

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
SPECIFIES FRONT LOT PROPERTY CORNER (OFFSET RIVET, OR NAIL & WASHER SET IN THE TOP OF CURB ON THE PROJECTION OF THE PROPERTY LINE).
ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN. (CLASS I, RING & LID).
SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN. (CLASS II, REBAR & ALUM. CAP).
20' ACCESS INGRESS EGRESS EASEMENT

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

SHOOTING STAR PHASE 1 SUBDIVISION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS AND OPEN SPACE TO HEREAFTER BE KNOWN AS SHOOTING STAR SUBDIVISION, DO HEREBY DEDICATE PARCEL "A" TO DIXIE ESCALANTE ELECTRIC AND PARCEL "B" TO THE CITY OF WASHINGTON, AND FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HOLDING LICENSE NO. 5633341, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS HEREAFTER TO BE KNOWN AS:

SHOOTING STAR PHASE 1 SUBDIVISION

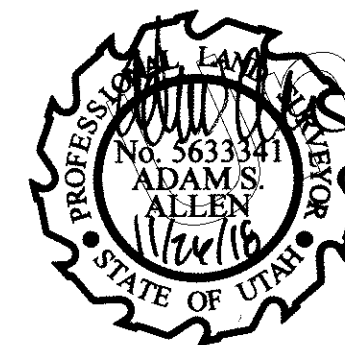
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 01'3'00" WEST ALONG THE WEST LINE OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, 1326.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND SOUTH 89'46'11" EAST ALONG THE SIXTEENTH SECTION LINE 1343.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND RUNNING THENCE SOUTH 89'46'11" EAST ALONG SAID SIXTEENTH SECTION LINE 1343.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89'47'39" EAST ALONG THE SIXTEENTH SECTION LINE 1170.21 FEET; THENCE SOUTH 01'3'49" WEST 150.50 FEET; THENCE SOUTH 16'28'09" EAST 52.20 FEET; THENCE SOUTH 01'3'49" WEST 100.00 FEET; THENCE NORTH 89'46'11" WEST 899.62 FEET; THENCE SOUTH 01'3'49" WEST 100.00 FEET; THENCE SOUTH 0'49'13" WEST 50.00 FEET; THENCE SOUTH 01'3'49" WEST 200.00 FEET; THENCE SOUTH 1'57'36" WEST 50.02 FEET; THENCE SOUTH 01'3'49" WEST 100.00 FEET; THENCE NORTH 89'46'11" WEST 780.27 FEET; THENCE SOUTH 76'44'04" WEST 51.42 FEET; THENCE NORTH 89'46'11" WEST 125.93 FEET TO A POINT ON THE EAST LINE OF THE WASHINGTON COUNTY SCHOOL DISTRICT PARCEL BY PATENT, DOCUMENT NUMBER 20070048487; THENCE NORTH 00'18'51" EAST ALONG THE EAST LINE OF SAID SCHOOL DISTRICT PARCEL AND THE SIXTY-FOURTH SECTION LINE 478.82 FEET, TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT PARCEL; THENCE NORTH 89'43'30" WEST ALONG THE NORTH LINE OF SAID SCHOOL DISTRICT PARCEL 671.36 FEET TO THE SIXTEENTH SECTION LINE; THENCE NORTH 00'16'49" EAST ALONG SAID SIXTEENTH SECTION LINE 332.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,258,619 SQ. FT. OR 28.89 ACRES. 59 LOTS, 5 PUBLIC ROADS, TWO DEDICATION PARCELS AND OPEN SPACE.

DATE: 11/20/2018
BUSH AND GUDGELL, INC.

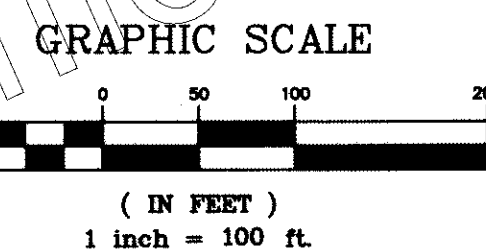
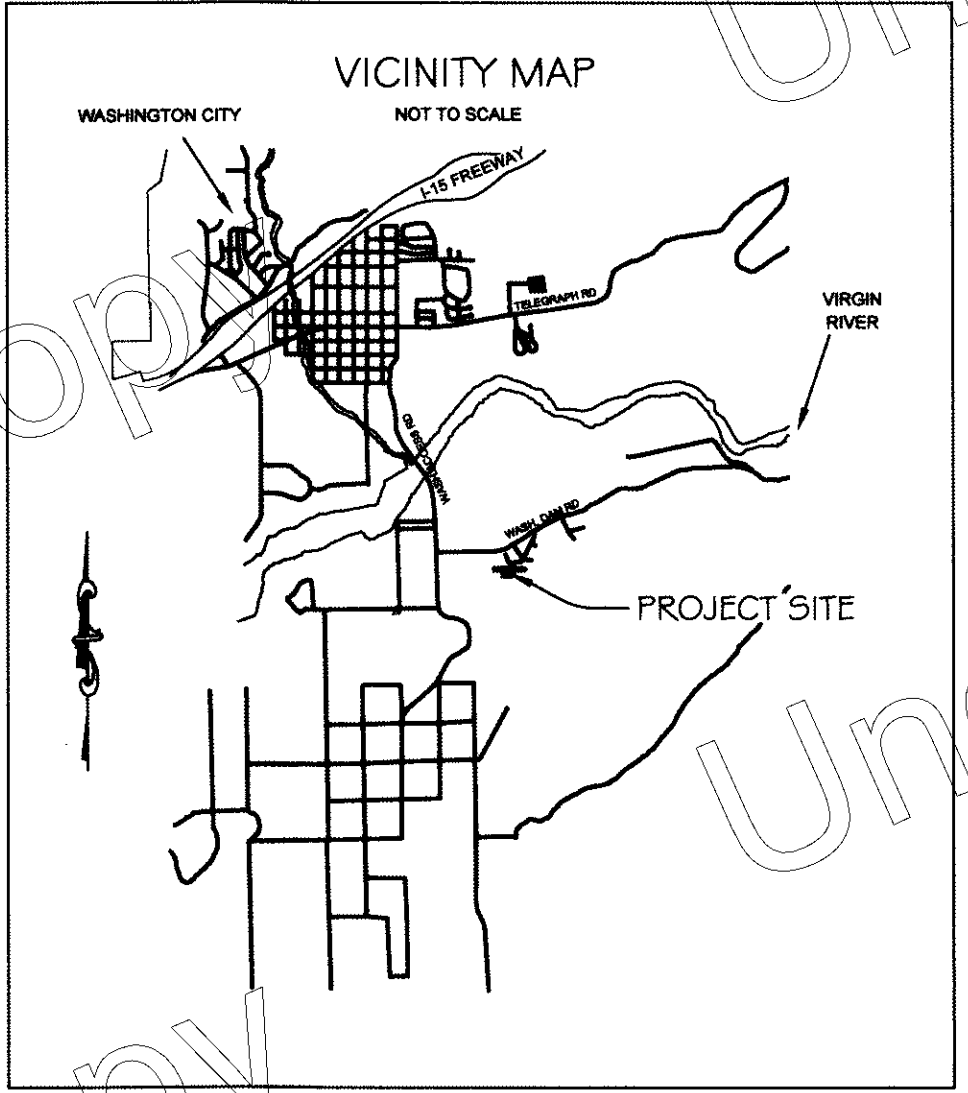


ADAM S. ALLEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 5633341

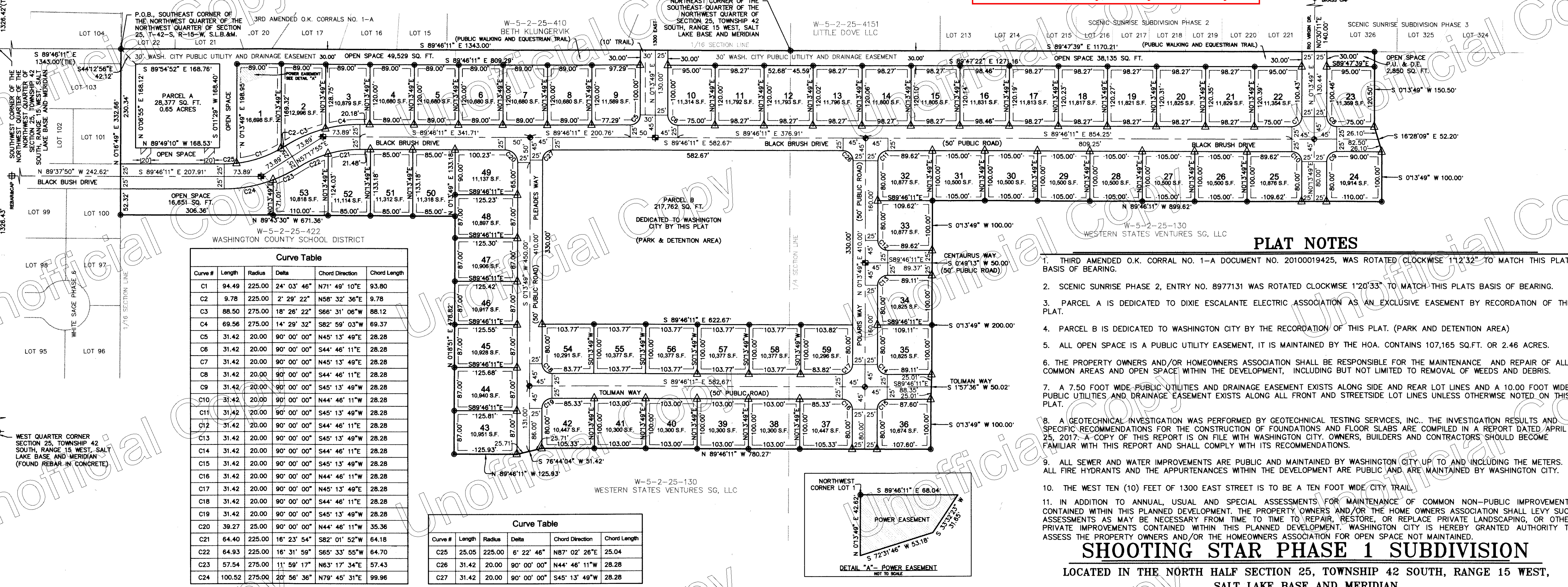
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 20 DAY OF NOVEMBER IN THE YEAR 2018, BEFORE ME
PEPERCA T. TOULMAN
A NOTARY PUBLIC, PERSONALLY APPEARED NATHAN
AND 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.
PEPERCA T. TOULMAN
NOTARY PUBLIC FULL NAME: PEPERCA T. TOULMAN
COMMISSION NUMBER: 0699289
MY COMMISSION EXPIRES: 2/2/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

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.

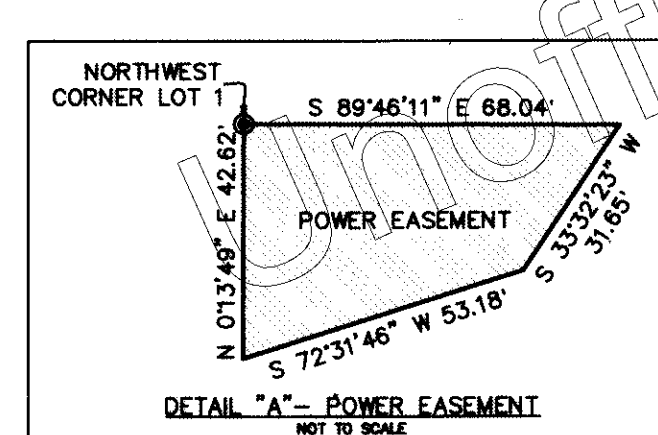


NORTHWEST CORNER SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (1970 WASH. CO. BRASS CAP)



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C1 through C24.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C25 through C27.



PLAT NOTES

- 1. THIRD AMENDED O.K. CORRAL NO. 1-A DOCUMENT NO. 20100019425, WAS ROTATED CLOCKWISE 1'12'32" TO MATCH THIS PLAT'S BASIS OF BEARING.
2. SCENIC SUNRISE PHASE 2, ENTRY NO. 8977131 WAS ROTATED CLOCKWISE 1'20'33" TO MATCH THIS PLAT'S BASIS OF BEARING.
3. PARCEL A IS DEDICATED TO DIXIE ESCALANTE ELECTRIC ASSOCIATION AS AN EXCLUSIVE EASEMENT BY RECORDATION OF THIS PLAT.
4. PARCEL B IS DEDICATED TO WASHINGTON CITY BY THE RECORDATION OF THIS PLAT. (PARK AND DETENTION AREA)
5. ALL OPEN SPACE IS A PUBLIC UTILITY EASEMENT, IT IS MAINTAINED BY THE HOA. CONTAINS 107,165 SQ.FT. OR 2.46 ACRES.
6. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
7. A 7.50 FOOT WIDE-PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.
8. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC.. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED APRIL 25, 2017. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
9. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
10. THE WEST TEN (10) FEET OF 1300 EAST STREET IS TO BE A TEN FOOT WIDE CITY TRAIL.
11. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.

SHOOTING STAR PHASE 1 SUBDIVISION

LOCATED IN THE NORTH HALF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS, ENGINEER'S APPROVAL, APPROVAL AS TO FORM, APPROVAL OF THE PLANNING COMMISSION, APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH, TREASURER-APPROVAL, RECORDED No. DOC # 20180050003, SHEET 1 OF 1 SHEETS, FILE: 161100FF

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SHOOTING STAR PHASE 1 SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN