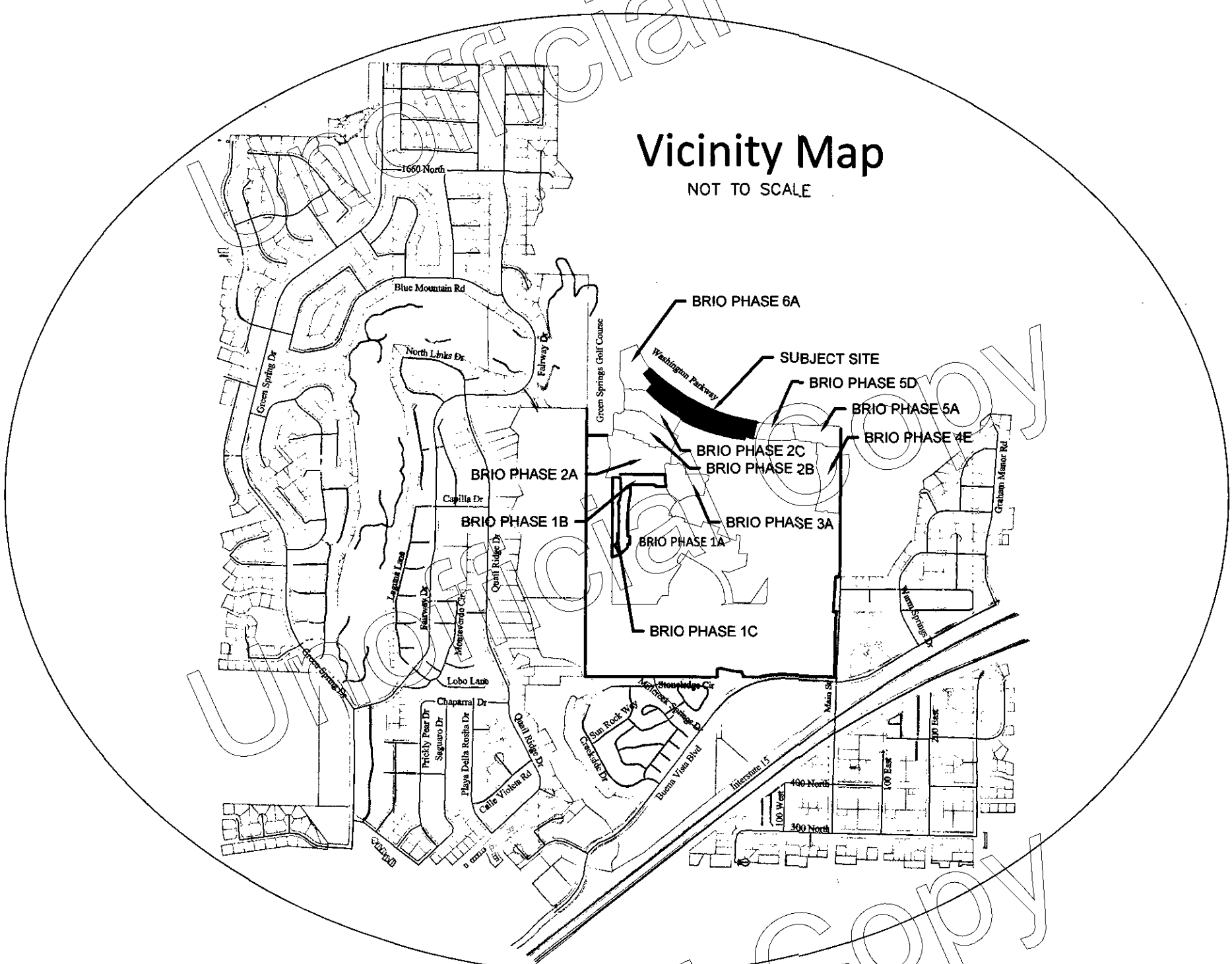


GENERAL NOTES AND RESTRICTIONS

- 1. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES AND 7.5 FOOT ALONG REAR LOT LINES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS OF LOTS AND AT SUBDIVISION BOUNDARY CORNERS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT A 5.25' EXTENSION OF LOT LINE FROM FRONT PROPERTY CORNER LOCATION.
3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED OCTOBER 8, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
4. WASHINGTON CITY BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
5. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN LANDSCAPING, PRIVATE IMPROVEMENTS AND OPEN SPACE AREAS. WASHINGTON CITY SHALL NOT BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS. PUBLIC DRAINAGE IMPROVEMENTS ARE THOSE WITHIN PUBLIC STREETS.
6. ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
7. ALL DRAINAGE IMPROVEMENTS, INCLUDING DETENTION AREAS ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY, EXCEPT DRAINAGE IMPROVEMENTS WITHIN PUBLIC STREETS. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION, EXCEPT FOR THOSE IMPROVEMENTS WITHIN PUBLIC STREETS, UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY AS PUBLIC.
8. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR STORM DRAINAGE IMPROVEMENTS, OR TO REMEDIATE UNIMPROVED OPEN SPACE CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING LANDSCAPING OR STORM DRAINAGE IMPROVEMENTS.
9. BY RECORDING OF THIS SUBDIVISION PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON ALL COMMON, LIMITED COMMON, OPEN SPACE, PRIVATE STREET AREAS AND PRIVATE DRIVES FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF PUBLIC UTILITIES AND DRAINAGE IMPROVEMENTS. SAID PUBLIC UTILITIES AND DRAINAGE EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF WASHINGTON CITY TO REQUIRE THE HOMEOWNERS ASSOCIATION TO ASSESS ITS MEMBERS FOR MAINTENANCE AND REPAIR OF ALL UTILITIES, DRAINAGE AND LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES. WASHINGTON CITY WILL PROVIDE NOTICE TO THE HOMEOWNERS ASSOCIATION PRIOR TO USE OF OPEN SPACE AREAS FOR INSTALLATION OF UTILITIES OR DRAINAGE IMPROVEMENTS.
10. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".



SHEET SUMMARY
SHEET #1 COVER SHEET
SHEET #2 FINAL PLAT DETAIL DRAWING

LEGAL DESCRIPTION

BEGINNING AT A POINT N0°46'17"E, 263.87 FEET ALONG THE SECTION LINE AND WEST, 153.14 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, T42S, R15W, SLB&M (N0°46'17"E, 204.02 FEET FROM A RING & LID MONUMENT ON THE SECTION LINE AT THE CENTER OF CAMINO OSO), SAID POINT BEING ON THE BOUNDARY OF BRIO-PHASE 4D SUBDIVISION FILED AS DOCUMENT NO. 20210007610 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE BOUNDARY OF BRIO - PHASE 4D SUBDIVISION THE FOLLOWING TWO (2) COURSES: N61°52'02"W, 90.50 FEET; THENCE S28°07'58"W, 31.88 FEET TO THE POINT OF CURVE OF A 2103.81 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N28°50'39"E, SAID POINT BEING ON THE BOUNDARY OF BRIO-PHASE 2C SUBDIVISION FILED AS DOCUMENT NO. 20210022063 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE NORTHWESTERLY 47°58'58" FEET ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'18" TO THE BOUNDARY OF BRIO - PHASE 6A SUBDIVISION FILED AS DOCUMENT NO. 20210077350 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE ALONG THE BOUNDARY OF BRIO - PHASE 6A THE FOLLOWING FOUR (4) COURSES: N43°57'50"E, 130.39 FEET TO THE POINT OF CURVE OF A 1963.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N48°40'28"E, THENCE NORTHWESTERLY 196.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°43'39" TO THE POINT OF CURVE OF A 150.00 FOOT RADIUS REVERSE CURVE, THENCE NORTHWESTERLY 25.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°40'48"; THENCE N52°55'13"E, 160.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WASHINGTON PARKWAY, A 110.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN ON THE ROADWAY DEDICATION PLAT OF WASHINGTON PARKWAY & MAIN STREET FILED AS DOCUMENT #20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON AN 1805.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N65°20'10"E; THENCE SOUTHEASTERLY 923.44 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°18'45" TO THE BOUNDARY OF BRIO - PHASE 6D SUBDIVISION FILED AS DOCUMENT NO. 20220007824 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S28°06'44"W, 256.93 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING. CONTAINING 5.752 ACRES.

MORTGAGEE CONSENT TO RECORD

WE, M & T BANK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN 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 AND JOIN IN ALL DEDICATIONS. BY: Cannon Gerstner, Vice President.

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF Utah } S.S. COUNTY OF Salt Lake }
ON THIS 17th DAY OF May, 2022, PERSONALLY APPEARED BEFORE ME DANEEN JENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF M & T BANK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN. NOTARY PUBLIC FULL NAME: Daneen Jensen, Commission Number: 711166, My Commission Expires: 3-23-24. Notary Commissioned in State of Utah.

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.

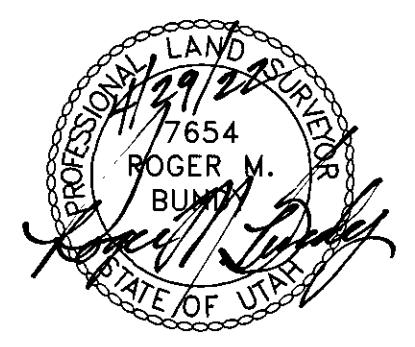
CURVE TABLE with 20 rows of data including Curve #, Length, Radius, Delta, Chord Bearing, and Chord Distance.

CURVE TABLE with 20 rows of data including Curve #, Length, Radius, Delta, Chord Bearing, and Chord Distance.

CURVE TABLE with 20 rows of data including Curve #, Length, Radius, Delta, Chord Bearing, and Chord Distance.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:



BRIO - PHASE 6B

DATE: 4/27/22

OWNER'S DEDICATION

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

BRIO - PHASE 6B

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO WASHINGTON COUNTY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF "BRIO PHASE - 1A" DATED AUGUST 7, 2015, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO. 20150028404 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 10 DAY OF May, 2022. OWNER: RREF II-JFH BRILLO, LLC, A DELAWARE LIMITED LIABILITY COMPANY; RREF II-JFH BRILLO MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS: MANAGER; RIALTO REAL ESTATE FUND II, LP, A DELAWARE LIMITED PARTNERSHIP; ITS: SOLE MEMBER; RIALTO PARTNERS GP II, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS: GENERAL PARTNER; WILL STOUT, ITS: SENIOR VICE PRESIDENT.

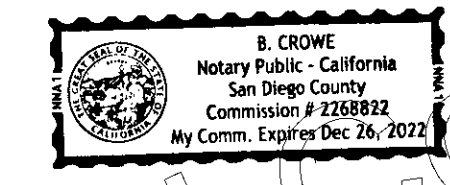
BY: RIALTO PARTNERS GP II, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS: GENERAL PARTNER; WILL STOUT, ITS: SENIOR VICE PRESIDENT.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF California } S.S. COUNTY OF San Diego }

ON THE 10th DAY OF May, 2022, PERSONALLY APPEARED BEFORE ME WILL STOUT, WHO BEING DULY SWORN SAYS THAT HE IS SENIOR VICE PRESIDENT OF RIALTO PARTNERS GP II, LLC, GENERAL PARTNER OF RIALTO REAL ESTATE FUND, II, LP, SOLE MEMBER OF RREF II-JFH BRILLO, LLC, MANAGER OF RREF II-JFH BRILLO, LLC, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE LLC, BY APPROPRIATE AUTHORITY, AND THAT THE DOCUMENT WAS THE ACT OF LLC FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: Brad Crowe, Commission Number: 2268822, My Commission Expires: 12-26-2022.



FINAL PLAT BRIO - PHASE 6B

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH; RANGE 15 WEST, SLB&M

PUBLIC WORKS APPROVAL. THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 15th DAY OF June, 2022. WASHINGTON CITY PUBLIC WORKS.

ENGINEER'S APPROVAL. THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 23rd DAY OF May, A.D. 2022. WASHINGTON CITY ENGINEER.

APPROVAL AS TO FORM. APPROVED AS TO FORM, THIS THE 25th DAY OF May, A.D. 2022. WASHINGTON CITY ATTORNEY.

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH. WE, THE MAYOR AND THE CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 21st DAY OF April, A.D. 2022, HEREBY ACCEPTED THE FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING TO THE SAME.

TREASURER APPROVAL. I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 23rd DAY OF June, 2022, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER.

RECORDED NUMBER. DOC # 20220032155. R. Spulma (Deputy), WASHINGTON COUNTY RECORDER.

BRIO PHASE 6A
 DOC. #20210077350

BRIO - PHASE 6A
 DOC. #20210077350

BRIO PHASE 2C
 DOC. #20210025063

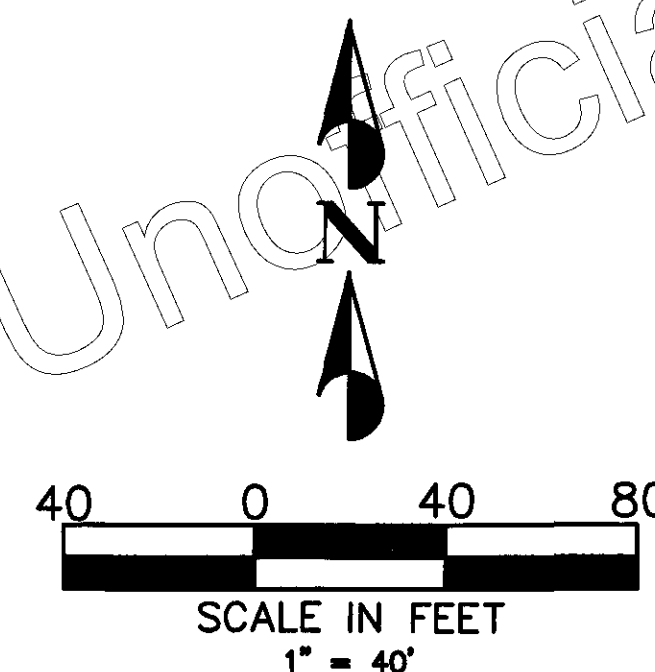
BRIO PHASE 5D
 DOC. #20220007824

BRIO PHASE 4D
 DOC. #20210007610

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C61	51.01'	1833.00'	1°35'40"	S55°10'45"E	51.01'
C62	51.01'	1833.00'	1°35'40"	S56°46'24"E	51.01'
C63	51.01'	1833.00'	1°35'40"	S58°22'04"E	51.01'
C64	51.57'	1833.00'	1°36'44"	S59°58'16"E	51.57'
C65	40.66'	1833.00'	1°16'16"	S81°24'45"E	40.66'
C66	40.66'	1833.00'	1°16'16"	S82°41'01"E	40.66'
C67	20.01'	1833.00'	0°37'32"	S63°37'54"E	20.01'
C68	2.77'	1963.00'	0°04'51"	S62°00'54"E	2.77'
C69	710.23'	1963.00'	20°43'49"	S51°41'25"E	706.37'
C70	5.27'	20.00'	15°05'13"	N78°11'42"W	5.25'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.85'	N70°39'06"W
L2	20.24'	S70°39'06"E
L3	19.66'	N70°39'23"W

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N.E. COR. SEC. 10,
 T42S, R15W, SLB&M
 FOUND 1988 WASH. CO.
 ALUMINUM CAP
 H.C.N. #2044
 MON REF V-17-42-15

BASE OF BEARING
 2646.85' (M) COR. TO COR.
 100°46'17"E
 2646.15' (C) COR. TO COR.
 100°46'17"E
 204.02' (R) MON TO P.O.B. (SEC 11)

- LEGEND**
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
 - ▲ CONCRETE ANCHOR SET IN TOP OF CURB AT 5.25' EXTENSION OF LOT LINE FROM FRONT LOT CORNER LOCATION OR AS SHOWN
 - ◆ SECTION MONUMENT AS NOTED
 - ◆ CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
 - ◆ CLASS 2 MONUMENT (REBAR & ALUMINUM CAP)
 - ◆ EXISTING CLASS 1 MONUMENT
 - ◆ EXTENDED ROADWAY AREA BEING DEDICATED TO WASHINGTON CITY BY RECORDING OF THIS PLAT

R&B SURVEYING, INC.
 257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
 PH: (435) 632-3540 EMAIL: rbsurveying@twireless.com

REFERENCE MONUMENT TO E. 1/4 COR. SEC. 10, T42S, R15W, SLB&M CLASS 1 MONUMENT AT CENTER LINE OF CAMINO OSO ON SECTION LINE 59.85' FROM 701 W 1/4 CORNER LOCATION

702
 703
 E. 1/4 COR. SEC. 10 T42S, R15W, SLB&M 1988 WASH. CO. AL. CAP REMOVED DURING CONSTRUCTION (FALLS IN LOT) HCN #2045 MON REF #P-142-15

**FINAL PLAT
 BRIO - PHASE 6B**

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M