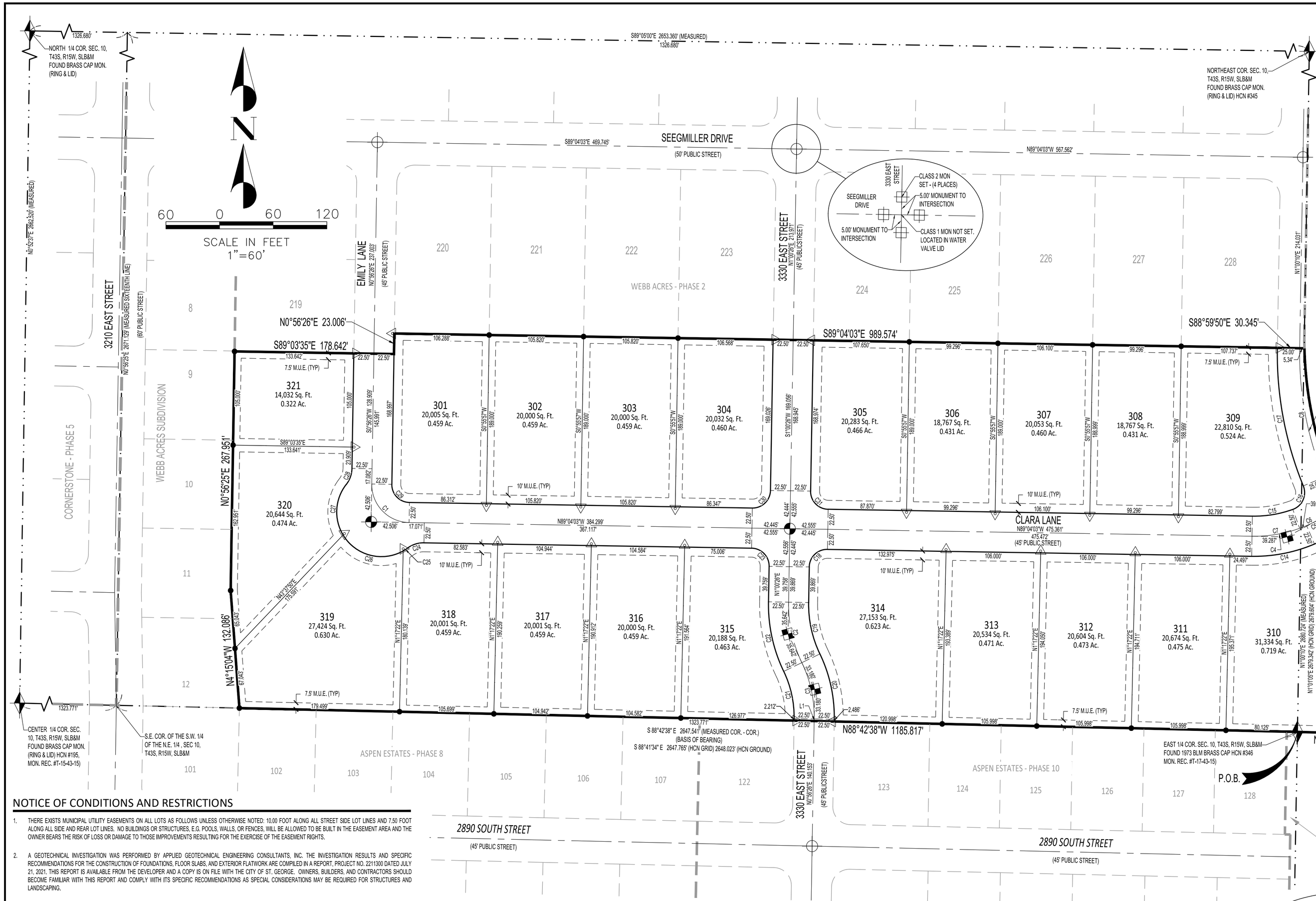


NOTICE OF CONDITIONS AND RESTRICTIONS

1. THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FOR THE EXERCISE OF THE EASEMENT RIGHTS.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT, PROJECT NO. 2211300 DATED JULY 21, 2021. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
3. LOTS 309 & 310 SHALL ONLY HAVE VEHICULAR ACCESS TO CLARA DRIVE UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH THE BUILDING PERMIT APPLICATION VERIFYING DRIVEWAY LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCES.
4. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.
5. THE CITY OF ST. GEORGE STORM WATER UPDES PERMIT REQUIRES THAT EACH INDIVIDUAL HOMEOWNER OR HOMEOWNERS ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER, BASED ON THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT AND PLAN (RECORDED DOCUMENT #20220014287)

LEGEND

- MUNICIPAL UTILITY EASEMENT (M.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- CLASS II MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS II MONUMENT FOUND
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

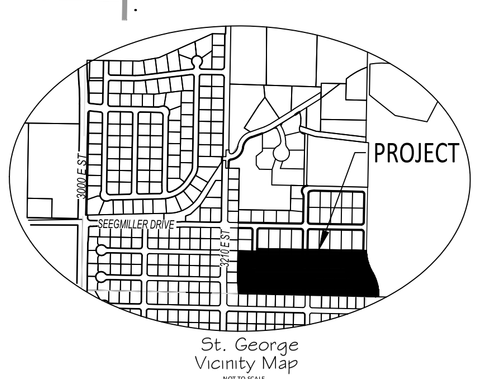
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	42.500'	66.765'	90°00'29"	S44°03'49"E	60.108'
C2	150.000'	69.986'	26°43'58"	S12°21'34"E	69.353'
C3	140.000'	65.158'	26°39'59"	N12°23'33"W	64.572'
C4	150.000'	62.762'	23°58'24"	N78°56'45"E	62.305'
C5	150.000'	14.086'	5°22'50"	N64°16'08"E	14.081'
C6	150.000'	22.450'	8°34'31"	N65°51'58"E	22.429'
C7	150.000'	54.398'	20°46'43"	N80°32'36"E	54.101'
C8	364.556'	148.244'	23°17'56"	S10°38'47"E	147.224'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C9	364.556'	38.974'	6°07'31"	S25°21'31"E	38.956'
C10	475.000'	30.374'	3°39'50"	N28°34'15"W	30.369'
C11	475.000'	223.555'	26°57'57"	N13°15'21"W	221.497'
C12	450.000'	211.191'	26°53'23"	N13°17'39"W	209.258'
C13	20.000'	30.125'	86°18'07"	N69°53'23"W	27.357'
C14	172.500'	72.176'	23°58'24"	N78°56'45"E	71.651'
C15	127.500'	46.239'	20°46'43"	N80°32'36"E	45.986'
C16	20.000'	32.271'	92°28'59"	N23°55'44"E	28.882'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C17	389.556'	158.410'	23°17'56"	S10°38'47"E	157.320'
C18	20.000'	31.390'	89°55'30"	S45°58'11"W	28.266'
C19	127.500'	59.488'	26°43'58"	S12°21'34"E	58.950'
C20	162.500'	75.630'	26°39'59"	N12°23'33"W	74.949'
C21	117.500'	54.686'	26°39'59"	N12°23'33"W	54.194'
C22	172.500'	80.484'	26°43'58"	S12°21'34"E	79.756'
C23	20.000'	31.442'	90°04'29"	N44°01'48"W	28.303'
C24	30.000'	19.458'	37°09'44"	S72°21'05"W	19.119'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C25	50.000'	6.079'	6°57'56"	N57°15'11"E	6.075'
C26	50.000'	77.061'	88°18'16"	S75°06'42"E	69.657'
C27	50.000'	60.272'	69°04'01"	S03°34'28"W	56.689'
C28	30.000'	19.461'	37°10'02"	N19°31'27"E	19.121'
C29	20.000'	31.419'	90°00'29"	S44°03'48"E	28.286'
C30	20.000'	31.390'	89°55'31"	N45°58'12"E	28.266'
C31	20.000'	31.442'	90°04'29"	S44°01'48"E	28.303'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°56'26"E	2.349'
L2	N61°34'43"E	26.633'



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

WE, STATE BANK OF SOUTHERN UTAH, 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, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

STATE BANK OF SOUTHERN UTAH
BY: LEVI JUDD, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____ 20___ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED LEVI JUDD, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

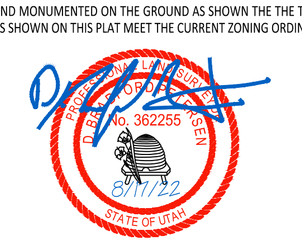
SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

WEBB ACRES - PHASE 3 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN THE THE THIS PLAT. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____



LEGAL DESCRIPTION:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°42'38" WEST ALONG THE QUARTER SECTION LINE AND THE NORTHERLY BOUNDARIES OF THE ASPEN ESTATES - PHASE 8 AND ASPEN ESTATES - PHASE 10 SUBDIVISIONS, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 1185.817 FEET TO THE SOUTHEAST CORNER OF THE WEBB ACRES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 04°15'04" WEST 132.086 FEET; AND (2) NORTH 00°56'25" EAST 267.951 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE WEBB ACRES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°03'35" EAST 178.642 FEET; (2) NORTH 00°56'26" EAST 23.006 FEET; (3) SOUTH 89°04'03" EAST 989.574 FEET; AND (4) SOUTH 88°59'50" EAST 30.345 FEET; TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 88°40'51" EAST); THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°04'18", A DISTANCE OF 213.106 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 421.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'34", A DISTANCE OF 240.710 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 88°24'08" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 123.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 533,742 SQ. FT., 12.253 ACRES

OWNER'S DEDICATION:

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

WEBB ACRES - PHASE 3 SUBDIVISION

OR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF WEBB ACRES SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 21ST DAY OF FEBRUARY, 2019, ENTRY NO. 20190006290, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS___DAY OF _____ 20___.

QUALITY PROPERTIES, INC.
ED BURGESS, PRESIDENT

DEVELOPMENT SOLUTIONS GROUP, INC.
RYAN THOMAS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____ 20___ BEFORE ME _____, 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 THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____ 20___ BEFORE ME _____, 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 THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

EASEMENT TABLE		
DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
142761, 143311 & 143653	ST. GEORGE & WASHINGTON CANAL CO. FLOOD PREVENTION EASEMENT	GENERAL EASEMENT - NO SPECIFIC LOCATION
78520	ST. GEORGE & WASHINGTON CANAL CO. EASEMENT	GENERAL EASEMENT - NO SPECIFIC LOCATION
20230012804	MUNICIPAL UTILITY EASEMENT	EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY OF 3430 EAST STREET AND IS NOT SHOWN. LANGUAGE ALLOWS THE EASEMENT TO EXPIRE WHEN THE PLAT IS RECORDED

Subdivision Final Plat for

WEBB ACRES - PHASE 3 SUBDIVISION

Located in the Northeast Quarter of Section 10 and the Northwest Quarter of Section 11, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

CITY SURVEYOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____

CITY SURVEYOR
CITY OF ST. GEORGE

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ST. GEORGE

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____

CITY ENGINEER
CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____

CITY ATTORNEY
CITY OF ST. GEORGE

LAND USE AUTHORITY APPROVAL

I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE _____ DAY OF _____, 20 _____ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ 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

_____

WASHINGTON COUNTY RECORDER