

SUNSET VIEW ESTATES

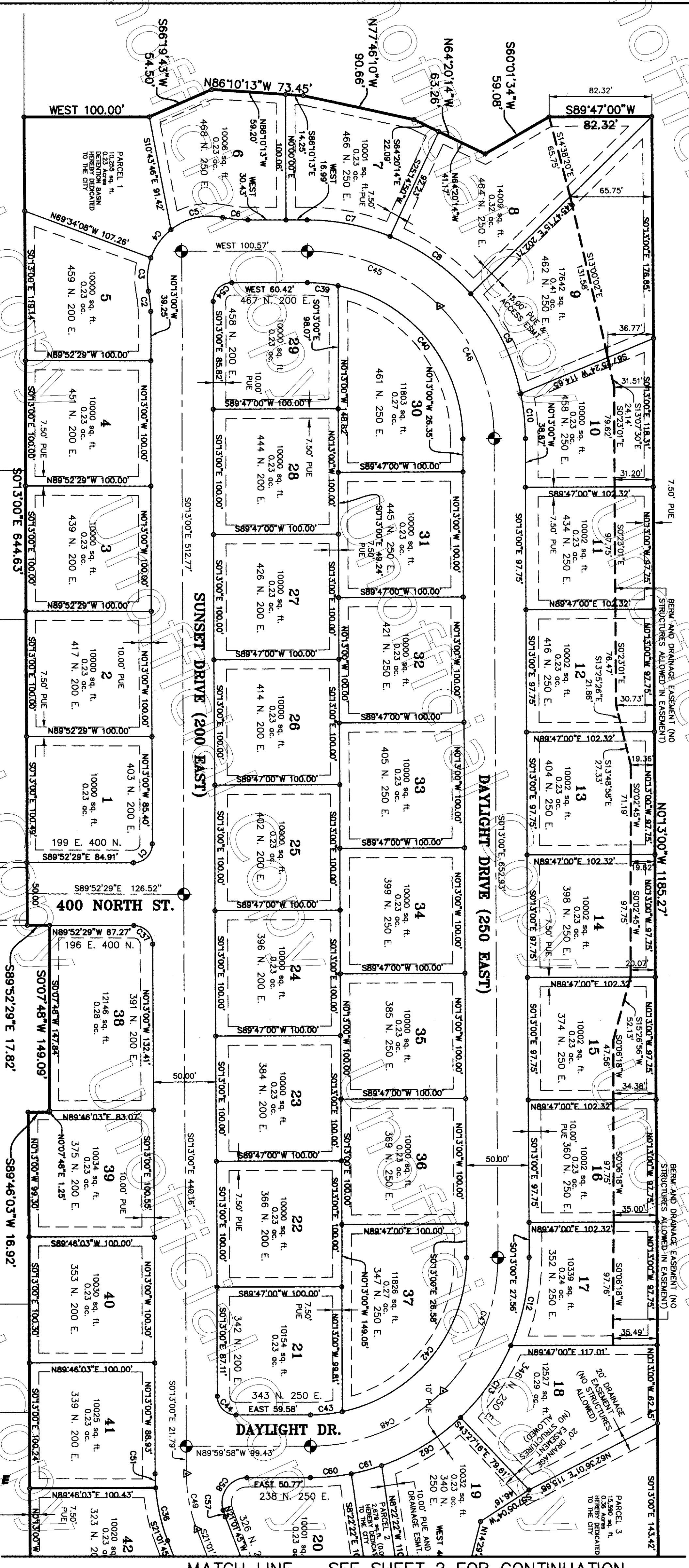
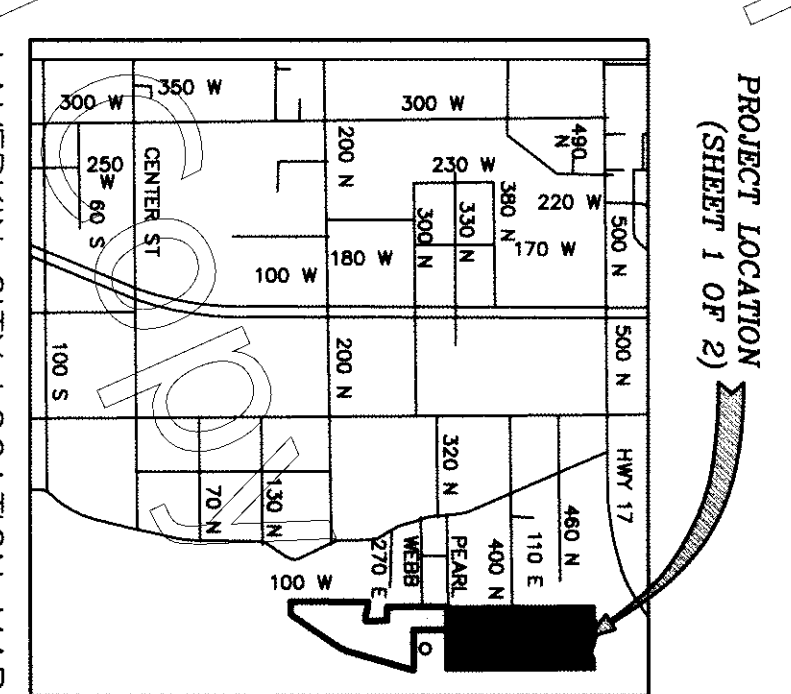
LOCATED IN SECTION 24, T41S, R13W
LAVERKIN CITY, WASHINGTON COUNTY, UTAH

LEGEND

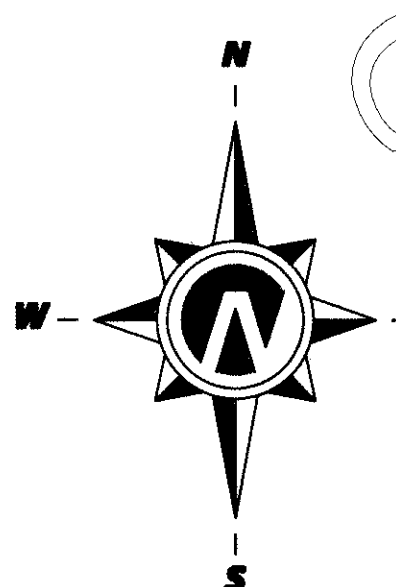
- ◆ FOUND SECTION MONUMENT (AS DESCRIBED)
- ◆ SET SURVEY CONTROL MONUMENT, 2" DIA BRASS CAP IN CONCRETE
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR.
- CALCULATED POINT (NOT SET)
- UTILITY EASEMENTS

NOTES

1. LOTS FRONTING ON DAYLIGHT DRIVE HAVE LOW PRESSURE ON THE EXISTING PRESSURE IRRIGATION SYSTEM TO BE USED FOR OUTDOOR IRRIGATION, LANDSCAPING ON THESE LOTS SHALL BE XERISCAPE OR DESERT LANDSCAPE, WITH NO SPRINKLING AND LIMITED DRIP SYSTEM APPLICATION OF WATER.
2. LOT 10 THRU 20, 35 THRU 37 AND THE UPPER PORTION OF LOT 48 AND 49 HAVE EXPANSIVE SOILS. BUILDING PERMITS FOR THESE LOTS WILL REQUIRE AN INDIVIDUAL FOOTING/FOUNDATION DESIGN BY A LICENSED SOILS ENGINEER.
3. THE EXISTING WATER LINE AND EASEMENT THROUGH LOT 41 SHALL BE ABANDONED WITH THE SET 5/8" X 20" REBAR.
4. THE 35 PSI REQUIREMENT FOR SEC. WATER IS EXEMPTED FOR ALL LOTS FRONTING ON DAYLIGHT DRIVE.
5. THE 10,000 SQUARE FOOT MINIMUM LOT SIZE FOR THIS SUBDIVISION IS TO BE MAINTAINED FOR ANY FUTURE SUBDIVISION OR LOT SIZE REDUCTION.
6. LOTS 9 THRU 18 AND LOTS 48 THRU 59 ARE REQUIRED TO PROVIDE ON SITE DRAINAGE FROM THE BASE OF THE EXISTING ROCK FALL/DRAINAGE BERMS TO THE STREET. THE SITE PLAN SUBMITTED FOR THE BUILDING PERMIT FOR THESE LOTS WILL REQUIRE ADDRESSING THIS DRAINAGE REQUIREMENT.
7. ANY ELEVATION GRADE CHANGES TO EXISTING LOT GREATER THAN 2 FEET SHALL REQUIRE ROCK RETAINING WALLS OF WHICH THE ROCK/BUILDERS SHOULD MATCH EXISTING ROCK RETAINING WALLS IN RETAINING WALLS. FINAL GRADE CHANGES AS DESCRIBED SHALL BE WITH THE APPLICATION OF EACH INDIVIDUAL LOT BUILDING PERMIT, WHICH WILL REQUIRE AN INDIVIDUAL SITE/GRADING PLAN FOR EACH BUILDING.
8. RAIN GUTTERS ARE REQUIRED ON ALL HOUSES. ALL RAIN GUTTER DOWN SPOUTS ARE TO BE PIPED TO THE STREET INCLUDING FRONT AND REAR RAIN GUTTERS. ON DOWN SLOPING LOTS, SUCH AS LOTS 1 THROUGH 5, 30 THROUGH 37 AND 54 THROUGH 55, WHICH ARE NOT ABLE TO PIPE SURFACE WATER TO THE STREET, THE SITE PLAN SUBMITTED FOR BUILDING PERMIT WILL REQUIRE ADDRESSING THESE ISSUES.
9. FRONT BUILDING SETBACK TO BE MEASURED FROM UP OF CURB.
10. THE SUNSET VIEW ESTATES SUBDIVISION INCLUDES STREET LIGHTING THAT COMPLES WITH THE LAVERKIN CITY OUTDOOR LIGHTING ORDINANCE.



MATCH LINE - SEE SHEET 2 FOR CONTINUATION



LA VERKIN CITY WATER DEPARTMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 9/29/17
Derek Shroyer
DEPARTMENT CHAIRMAN

ACCEPTANCE
PRESENTED TO THE LA VERKIN CITY COUNCIL THIS 29th DAY OF Sept. A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.
CITY OF LA VERKIN, UTAH
CITY ENGINEER

RECORDED #
REC. DOC # 20170040550
DATE: 10/11/17

COUNTY TREASURER
APPROVED THIS 23rd DAY OF Oct. A.D. 2017
BY THE WASHINGTON COUNTY TREASURER

APPROVAL AS TO FORM
DATE: 9/29/17
CITY ATTORNEY

APPROVAL AS TO FORM THIS 29th DAY OF Sept. A.D. 2017.
CITY ENGINEER

ASH CREEK SSD CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 9-29-17
Blaine Lull
ACCESS SUPERINTENDENT

PLANNING COMMISSION APPROVAL
ON THIS 17th DAY OF Sept. A.D. 2017, THE PLANNING COMMISSION OF THE CITY OF LA VERKIN REVIEWED THE ABOVE "SUNSET VIEW ESTATES" SUBDIVISION AND FOUND THAT IT COMPLES WITH THE REQUIREMENTS OF LA VERKIN CITY ZONING ORDINANCES AND BY AUTHORIZATION OF THE PLANNING COMMISSION, THE CITY ENGINEER HAS SUBMITTED THIS SUBDIVISION FOR ACCEPTANCE BY THE CITY OF LA VERKIN, UTAH.
DATE: 9/29/17
CITY ENGINEER

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 9/29/17
CITY ENGINEER

APPROVAL AS TO FORM THIS 29th DAY OF Sept. A.D. 2017.
CITY ENGINEER

APPROVAL AS TO FORM THIS 29th DAY OF Sept. A.D. 2017.
CITY ENGINEER

APPROVAL AS TO FORM THIS 29th DAY OF Sept. A.D. 2017.
CITY ENGINEER

SURVEYORS CERTIFICATE
I, KENNETH E. BARNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 12729, AND I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND LAND SURVEYORS LICENSING ACT, UT CODE, CHAPTER 48, AND 96S AS AMENDED. CERTIFICATE NO. 172492. I HAVE MADE THIS SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8b-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.
DATE: 9/29/17
K. E. BARNER
LICENSE # 12729

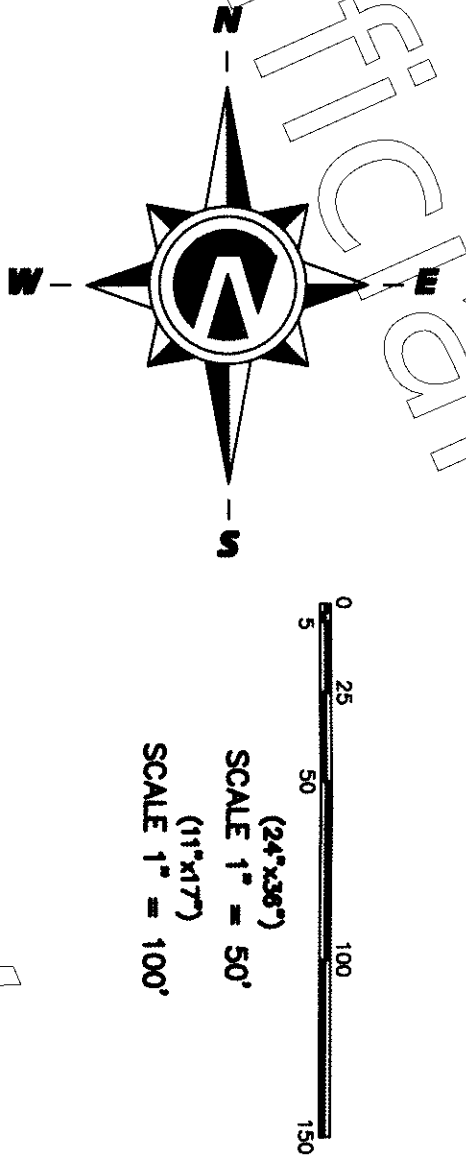
BOUNDARY DESCRIPTION
BEGINNING AT A POINT NORTH 00°07'31" EAST 1317.82 FEET ALONG EAST LINE OF LOT 50 FROM THE SOUTHEAST CORNER OF SAID LOT 50 OF THE LA VERKIN TOWN SITE, RE-SURVEYED CORNER SAID LOT 50 OF THE 5-15-89 WASHINGTON COUNTY CORNER SAID SOUTHEAST CORNER IS ALSO THE SOUTHWEST CORNER OF THE SAID BASE AND MENSURABLE AND RUNNING THENCE N 89°45'58" E 100.00 FEET; THENCE N 34°31'06" E 486.84 FEET; THENCE N 16°08'58" E 596.16 FEET; THENCE WEST 320.00 FEET; THENCE NORTH 255.00 FEET; THENCE S 89°47'00" W 82.32 FEET; THENCE S 60°01'34" W 99.08 FEET; THENCE S 89°47'00" W 63.26 FEET; THENCE N 77°46'10" W 54.50 FEET; THENCE WEST 100.00 FEET; THENCE S 0°01'30" E 644.63 FEET; THENCE S 89°52'29" E 17.82 FEET; THENCE S 0°07'48" W 149.09 FEET; THENCE S 89°46'03" W 16.92 FEET; THENCE S 0°13'00" E 170.82 FEET; THENCE N 89°46'00" W 48.35 FEET; THENCE N 27°08'00" W 80.80 FEET; THENCE N 82°58'50" W 57.20 FEET; THENCE N 27°08'00" W 80.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.15 ACRES.

OWNERS' DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:
SUNSET VIEW ESTATES SUBDIVISION
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING, BUT NOT LIMITED TO PARCELS 1 THRU 4, ALL STREET RIGHT-OF-WAY, PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND ACCESS EASEMENTS DESIGNATED ON THE PLAN, IN ADDITION TO DEDICATION OF STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS TO MINORAL AND MAINTENANCE OF FACILITIES FOR POWER, WATER, SEWER, AND TELECOMMUNICATIONS, AND NATURAL GAS.
WHEREOF I HAVE HERETO SET MY HAND
THIS _____ DAY OF _____ A.D. 2017.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASHINGTON } S.S.
ON THIS _____ DAY OF _____ A.D. 2017.

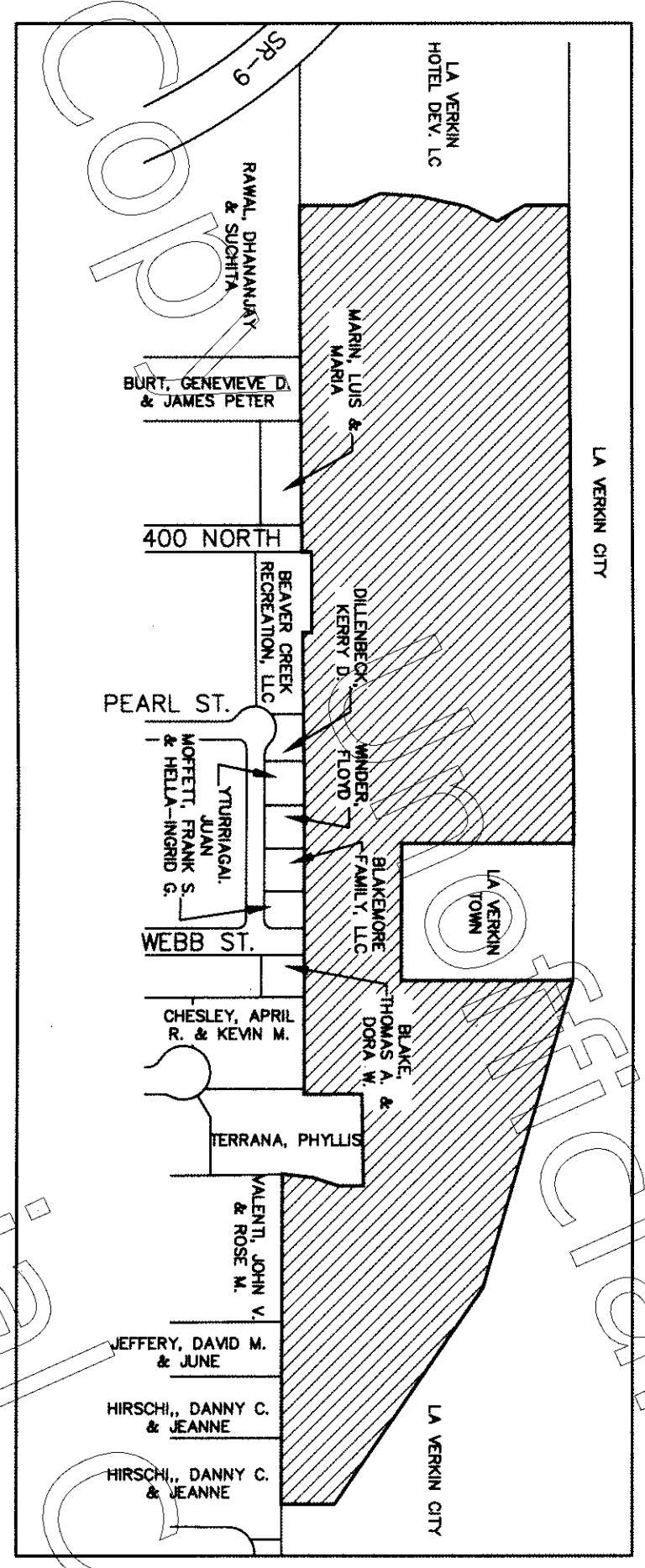
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY
MY COMMISSION EXPIRES: _____

SUNSET VIEW ESTATES SUBDIVISION
LOCATED IN SECTION 24 T41S, R13W
LAVERKIN CITY, WASHINGTON COUNTY, UTAH
SCALE: 1" = 50 FEET
DRAWN BY: _____
CHECKED BY: _____



SUNSET VIEW ESTATES

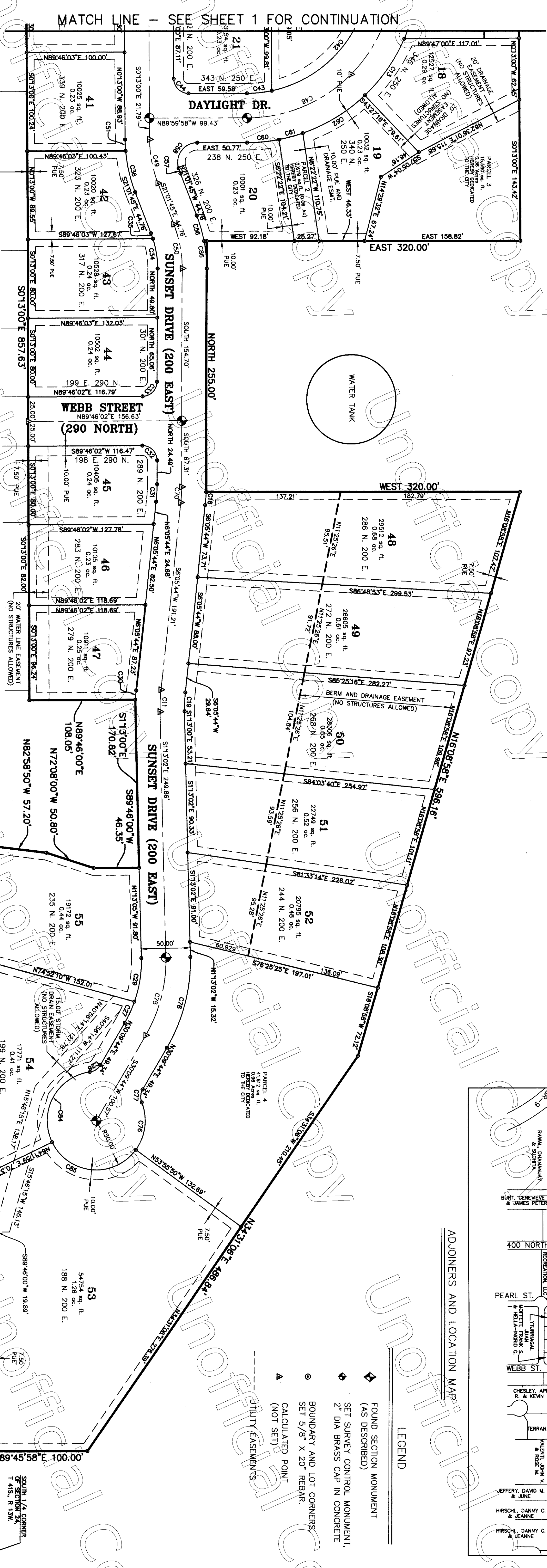
LOCATED IN SECTION 24, T41S, R13W
LAVERKIN CITY, WASHINGTON COUNTY, UTAH



ADJOINERS AND LOCATION MAP

LEGEND

- ◆ FOUND SECTION MONUMENT (AS DESCRIBED)
- ◊ SET SURVEY CONTROL MONUMENT, 2" DIA BRASS CAP IN CONCRETE
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20' REBAR.
- CALCULATED POINT (NOT SET)
- ▲ UTILITY EASEMENTS



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.65	15.00	21.28	N44°57'16"E	90°20'31"
C2	16.34	100.00	16.33	N81°17'10"W	8°21'52"
C3	28.83	50.28	28.51	N41°31'4"E	30°34'40"
C4	28.21	50.28	27.84	S35°40'54"W	32°08'40"
C5	43.80	50.28	42.43	N78°42'47"E	49°55'05"
C6	20.37	100.00	20.34	S84°09'50"E	11°40'19"
C7	88.11	175.00	67.68	N78°51'02"W	22°17'58"
C8	80.00	175.00	78.31	S54°36'18"E	28°11'32"
C9	80.03	175.00	88.04	N28°46'11"W	29°28'40"
C10	36.08	175.00	36.02	N67°26'25"W	11°48'52"
C11	22.34	175.00	22.32	S2°28'23"W	7°18'46"
C12	72.22	175.00	71.71	S11°38'20"W	23°38'41"
C13	70.61	175.00	70.13	S34°59'12"W	23°07'03"
C18	13.30	200.17	13.30	S4°48'53"W	3°48'28"
C19	18.14	150.00	18.13	S2°28'22"W	7°18'44"
C27	23.86	125.00	23.83	N24°41'36"E	10°56'17"
C28	13.62	125.00	13.16	N86°10'21"E	8°20'11"
C29	44.60	125.00	44.38	N89°00'12"E	20°26'28"
C30	8.01	150.00	8.01	N6°04'38"E	3°39'20"
C31	15.98	150.00	15.93	N87°02'52"E	6°05'44"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	23.62	15.00	21.26	N44°57'58"W	90°13'58"
C33	23.50	15.00	21.17	N44°53'01"E	89°48'02"
C34	30.66	100.00	30.54	N84°47'01"W	17°34'02"
C35	8.04	100.00	8.04	S19°17'54"E	3°27'43"
C36	43.17	150.00	43.02	S12°47'01"E	16°29'28"
C37	23.47	15.00	21.15	N46°00'44"W	89°29'28"
C39	24.70	125.00	24.66	N89°20'23"W	11°19'13"
C40	17.18	125.00	16.81	N39°28'53"W	78°27'47"
C42	171.18	125.00	168.11	S39°00'53"W	78°27'47"
C43	23.64	125.00	23.60	N84°07'33"E	11°44'13"
C44	23.51	15.00	21.17	S45°08'30"E	89°47'00"
C45	117.53	150.00	114.54	N67°33'15"W	44°53'30"
C46	117.53	150.00	114.54	N22°39'45"W	44°53'30"
C47	118.09	150.00	115.07	N22°01'15"E	45°06'28"
C48	118.09	150.00	115.07	N67°26'45"E	45°06'31"
C49	45.41	125.00	45.16	S10°37'23"E	20°46'45"
C50	45.88	125.00	45.62	N10°00'53"W	21°01'45"
C51	11.31	150.00	11.31	N22°22'39"W	41°01'17"
C54	23.62	15.00	21.29	S44°53'30"W	90°13'00"
C56	27.07	150.00	27.03	N15°51'08"W	10°20'25"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C57	6.64	100.00	6.64	N19°07'33"W	3°48'28"
C58	37.43	20.00	32.20	N36°23'20"E	107°13'20"
C60	32.97	175.00	32.92	N84°56'12"E	10°47'35"
C61	25.19	175.00	25.18	N75°05'02"E	8°14'45"
C62	74.57	175.00	74.01	N58°45'11"E	24°24'58"
C70	18.82	175.00	18.81	N37°02'52"E	6°05'44"
C75	82.15	150.00	81.13	N14°28'21"E	31°22'46"
C76	50.55	50.00	48.43	N7°06'21"E	57°55'36"
C77	13.62	15.00	13.16	N47°09'08"E	5°20'12"
C78	98.84	175.00	94.65	N14°28'21"E	31°22'46"
C84	94.23	50.00	80.88	N28°11'28"E	107°38'58"
C85	103.08	50.00	85.78	N84°51'56"W	118°07'48"
C86	27.96	150.00	27.92	N52°02'27"W	10°40'54"

SHEET 2 OF 2

SUNSET VIEW ESTATES
SUBDIVISION
SECTION 24, T41S, R13W



SCALE: 1" = 50 FEET
LAVERKIN CITY, WASHINGTON COUNTY, UTAH