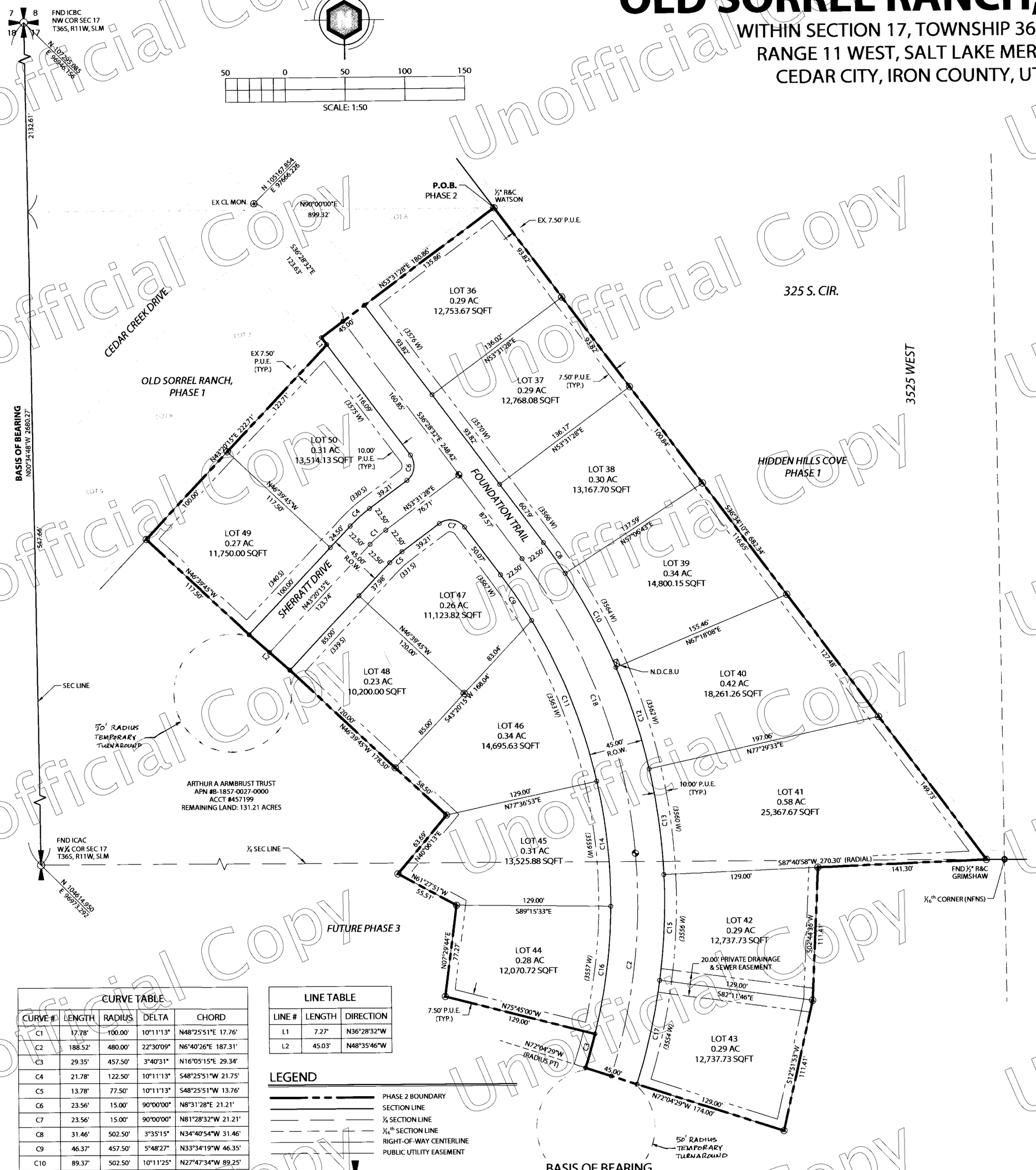
FINAL PLAT

OLD SORREL RANCH, PHASE 2

WITHIN SECTION 17, TOWNSHIP 36 SOUTH,
RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	17.78'	100.00'	10°11'13"	N48°25'51"E 17.76'
C2	188.52'	480.00'	22°30'09"	N6°40'26"E 187.31'
C3	29.35'	457.50'	3°40'31"	N16°05'15"E 29.34'
C4	21.78'	122.50'	10°11'13"	S48°25'51"W 21.75'
C5	13.78'	77.50'	10°11'13"	S48°25'51"W 13.76'
C6	23.56'	15.00'	90°00'00"	N8°31'28"E 21.21'
C7	23.56'	15.00'	90°00'00"	N81°28'32"W 21.21'
C8	31.46'	502.50'	3°35'15"	N34°40'54"W 31.46'
C9	46.37'	457.50'	5°48'27"	N33°34'19"W 46.35'
C10	89.37'	502.50'	10°11'25"	N27°47'34"W 89.25'
C11	145.45'	457.50'	18°12'56"	N21°33'38"W 144.84'
C12	89.37'	502.50'	10°11'25"	N17°36'09"W 89.25'
C13	89.37'	502.50'	10°11'25"	N7°24'44"W 89.25'
C14	105.35'	457.50'	13°11'37"	N5°51'21"W 105.12'
C15	88.77'	502.50'	10°07'16"	N2°44'36"E 88.65'
C16	107.87'	457.50'	13°30'32"	N7°29'44"E 107.62'
C17	88.77'	502.50'	10°07'16"	N12°51'53"E 88.65'
C18	267.23'	480.00'	31°53'54"	N20°31'35"W 263.79'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.27'	N36°28'32"W
L2	45.03'	N48°35'46"W

LEGEND

- PHASE 2 BOUNDARY
- SECTION LINE
- ¼ SECTION LINE
- ¼₁₆th SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION CORNER, AS NOTED
- SECTION QUARTER CORNER, AS NOTED
- NEW CLASS I CENTERLINE MONUMENT
- NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU)
- EXISTING PROPERTY CORNER, AS NOTED
- WATSON ½" R&C TO BE SET
- PROPERTY CORNERS, SEE NOTE #9

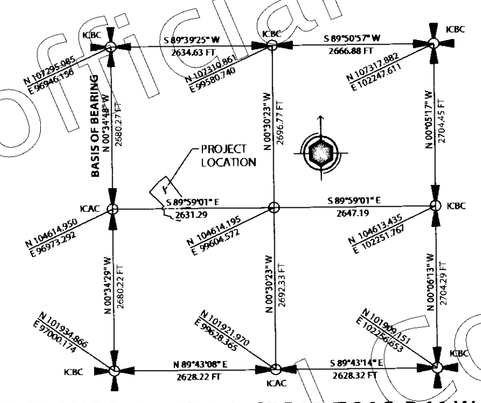
BASIS OF BEARING

THE BASIS OF BEARING IS N00°34'48"W ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER (IRON COUNTY ALUMINUM CAP) TO THE NORTHWEST CORNER (IRON COUNTY BRASS CAP) OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

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

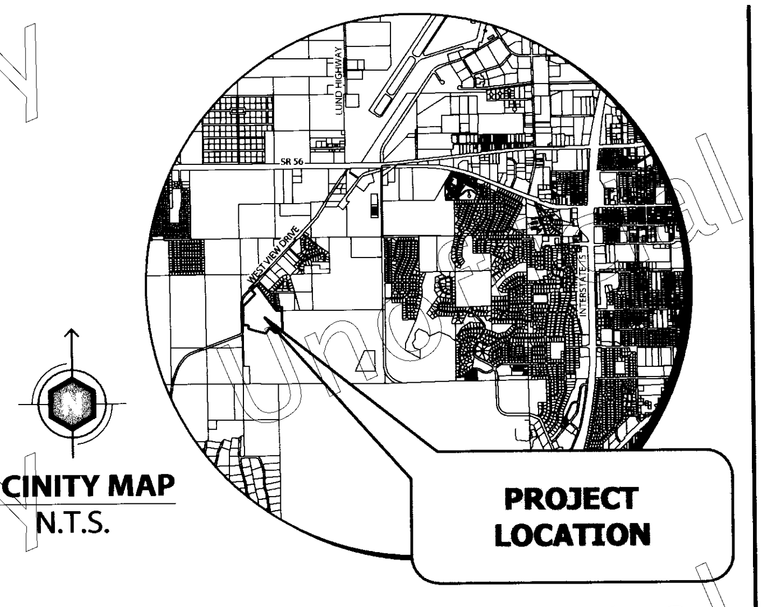
WILDLAND URBAN INTERFACE ZONE

THIS SUBDIVISION IS SUBJECT TO THE WILDLAND-URBAN INTERFACE (WUI) ORDINANCE THAT CEDAR CITY HAS ADOPTED. THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE WILDLAND URBAN INTERFACE ZONE. ALL FIRE HYDRANTS ARE DESIGNED TO CEDAR CITY STANDARDS AND ARE SPACED NO FURTHER THAN 500 FEET APART.



SECTION BREAK DOWN - SEC 17, T 36 S, R 11 W, S.L.M.

SCALE: N.T.S.



NOTES

1. SITE INFORMATION:
   1.1. APN#B-1857-0027-0000
2. SITE ZONING: R-2-2
3. PHASE 2 SITE DEVELOPMENT
   3.1. TOTAL LOTS: 15
   3.2. MIN LOT SIZE: 10,200.00 FT²
   3.3. MAX LOT SIZE: 25,367.67 FT²
4. SITE AIRPORT COMPATIBILITY ZONE: TRAFFIC PATTERN ZONE (TPZ).
5. SITE FLOOD ZONE:
   5.1. ZONE X (UNSHADED). PER FIRM MAP # 49021C1586C
6. SITE SOIL AREA: PER CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP (PRINTED JANUARY 2011).
   6.1. NORTHERN: 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 OF AT LEAST 5 FEET INTO BEDROCK.
   6.2. SOUTHERN: MINIMAL - MINIMALLY SUSPECT SOILS. SOME POSSIBILITY OF OCCURRENCE: HYDROCOMPACTIBLE SOILS IN THIS ZONE ARE LIKELY TO BE THIN AND SHALLOW. TESTING DESIRABLE BEFORE PURCHASING OR DEVELOPING LAND. RECOMMENDATION: 1 TEST HOLE PER 20 LOTS. 50 FEET MINIMUM DEPTH INTO SOIL OF AT LEAST 5 FEET INTO BEDROCK. TO ACQUIRE UNDISTURBED SOILS FOR LABORATORY TESTING.
7. LOT ADDRESSES SHOWN HEREON ARE SUBJECT TO CHANGE.
8. NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) LOCATION(S) ARE SUBJECT TO CHANGE.
9. FRONT PROPERTY CORNERS: UPON COMPLETION OF THE STREET IMPROVEMENTS (CURB, GUTTER, & SIDEWALK), MAG NAILS TO BE SET AT AN OFFSET PROJECTION IN THE TOP OF THE CURB AT THE SIDE LOT LINES.

CITY ENGINEER APPROVAL

I, Jonathan Stathis, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 2, WAS EXAMINED AND ACCEPTED BY ME THIS THE 22 DAY OF Dec., 2020.

Jonathan Stathis
CEDAR CITY ENGINEER

CITY ATTORNEY APPROVAL

I, TYLER ROMERIL, CITY ATTORNEY FOR THE CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF OLD SORREL RANCH, PHASE 2, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 14 DAY OF January, 2020.

CEDAR CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 2, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 28 DAY OF Dec 2020.

MARY PEARSON — DATE 12/28/2020

CERTIFICATE OF ACCEPTANCE

I, MAILE WILSON-EDWARDS, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 2, HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE 14 DAY OF January, 2020.

MAILE WILSON-EDWARDS — ATTEST: RENON SAVAGE, CITY RECORDER

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, STEVE ARMBRUST, MANAGING MEMBER OF ART & VADA ARMBRUST FAMILY PROPERTIES, LLC, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN HEREAFTER AS OLD SORREL RANCH, PHASE 2, A RESIDENTIAL SUBDIVISION, 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 1 DAY OF DEC 2020.

STEVE ARMBRUST - MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF Illinois)
S.S.
COUNTY OF DuPage)

ON THIS 1ST DAY OF December, 2020, PERSONALLY APPEARED BEFORE ME, STEVE ARMBRUST A NOTARY PUBLIC, STEVE ARMBRUST, MANAGING MEMBER OF ART & VADA ARMBRUST FAMILY PROPERTIES, LLC, 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 — NOTARY PUBLIC STATE OF COMMISSION: Illinois

COMMISSION NUMBER _____ — COMMISSION EXPIRES: 4-28-2022

RESIDING IN THE COUNTY OF DUPAGE

NOTES:

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 11/2/2020

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 OLD SORREL RANCH, PHASE 2, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DARYL T. BROWN, P.L.S.

DATE

LEGAL DESCRIPTION - PHASE 2

BEGINNING AT THE NORTHEASTERLY CORNER OF OLD SORREL RANCH PHASE 1 SUBDIVISION, SAID CORNER BEING N00°34'48"W 547.66' ALONG THE WEST SECTION LINE, AND N90°00'00"E 899.32' FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, AND A POINT ON THE SOUTHWESTERLY BOUNDARY OF HIDDEN HILLS COVE PHASE 1 SUBDIVISION; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY S36°34'10"E 682.34' TO A POINT ON THE EAST-WEST QUARTER SECTION LINE; THENCE S87°40'58"W 141.30'; THENCE S02°44'36"W 111.41'; THENCE S12°51'53"W 111.41'; THENCE N72°04'29"W 174.00' TO A NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS N72°04'29"W); THENCE ALONG THE ARC OF SAID CURVE 29.35', WITH A RADIUS OF 457.50', AND A CENTRAL ANGLE OF 3°40'31"; THENCE N75°45'00"W 129.00'; THENCE N07°29'44"E 77.27'; THENCE N61°27'51"W 55.51'; THENCE N40°06'13"E 63.69'; THENCE N46°39'45"W 178.50'; THENCE N48°35'46"W 45.03'; THENCE N46°39'45"W 117.50' TO A POINT ON THE EASTERLY BOUNDARY OF SAID OLD SORREL RANCH PHASE 1 SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING THREE (3) CALLS: THENCE N43°20'15"E 222.71'; THENCE N36°28'32"W 7.27'; THENCE N53°31'28"E 180.86' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 5.74 ACRES.

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF OLD SORREL RANCH, PHASE 2 AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK - PHONE — DATE 12-7-2020

ROCKY MOUNTAIN POWER — DATE 12-7-20

DOMINION ENERGY - GAS — DATE 12-7-20

TDS TELECOM - CABLE TV — DATE

SOUTH CENTRAL COMMUNICATION — DATE 12-7-2020

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 HEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF "OLD SORREL RANCH, 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.
STEVE ARMBRUST, 909 DEERPATH COURT, WHEATON, IL 60189.

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTRY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF OLD SORREL RANCH, PHASE 2, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 21ST DAY OF JAN., 2021

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: 1529 PAGE: 605

ENTRY No.: 760868 FEE: $ 80.00

RECORDED AT THE REQUEST OF: AMERICAN FIRST ESCROW & TITLE

WATSON ENGINEERING COMPANY, INC.

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Cedar City, UT 84721

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www.wecinc.com

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FINAL PLAT
OLD SORREL RANCH, PHASE 2
WITHIN SEC. 17, T. 36 S., R. 11 W., S.L.M.
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY: D. T. BROWN
CHECKED BY: T. G. WATSON
DATE: November 23, 2020
SCALE: 1:50
WATSON PROJECT No.: 19-3953
FILE: OLDSORREL\RANCH\PHASE2\FINAL PLAT.DWG

SHEET 1 of 1

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