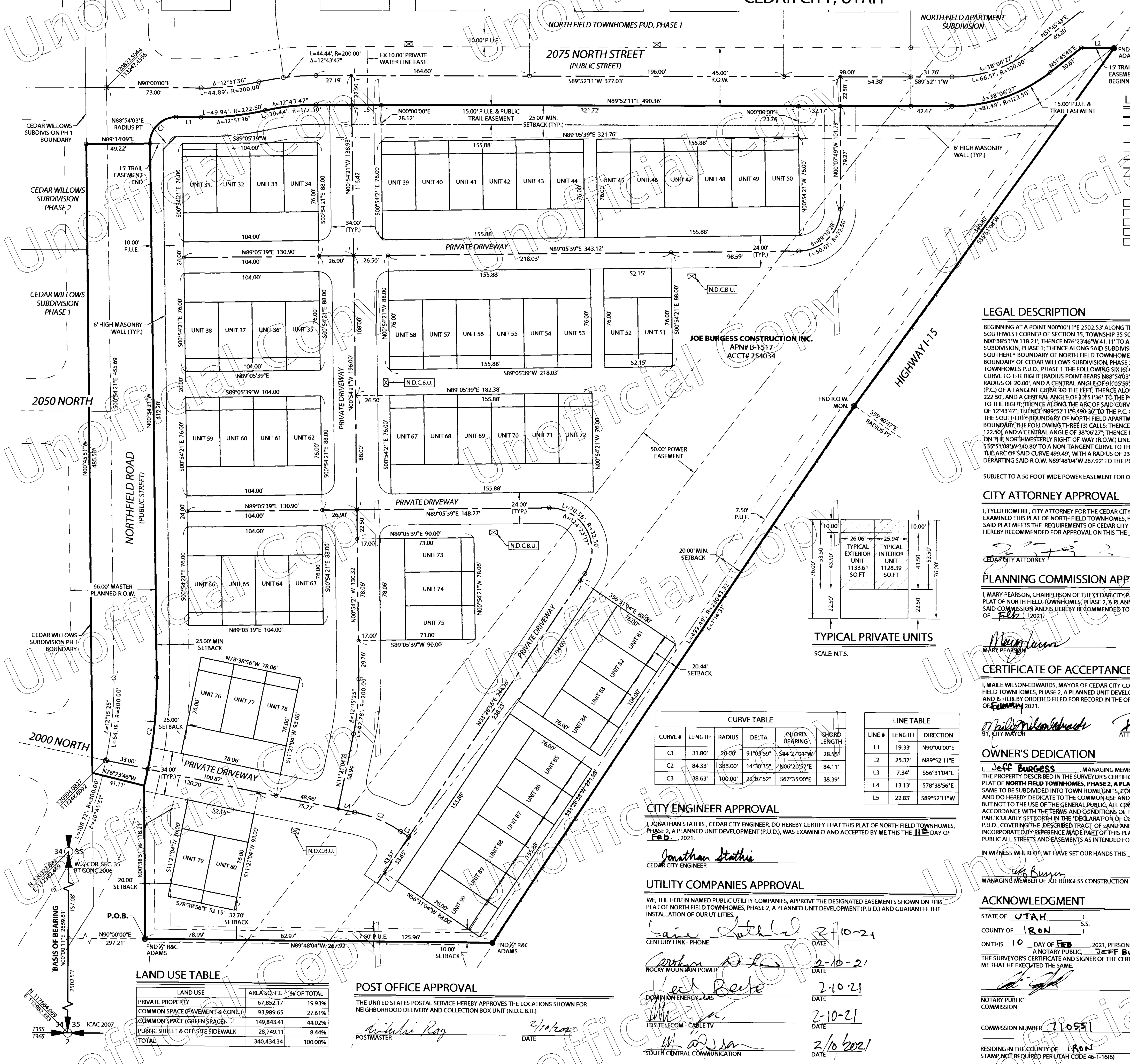
FINAL PLAT

NORTH FIELD TOWNHOMES P.U.D., PHASE 2

WITHIN THE NW ¼ OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, UTAH



LEGEND

- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- MINIMUM SETBACK
- NEW PRIVACY BLOCK WALL
- NEW CENTERLINE (PRIVATE STREETS)
- NEW PUBLIC UTILITY EASEMENT
- N.D.C.B.U. (NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT
- PRIVATE AREA
- PRIVATE STREET
- COMMON AREA
- LIMITED COMMON AREA
- NORTH FIELD RD DEDICATION
- NEW CLASS I CENTERLINE MONUMENT
- NEW CLASS II CENTERLINE MONUMENT
- QUARTER CORNER, AS NOTED
- SECTION CORNER, AS NOTED

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.80'	20.00'	91°05'59"	S44°27'01"W	28.55'
C2	84.33'	333.00'	14°30'35"	N06°20'57"E	84.11'
C3	38.63'	100.00'	22°07'52"	S67°35'00"E	38.39'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	19.33'	N90°00'00"E
L2	25.32'	N89°52'11"E
L3	7.34'	S56°31'04"E
L4	13.13'	S78°38'56"E
L5	22.83'	S89°52'11"W

TYPICAL PRIVATE UNITS

SCALE: N.T.S.

TYPICAL EXTERIOR UNIT 1133.61 SQ.FT; TYPICAL INTERIOR UNIT 1128.39 SQ.FT

LAND USE TABLE

LAND USE	AREA SQ. FT.	% OF TOTAL
PRIVATE PROPERTY	67,852.17	19.93%
COMMON SPACE (PAVEMENT & CONC.)	93,989.65	27.61%
COMMON SPACE (GREEN SPACE)	149,843.41	44.02%
PUBLIC STREET & OFF SITE SIDEWALK	28,749.11	8.44%
TOTAL	340,434.34	100.00%

POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (N.D.C.B.U.).

POSTMASTER — DATE 2/10/2021

CITY ENGINEER APPROVAL

I, JONATHAN STATHIS, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), WAS EXAMINED AND ACCEPTED BY ME THIS THE 11th DAY OF Feb. 2021.

CEDAR CITY ENGINEER

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.) AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK - PHONE — DATE 2-10-21
ROCKY MOUNTAIN POWER — DATE 2-10-21
DOMINION ENERGY - GAS — DATE 2-10-21
TDS TELECOM - CABLE TV — DATE 2-10-21
SOUTH CENTRAL COMMUNICATION — DATE 2/10/2021

LEGAL DESCRIPTION

BEGINNING AT A POINT N00°00'11"E 2502.53' ALONG THE WEST SECTION LINE, AND N90°00'00"E 297.21' FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE N00°38'51"W 118.21'; THENCE N76°23'46"W 41.11' TO A POINT ON THE EASTERLY BOUNDARY OF CEDAR WILLOWS SUBDIVISION, PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY N00°45'51"W 485.53' TO A POINT ON THE SOUTHERLY BOUNDARY OF NORTH FIELD TOWNHOMES P.U.D., PHASE 1, SAID POINT IS ALSO ON THE EASTERLY BOUNDARY OF CEDAR WILLOWS SUBDIVISION, PHASE 2; THENCE ALONG SAID BOUNDARY OF NORTH FIELD TOWNHOMES P.U.D., PHASE 1 THE FOLLOWING SIX (6) CALLS: THENCE N89°14'09"E 49.22' TO A NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS N88°54'03"E); THENCE ALONG THE ARC OF SAID CURVE 31.80', WITH A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 91°05'59"; THENCE N90°00'00"E 19.33' TO THE POINT-OF-CURVATURE (P.C.) OF A TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 49.94', WITH A RADIUS OF 222.50', AND A CENTRAL ANGLE OF 12°51'36" TO THE POINT-OF-REVERSE-CURVATURE (P.R.C.) OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.44', WITH A RADIUS OF 177.50', AND A CENTRAL ANGLE OF 12°43'47"; THENCE N89°52'11"E 490.36' TO THE P.C. OF A TANGENT CURVE TO THE LEFT; SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF NORTH FIELD APARTMENT SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) CALLS: THENCE ALONG THE ARC OF SAID CURVE 81.48', WITH A RADIUS OF 122.50', AND A CENTRAL ANGLE OF 38°06'27"; THENCE N51°45'43"E 30.61'; THENCE N89°52'11"E 25.32' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF HIGHWAY I-15; THENCE ALONG SAID R.O.W. LINE S35°51'08"W 340.80' TO A NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS S55°40'47"E); THENCE ALONG THE ARC OF SAID CURVE 499.49', WITH A RADIUS OF 23,043.32', AND A CENTRAL ANGLE OF 1°14'31"; THENCE DEPARTING SAID R.O.W. N89°48'04"W 267.92' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 7.71 ACRES.

SUBJECT TO A 50 FOOT WIDE POWER EASEMENT FOR OVERHEAD POWER LINES.

CITY ATTORNEY APPROVAL

I, TYLER ROMERIL, CITY ATTORNEY FOR THE CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 25 DAY OF February 2021.

CEDAR CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 16 DAY OF Feb 2021.

MARY PEARSON — DATE 2/16/2021

CERTIFICATE OF ACCEPTANCE

I, MAILE WILSON-EDWARDS, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE 25 DAY OF February 2021.

BY, CITY MAYOR — ATTEST: RENON SAVAGE, CITY RECORDER

OWNER'S DEDICATION

I, Jeff Burgess, MANAGING MEMBER OF JOE BURGESS CONSTRUCTION INC., AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT OF **NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT** (P.U.D.), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWN HOME UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS AND DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE TOWN HOME OWNERS IN SAID P.U.D., BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF SAID P.U.D., COVERING THE DESCRIBED TRACT OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE MADE PART OF THIS PLAT DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10th DAY OF February 2021.

MANAGING MEMBER OF JOE BURGESS CONSTRUCTION INC.

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF IRON)

ON THIS 10 DAY OF FEB 2021, PERSONALLY APPEARED BEFORE ME, COLIN CAMPBELL A NOTARY PUBLIC, JEFF BURGESS, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

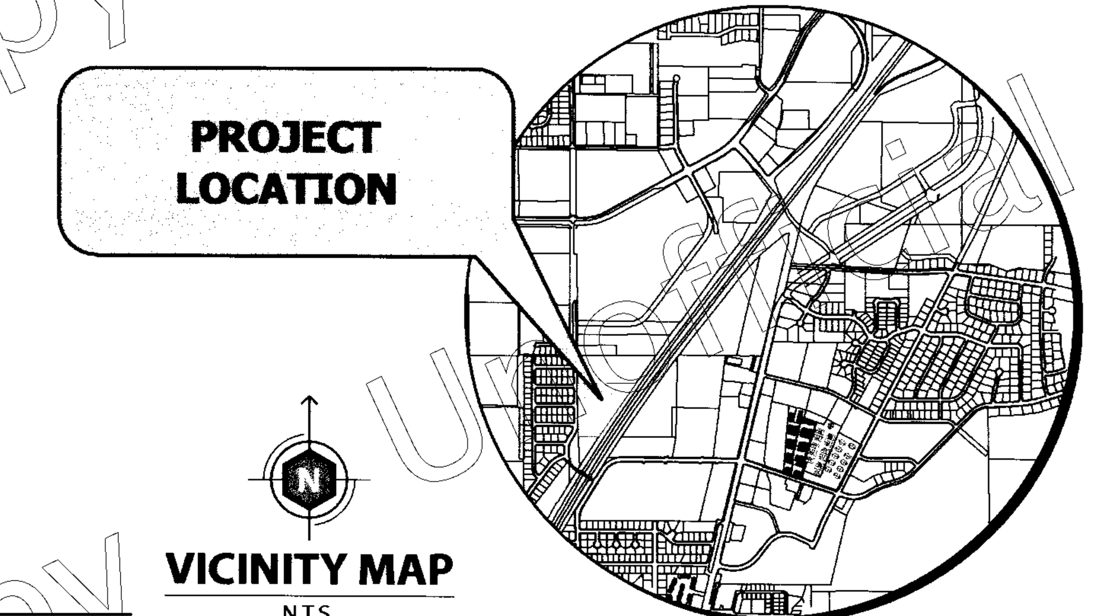
NOTARY PUBLIC COMMISSION — UTAH NOTARY PUBLIC STATE OF

COMMISSION NUMBER 710551 — COMMISSION EXPIRES FEB 12/24

RESIDING IN THE COUNTY OF IRON
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CONFORMS TO THE CEDAR CITY P.U.D. AND ZONING ORDINANCES.

DARYL T. BROWN, P.L.S.

DATE

NOTES

1. SITE INFORMATION:
   1.1. ADDRESS: 2052 N NORTH FIELD RD, CEDAR CITY, UT 84721
   1.2. APN# B-1517-0000-0000
   1.3. 7.16 ACRES
2. SITE ZONING: R-3-M
   2.1. SETBACKS PER ZONING ORDINANCE:
   2.1.1. SIDE: 6' MIN, 16' TOTAL.
   2.1.1.1. 12' MIN SETBACK TO DWELLINGS ON ADJACENT PROPERTY.
   2.1.2. FRONT: 25' MIN.
   2.1.3. REAR: 20' MAIN BUILDING.
   2.2. SETBACK PER PUD ORDINANCE: 10' MINIMUM PERIMETER SETBACK.
   2.3. DENSITY:
   2.3.1. 60 UNITS / 7.16 ACRES = 8.54 UNITS/ACRE
   2.3.1.1. MAX DENSITY: 24 UNITS/ACRE = 171 UNITS MAX
3. SITE AIRPORT COMPATIBILITY ZONE: TRAFFIC PATTERN ZONE (TPZ)
4. SITE FLOOD ZONE:
   4.1. ZONE C (UNSHADED) - AREAS OF MINIMAL FLOODING. PER FIRM PANEL NUMBER 490073 0725 B, EFFECTIVE DATE JULY 17, 1986.
   4.2. ZONE X (UNSHADED), PER PROPOSED FEMA FLOOD ZONE CHANGES
5. SITE SOIL AREA: MODERATE - MODERATELY SUSPECT SOILS. DELETERIOUS SOILS LIKELY TO BE THIN AND SHALLOW. TESTING HIGHLY DESIRABLE BEFORE PURCHASING OR DEVELOPING LAND. RECOMMENDATION: 1 TEST HOLE PER 10 LOTS, 50 FEET MINIMUM DEPTH INTO SOIL OR AT LEAST 5 FEET INTO BEDROCK. PER CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP (PRINTED JANUARY 2011).
6. PARKING CALCULATION (PER SECTION 26-V-2) FOR 3-BEDROOM UNITS:
   6.1. TOTAL PARKING SPACES REQUIRED (1.3 STALLS/BEDROOM) = (240) PARKING STALLS
   6.1.1. 60 UNITS x (4) STALLS (1.3 STALLS x 3 BR) = (240) PARKING STALLS
   6.2. PARKING SPACES PROVIDED: (240) PARKING STALLS
   6.2.1. (60) 2-CAR GARAGE PER UNIT = (120) PARKING STALLS
   6.2.2. (60) 2-CAR TANDEM PARKING DRIVEWAYS = (120) PARKING STALLS
7. PRIVATE STREETS WILL BE SUBJECT TO EASEMENT FOR UTILITIES.
8. ALL COMMON AREA IS PUBLIC UTILITY EASEMENT.
9. FENCING ALONG BOUNDARIES WILL BE A 6' HIGH 6" C.M.U. PRIVACY WALL/FENCE.
10. GARBAGE PICK UP WILL BE PROVIDED BY CEDAR CITY. EACH UNIT WILL BE PROVIDED WITH ONE (1) TRASH CAN. ALL CANS WILL BE PICKED UP ON ONE SIDE OF THE STREET.
    10.1. TRASH PICK UP WILL BE A PART OF THE PUD CC&Rs.
11. EACH TOWNHOME WILL REQUIRE A PRESSURE REDUCING VALVE (PRV) TO BE INSTALLED.
    11.1. STATIC PRESSURE IS 175 PSI.

BASIS OF BEARING

THE BASIS OF BEARING IS N00°00'11"W FROM THE SOUTHWEST CORNER (IRON COUNTY ALUMINUM CAP) TO THE WEST QUARTER CORNER (IRON COUNTY ALUMINUM CAP) OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

COORDINATES SHOW HEREON ARE ON THE CEDAR CITY ENGINEERS CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.

POWER COMPANY NOTE

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

UTILITY NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITH THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SOILS NOTE

DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOILS SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF "NORTH FIELD TOWNHOMES P.U.D., PHASE 2" TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION. A COPY OF THE FINDINGS OF THAT TESTING, ALONG WITH RECOMMENDATIONS BASED ON THE SAME, HAS BEEN FILED WITH THE SUBDIVIDER OF THE PROPERTY WHOSE NAME AND ADDRESS ARE LISTED BELOW, AND WITH THE CITY ENGINEER OF CEDAR CITY, UTAH. COPIES OF THIS REPORT MAY BE INSPECTED AT BOTH LOCATIONS BY THE GENERAL PUBLIC AND ANY PERSONS INTERESTED IN PURCHASING PROPERTY LOCATED WITHIN SAID SUBDIVISION.
JOE BURGESS CONSTRUCTION, 1125 N HOVI HILLS DRIVE, CEDAR CITY, UT 84721.

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF NORTH FIELD TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.), WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 12 DAY OF MARCH, 2021.

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: 1538 PAGE: 1746
ENTRY No.: 764366 FEE: $ 168.00
RECORDED AT THE REQUEST OF: CEDAR LAND TITLE

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www.wecinc.com

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FINAL PLAT
NORTH FIELD TOWNHOMES P.U.D., PHASE 2
2050 N NORTH FIELD ROAD, CEDAR CITY, UTAH
WITHIN SEC. 35, T. 35 S., R. 11 W., S.L.M.

DRAWN BY: D. T. BROWN
CHECKED BY: T. G. WATSON
DATE: February 9, 2021
SCALE: 1:40
WATSON PROJECT No.: 20-4355
FILE: