



GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY AS PUBLIC.
3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION.
4. THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO ANNUAL, UNUSUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.
7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION, SAID PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
8. ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE DRIVES SHOWN ON THIS PLAT ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE WASHINGTON CITY TO REQUIRE THE HOMEOWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES (SEE DECLARATION).

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ASBC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED OCTOBER 31, 2005. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO RECONFIGURE (2) BUILDINGS AND REVISE THE CITY TRAIL ALIGNMENT. THE FIRST BUILDING CONTAINING UNITS 115-120, BEING REVISED FROM A 6 PLEX TO A 5 PLEX. IN DOING THIS, UNIT 120 WILL BE ELIMINATED. SECOND, IS ALTERING UNITS 109-114 TO THE SIMILAR FOOTPRINT OF UNITS 131-136.

LEGEND:

- PRIVATE OWNERSHIP
- COMMON AREA
- TRAIL AREA TO BE DEDICATED TO WASHINGTON CITY WITH THIS PLAT
- AREA OF PLAT WITHIN 100 YEAR FLOOD PLAIN WITHIN THE COMMON AREA
- NOTHING SET OR FOUND
- FOUND CLASS I MONUMENT
- STANDARD WASHINGTON CITY SURVEY MONUMENT - CLASS I SET WITH ORIGINAL PLAT
- STANDARD WASHINGTON CITY SURVEY MONUMENT - CLASS II SET WITH ORIGINAL PLAT

LINE TABLE

LINE	LENGTH	DIRECTION
L1	38.58'	S 72°29'25" W
L2	79.09'	S 22°48'52" E
L3	66.35'	S 31°27'49" W
L4	40.67'	S 63°33'08" W
L5	47.99'	N 52°28'06" E
L6	10.00'	N 88°58'19" W
L7	49.09'	N 34°02'36" W
L8	29.68'	N 59°42'08" E
L9	25.00'	S 88°37'16" E
L10	45.64'	S 31°26'18" W
L11	47.81'	S 6°11'05" W
L12	47.81'	N 6°11'05" E
L13	83.58'	N 22°48'52" W
L14	50.78'	N 53°49'43" W
L15	36.39'	S 53°49'43" E
L16	3.64'	S 26°25'16" E
L17	8.92'	N 26°25'16" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	102.67'	240.00'	24°30'36"
C2	68.68'	245.00'	16°03'40"
C3	50.83'	105.00'	27°44'08"
C4	54.18'	245.00'	12°40'18"
C5	33.99'	355.00'	5°29'11"
C6	10.35'	115.00'	5°09'24"
C7	11.25'	125.00'	5°09'24"
C8	33.04'	345.00'	5°29'11"
C9	56.40'	255.00'	12°40'18"
C10	45.99'	95.00'	27°44'08"
C11	71.48'	255.00'	16°03'40"
C12	98.39'	230.00'	24°30'36"
C13	53.26'	20.00'	152°35'33"
C14	26.63'	10.00'	152°35'33"

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE 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 AND HEREBY CERTIFY THAT MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEARD OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO UNITS, COMMON AND LIMITED COMMON AREAS, AS WELL AS PUBLIC EASEMENTS TO BE HERINAFTER KNOWN AS:

CREEKSIDE TOWNHOMES - 2ND AMENDED

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HERON LEGAL DESCRIPTION.

DATE: 12/4/2017

BRANDON E. ANDERSON
CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 10, A.R. WHITEHEADS SURVEY OF SECTION 15, TOWNSHIP 42 SOUTH RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING: THENCE SOUTH 88°37'16" EAST 66.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 7 OF THE WASHINGTON TOWN RE-SURVEY; THENCE SOUTH 01°33'14" WEST 37.00 FEET TO THE CENTER LINE OF THE ABANDONED 300 SOUTH STREET; THENCE NORTH 88°37'16" WEST 507.80 FEET ALONG SAID CENTER LINE OF THE ABANDONED 300 SOUTH STREET TO THE CENTERLINE OF THE ABANDONED 400 EAST STREET; THENCE NORTH 01°33'14" EAST 435.75 FEET ALONG THE CENTERLINE OF THE ABANDONED 400 EAST STREET TO THE SOUTHERLY LINE OF 200 SOUTH STREET; THENCE SOUTH 88°37'16" EAST 441.80 FEET ALONG THE SOUTHERLY LINE OF 200 SOUTH STREET SAID LINE ALSO BEING TO AND ALONG THE NORTH LINE OF SAID BLOCK 10 TO THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE SOUTH 01°33'14" WEST 398.75 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 10 TO THE POINT OF BEGINNING.

CONTAINING 194,955 SQUARE FEET OR 4.48 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TRAILS, PRIVATE, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE STREETS, AND UNITS), TO BE HEREAFTER KNOWN AS:

CREEKSIDE TOWNHOMES - 2ND AMENDED

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, THE COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE STREETS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ENTRY NO. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, THE TRAIL AS SHOWN; AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WITHIN ALL COMMON AREAS AND PRIVATE ROADWAYS. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HERETOBE SET OUR HANDS THIS 11th DAY OF Dec., 2017.

NORTHERN STAR INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY
Juli Busher, MANAGER MEMBER
CREEKSIDE TOWNHOMES, HOME OWNERS ASSOCIATION (HOA)
Juli Fisher, PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS 11th DAY OF Dec. IN THE YEAR 2017, BEFORE ME Joan S. Smith, A NOTARY PUBLIC, PERSONALLY APPEARED Juli Fisher, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: Joan S. Smith
FULL NAME PRINT: Joan S. Smith
COMMISSION NO.: 668177
EXPIRATION DATE: 08/14/2020

A PUBLIC NOTARY COMMISSIONED IN THE STATE OF UTAH

HOME OWNER'S ASSOCIATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS 11th DAY OF Dec. IN THE YEAR 2017, BEFORE ME Joan S. Smith, A NOTARY PUBLIC, PERSONALLY APPEARED Juli Fisher, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: Joan S. Smith
FULL NAME PRINT: Joan S. Smith
COMMISSION NO.: 668177
EXPIRATION DATE: 08/14/2020

A PUBLIC NOTARY COMMISSIONED IN THE STATE OF UTAH

FINAL PLAT OF CREEKSIDE TOWNHOMES - 2ND AMENDED

LOCATED IN SECTIONS 15 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

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.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FAX (435) 673-8397 WWW.RACIVIL.COM

SURVEY-FFLAT-2AMD
FILE NUMBER: 10/18/2017
4955-12-001
JOB NUMBER: 1" = 40'
SCALE: 40'

B.E.A. DRAWN:
B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 13th DAY OF Dec., 2017.

Deboss Hammon
ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS 16th DAY OF November, 2017, THE PLANNING COMMISSION OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

Rup [Signature]
CHAIRMAN OF THE PLANNING COMMISSION
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 20th DAY OF December, 2017.

R.W. [Signature]
CITY SUPERVISOR PUBLIC WORKS
WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY UTAH:

WE THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE 21st DAY OF November, A.D. 2017, HEREBY ACCEPT THE SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS ATTACHED THERETO.

David [Signature]
CITY RECORDER
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS 19th DAY OF Dec. A.D. 2017.

[Signature]
CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 11th DAY OF Dec. 2017, THAT ALL TAXES, FEES, AND FINES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

[Signature]
WASHINGTON COUNTY TREASURER

RECORDED NO.

DOC # 2018000480

Fee: [Amount]

[Signature]
COUNTY RECORDER
WASHINGTON COUNTY, UTAH