

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 AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

BELLA SOL AT SANTA CLARA PHASE 6

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN BY THE OWNERS OF THIS TRACT OF LAND TO BE BOUND BY THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL OTHERS. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 'BELLA SOL AT SANTA CLARA PHASE 1', RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, IDAHO, UNDER SAID 2013 ENTRY NO. 20130034833, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 8TH DAY OF Nov, 2017.

BELLA SOL IS A SERIES OF BELLA SOL AT SANTA CLARA LLC, A UTAH SERIES LIMITED LIABILITY COMPANY.

Robert Smith
MANAGER MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE 8 DAY OF Nov 2017, PERSONALLY APPEARED BEFORE ME Robert Smith WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE Manager OF BELLA SOL IS A SERIES OF BELLA SOL AT SANTA CLARA LLC, A UTAH SERIES LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF BELLA SOL IS A SERIES OF BELLA SOL AT SANTA CLARA LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: Miranda Nimmeth
FULL NAME PRINT: Miranda Nimmeth
COMMISSION NO.: 163244
EXPIRATION DATE: 09-12-2019
A NOTARY COMMISSIONED IN THE STATE OF Utah

NOTES:

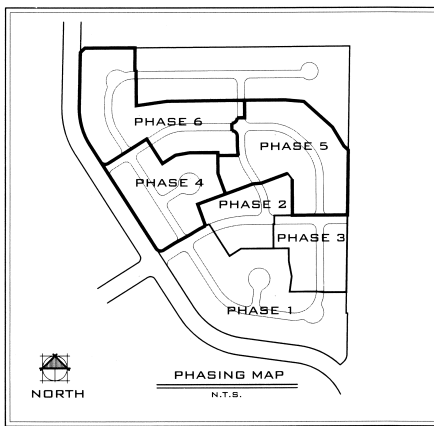
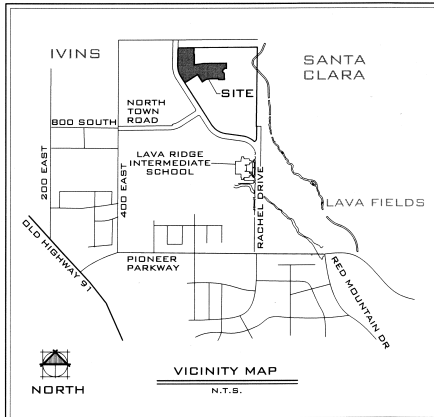
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT WIDE PUBLIC UTILITY, SIDEWALK AND DRAINAGE EASEMENT ALONG ALL STREETS. A 10' PUBLIC UTILITY & DRAINAGE EASEMENT ENTRY NO. 20100014031, EXISTS ALONG RACHEL DRIVE.
- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNLESS ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVISE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- BUILDING SETBACKS ARE AS DESCRIBED BELOW. GARAGE SETBACKS MUST BE A MINIMUM OF 20 FEET FROM THE BACK OF SIDEWALK.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
- CONSTRUCTION OF PDDBL, BASEMENTS, OR BELOW GRADE STRUCTURES SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION PERFORMED BY AGEC, DATED JULY 2, 2014, PROJECT # 2130401.
- LOTS 612-616 SHALL HAVE A WALL EASEMENT, NO WIDER THAN 10 FEET, ALONG RACHEL DRIVE AND BELLA SOL DRIVE, FROM THE RIGHT OF WAY OF THESE STREETS TO THE WALL. THIS AREA WILL BE MAINTAINED BY SANTA CLARA CITY.
- REAR WALLS AND SIDE WALLS SHALL BE REQUIRED ON LOTS. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER OF A LOT TO INSTALL WALL SUBJECT TO ARCHITECTURAL CONTROL COMMITTEE (ACC) APPROVAL. REFER TO THE REQUIREMENTS CONCERNING WALL AND SHARED WALLS WITHIN THE SUBDIVISION, ARTICLE IX, SECTION 9.3 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION EASEMENT FOR BELLA SOL AT SANTA CLARA.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL A 6 FOOT HIGH PRIVACY WALL ALONG THE NORTH PROPERTY LINE OF LOTS 611 AND 612.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGEC). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JULY 2, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

BUILDING SETBACKS:

LOT SIZES	WIDTH	FRONT	SIDE	REAR
10,000 sq. ft.	80 FEET	20 FEET	8-12 FEET	10 FEET
9,000 sq. ft.	75 FEET	20 FEET	8-10 FEET	10 FEET
8,000 sq. ft.	70 FEET	20 FEET	8-10 FEET	10 FEET
7,000 sq. ft.	60 FEET	20 FEET	6-10 FEET	10 FEET



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.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-231-1 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDOWN OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, LOTS, AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

BELLA SOL AT SANTA CLARA PHASE 6

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HERON LEGAL DESCRIPTION.

DATE: 10/7/2017

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716



LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 409, BELLA SOL AT SANTA CLARA PHASE 5, SAID POINT BEING NORTH 89°26'34" EAST, 211.156 FEET ALONG THE SECTION LINE AND NORTH 72°9'39" WEST 182.81 FEET ALONG THE WESTERLY LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

- THENCE SOUTH 89°39'09" WEST 94.38 FEET ALONG THE NORTHERLY LINE OF SAID LOT 409 TO IT NORTHWEST CORNER; BELLA SOL AT SANTA CLARA PHASE 5;
 - THENCE WESTERLY THE FOLLOWING (9) COURSES ALONG THE SOUTHERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 5:
 - THENCE NORTH 00°20'51" WEST 13.34 FEET;
 - THENCE SOUTH 80°11'48" WEST 64.72 FEET;
 - THENCE SOUTH 57°26'32" WEST 70.00 FEET;
 - THENCE NORTH 32°32'37" WEST 134.00 FEET;
 - THENCE SOUTH 57°26'32" WEST 208.00 FEET;
 - THENCE WESTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 32°32'37" WEST, LONG CHORD BEARS NORTH 7°03'07" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00") TO THE EASTERLY LINE OF RACHEL DRIVE;
 - THENCE NORTHERLY THE FOLLOWING (3) COURSES ALONG THE EASTERLY LINE OF SAID RACHEL DRIVE:
 - THENCE NORTH 32°35'07" EAST 91.15 FEET;
 - THENCE NORTHERLY 182.81 FEET ALONG AN ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 5°24'22" EAST, LONG CHORD BEARS NORTH 15°44'11" WEST 179.79 FEET WITH A CENTRAL ANGLE OF 33°25'57");
 - THENCE NORTH 01°07'15" EAST 25.101 FEET;
 - THENCE NORTH 43°23'31" EAST 28.64 FEET;
 - THENCE NORTH 80°30'09" EAST 229.00 FEET;
 - THENCE NORTH 00°00'00" WEST 108.00 FEET;
 - THENCE NORTH 80°30'09" EAST 5.31 FEET;
 - THENCE SOUTH 00°20'51" EAST 157.49 FEET;
 - THENCE NORTH 81°52'21" EAST 142.38 FEET;
 - THENCE NORTH 89°14'49" EAST 321.12 FEET;
 - THENCE NORTH 89°39'09" EAST 34.00 FEET TO THE NORTHWEST CORNER OF SAID BELLA SOL AT SANTA CLARA PHASE 5;
 - THENCE SOUTHERLY THE FOLLOWING (7) COURSES ALONG THE WESTERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 5:
 - THENCE SOUTH 00°20'51" EAST 80.00 FEET;
 - THENCE SOUTH 89°39'09" WEST 34.00 FEET;
 - THENCE SOUTHERLY 89.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 80°30'09" WEST, LONG CHORD BEARS SOUTH 44°39'09" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00");
 - THENCE SOUTH 00°20'51" EAST 34.00 FEET;
 - THENCE SOUTHERLY 89.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°20'51" EAST, LONG CHORD BEARS SOUTH 45°20'51" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00");
 - THENCE SOUTH 00°20'51" EAST 44.99 FEET;
 - THENCE SOUTH 02°43'15" EAST 217.00 FEET ALONG AN ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89°39'09" EAST, LONG CHORD BEARS SOUTH 00°06'04" EAST 43.59 FEET WITH A CENTRAL ANGLE OF 113°13'57") TO THE POINT OF BEGINNING.
- CONTAINING 232.373 SQUARE FEET OR 5.34 ACRES.

LEGEND:

- SET CORNER - 3/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ◊ NOTHING SET OR FOUND
- ▲ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ FRONT PROPERTY CORNERS ARE OFFSET 7.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A NAIL
- ▨ NO ACCESS LINE
- ⊙ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS 1
- ⊙ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II

BELLA SOL AT SANTA CLARA PHASE 6

LOCATED IN SECTION 5
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 • WWW.RADVIL.COM

SURVEY-PH6.FP.DWG 02/15/2017
FILE NUMBER: DATE:
482B-13-022 11" = 40'
JOB NUMBER: SCALE: CHECKED:

ENGINEER'S APPROVAL:
THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 16 DAY OF Nov, 2017.

Scott Olson
ENGINEER
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:
ON THIS THE 16 DAY OF Nov, A.D. 2017, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

[Signature]
CHAIRMAN OF THE PLANNING COMMISSION
SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:
I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

[Signature] 11/16/17
CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA 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 15 DAY OF Nov, A.D. 2017, HEREBY ADOPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

[Signature]
CITY RECORDER
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:
APPROVED AS TO FORM, THIS 15 DAY OF Nov, A.D. 2017.

[Signature]
CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 15 DAY OF Nov, A.D. 2017, THAT THE TAXES, FEES, AND FINES ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

[Signature]
WASHINGTON COUNTY TREASURER

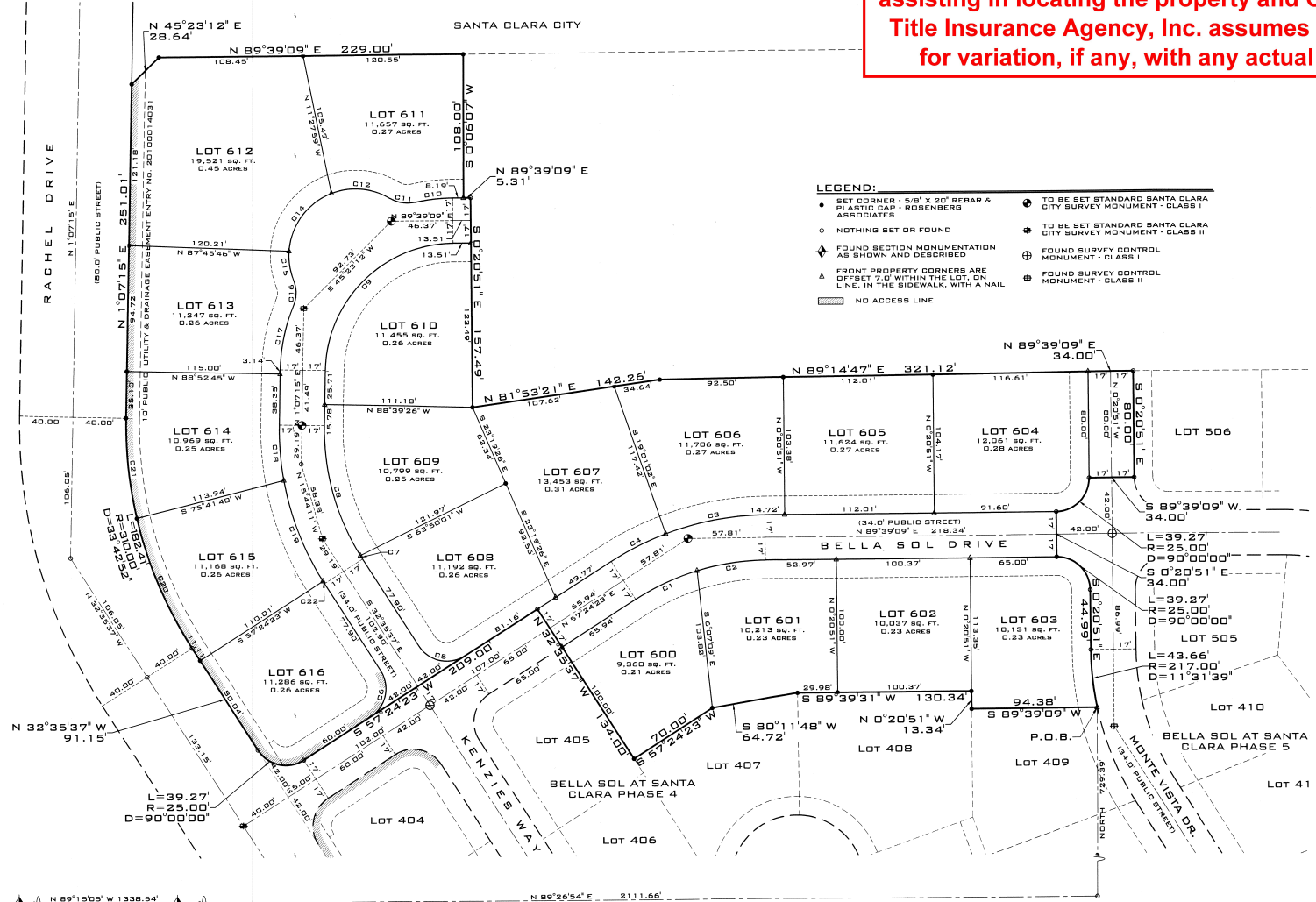
RECORDED NO.
DOC # 2018000346

[Signature]
COUNTY RECORDER
WASHINGTON COUNTY, 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	LENGTH	RADIUS	DELTA
C1	51.01'	183.00'	15°58'12"
C2	51.98'	183.00'	16°16'34"
C3	76.06'	217.00'	20°04'59"
C4	46.07'	217.00'	12°09'47"
C5	39.27'	25.00'	90°00'00"
C6	39.27'	25.00'	90°00'00"
C7	3.10'	180.00'	0°59'07"
C8	102.82'	180.00'	32°43'44"
C9	149.88'	97.00'	88°31'54"
C10	28.69'	131.00'	12°32'52"
C11	19.43'	25.00'	44°32'14"
C12	45.84'	50.00'	52°31'29"
C14	56.85'	50.00'	65°08'51"
C15	22.45'	50.00'	25°43'39"
C16	19.43'	25.00'	44°32'14"
C17	49.54'	131.00'	21°40'07"
C18	41.90'	214.00'	11°13'04"
C19	81.88'	214.00'	21°55'25"
C20	106.47'	310.00'	19°40'39"
C21	75.95'	310.00'	14°02'13"
C22	2.14'	214.00'	0°34'22"



- LEGEND:**
- SET CORNER 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - NOTHING SET OR FOUND
 - ⬠ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - ▲ FRONT PROPERTY CORNERS ARE OFFSET 7.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A NAIL
 - ▬ NO ACCESS LINE
 - ⊙ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
 - ⊙ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II

BASIS OF BEARING'S
 N 89°12'25" W 1339.27' (N.W. COR. TO K. COR.)
 RECORD H.C.N. = N 89°17'14" W 1338.25'
 N 89°15'05" W 1338.54'
 N 89°26'54" E 2111.66'
 1/16 CORNER SECTION'S 5&6 T.42S. R.16W. S.L.B.6M. (FOUND 1995 WASH. CO. D.C.) H.C.N.# 4048
 1/4 CORNER SECTION'S 5&8 T.42S. R.16W. S.L.B.6M. (FOUND "X" IN CL DRAIN ACCEPTED AS PER GREEN ACRES SUBDIVISION PLAT)

ROSENBERG ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
 PH (435) 673-8586 FX (435) 673-8397 • WWW.RADIVIL.COM

SURVEY-PH6 PP.DWG	02/15/2017	B.E.A.
FILE NUMBER:	DATE:	DRAWN:
4828-13-020	1" = 40'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

BELLA SOL AT SANTA CLARA PHASE 6

LOCATED IN SECTION 5
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,
 SALT LAKE BASE AND MERIDIAN,
 SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.