

**LEGEND**

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ◆ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID 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 AT A 5.25' OFFSET).
- 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 1, RING & LID).
- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN. (CLASS II, REBAR & ALUM. CAP).
- ⊕ CENTERLINE PI
- ⊕ SIGHT DISTANCE RESTRICTION AREA

**PLAT NOTES**

1. 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.
2. 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.
3. 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.
4. 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.
5. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO PROTECT THE HOMES FROM OFF SITE RUNOFF UNTIL PERMANENT FACILITIES ARE IN PLACE. ONCE THE PERMANENT FACILITIES ARE IN PLACE THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE TO MAINTAIN THE OFF SITE RUNOFF FACILITIES.
6. THIS AREA CONTAINS A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNER(S) SHALL INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.

**SURVEYOR'S CERTIFICATE**

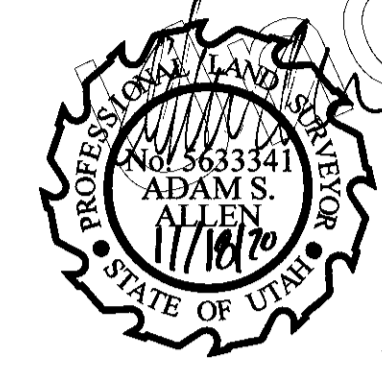
I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

**SHOOTING STAR PHASE 2 SUBDIVISION**

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

11/18/2020

DATE:  
BUSH AND GUDGELL INC.



*Adam S. Allen*  
 ADAM S. ALLEN  
 PROFESSIONAL LAND SURVEYOR  
 UTAH LICENSE NUMBER 5633341

**BOUNDARY DESCRIPTION**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36, SHOOTING STAR PHASE 1 SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20180050003, WHICH POINT LIES NORTH 00°13'00" EAST ALONG THE SECTION LINE 514.50 FEET AND EAST 2969.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING ALONG SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: 1) NORTH 00°13'49" EAST 100.00 FEET, 2) NORTH 01°57'36" EAST 50.02 FEET, 3) NORTH 00°13'49" EAST 200.00 FEET, 4) NORTH 00°49'13" EAST 50.00 FEET, 5) NORTH 00°13'49" EAST 100.00 FEET AND 6) SOUTH 89°46'11" EAST 899.62 FEET; THENCE SOUTH 00°13'49" WEST 100.00 FEET; THENCE SOUTH 00°48'52" WEST 50.00 FEET; THENCE SOUTH 00°13'49" WEST 200.00 FEET; THENCE SOUTH 89°46'11" EAST 10.83 FEET; THENCE SOUTH 00°13'49" WEST 150.00 FEET; THENCE NORTH 89°46'11" WEST 911.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 451,625 SQUARE FEET OR 10.37 ACRES.  
 32 LOTS, 3 PUBLIC ROADS.

**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 2 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.

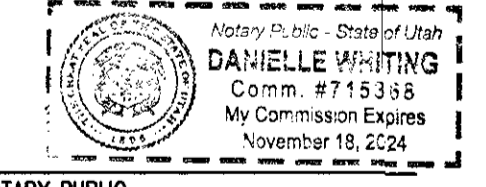
WESTERN STATES VENTURES SG, LLC  
 (A UTAH LIMITED LIABILITY COMPANY)

*Nathan A. Backbank*  
 BY: *Nathan A. Backbank*  
 ITS: *Manager*

**ACKNOWLEDGMENT**

STATE OF Utah } S.S.  
 COUNTY OF Davis }  
 ON THIS 25 DAY OF November IN THE YEAR 2020 BEFORE ME  
Nathan A. Backbank Danielle Whiting, A NOTARY PUBLIC, PERSONALLY APPEARED Nathan A. Backbank 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.

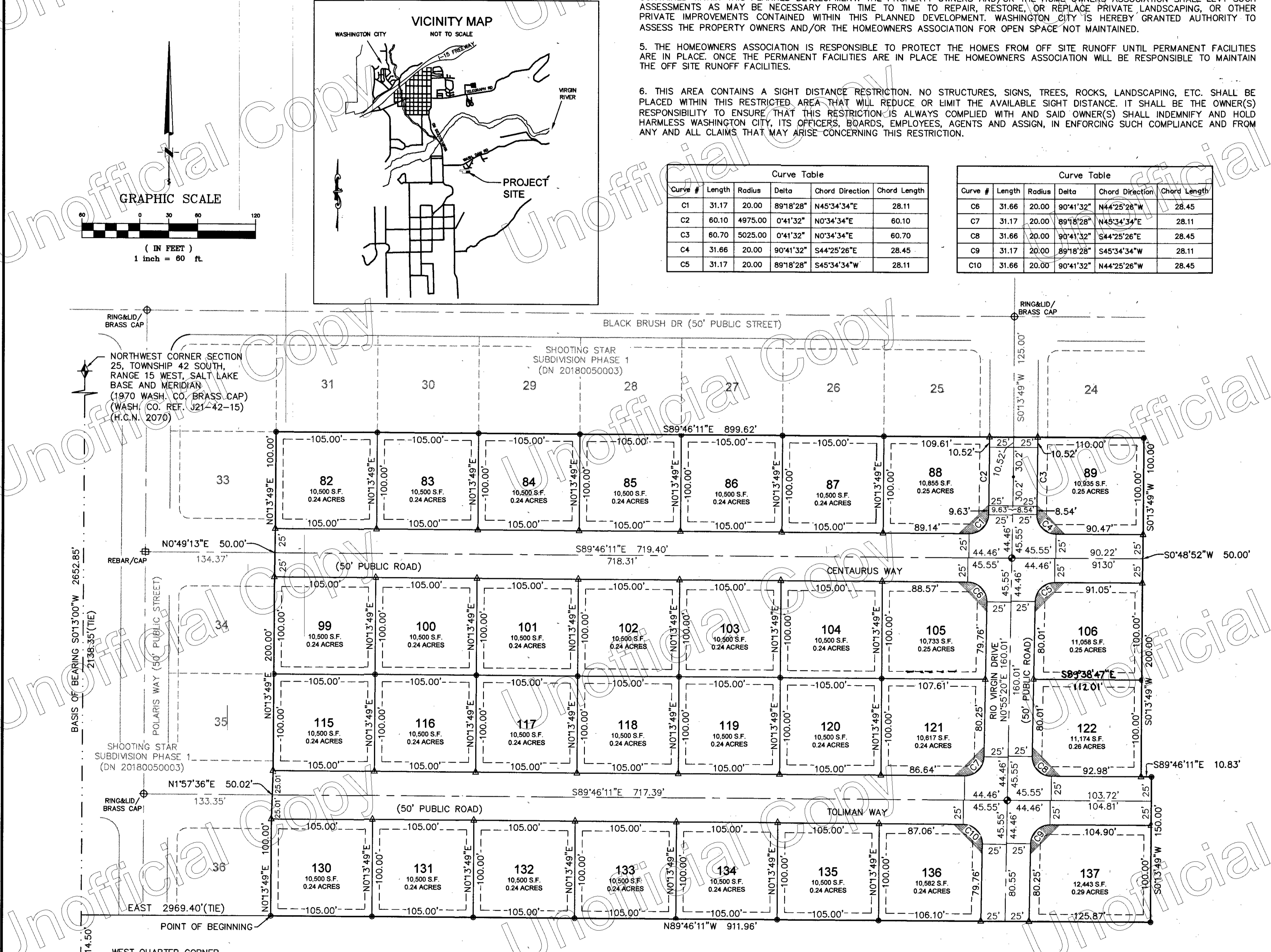
*Danielle Whiting*  
 NOTARY SIGNATURE



NOTARY PUBLIC  
 NOTARY PUBLIC FULL NAME: Danielle Whiting  
 COMMISSION NUMBER: 119308  
 MY COMMISSION EXPIRES: 11/18/24  
 A NOTARY PUBLIC COMMISSIONED IN UTAH  
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

**SHOOTING STAR PHASE 2 SUBDIVISION**

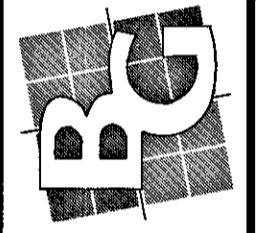
LOCATED IN THE NORTH HALF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN



**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.**

<p>APPROVAL OF PUBLIC WORKS</p> <p>THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>3</u> DAY OF <u>December</u> 20<u>20</u></p> <p><i>Blair J. Smith</i>          PUBLIC WORKS, WASHINGTON CITY</p>	<p>THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS <u>4</u> DAY OF <u>December</u> A.D. 20<u>20</u></p> <p><i>Blair J. Smith</i>          ENGINEER, WASHINGTON CITY</p>	<p>APPROVED AS TO FORM, THIS THE <u>11<sup>th</sup></u> DAY OF <u>December</u> A.D. 20<u>20</u></p> <p>ON THIS THE <u>21<sup>st</sup></u> DAY OF <u>December</u> A.D. 20<u>20</u>, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL 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 SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.</p> <p><i>James E. Swan</i>          CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH</p>	<p>APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH</p> <p>WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND ACCEPTATION OF SAID CITY COUNCIL RECORD IN THE MINUTES OF ITS MEETING OF THE <u>17<sup>th</sup></u> DAY OF <u>October</u> A.D. 20<u>20</u> HEREBY ACCEPT SAID PLAT AND ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p><i>Chris Pugh</i>          Mayor</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS <u>17<sup>th</sup></u> DAY OF <u>January</u> A.D. 20<u>21</u> THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p><i>Deanna</i>          WASHINGTON COUNTY TREASURER</p>	<p>RECORDED No.</p> <p><b>DOC # 20210002422</b></p> <p>Map (Conveying Property) Page 1 of 2          01/12/2021 04:05:35 PM Fee \$ 134.00          by 00000000000000000000000000000000</p> <p><i>R. Spiller (Deputy)</i>          WASHINGTON COUNTY RECORDER</p>
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**BUSH & GUDGELL, INC.**  
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SHOOTING STAR PHASE 2 SUBDIVISION  
 LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1  
 SHEETS 1  
 FILE: 201032