20200012655 03/13/2020 10:39:58 AM 4342
Page 2 of 2 Washington County

GENERAL NOTES

1. THERE EXISTS PUBLIC UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 15.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 10.00 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.

2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.

3. PROPERTY IS SUBJECT TO FINDINGS, SUMMARIES, AND CONCLUSIONS OF THE GEOTECHNICAL INVESTIGATION, HEIGHTS WEST, PLAT H, SANTA CLARA, UTAH" PREPARED BY AGEC, DATED FEBRUARY 7, 2005. A COPY OF WHICH IS AVAILABLE FOR INSPECTION OR COPIES MADE BY CONTACTING THE CITY OF SANTA CLARA, 2721 SANTA CLARA DRIVE, SANTA CLARA, UTAH 84765.

4. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°50'24" E ALONG THE SOUTH SECTION LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M, BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER OF SAID SECTION 8, THE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

5. ROTATE BASIS OF BEARING 1°18'54" COUNTER CLOCKWISE TO MATCH RECORD BEARINGS OF HEIGHTS WEST, PLAT H.

6. LAND OWNERS ARE RESPONSIBLE FOR LANDSCAPING. LANDSCAPING TO BE SIMILAR TO OTHER COMMERCIAL DEVELOPMENTS IN THE AREA.

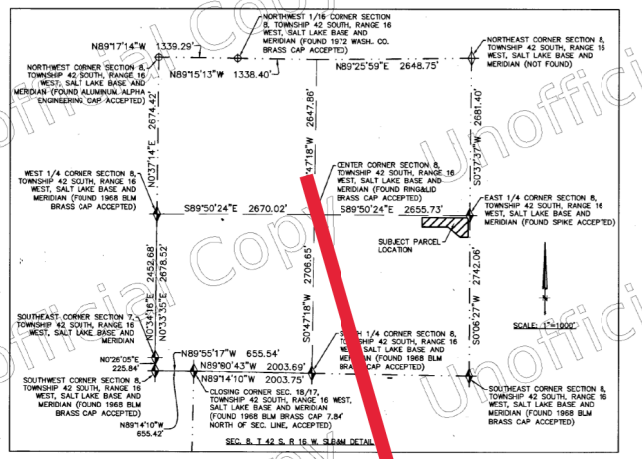
7. LAND OWNERS OR PURCHASERS OF THIS LAND ARE RESPONSIBLE FOR ALL UTILITIES. NO UTILITIES ARE PROVIDED OR EXTENDED TO LOTS IN THIS PLAT.

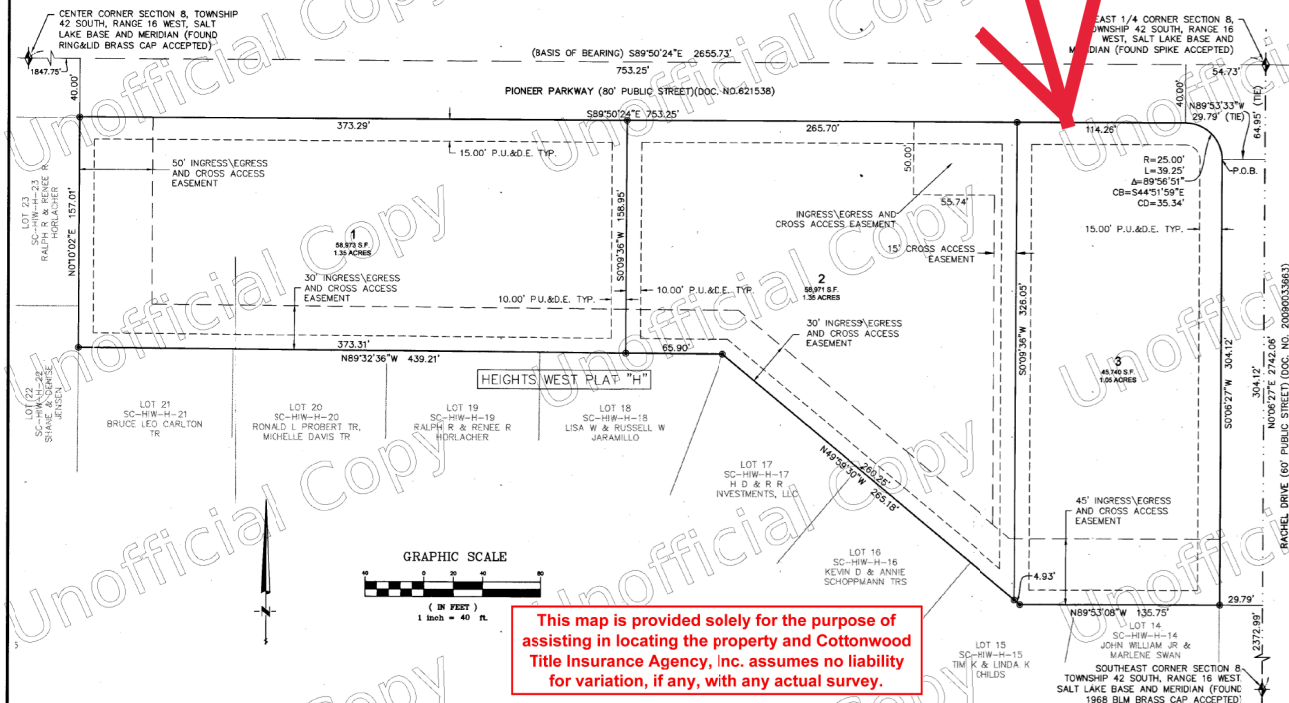
8. BUILDING SETBACKS ARE 20' ALONG ROAD WAYS AND 10' ALONG REAR AND SIDE PROPERTY LINES.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED B&G, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

BOUNDARY LINE — 1/16 SECTION LINE
SECTION LINE — ADJOINING LOT/PARCEL/ BOUNDARY LINE
QUARTER SECTION LINE — LOT EASEMENT LINE





This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 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 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC EASEMENTS HEREAFTER TO BE KNOWN AS:

GIOVENGO SUBDIVISION

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 0°06'27" WEST 64.95 FEET ALONG THE SECTION LINE AND NORTH 89°53'33" WEST 29.79 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF RACHEL DRIVE, AND RUNNING THENCE SOUTH 0°06'27" WEST ALONG SAID RIGHT-OF-WAY 304.12 FEET TO A POINT ON THE NORTH BOUNDARY OF HEIGHTS WEST, PLAT H, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, THENCE ALONG SAID HEIGHTS WEST PLAT H THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°53'08" WEST 135.75 FEET, (2) NORTH 49°59'30" WEST 265.18 FEET; (3) NORTH 89°32'36" WEST 439.21 FEET AND (4) NORTH 0°10'02" EAST 157.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PIONEER PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES, (1) SOUTH 89°50'24" EAST 753.25 FEET AND (2) SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT CURVE, (LONG CHORD BEARS SOUTH 44°51'59" EAST A DISTANCE OF 35.34 FEET, CENTER POINT LIES SOUTH 00°09'36" WEST), THROUGH A CENTRAL ANGLE OF 89°56'51" A DISTANCE OF 39.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 163,684 SQUARE FEET OR 3.76 ACRES. (THREE LOTS)

12/06/2019
DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR LICENSE #312770 D. GREGG MEYERS 12/06/2019 STATE OF UTAH

D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC EASEMENTS AND CROSS ACCESS EASEMENTS TO HEREAFTER BE KNOWN AS:

GIOVENGO SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

GIOVENGO PROPERTIES, LLC
(A UTAH LIMITED LIABILITY COMPANY)

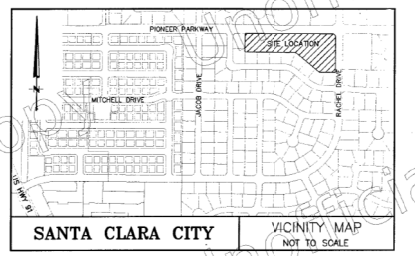
Jayleen Giovengo
BY: JAYLEEN GIOVENGO
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Washington } S.S.

ON THE 16th DAY OF January 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Jayleen Giovengo WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE MANAGER/MEMBER OF GIOVENGO PROPERTIES, LLC, AND THAT (S)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 GIOVENGO PROPERTIES, LLC, AND (S)HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Alia Shelley
NOTARY PUBLIC
COMMISSION NUMBER: 690038



GIOVENGO SUBDIVISION

LOCATED IN
SOUTHEAST 1/4 SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

CITY SURVEYORS CERTIFICATE	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH	TREASURER APPROVAL	RECORDED No.
I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 4 DAY OF Dec A.D. 2019	APPROVED AS TO FORM, THIS THE 11th DAY OF February A.D. 2020	ON THIS THE 12 DAY OF December A.D. 2019 THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, 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 SANTA CLARA, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF SANTA CLARA, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE 11 DAY OF December A.D. 2019 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 13 DAY OF March A.D. 2020 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	DOC # 20200012655 Page 1 of 2
12/9/2019 CITY SURVEYOR, CITY OF SANTA CLARA	ENGINEER, CITY OF SANTA CLARA	CITY ATTORNEY, CITY OF SANTA CLARA	CHAIRMAN PLANNING COMMISSION CITY OF SANTA CLARA, UTAH.	ATTEST: CITY RECORDER, CITY OF SANTA CLARA — MAYOR, CITY OF SANTA CLARA	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
356 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-3331 / Fax (435) 673-3161
www.bushandgudgell.com

Rev. | Date | By | Revision

Drawn: BBS Date: 07/22/2019
Circuit: dwg\acad\subdivision\plat.dwg
Checked: GM
Approved: GM
Scale: 1" = 40'
Job No.: 3811BFP

GIOVENGO SUBDIVISION
LOCATED IN SOUTHEAST 1/4 SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS
FILE 19111BFP

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