

GENERAL NOTES

1. ALL GRASS IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT TO BE MAINTAINED OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE GRASS IMPROVEMENTS. THE PLANNED DETAILING UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNER AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
2. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL PRE-INDUSTRIAL AND OTHER IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT ARE PRIVATE AND MAINTAINED BY WASHINGTON CITY. WASHINGTON CITY SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
4. IN ADDITION TO ANNUAL, UTILITY, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SPECIAL ASSESSMENTS FROM TIME TO TIME TO REPAIR, MAINTAIN, OR REPLACE LANDSCAPING OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE PLANNED DEVELOPMENT.
5. BY RECORDING THIS PLANNED DEVELOPMENT PLAN, EXEMPTS ARE HEREBY GRANTED WITHIN THE PLANNED DEVELOPMENT FOR INSTALLATION ACCESS TO EXISTING UTILITIES (INCLUDING TELEPHONE, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS).
6. ALL COMMON AND LIMITED COMMON AREAS AND SPACES ON THIS PLAN ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF AND/OR IMPROVEMENTS OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FINISHES. THE INVESTIGATION RESULTS AND SECONDARY RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FINISHES ARE AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS AND CONTRACTORS SHOULD BE FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SECONDARY RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FINISHES ARE AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS AND CONTRACTORS SHOULD BE FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE SETBACKS.
10. A 1000 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAN.

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

HERITAGE PLACE PHASE 2

STATE of Utah
COUNTY of Washington } S.S.

ON THIS 5 DAY OF January 2022, I, the undersigned, being a duly qualified Notary Public for the County of Washington and State of Utah, do hereby certify that I have personally examined the foregoing instrument and the same is the true and correct copy of the original as recorded in my records.

Mona O'Brien
Notary Public

ACKNOWLEDGMENT

IN THE YEAR 2022, BEFORE ME, Michele C. Gault, a Notary Public for the County of Washington and State of Utah, the following persons appeared to me and acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

Michele C. Gault
Michele C. Gault
707975
September 6, 2022

LEGEND

SECTIONAL MONUMENTATION (FOUND. TYPE, DATE, AGENCY AND LOCATION ETC., AS SHOWN ON THE PLAN).
ALL BOUNDARY AND PROPERTY (LOT) CORNERS SPECIFIC FRONT LOT PROPERTY CORNER (SETBACK, OR MAIL, & WISHER SET IN THE TOP OF CURB OR THE PROJECTION OF THE PROPERTY LINE AT A 9.5' OFFSET).
SPECIFIC SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & UD SET TO CITY STANDARD).

OWNER'S DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE SHOWN, THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE DECLARATION RECORDED AS DOCUMENT NO. 202200022012 AND ALL RESTRICTIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE INCORPORATED AND MADE A PART OF THIS PLAN.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE DAY OF _____ 20__.

HERITAGE PLACE PHASE 2

NISSON FIELD, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BOUNDARY DESCRIPTION

I, D. GREG MERTENS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 31270 IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 48, SECTION 2-1-10, UTAH CODE ANnotated, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACEMENTS AS REPRESENTED ON THIS PLAN. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS, I HAVE SUBMITTED SAID TRACT OF LAND DESCRIBED HEREON INTO LOTS, PUBLIC STREETS, COMMON AREA, LIMITED COMMON AREA AND PUBLIC EASEMENTS, HERETOFORE TO BE KNOWN AS HERITAGE PLACE PHASE 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND SHOWN ON THIS PLAN.

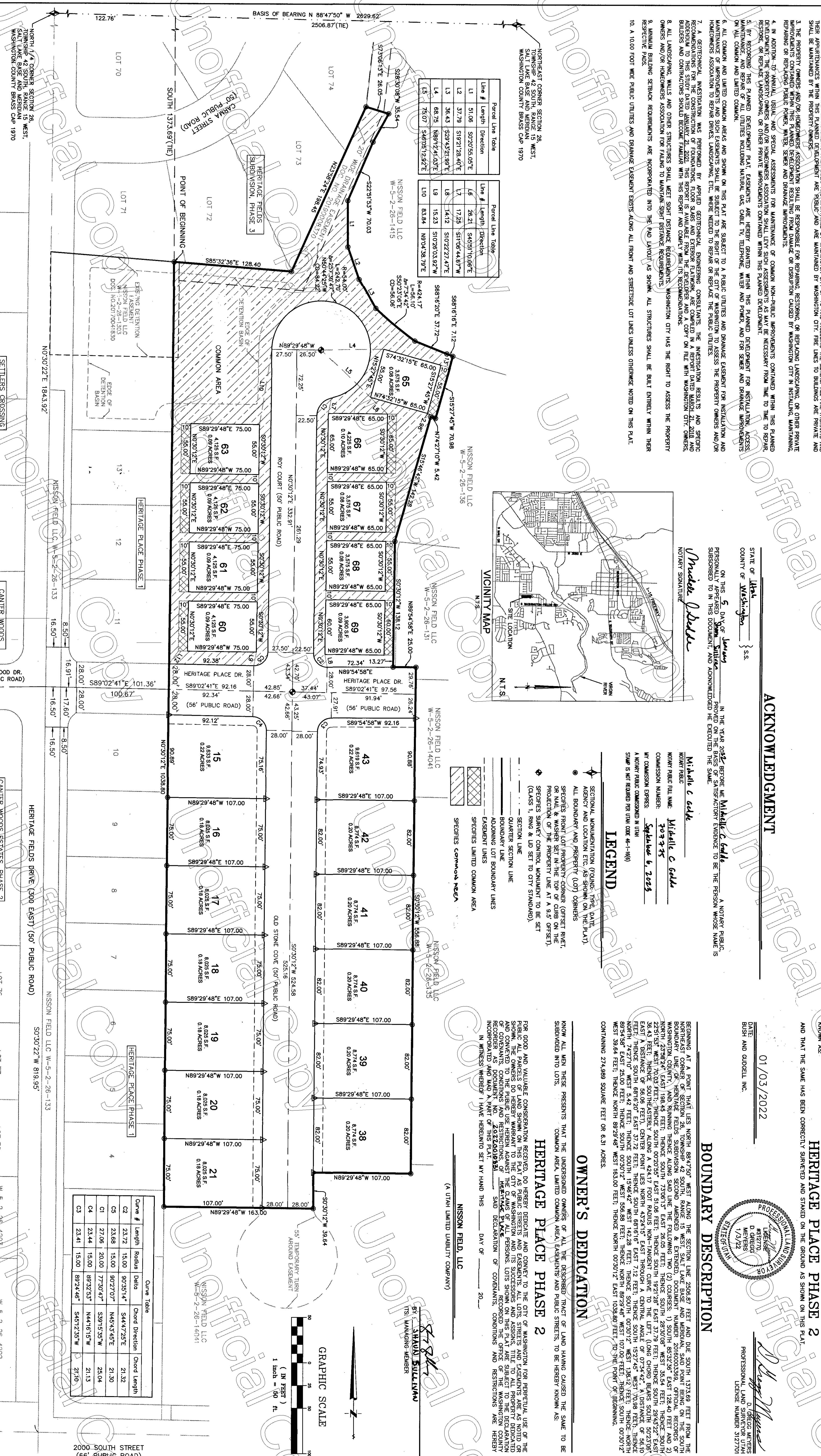
01/03/2022
BUSH AND GUDGELL, INC.



D. Greg Mertens
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 31270

SURVEYOR'S CERTIFICATE

I, D. GREG MERTENS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 31270 IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 48, SECTION 2-1-10, UTAH CODE ANnotated, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACEMENTS AS REPRESENTED ON THIS PLAN. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS, I HAVE SUBMITTED SAID TRACT OF LAND DESCRIBED HEREON INTO LOTS, PUBLIC STREETS, COMMON AREA, LIMITED COMMON AREA AND PUBLIC EASEMENTS, HERETOFORE TO BE KNOWN AS HERITAGE PLACE PHASE 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND SHOWN ON THIS PLAN.



HERITAGE PLACE PHASE 2

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

Drawn by: BRS/DGM Date: 01/03/2022
Checked by: DGM
Approved by: DGM
Scale: 1" = 50'
Job No.: 211306

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (801) 322-3333 FAX: (801) 322-3333
www.bushandgudgell.com

APPROVAL OF PUBLIC WORKS THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DATE OF <u>1/3/2022</u> PUBLIC WORKS, WASHINGTON CITY	ENGINEER'S APPROVAL THE HERON SUBDIVISION FINAL PLAN HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE REGULATION ON FILE IN THIS OFFICE THIS DATE OF <u>1/3/2022</u> ENGINEER, WASHINGTON CITY	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE DAY OF <u>January</u> A.D. 20 <u>22</u> CITY ATTORNEY, WASHINGTON CITY	APPROVAL OF THE PLANNING COMMISSION ON THIS DAY OF <u>January</u> A.D. 20 <u>22</u> , THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAN AND HAVING FOUND THAT IT COMPLETES THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, APPROVED BY THE WASHINGTON CITY CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE RECEIVED THE ABOVE SUBDIVISION FINAL PLAN AND BY AUTHORIZATION OF SAID CITY COUNCIL, ON THIS DAY OF <u>January</u> A.D. 20 <u>22</u> , THAT ALL TAXES, SPECIAL ASSESSMENTS AND CHARGES WHICH MAY BE DUE OR PAID IN FULL HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	RECORDED NO. <u>DOC # 202200022012</u> RECORDED DATE: <u>01/03/2022</u> WASHINGTON COUNTY RECORDER
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