#20180026535

GENERAL NOTES & RESTRICTIONS

- 1. There exists a 10,00 foot public utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines unless otherwise noted. And see note #10.
- 2. Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback. 8.00 & 10.00 foot side yard setback. 10.00 foot rear yard setback.
- A Geotechnical investigation was performed by Applied Geotechnical Engineering Consultants, Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated March 7, 2016. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders, and contractors should become familiar with this report and
- 4. City of St. George building department requires all residential subdivision lot corners to be set with a rebar and cap prior to obtaining a building permit.
- 5. All Lot Corners to be set with a rebar & plastic cap, with the exception of the front corners, which will be set with a mag nail at a 4' offset at an extension of the lot lines.
- 6. The height of any retaining wall or the height of any combination of solid fence on top of a retaining wall or rockery type wall is restricted by St. George City Ordinance 10-18-4, as amended. Owners, Builders and contractors should become familiar with this ordinance and comply with such.
- 7. This subdivision utilizes lot size averaging, therefore, some lots may be under the minimum square footage requirement for the zoning classification.
- 8. A site grading and drainage plan prepared by a licensed professional engineer is required to be submitted with each building permit for each dwelling and each lot within this subdivision. Furthermore, roof drains shall be required to drain to the front yard, unless roof drains can be conveyed per the grading and drainage plan to a location that meets the City standards. Lot 17 & 21 will be required to show on the grading and drainage plan that the proposed driveway locations meet city ordinance regarding location and slope.
- 9. Dwelling units on Lots 29-34 are to be constructed as "Walkout Basements" only, unless otherwise approved by the City of St. George, based on a site plat that meets all applicable City standards. Including but not limited to, grading and setback standards and requirements.
- 10. There is a 30' foot ridge line setback along the rear of lots 29-34. No structures, pools, fences, or walls are

BASIS OF BEARING

The basis of bearing for this survey is North 00°32'03" East, between the West 4 Corner and the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

LEGEND

SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID) SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)

SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP) SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP PLS. 174919)

SPECIFIES FRONT PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK AT 4' OFFSET TO PROPERTY LINEY

NO STRUCTURES, POOLS, RETAINING WALLS ARE ALLOWED WITHIN THIS EASEMENT (PUBLIC UTILITY EASEMENT)

PARCEL CURVE DATA SEGMENT LENGTH RADIUS DELTA CHORD BEARING CHORD DIST 44.28 25.00 101'29'30" S49'18'15"E 38.72 3.54 25.00 8'07'18" S5'30'09"W 3.54 17.48 25.00 40'04'04" S29'35'50"W 17.13 66.00 50.00 75'37'38" N11'49'04"E 61.31 C5 71.47 50.00 81°53'39" N66°56'35"W 65.54 C6 80.62 50.00 92°23'16" S25°54'58"W 72.17 C7 23.10 50.00 26'28'14" S33'30'46"E 22.89 C8 21.03 25.00 48"1'23" N22'39'12"W 20.41 C9 39.84 25.00 91"19"04" N47"06"02"E 35.76 C10 85.48 475.00 1018'38" S82'05'07"E 85.36 68.51 525.00 7'28'37" N72'23'27"W 68.46 C12 90.88 475.00 10°57'43" N74°08'00"W 90.74 C13 59.05 1025.00 318'04" S7018'10"E 59.05 C14 27.34 525.00 2'59'01" \$73'26'43"E 27.34 C15 88.85 525.00 9'41'46" \$79'47'06"E\ 88.74

I. 42 S. R 15 W. SLB&M. 1973 WASHINGTON CO. BRASS CAP FOREMASTER SUBDIVISION COUNTY REFERENCE #E9-42-15 S88'02'12"E 15,344 S.F 0.35 ACRES 14,656 S.F. 0.34 ACRES This map is provided solely for the purpose of assisting in locating the property and Cottonwood -N87'56'40"W-0.23 ACRES Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey. 0.22 ACRES N87'50'12"W FOREMASTER HOLDING LC SG-5-2-33-4302 __105.72_ 9.979 S.F. ID.O' FRONT UTILITY & DRAINAGE-0.23 ACRES EASEMENT (TYP) ⁻⁻100.00 ⁻⁻⁻ 9,645 S.F. N88'33'30"W 0.22 ACRES _S1*26'30"W 612.50 106.86 _9<u>,</u>9(79 **\$.\F N87'50'12"W ____ 0.23\ACRES 26 ^{-100.00} 7.5' REAR UTILITY & DRAINAGE-EASEMENT (TYP) 0.23 ACRES 12,938 S.F. 0.30 ACRES /108.04 _ 9,979 S.F. 0.23 ACRES 9,986 S.F. _100.00__ 0.23 ACRES 109.24 EXISTING RING & L=56.17 R=975.00 ∆=3°18′04° S71'57'12"E_ L=41.26 R=475.00 7.5' SIDE UTILITY & DRAINAGE ∆=4'58'36"[¯] 12,321 S.F. EASEMENT (TYP) 0.28 ACRES 11,044 S.F. 0.25 ACRES 15,523 S.F. (\$\frac{15}{2}\)
0.36 ACRES 13,999 S.F. 0.32 ACRES 157'12"W N84'37'59"W 13,744 S.F. 0.32 ACRES L=200.68 R=475.00 14,290 S.F. 0.33 ACRES _S5*22'01"W N86'24'47"W 19,455\S.F.\ 0.45\ACRES N75'46'07"W_ 15 17,030 S.F. 0.39 ACRES SOUTH RIM AT FOREMASTER 30' SETBACK LINE FROM ABRUPT EDGE-RIDGE PHASE 2 N59'04'07"W ST. GEORGE CITY 206.00 SG-5-2-33-340 P.UE SEE LEGEND FOR DETAILS ON EASEMENT S82'09'53"W_ N90'00'00"E N22'54'07"W_ 1/4 CORNER OF SECTION 33, /応 42 S. R. 15 W. SLB&M. 577'41'59"W_ 1974 WASHINGTON CO. BRASS CAP

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS STREETS AND LASEMENTS HEREAFTER TO BE KNOWN AS:

SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

Commencing at the West 1/4 Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 00°32'03" East, along the Section line, a distance of 65.15 feet; Thence North 90°00'00" East, a distance of 546.82 feet, to the Point of Beginning, said point being the Southwesterly Corner of South Rim at Foremaster Ridge Phase 1 Subdivision as shown by Document #20170022882, Official Washington County Records; Thence South 77°41'59" West, a distance of 20.34 feet; Thence North 22°54'07" West, a distance of 56.00 feet; Thence South 82°09'53" West, a distance of 115.00 feet; Thence North 59°04'07" West, a distance of 206.00 feet; Thence North 75°46'07" West, a distance of 165.00 feet; Thence North 86°24'47" West, a distance of 90.74 feet; Thence North 21°20'52" East, a distance of 181.15 feet; Thence North 43°26'43" East, a distance of 58.50 feet; Thence North 19°05'04" East, a distance of 126.02 feet; Thence South 69°36'24" East, a distance of 105.03 feet; Thence South 19°05'04" West, a distance of 123.30 feet; Thence South 68°39'08" East, a distance of 79.65 feet; to the beginning of a curve to the left having a radius of 975.00 feet and a central angle of 03 18'04"; thence Easterly along the arc of said curve a distance of 56.17 feet; Thence South 71 57 12" East, a distance of 162.30 feet; to the beginning of a curve to the left having a radius of 475.00 feet and a central angle of 04°58'36", thence Easterly along the arc of said curve a distance of 41.26 feet; Thence North 02°09/48" East, a distance of 634.55 feet, to the Southwesterly corner of Foremaster Subdivision as shown by Entry #785699, Official Washington County Records; Thence South 88°02'12" East, along the South line of said Subdivision a distance of 252,41 feet, to the Northwest Corner of said South Rim at Foremaster Ridge Phase 1 Subdivision; the following four (4) courses along the Westerly line of said Subdivision; South 01°26'30" West, a distance of 612.50 feet, to the beginning of a non-tangent curve to the right, of which the radius point lies North 18°50'24" West, a radial distance of 475.00 feet; thence Westerly along the arc of said curve, through a central angle of 24°12'24", a distance of 200.68 feet; Thence South 05°22'01" West, a distance of 50.00 feet; Thence South 90°38/19" West, a distance of 191.61 feet, to the Point of Beginning.

Containing: 6.81 acres, more or less.

SCOTT P. WOOLSEY, PLS. #174919

OWNER'S DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT OF SOUTH RIM AT FOREMASTER RIDGE PHASE 2, AS RUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNER DOES HERBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WE HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF MAY, 2018

SOMETHING OF WORTH, INC.

GRANTOR:

CORPORATION ACKNOWLEDGMENT

SOMETHING OF WORTH, INC.

STATE OF UTAH

Howard Foremaster,

County of Washinaton

On the 2 day of 20 8 personally appeared before me, Howard Foremaster who being by me duly sworp did say that he is the MANAGEN of Something of Worth, Inc., and that he executed the foregoing on behalf of said to me that the corporation executed the same for the purposes stated therein

NOTARY PUBLIC FULL NAME: DOLORES ZELAYA

COMMISSION NUMBER: 69//49 MY COMMISSION EXPIRES: Oct. 6 2010 NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE 46-1-16(6)).

> A 19 LOT SUBDIVISION LOCATED IN ST. GEORGE CITY, UTAH IN WITHIN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST SLB&M.

SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION

681-15 PHASE 2 FINAL PLAT (MAY 1, 2018)



43 South 100 East, Suite 100 St George, Utah 84770 T: 435.628.6500 F: 435.628.6553 · alphaengineering.com

I, Planning and Zoning Manager for the City of St. George, have this the 30 day of M44 A.D. 20 18, reviewed the above Subdivision Plat and recommended the same for acceptance by the City of

Planning and Zoning Manager

City of St. George

Approval of the Planning and Zoning

Manager

Engineer's Approval The hereon Subdivision Plat has been reviewed and is approved in accordance with the information on file in this 30 day of May, A.D. 20 1 office this 1918 day of Two , A.D. 2018

Approved as to Form, this the

City Attorney

City of St. George

Approval as to Form

HCN #208 COUNTY REFERENCE #C9-42-15

On this the <u>8</u> day of <u>MAY</u> A.D. 20<u>18</u> the Planning Commission of the City of St. George, having reviewed the above Subdivision 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 Plat for acceptance by the City of St. George, Utah.

Chairman Planning Commission

City of St. George

Approval of the Planning Commission

We, the Mayor and City Council of the City of St. George, Utah, have reviewed the above Subdivision Plat and by authorization of said City Council, record in the minutes of its meeting of the 17 day of

City of St. George

MAY A.D. 20 18 hereby accept said Plat with all commitments and obligations pertaining thereto.

Approval and Acceptance by the City of St.

George, Utah

Attest: City Recorder - Pepuly Washington County Treasurer City of St. George

I, Washington County Treasurer, certify on this 27 day of series A.D. 20 1/2 that all taxes peoial assessments, and fees due and owing on this Final Plat have been paid in tulk

Treasurer Approval

DOC # 20180026535

Recorded Number