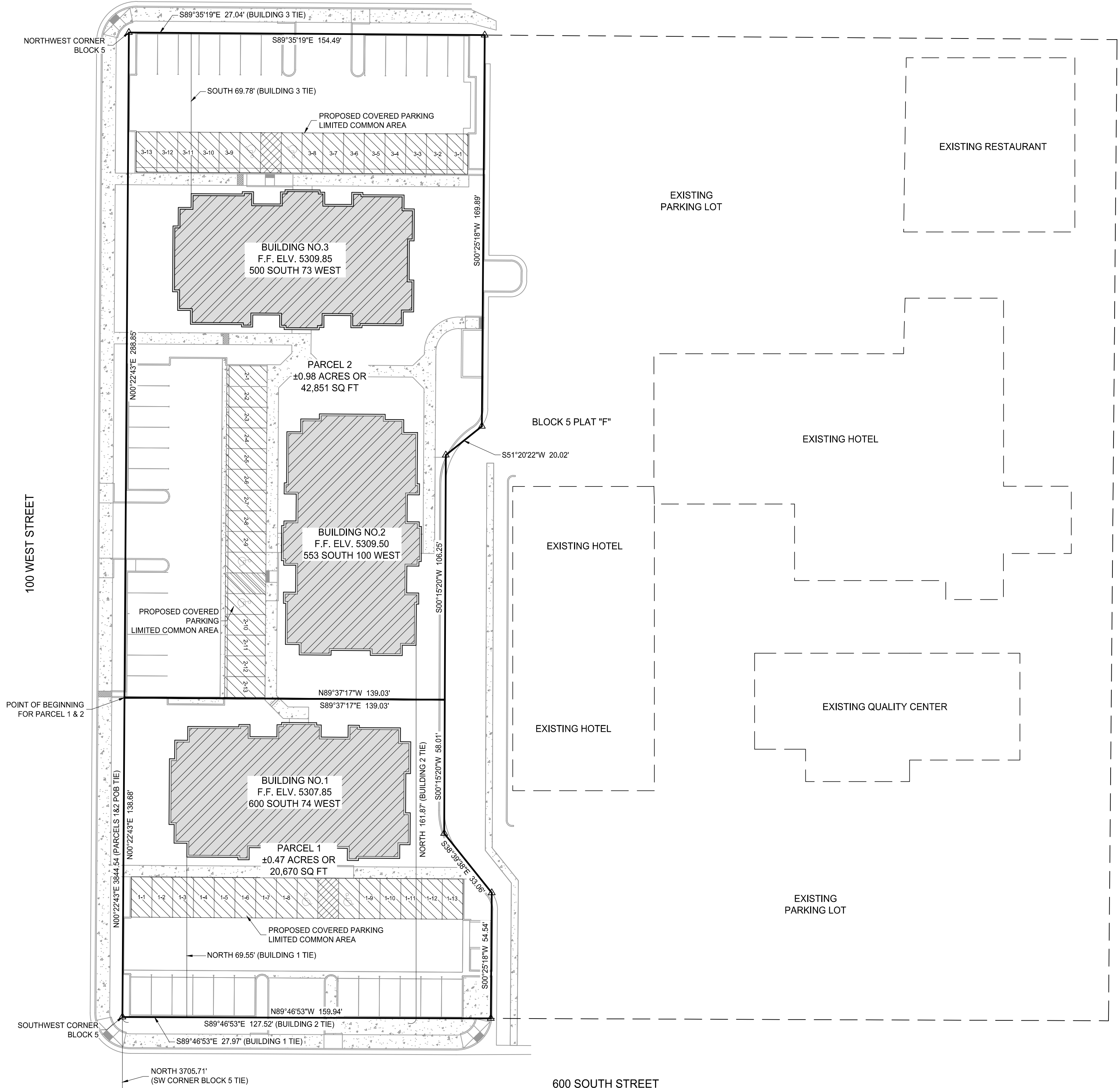
PLANNING COMMISSION CHAIR _____

ATTEST:

RICHFIELD CITY RECORDER

RICHFIELD CITY RECORDER SEAL

SOUTHWEST CORNER OF
SECTION 36, T.23 S., R.3 W., S.L.B. & M.
(FOUND 1999 BRASS CAP)
N89°49'23"E 1020.85' (SW CORNER BLOCK 5 TIE)
N89°49'23"E 996.35' (PARCELS 1&2 POB TIE)



BASIS OF BEARINGS N89°49'23"E

BOUNDARY DESCRIPTIONS

PARCEL 1
A PARCEL OF LAND LOCATED IN BLOCK 5, PLAT "F", RICHFIELD CITY TOWNSITE SURVEY AND IN THE NORTHWEST QUARTER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M. IN RICHFIELD CITY, SEVIER COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID BLOCK 5 BEING LOCATED N89°49'23"E 996.35 FEET ALONG THE SECTION LINE AND N00°22'43"E 3844.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING LOCATED N00°22'43"E 138.68 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE S89°37'17"E 139.03 FEET; THENCE S00°15'20"W 58.01 FEET; THENCE S38°39'38"E 33.06 FEET; THENCE S00°25'18"W 54.54 FEET TO THE SOUTH LINE OF SAID BLOCK 5; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5 N89°46'53"W 159.84 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5 PLAT N00°22'43"E 138.68 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRES OR 20,670 SQ FT MORE OR LESS

THE BASIS OF BEARINGS USED FOR THIS SURVEY IS UTAH STATE PLANE COORDINATE SYSTEM NAD1983 CENTRAL ZONE (4302) US FOOT AS DETERMINED BY GPS OBSERVATION AND IS SHOWN ON THIS PLAT AS (N89°49'23"E) BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M.

PARCEL 2
A PARCEL OF LAND LOCATED IN BLOCK 5, PLAT "F", RICHFIELD CITY TOWNSITE SURVEY AND IN THE NORTHWEST QUARTER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M. IN RICHFIELD CITY, SEVIER COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID BLOCK 5 BEING LOCATED N89°49'23"E 996.35 FEET ALONG THE SECTION LINE AND N00°22'43"E 3844.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING LOCATED N00°22'43"E 138.68 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5 N00°22'43"E 288.88 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE ALONG THE NORTH LINE OF SAID BLOCK 5 S89°35'19"E 154.49 FEET; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 5 S00°25'18"W 169.89 FEET; THENCE S51°20'22"W 20.02 FEET; THENCE S00°15'20"W 106.25 FEET; THENCE N89°37'17"E 139.03 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.983 ACRES OR 42,851 SQ FT MORE OR LESS

THE BASIS OF BEARINGS USED FOR THIS SURVEY IS UTAH STATE PLANE COORDINATE SYSTEM NAD1983 CENTRAL ZONE (4302) US FOOT AS DETERMINED BY GPS OBSERVATION AND IS SHOWN ON THIS PLAT AS (N89°49'23"E) BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M.

OWNER'S CERTIFICATE AND DEDICATION

WE, CASTLE ROCK RICHFIELD DEVELOPMENT LLC, THE OWNERS OF THE DESCRIBED TRACT OF LAND, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT ACCORDING TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

LARRY PEARSON - OWNER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20_____, PERSONALLY APPEARED BEFORE ME LARRY PEARSON, OF THE FOREGOING OWNERS CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

UTILITY DEDICATION

THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AS "COMMON AREAS" INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS CONDOMINIUM PLAT HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS AND OTHER COMMON AREAS INTENDED FOR USE BY THE OWNERS OF THE CONDOMINIUM OF THE CONDOMINIUM UNITS WITH THE PROJECTS, THEIR GUESTS AND INVITEES, AND ARE HEREBY RESERVED FOR THE COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

BASIS OF BEARINGS

1. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS UTAH STATE PLANE COORDINATE SYSTEM NAD1983 CENTRAL ZONE (4302) US FOOT AS DETERMINED BY GPS OBSERVATION AND IS SHOWN ON THIS PLAT AS (N89°49'23"E) BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M.

SURVEYOR'S CERTIFICATE

I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #11349296, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

PRELIMINARY

CORY B. SMITH, P.L.S. #11349296

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

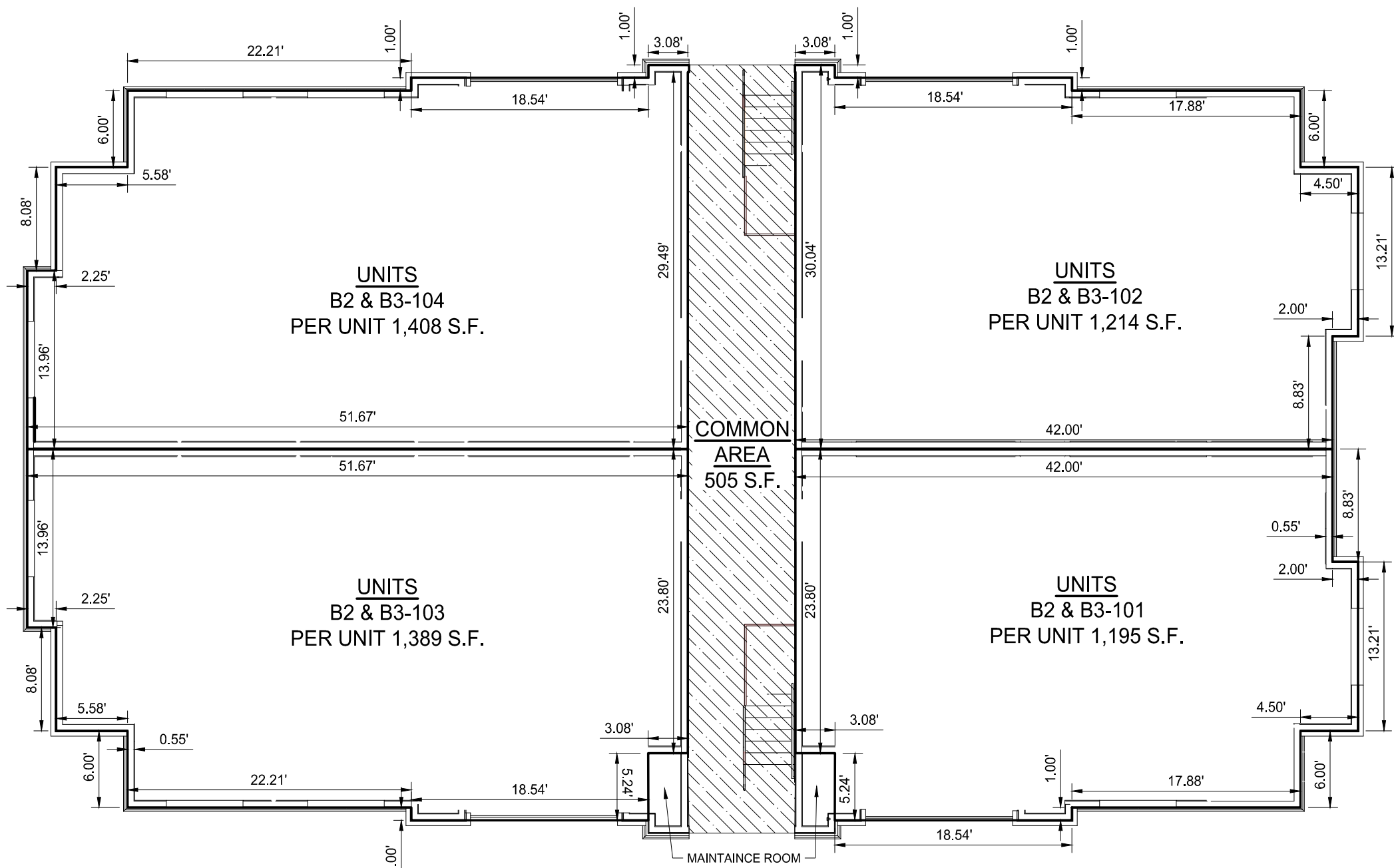
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SURVEYED BY: JDE DRAWN BY: KDB UPDATED: 10/20/2022 PLOTTED: 10/20/2022

The Castle Rock Richfield
Condominiums

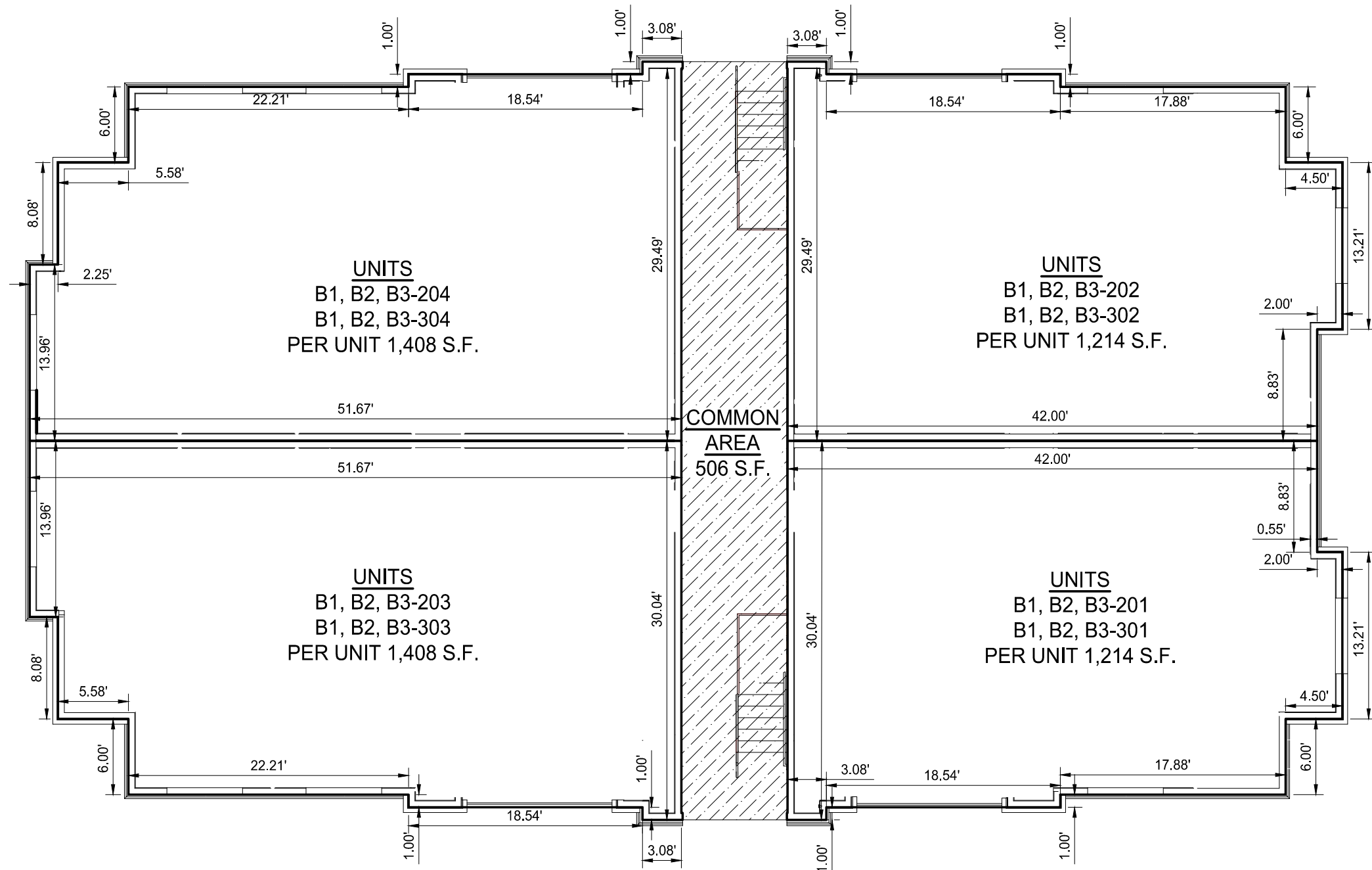
Richfield City, Sevier County, Utah

Scale: 1" = 30'

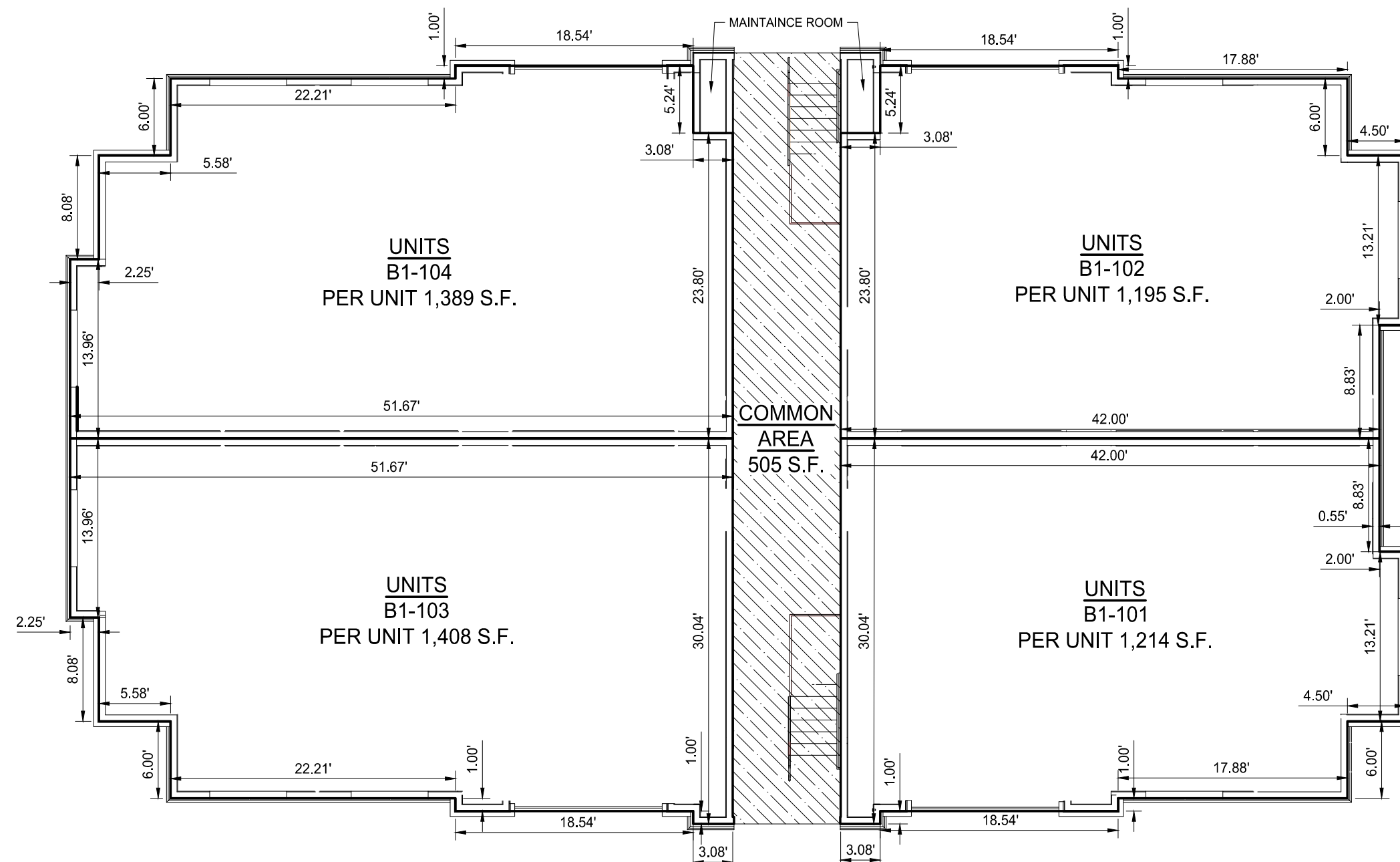
Sheet 1 of 4



**BUILDINGS 2 & 3
LEVEL 1**

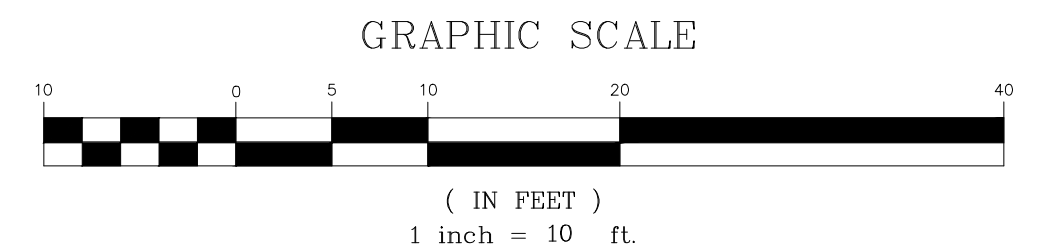


**BUILDINGS 1, 2 & 3
LEVEL 2 & 3**



**BUILDING 1
LEVEL 1**

LEGEND	
	PROPOSED CONDOMINIUM BUILDING UNIT
	PROPOSED COMMON AREA FOR BUILDING
B1	PROPOSED BUILDING 1
B2	PROPOSED BUILDING 2
B3	PROPOSED BUILDING 3
101-104	PROPOSED BUILDING LEVEL 1
201-204	PROPOSED BUILDING LEVEL 2
301-304	PROPOSED BUILDING LEVEL 3



NOTES

1. THE SQUARE FOOTAGE CALCULATIONS WERE ESTABLISHED FROM THE OUTSIDE OF WALL SHEATHING TO COMPLY WITH (BOMA) BUILDING OWNERS AND MANAGERS ASSOCIATION STANDARDS.
2. THE WALL THICKNESS IS REFERENCED FROM THE OUTSIDE OF SHEATHING TO THE FINISHED SIDE OF DRYWALL.
3. THE INFORMATION SHOWN HEREON WAS REFERENCED FROM LMNT ARCHITECTURE. REFERENCES WERE TAKEN FROM DESIGN PLANS AND NOT FIELD MEASUREMENTS.

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SURVEYED BY: JDE	DRAWN BY: KDB

**The Castle Rock Richfield
Condominiums**

Richfield City, Sevier County, Utah
 Scale: 1" = 10'

FRONT ELEVATION



BUILDINGS 1, 2, & 3 TYPICAL

REAR ELEVATION



BUILDINGS 1, 2, & 3 TYPICAL

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**The Castle Rock Richfield
Condominiums**

Richfield City, Sevier County, Utah
Scale: N/A

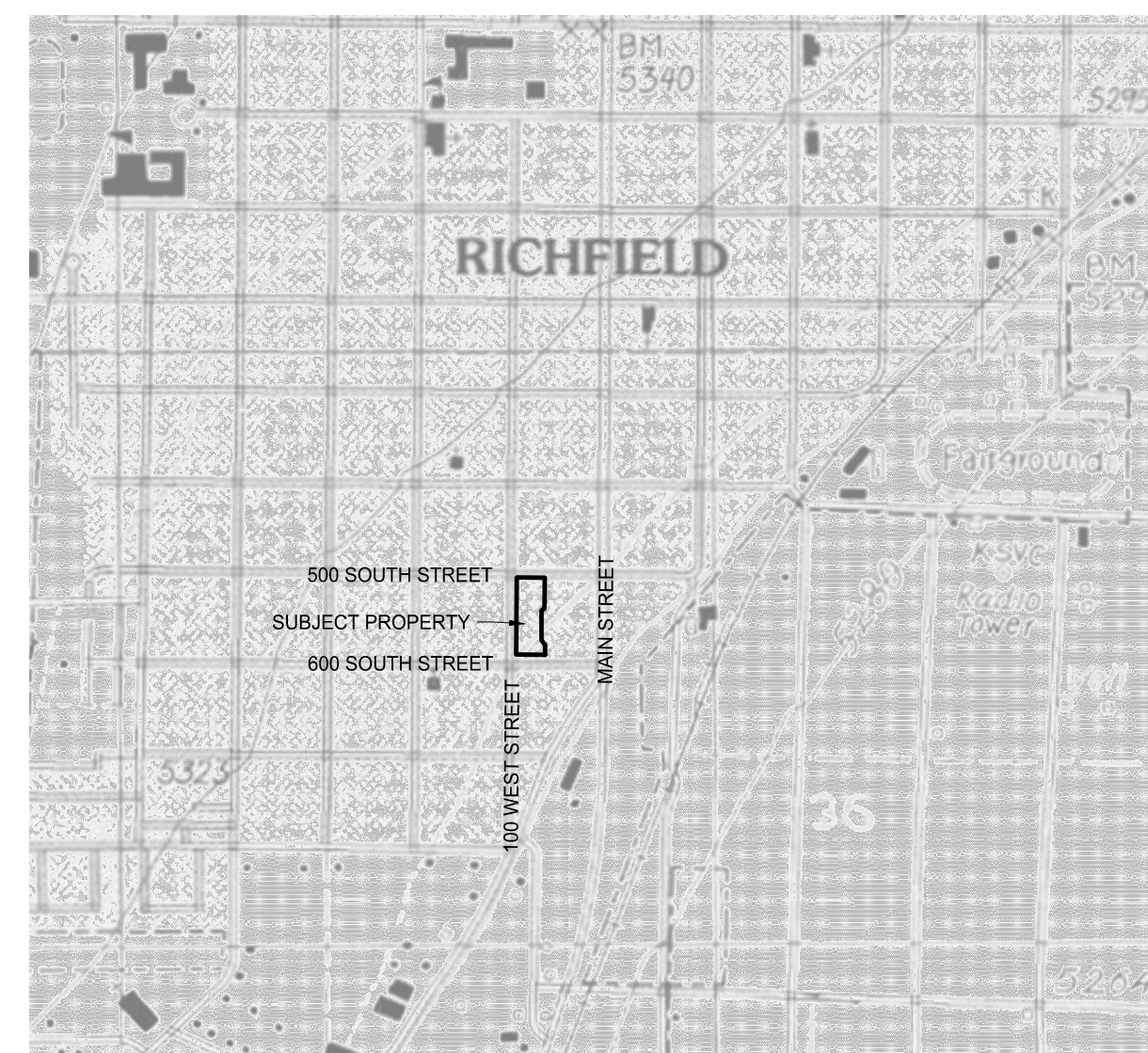
Sheet 3 of 4

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Richfield City, Utah 2022

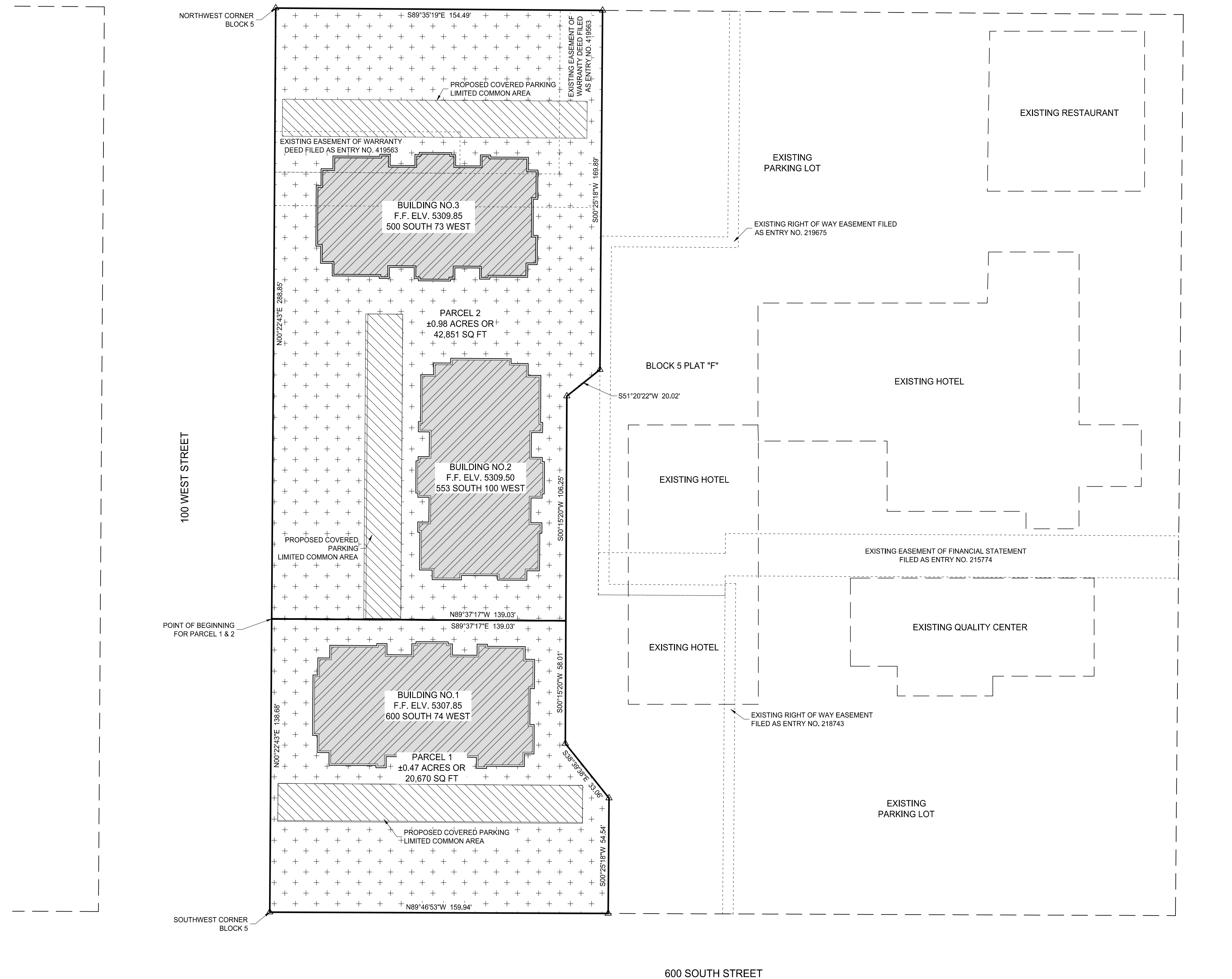
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500 SOUTH STREET

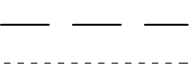


VICINITY MAP
SECTION 36, T.23 S., R.3 W., S.L.B. & M
NOT TO SCALE



600 SOUTH STREET

LEGEND

- 
- SURVEYED BOUNDARY LINE
 - RICHFIELD CITY BLOCK LINE
 - EXISTING EASEMENT LINE
 - EXISTING BUILDING
 - EXISTING EASEMENT
 - PROPOSED CONDOMINIUM BUILDING
 - PROPOSED COVERED PARKING LOT/COMMON AREA
 - PROPOSED COMMON AREA FOR LOT
 - FOUND REBAR WITH CAP STAMPED "JONES & DEMILLE ENGINEERING"

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Condominiums*

Richfield City, Sevier County, Utah
Scale: 1" = 30'

Sheet 4 of 4