

VICINITY MAP NOT TO SCALE

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.
3. 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 comply with its recommendations.
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 from 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 rocky 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 allowed within the 30' foot ridge line setback. This area is to remain undisturbed.

BASIS OF BEARING

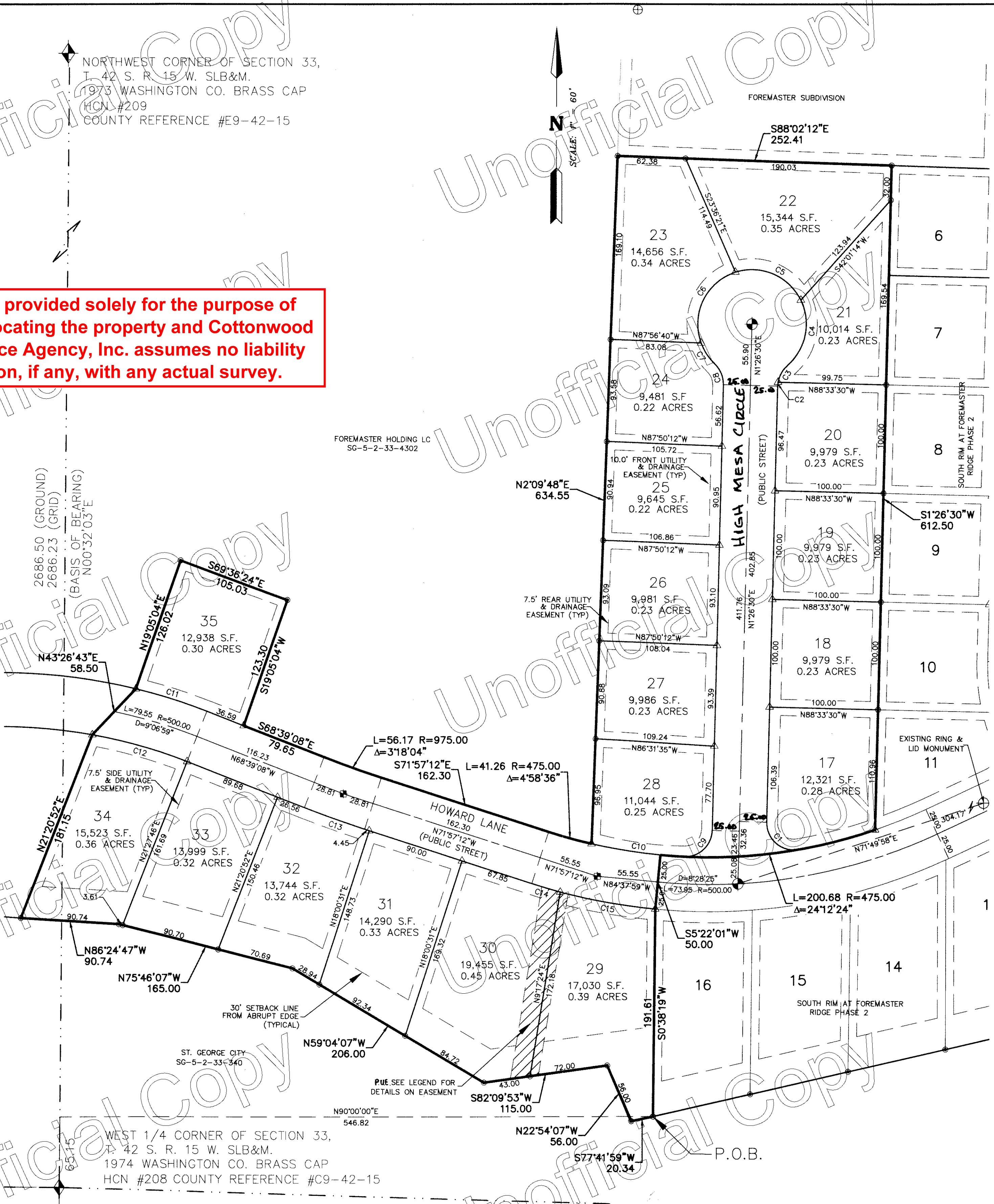
The basis of bearing for this survey is North 00°32'03" East, between the West 1/4 Corner and the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

LEGEND

- SPICIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID)
SPICIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
SPICIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP)
SPICIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP PLS. 174919)
SPICIES FRONT PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK AT 4' OFFSET TO PROPERTY LINE)
CENTERLINE
BOUNDARY LINE
SECTION LINE
NO STRUCTURES, POOLS, RETAINING WALLS ARE ALLOWED WITHIN THIS EASEMENT (PUBLIC UTILITY EASEMENT)

Table with 5 columns: SEGMENT, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DIST. Contains 15 rows of curve data.

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.



SURVEYOR'S CERTIFICATE 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 00°38'19" West, a distance of 191.61 feet, to the Point of Beginning.

Containing: 6.81 acres, more or less. Date: 5/21/18. Signature: 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 PUBLIC STREETS AND EASEMENTS; ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WE HAVE HERETO SET OUR HANDS THIS 21 DAY OF May, 2018.

Signature: Howard Foremaster. HOWARD FOREMASTER, SOMETHING OF WORTH, INC.

CORPORATION ACKNOWLEDGMENT

GRANTOR: SOMETHING OF WORTH, INC.

Signature: Howard Foremaster. Howard Foremaster, STATE OF UTAH, County of Washington.

On the 21st day of May, 2018, personally appeared before me, Howard Foremaster who being by me duly sworn, did say that he is the Manager of Something of Worth, Inc., and that he executed the foregoing on behalf of said corporation by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the purposes stated therein.

Signature: Dolores Zelena. NOTARY PUBLIC FULL NAME: DOLORES ZELENA, COMMISSION NUMBER: 691119, MY COMMISSION EXPIRES: Oct 6, 2020.

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

Approval table with columns: Approval of the Planning and Zoning Manager, Engineer's Approval, Approval as to Form, Approval of the Planning Commission, Approval and Acceptance by the City of St. George, Utah, Treasurer Approval, Recorded Number. Includes signatures and dates for each approval.

ALPHA ENGINEERING logo and contact information: 43 South 100 East, Suite 100 • St. George, Utah 84770. T: 435.628.8500 • F: 435.628.8553 • alphaengineering.com

DOC # 20180026535. Map (Conveying Property) Page 1 of 2. 06/27/2018 12:04:09 PM Fee \$ 40.00. David Whithead, Washington County Treasurer.