

GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (A.G.E.C.), THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED FEBRUARY 13, 2021. 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 FIVE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
3. 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.
4. ALL COMMON AREA SHOWN ON THIS PLAN ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
5. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAN BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAN. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLANNED LOT.
6. STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT, RECORDED FEBRUARY 28, 2022 AS ENTRY NO. 20220011664, RECORDS OF WASHINGTON COUNTY, STATE OF UTAH.
7. COMMON SPACE AMENITIES WILL BE COMPLETED AT 25% CERTIFICATE OF OCCUPANCY AS PER FO ZONING APPROVAL.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT AND MAY BE SUBJECT TO AIRPORT OVERLIGHT, NOISE, AND POSSIBLE IMPEDIMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM 7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION, NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT AND/OR SIMILAR DOCUMENTS. WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVER ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS, AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, H. Bradley Struck, A MORTGAGEE FOR BANK OF UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDED OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAN, TO RECORDING PLAN, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: H. Bradley Struck Sr. Vice Pres

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THIS 21 DAY OF August, 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Christopher Russell WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Christopher Russell COMMISSION NUMBER: 2183600
NOTARY PUBLIC FULL NAME: Christopher Russell MY COMMISSION EXPIRES: 11-10-2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Levi Judah, A MORTGAGEE FOR STATE BANK OF SOUTHERN UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDED OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAN, TO RECORDING PLAN, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: Levi Judah, Vice President

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

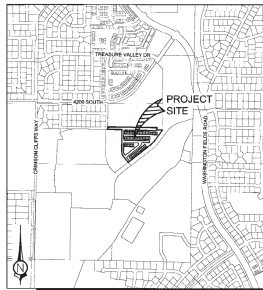
ON THIS 21 DAY OF August, 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Logan Blake WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Logan Blake COMMISSION NUMBER: 714279
NOTARY PUBLIC FULL NAME: Logan Blake MY COMMISSION EXPIRES: 11-15-2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

DESERT HAVEN TOWNHOMES

LOCATED IN
SE 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH



VICINITY MAP
(R.T.S.)

OWNERS ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THIS 21 DAY OF August, IN THE YEAR 2023 BEFORE ME, Melodie Hayes A NOTARY PUBLIC, PERSONALLY APPEARED Christopher Russell 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.

NOTARY PUBLIC: Melodie Hayes COMMISSION NUMBER: 714253
NOTARY PUBLIC FULL NAME: Melodie Hayes MY COMMISSION EXPIRES: 11/15/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

OWNERS ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THIS 21 DAY OF August, IN THE YEAR 2023 BEFORE ME, Logan Blake A NOTARY PUBLIC, PERSONALLY APPEARED Christopher Russell 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.

NOTARY PUBLIC: Logan Blake COMMISSION NUMBER: 714279
NOTARY PUBLIC FULL NAME: Logan Blake MY COMMISSION EXPIRES: 11-15-2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

OWNERS ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THIS 21 DAY OF August, IN THE YEAR 2023 BEFORE ME, Stephanie Chadwell A NOTARY PUBLIC, PERSONALLY APPEARED Ed Burgess 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.

NOTARY PUBLIC: Stephanie Chadwell COMMISSION NUMBER: 720512
NOTARY PUBLIC FULL NAME: Stephanie Chadwell MY COMMISSION EXPIRES: 09/28/25

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

OWNERS ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THIS 21 DAY OF August, IN THE YEAR 2023 BEFORE ME, Logan Blake A NOTARY PUBLIC, PERSONALLY APPEARED Brett Burgess 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.

NOTARY PUBLIC: Logan Blake COMMISSION NUMBER: 714279
NOTARY PUBLIC FULL NAME: Logan Blake MY COMMISSION EXPIRES: 11-15-2023

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

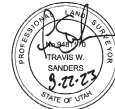
SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 1724-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. I CERTIFY THAT BY AUTHORITY OF THE HEIRSON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAN AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, COMMON AREA, LIMITED COMMON AREA AND EASEMENTS TO BE HEREAFTER KNOWN AS:

DESERT HAVEN TOWNHOMES

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

August 21, 2023
DATE
Travis W. Sanders
TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°03'08" W 438.15 FEET ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 87°07'00" W 529.38 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 2, POINT ALSO BEING ON THE WESTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2020028751, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES: (1) S 89°25'58" W 216.74 FEET, TO THE POINT OF CURVATURE OF A 453.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 121.73 FEET THROUGH A CENTRAL ANGLE OF 10°19'44", (3) THENCE S 31°02'17" W 489.93 FEET, TO THE EASTERN MOST POINT OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2020028751, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) N 30°14'47" W 124.23 FEET, TO THE POINT OF CURVATURE OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 102.07 FEET THROUGH A CENTRAL ANGLE OF 38°58'17", (3) THENCE N 4°34'47" E 308.07 FEET, (4) THENCE N 89°18'40" W 241.13 FEET, TO THE SOUTHEAST CORNER OF CRIMSON FIELDS PHASE 5 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE N 90°51'11" E 42.38 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION, THENCE S 89°58'17" E 483.34 FEET, TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 84°20'38" W, THENCE ALONG THE ARC OF SAID CURVE 87.62 FEET THROUGH A CENTRAL ANGLE OF 54°32'47", THENCE S 89°46'47" E 31.07 FEET, TO THE POINT OF CURVATURE OF A 730.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 71.35 FEET THROUGH A CENTRAL ANGLE OF 5°38'59", THENCE S 53°34'27" E 0.40 FEET, TO THE POINT OF BEGINNING.

CONTAINS 264,681 SQ FT OR 6.07 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, COMMON AREA, LIMITED COMMON AREA AND EASEMENTS TO HEREAFTER BE KNOWN AS:

DESERT HAVEN TOWNHOMES

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, PUBLIC STREETS, PRIVATE STREETS, COMMON AREA, LIMITED COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAN.

DEV 3, LLC
(A UTAH LIMITED LIABILITY COMPANY)

Christopher Russell
CHRISTOPHER RUSSELL, MANAGER

PRIME DIRECTIVE HOLDINGS, L.L.C.
(A UTAH LIMITED LIABILITY COMPANY)

Ryan Thomas
RYAN THOMAS, MANAGING MEMBER

DESERT SCAVENS DEVELOPMENT, INC.
(A UTAH CORPORATION)

Ed Burgess
ED BURGESS, PRESIDENT

CRS HOLDINGS, L.L.C.
(A UTAH LIMITED LIABILITY COMPANY)

Brett Burgess
BRETT BURGESS, MANAGING MEMBER

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.

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>22</u> DAY OF <u>SEPTEMBER</u> , A.D. <u>2023</u> <u>A. Hall</u> PUBLIC WORKS, WASHINGTON CITY	CITY ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAN HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS <u>28</u> DAY OF <u>August</u> , A.D. <u>2023</u> <u>Pam Moyle</u> CITY ENGINEER, WASHINGTON CITY	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE <u>25</u> DAY OF <u>August</u> , A.D. <u>2023</u> <u>David Seagill</u> CITY ATTORNEY, WASHINGTON CITY	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH THE MAYOR AND CITY COUNCIL OF THE WASHINGTON CITY, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAN AND BY A RESOLUTION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE <u>25</u> DAY OF <u>August</u> , A.D. <u>2023</u> HEREBY ACCEPT SAID FINAL PLAN WITH ALL COMMENTARY AND NOTICES PERTAINING THERETO. <u>David Seagill</u> MAYOR, WASHINGTON CITY	TREASURER'S APPROVAL I, THE TREASURER OF WASHINGTON COUNTY, DO HEREBY CERTIFY ON THIS <u>24</u> DAY OF <u>August</u> , 20 <u>23</u> THAT ALL THE ABOVE DESCRIBED PARCELS ARE FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAN HAVE BEEN PAID IN FULL. <u>David Seagill</u> WASHINGTON COUNTY TREASURER	RECORDED No. DOC # 20230030684 Doc (Conveying Property) Page 1 of 3 2023-08-21 10:10:10 AM WASHINGTON COUNTY RECORDER
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1405 S. DRIE DRIVE, SUITE 150
SALT LAKE CITY, UT 84170
435.986.0100



DESERT HAVEN TOWNHOMES
LOCATED IN
SE 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ #: 2189
DRAWN BY: ESW
DATE: 8-22-2023
CHECKED BY: TW
SCALE OF SHEET
HOR SCALE: 1" = 40'
SHEET
2
OF
2

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.

DESERT HAVEN TOWNHOMES

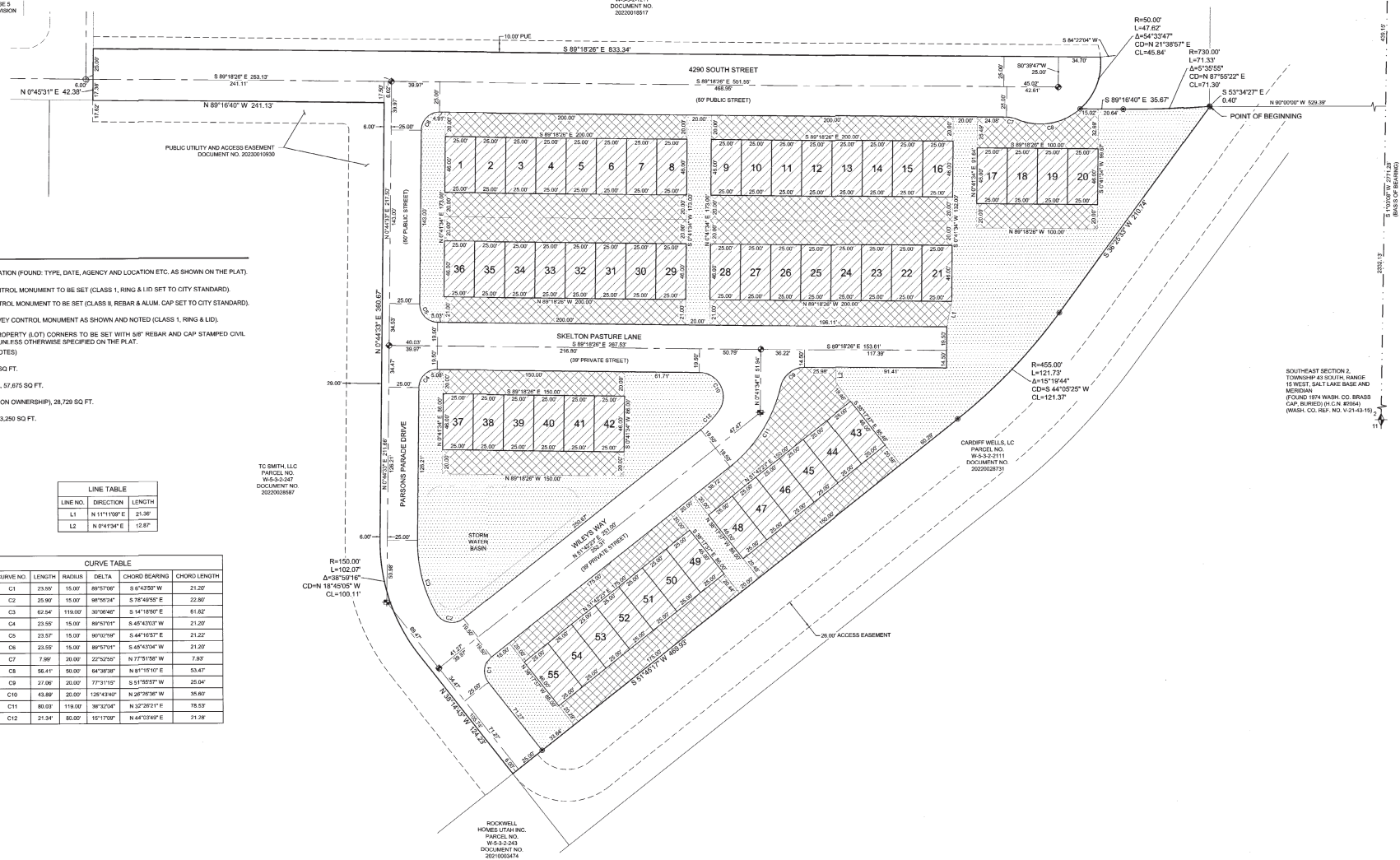
LOCATED IN
SE 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH



FAST 1/4 SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (FIND P' BLUM BRASS CAP) (BRASS CO. REF. NO. 5-21-43-15)

DESERT CANYONS DEVELOPMENT, INC.
PRIME DIRECTIVE HOLDINGS, L.L.C. &
CRS HOLDINGS, L.L.C.
PARCEL NO. W-5-3-211
DOCUMENT NO. 20220018517

CRIMSON FIELDS
PHASE 5
SUBDIVISION

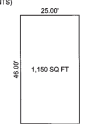


- LEGEND**
- SECTIONAL MONUMENTATION (FOUND TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
 - SPECIFICS SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & I.D. SET TO CITY STANDARD)
 - SPECIFICS SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
 - SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 3/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)
 - COMMON AREA, 56,157 SQ. FT.
 - LIMITED COMMON AREA, 57,675 SQ. FT.
 - PRIVATE ROADS (COMMON OWNERSHIP), 38,279 SQ. FT.
 - PRIVATE OWNERSHIP, 63,250 SQ. FT.

LINE TABLE

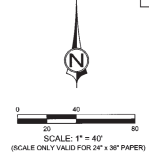
LINE NO.	DIRECTION	LENGTH
L1	N 11°15'00" E	21.38'
L2	N 6°41'34" E	12.87'

TYPICAL DETAIL



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.90'	15.00'	89°57'00"	S 6°43'50" W	21.20'
C2	25.90'	15.00'	89°50'34"	S 7°49'45" E	22.80'
C3	62.54'	119.00'	30°06'40"	S 14°18'30" E	61.62'
C4	23.55'	15.00'	89°57'01"	S 6°43'50" W	21.20'
C5	23.97'	15.00'	89°02'49"	S 44°16'53" E	21.22'
C6	23.55'	15.00'	89°57'01"	S 6°43'50" W	21.20'
C7	7.99'	20.00'	22°25'55"	N 17°15'50" W	7.52'
C8	55.41'	50.00'	64°38'30"	N 51°15'10" E	53.47'
C9	27.06'	20.00'	77°31'10"	S 51°55'53" W	25.64'
C10	43.89'	20.00'	128°43'46"	N 26°29'36" W	35.60'
C11	80.03'	119.00'	38°32'04"	N 32°28'21" E	78.53'
C12	21.34'	80.00'	10°17'50"	N 64°02'46" E	21.36'



ROCKWELL
HONES UTAH INC.
PARCEL NO. W-5-3-242
DOCUMENT NO. 20220035887

1453 S. DUNE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.760.0100



DESERT HAVEN TOWNHOMES
LOCATED IN
SE 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. # 21901
DRAWN BY: P-JW
DATE: 8-22-2023
CHECKED BY: TMS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
2