

MAP

DOC # 20220002846

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
01/14/2022 09:48:59 AM Fee \$ 162.00
By G T TITLE



NAME: **ROSEWOOD ESTATES PHASE 5**

LOTS: **31** MAP: **4778**

PARCEL NUMBER: **SG-5-3-11-340**

SALISBURY LAND, L.L.C.

BEGINNING AT THE COMMON BOUNDARY CORNER OF THE ELMWOOD ESTATES - PHASE 5D SUBDIVISION AND ELMWOOD ESTATES - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°00'22" EAST ALONG THE SECTION LINE, A DISTANCE OF 1339.780 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°45'28" WEST ALONG THE NORTHERLY BOUNDARY OF SAID ELMWOOD ESTATES - PHASE 4 SUBDIVISION, A DISTANCE OF 12.000 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE ROSEWOOD ESTATES - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°00'22" EAST 164.500 FEET; (2) NORTH 88°42'38" WEST 6.000 FEET; AND (3) NORTH 01°00'22" EAST 105.001 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°42'38" EAST 985.187 FEET; THENCE SOUTH 20°21'04" WEST 76.462 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 909.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'00", A DISTANCE OF 96.249 FEET; THENCE SOUTH 26°25'04" WEST 549.941 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1009.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°27'12", A DISTANCE OF 25.595 FEET TO THE NORTHERLY BOUNDARY OF THE OCOTILLO ESTATES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 62°11'36" WEST 9.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 62°07'42" WEST); AND (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 1000.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°49'16" A DISTANCE OF 14.332 FEET TO THE NORTHERLY BOUNDARY OF THE ELMWOOD - PHASE 7 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (7) SEVEN COURSES: (1) NORTH 61°18'26" WEST 30.000 FEET; (2) NORTH 57°26'38" WEST 99.848 FEET; (3) NORTH 63°45'53" WEST 93.393 FEET; (4) NORTH 69°52'28" WEST 93.393 FEET; (5) NORTH 75°59'03" WEST 93.393 FEET; (6) NORTH 82°45'48" WEST 121.192 FEET; AND (7) NORTH 88°59'38" WEST 15.000 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID ELMWOOD ESTATES - PHASE 5D SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°00'22" EAST 248.037 FEET; (2) NORTH 79°43'08" WEST 32.931 FEET; AND (3) NORTH 88°36'08" WEST 100.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 455,714 SQ. FT., (10.462 ACRES)

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONSENT THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WHEN SAID TRACT IS FIRST TO OCCUR OF THE FOLLOWING EVENTS:
a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER OR ANY SUCCESSOR IN INTEREST THEREOF;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION OF ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A HOUSEHOLD NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
NAME: Melanie Hansen
TITLE: Assistant Office Manager / Impact Fee Administrator
STATE OF UTAH }
WASHINGTON COUNTY }
ON THIS 14th DAY OF August, 2021, BEFORE ME Mindy Wees, A NOTARY PUBLIC, PERSONALLY APPEARED Melanie Hansen, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Mindy Wees
COMMISSION NUMBER: 107392
MY COMMISSION EXPIRES: 7-18-23
A NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 9)

OWNERS ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SAUBERTY, MANAGER OF SAUBERTY LAND, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREIN, FOR THE USES AND PURPOSES STATED THEREIN.

SAUBERTY LAND, LLC
BY: Rick Sauberty, Manager
STATE OF UTAH }
COUNTY OF WASHINGTON }
ACKNOWLEDGMENT } S.S.
ON THIS 2nd DAY OF August, 2021, BEFORE ME Justin A. Cox, A NOTARY PUBLIC, PERSONALLY APPEARED RICK SAUBERTY, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Justin A. Cox
COMMISSION NUMBER: 166361
MY COMMISSION EXPIRES: 6-11-23
A NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 9)

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HERIN DESCRIBED TRACT OF LAND, DOES HEREBY GIVE OUR CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED HEREIN.

STATE BANK OF SOUTHERN UTAH
BY: Eric Walker, EVP
ACKNOWLEDGMENT } S.S.
STATE OF UTAH }
COUNTY OF WASHINGTON }

ON THIS 2nd DAY OF August, 2021, BEFORE ME R. Andrew Kibbald, A NOTARY PUBLIC, PERSONALLY APPEARED Eric Walker, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: R. Andrew Kibbald
COMMISSION NUMBER: 103251
MY COMMISSION EXPIRES: 12-9-22
A NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 9)

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF AN INSTRUMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS, AND DONS IN ALL DECLARATIONS AND CONVEYANCES.

STATE BANK OF SOUTHERN UTAH
BY: Eric Walker, EVP
ACKNOWLEDGMENT } S.S.
STATE OF UTAH }
COUNTY OF WASHINGTON }

ON THIS 2nd DAY OF August, 2021, BEFORE ME R. Andrew Kibbald, A NOTARY PUBLIC, PERSONALLY APPEARED Eric Walker, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: R. Andrew Kibbald
COMMISSION NUMBER: 103251
MY COMMISSION EXPIRES: 12-9-22
A NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 9)

NOTICE OF CONDITIONS AND RESTRICTIONS

1. THERE EXISTS A 100 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 75 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NOT BUILDINGS OR STRUCTURES, E.G. POLES, WELLS OR PERKS, SHALL BE CONSTRUCTED OR PLACED WITHIN THESE EASEMENTS, AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THESE UTILITIES RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIAL RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SLOES AND EXTERIOR FLOWERS ARE COMPILED IN A REPORT DATED SEPTEMBER 16, 2019. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND COPY IS MADE WITH THE CITY OF ROSEWOOD. SPECIAL CONSTRUCTION SHALL BE REQUIRED FOR STRUCTURES AND FOUNDATIONS.
3. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANNUAL ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PERMITTED TO BE RESUMED AND ARE NOT A VIOLATION UNDER THE LAW.
4. A TEMPORARY EASEMENT IS GRANTED TO THE CITY OF ST. GEORGE OVER ALL OF LOT 54. THIS TEMPORARY EASEMENT WILL AUTOMATICALLY EXPIRE ON THE DATE OF THE RECORDING OF THIS PLAT. THE CITY OF ST. GEORGE IS NOT RESPONSIBLE FOR THE REMOVAL OF ANY TEMPORARY STRUCTURES OR UTILITIES. NO BUILDING PERMIT WILL BE ISSUED ON LOT 54 UNTIL THE CONDITIONS ARE MET AND APPROVED BY THE CITY OF ST. GEORGE. WHEN THIS TEMPORARY EASEMENT IS REVOKED IT DOES NOT AFFECT THE MUNICIPAL UTILITY EASEMENTS SHOWN ON LOT 54.
5. LOTS 64 & 78 SHALL NOT HAVE VEHICULAR ACCESS FROM 3420 EAST STREET AND LOT 78 FROM 3420 SOUTH STREET UNLESS A SITE GRADING PLAN IS SUBMITTED SHOWING DRIVEWAY ACCESS TO LOTMENTS ON STADIUMS AND DRIVEWAYS.
6. A CROWN AND SHAVING PLAN FOR LOTS 79, 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Subdivision Final Plat for
ROSEWOOD ESTATES - PHASE 5

Located in the Southwest Quarter of Section 11,
Township 43 South, Range 15 West, 15B&M

