RISE AT CORAL CANYON PHASE 1A

SECTION 8 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, 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.

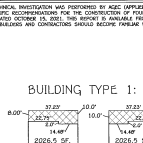
NOTES:

1) DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
2) ALL BEARINGS ARE BASED FROM THE BASIS OF BEARING SHOWN HEREON.
3) ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND UNLESS OTHERWISE NOTED.
4) ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY
5) THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON SPACE WITHIN THE DEVELOPMENT INCLUDING BUT NOT LIMITED TO THE REMOVAL OF WEEDS AND DEBRIS.
6) ALL PUBLIC UTILITY EASEMENTS ARE RESERVED FOR THE USE AND MAINTENANCE OF PUBLIC SAFETY, PUBLIC UTILITIES AND DRAINAGE. PROVISIONS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITY 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.
7) ALL OPEN SPACE PARCELS SHOWN OR REFERENCED ON THIS PLAT ARE SUBJECT TO A PUBLIC ACCESS AND MAINTENANCE EASEMENT OVER, ON AND ACROSS SAID PARCELS FOR THE USE AND MAINTENANCE OF A PUBLIC TRAIL. PUBLIC ACCESS WILL BE LIMITED TO LOCATION OF PUBLIC TRAILS.
8) ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9) NO ENCROACHMENTS ARE ALLOWED WITHIN 25' OF THE CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE"
10) IN ADDITION TO ANNUAL, GENERAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY TO PAY FOR ANY REPAIR, REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
11) WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR COMMON AREA AND EASEMENTS NOT MAINTAINED.
12) WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF QUARANTEED AND SUFFICIENT SOURCES OF WATER FOR PROPOSED USES. IF THERE IS ANY APPREHENSION WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED PLAT.

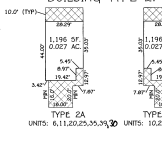
GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC (APPLIED GEOTECHNICAL ENGINEERING AND CONSULTANTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED OCTOBER 15, 2021. 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.

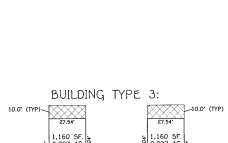
BUILDING TYPE 1:



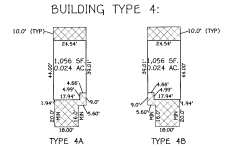
BUILDING TYPE 2:

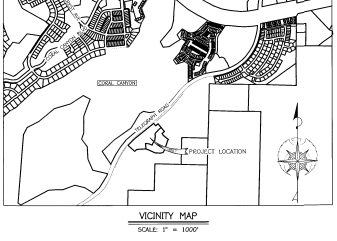


BUILDING TYPE 3:



BUILDING TYPE 4:





VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE UNITS, LIMITED COMMON AREAS, COMMON AREAS, OPEN SPACES, PUBLIC STREETS, AND PUBLIC UTILITY EASEMENTS HEREAFTER TO BE KNOWN AS:

RISE AT CORAL CANYON PHASE 1A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 01°05'56" WEST 1,401.09 FEET ALONG THE SECTION LINE AND WEST 1,344.09 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING; THENCE SOUTH 30°14'49" WEST 78.64 FEET; THENCE SOUTH 21°10'32" WEST 50.00 FEET; THENCE NORTH 68°59'37" WEST 50.04 FEET; THENCE WESTERLY ALONG A 367.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 21°00'23" WEST) THROUGH A CENTRAL ANGLE OF 18°19'39", A DISTANCE OF 117.46 FEET; THENCE SOUTH 04°24'03" EAST 137.32 FEET; THENCE SOUTH 89°43'58" WEST 176.76 FEET; THENCE SOUTH 88°51'12" WEST 60.10 FEET; THENCE SOUTH 44°50'49" WEST 62.62 FEET; THENCE NORTH 46°57'51" WEST 223.31 FEET TO THE SOUTHEASTERLY LINE OF TELEGRAPH STREET AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 68°03'57" EAST) THROUGH A CENTRAL ANGLE OF 01°17'47", A DISTANCE OF 311.97 FEET; THENCE NORTH 51°18'58" EAST ALONG SAID SOUTHEASTERLY LINE 551.00 FEET; THENCE SOUTH 39°18'03" EAST 77.46 FEET; THENCE NORTH 50°30'58" EAST 78.82 FEET; THENCE SOUTH 39°29'05" EAST 123.10 FEET; THENCE SOUTH 50°30'58" WEST 815.14 FEET; THENCE SOUTH 47°47'12" WEST 19.45 FEET; THENCE SOUTH 43°02'58" WEST 113.25 FEET; THENCE SOUTH 21°10'32" WEST 27.50 FEET; THENCE SOUTH 07°11'17" EAST 68.63 FEET; THENCE SOUTH 07°20'42" WEST 114.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 250,884 SQUARE FEET OR 5.76 ACRES

06/15/2023
DATE:

STATE OF UTAH
No. 5633341
ADAM S. ALLEN
06/15/23

ADAM ALLEN, PLS #5633341

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 PRIVATE UNITS, LIMITED COMMON AREAS, COMMON AREAS, OPEN SPACES, AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

RISE AT CORAL CANYON PHASE 1A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, ON, UNDER, AND ACROSS ALL COMMON AREA AND OPEN SPACE PARCELS SHOWN OR REFERENCED ON THIS PLAT, ALONG WITH A PUBLIC ACCESS EASEMENT OVER, ON AND ACROSS ALL OPEN SPACE PARCELS SHOWN OR REFERENCED ON THIS PLAT FOR THE USE AND MAINTENANCE OF A PUBLIC TRAIL. ALL PRIVATE UNITS, LIMITED COMMON OPEN SPACE AND COMMON AREA AND OPEN SPACE SHOWN ON THIS PLAT ARE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON AND ITS DESIGNEES AND ASSIGNS, TO FILL TO ALL PROPERTIES DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS... AND DO HEREBY HEREBY DEDICATE AND CONVEY TO THE COTTONWOOD COMMUNITY ASSOCIATION, FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, ALL LIMITED COMMON AREA, COMMON AREA AND OPEN SPACE SHOWN ON THIS PLAT. ALL PRIVATE UNITS, LIMITED COMMON, COMMON SHOWN ON THIS PLAT ARE SUBJECT TO THE SUPPLEMENTAL DECLARATION TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COTTONWOOD COMMUNITY ASSOCIATION (RISE PHASES 1A & 1B), RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS EDCSI# [illegible] SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE STATE OF UTAH EXCEPTS AND RESERVES ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS IN ALL LANDS SO DEDICATED AND CONVEYED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF June, 2023

CW THE RISE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: Chris Winter
ITS: Authorized Rep.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
:s.
COUNTY OF WASHINGTON }

ON THE 15th DAY OF June 2023 BEFORE ME, SYLVIA WHITEHEAD A NOTARY PUBLIC, PERSONALLY APPEARED CHRIS WINTER 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 VOLUNTARILY FOR ITS STATED PURPOSE.

FULL NAME SIGNATURE: Sylvia Whitehead
FULL NAME PRINT: SYLVIA WHITEHEAD
COMMISSION NO: 717420
EXPIRATION DATE: FEBRUARY 01, 2026

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (8))

FINAL PLAT OF:
RISE AT CORAL CANYON PHASE 1A
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH **SHEET 1 OF 2**

AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 104
ST. GEORGE, UT 84770
OFFICE: (435) 688-0103

JOB # AES-22-004 RISE 1-A | DATE: 06/05/2023
FILE: FP-PH1.DWG | SCALE: N/A

ENGINEER'S APPROVAL:
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 23rd DAY OF June 2023
CITY ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF PUBLIC WORKS
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 5th DAY OF September 2023
PUBLIC WORKS
WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF WASHINGTON, UTAH:
WE THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED THE MINUTES OF ITS MEETING OF THE 11th DAY OF January 2023 HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO
CITY RECORDER
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:
APPROVED AS TO FORM, THIS 15th DAY OF July 2023
CITY ATTORNEY
WASHINGTON CITY, UTAH

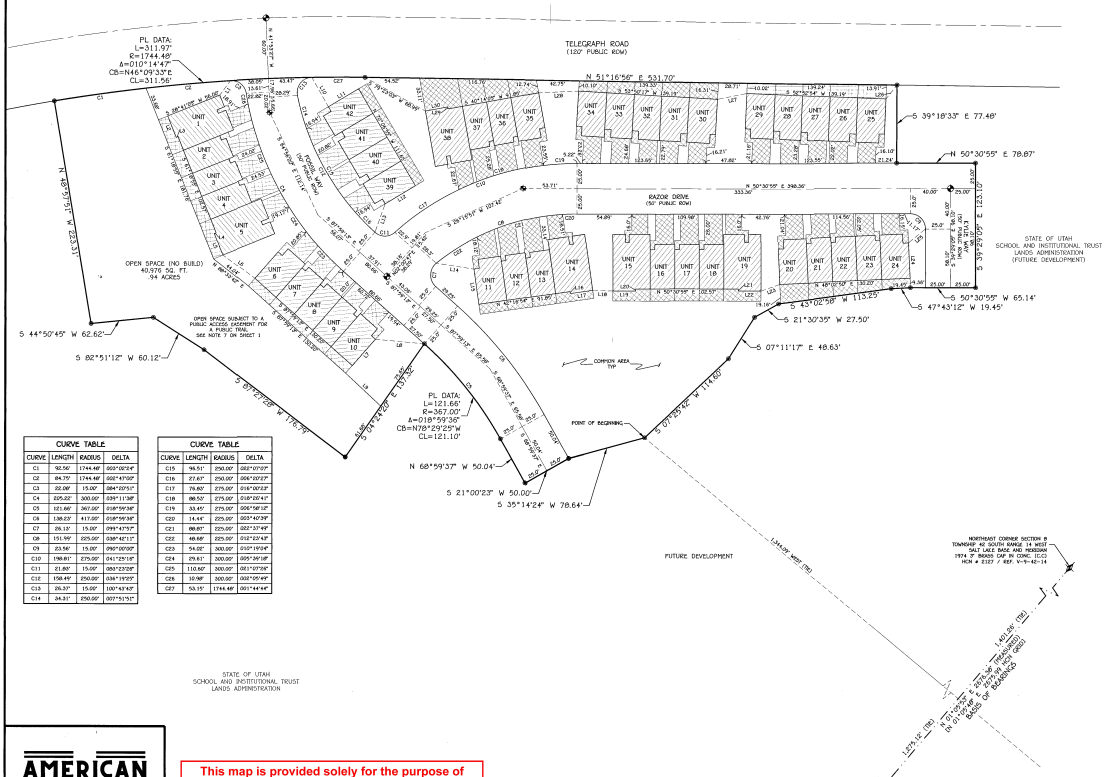
TREASURER APPROVAL:
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 25 DAY OF July 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS PROPERTY HAVE BEEN PAID IN FULL.
TREASURER
WASHINGTON COUNTY, UTAH

RECORDED NO.
DOC # 20230028814
Rec. Count: 1 Rec. Amount: $ 0.00
06/15/2023 03:24:00 PM $ 0.00
By SYLVIA WHITEHEAD
WASHINGTON COUNTY RECORDER
Page 1 of 3
FEE:
COUNTY RECORDER
WASHINGTON COUNTY, UTAH

C:\Dropbox\American\00 Projects\2022\AES\Aes-22-004 CWH Rise Phase 1-E\02 Drawings\Sheet Files\FP-PH1.dwg\2022-12-08 - Rise PH1-A FP.dwg

RISE AT CORAL CANYON PHASE 1A

SECTION 8 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°29'50" E	17.71'
L2	S 61°18'59" E	22.79'
L3	N 28°41'09" E	2.00'
L4	S 28°41'09" W	2.00'
L5	S 61°18'59" E	22.79'
L6	N 86°38'08" E	39.64'
L7	N 00°00'47" E	35.00'
L8	N 55°48'07" E	49.04'
L9	S 86°30'17" E	48.04'
L10	S 69°08'58" E	53.43'
L11	N 19°53'09" E	35.00'
L12	S 19°53'09" W	35.00'
L13	S 19°29'00" E	29.88'
L14	N 59°15'46" E	38.08'
L15	S 47°43'06" E	35.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 47°43'06" E	2.00'
L17	N 42°16'54" E	22.79'
L18	N 52°07'19" E	20.19'
L19	N 50°30'55" E	22.79'
L20	N 39°29'05" W	2.00'
L21	S 39°29'05" E	2.00'
L22	N 50°30'55" E	22.79'
L23	N 31°04'48" E	19.98'
L24	N 41°57'10" W	39.00'
L25	N 11°38'53" E	21.91'
L26	S 00°55'07" E	17.60'
L27	S 39°08'30" W	29.80'
L28	S 47°48'45" W	29.53'
L29	N 49°45'59" W	2.00'
L30	S 40°14'05" W	22.79'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	92.56'	1744.46'	003°02'24"
C2	84.75'	1744.46'	002°47'00"
C3	22.08'	15.00'	084°32'51"
C4	225.22'	300.00'	038°13'38"
C5	121.66'	367.00'	018°59'36"
C6	138.23'	417.00'	018°59'36"
C7	26.13'	15.00'	099°47'57"
C8	151.99'	225.00'	038°42'11"
C9	23.56'	15.00'	090°00'00"
C10	196.81'	275.00'	041°25'14"
C11	21.80'	15.00'	083°23'28"
C12	158.49'	250.00'	036°19'25"
C13	26.33'	15.00'	100°43'46"
C14	24.31'	250.00'	005°15'53"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	96.51'	250.00'	022°07'07"
C16	27.67'	250.00'	006°20'23"
C17	76.80'	275.00'	016°00'12"
C18	88.52'	275.00'	018°26'12"
C19	33.45'	275.00'	006°58'12"
C20	14.44'	225.00'	003°40'39"
C21	88.87'	225.00'	022°37'49"
C22	48.68'	225.00'	012°23'43"
C23	54.05'	300.00'	010°19'04"
C24	29.87'	300.00'	005°39'18"
C25	110.60'	300.00'	021°07'39"
C26	10.98'	300.00'	002°05'49"
C27	53.15'	1744.46'	001°44'44"

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- PROPOSED SURVEY CONTROL MONUMENT AS NOTED (CLASS I, BRG & LEN)
- PROPOSED SURVEY CONTROL MONUMENT AS NOTED (CLASS II, REBAR & ALUMINUM CAP)
- EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS I, BRG & LEN)
- EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS II, REBAR & ALUMINUM CAP)
- SET REBAR AND CAP AMERICAN LAND CONSULTING
- FOUND REBAR AND CAP
- BOUNDARY LINE
- LOT LINE
- ADJOINING LOT LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT
- COMMON AREA/OPEN SPACE 109,761 SQ. FT. OR 2.52 AC
- PRIVATE OWNERSHIP (BUILDING) 50,695 SQ. FT. OR 1.03 AC
- LIMITED COMMON AREA 35,094 SQ. FT. OR .82 AC

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
OF FIGEWORK, LLC
OREM, UTAH 84058

JOB # AES-22-004 RISE 1-A
FILE: PP-PH1.DWG
DATE: 06/05/2023
SCALE: 1"=40'

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FINAL PLAT OF:
RISE AT CORAL CANYON PHASE 1A
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH **SHEET 2 OF 2**

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