

MAP

DOC # 20240013263

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
04/30/2024 11:48:34 AM Fee \$ 188.00
By SOUTHERN UTAH TITLE COMPANY



NAME: RIVERBEND AT SUNRISE VALLEY
PHASE 3 AMENDED

LOTS: 44

MAP: 5350

PARCEL NUMBER: W-RASV-3-5 THRU W-RASV-3-26
W-RASV-3-55 THRU W-RASV-3-59 W-RASV-3-74 THRU W-RASV-3-77
W-RASV-3-91 THRU W-RASV-3-93 W-RASV-3-104 THRU W-RASV-3-113
W-RASV-3-COMMON

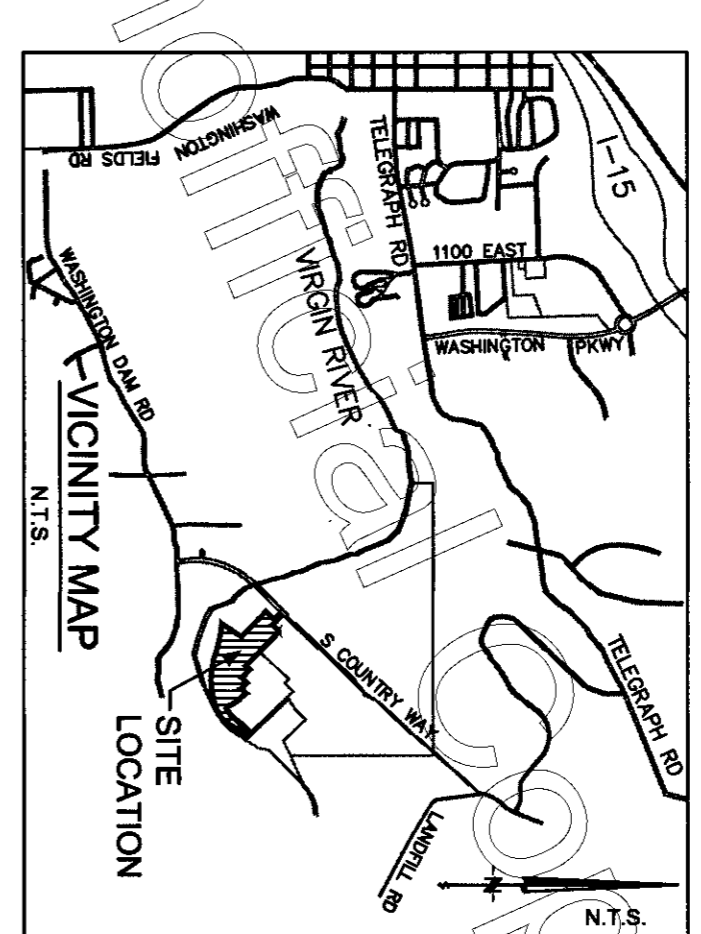
RED WATERS 2, LLC (A UTAH LIMITED LIABILITY CO)
RIVERBEND AT SUNRISE VALLEY HOMEOWNER ASSOCIATION

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF RIVERBEND AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 20210025598, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 3683.26 FEET, AND DUE SOUTH 1775.92 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID BOUNDARY AND THE BOUNDARY OF RIVERBEND AT SUNRISE VALLEY PHASE 2, DOCUMENT NO. 20220018737, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 45°59'15" EAST 434.43 FEET, 2) SOUTH 43°22'56" EAST 105.69 FEET, 3) SOUTH 46°01'59" EAST 85.00 FEET, 4) NORTH 43°58'01" EAST 73.33 FEET, 5) SOUTH 46°01'59" EAST 155.00 FEET, 6) NORTH 43°58'01" EAST 91.48 FEET, 7) SOUTH 46°01'59" EAST 102.71 FEET, 8) NORTH 45°06'23" EAST 84.65 FEET, 9) SOUTH 43°45'11" EAST 131.02 FEET, 10) SOUTHEASTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 35°34'19" EAST A DISTANCE OF 78.27 FEET), CENTER POINT LIES SOUTH 46°14'49" WEST THROUGH A CENTRAL ANGLE OF 16°21'45", A DISTANCE OF 78.53 FEET, 11) SOUTH 27°23'26" EAST 113.42 FEET, AND 12) NORTHEASTERLY ALONG A 420.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 54°01'34" EAST A DISTANCE OF 174.58 FEET), CENTER POINT LIES NORTH 23°58'42" WEST THROUGH A CENTRAL ANGLE OF 23°59'29", A DISTANCE OF 175.87 FEET; THENCE SOUTH 40°58'51" EAST 112.31 FEET; THENCE SOUTH 13°06'55" EAST 10.99 FEET; THENCE SOUTH 51°18'22" WEST 154.41 FEET; THENCE SOUTH 67°20'31" WEST 157.67 FEET; THENCE SOUTH 80°17'14" WEST 176.14 FEET; THENCE SOUTH 84°00'01" WEST 121.45 FEET; THENCE NORTH 88°06'35" WEST 112.17 FEET; THENCE NORTH 79°37'13" WEST 187.10 FEET; THENCE NORTH 71°09'05" WEST 61.38 FEET; THENCE NORTH 73°59'21" WEST 113.63 FEET; THENCE NORTH 78°07'24" WEST 176.48 FEET; THENCE NORTH 82°46'42" WEST 118.42 FEET; THENCE NORTH 33°46'49" EAST 306.04 FEET; THENCE NORTH 46°01'59" WEST 458.01 FEET; THENCE NORTH 43°58'01" EAST 155.00 FEET; THENCE NORTH 46°01'59" WEST 100.00 FEET; THENCE NORTH 43°58'01" EAST 29.89 FEET; THENCE SOUTH 46°01'59" EAST 165.00 FEET; THENCE NORTH 43°58'01" EAST 124.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 570,518 SQUARE FEET OR 13.10 ACRES.

LEGEND

- SECTIONAL MONUMENTATION (FOUND TYPE, DATE, AGENCY AND LOCATION ETC.) AS SHOWN ON THE PLAN)
- ALL BOUNDARY AND LOT CORNERS TO BE BUSH & GUDGELL UNLESS OTHERWISE SPECIFIED ON THE PLAN
- SPECIFIC SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID)
- SPECIFIC COMMON AREA/PUBLIC ACCESS AREA
- SPECIFIC COMMON AREA
- SPECIFIC PRIVATE ELEMENT
- SPECIFIC LIMITED COMMON AREA
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT LINE (PULE)
- ST. GEORGE CITY 50' EASEMENT LINE
- UMMS 60' EASEMENT LINE

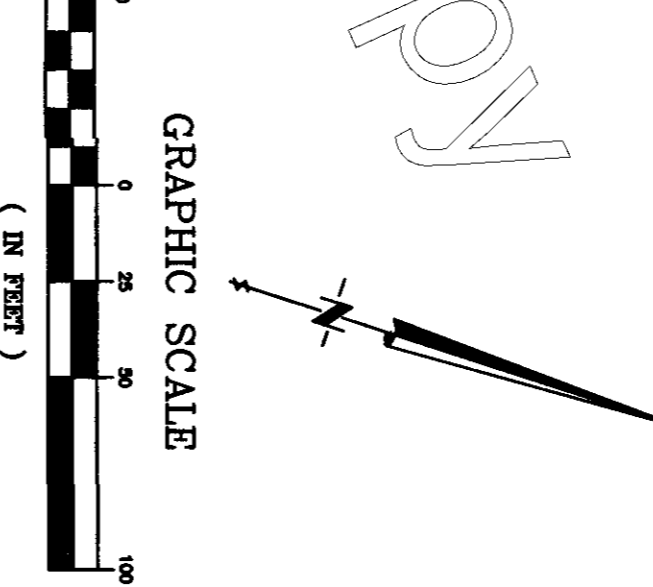


Parcel Line Table

Line #	Length	Direction
L1	40.00	S46°01'59"E

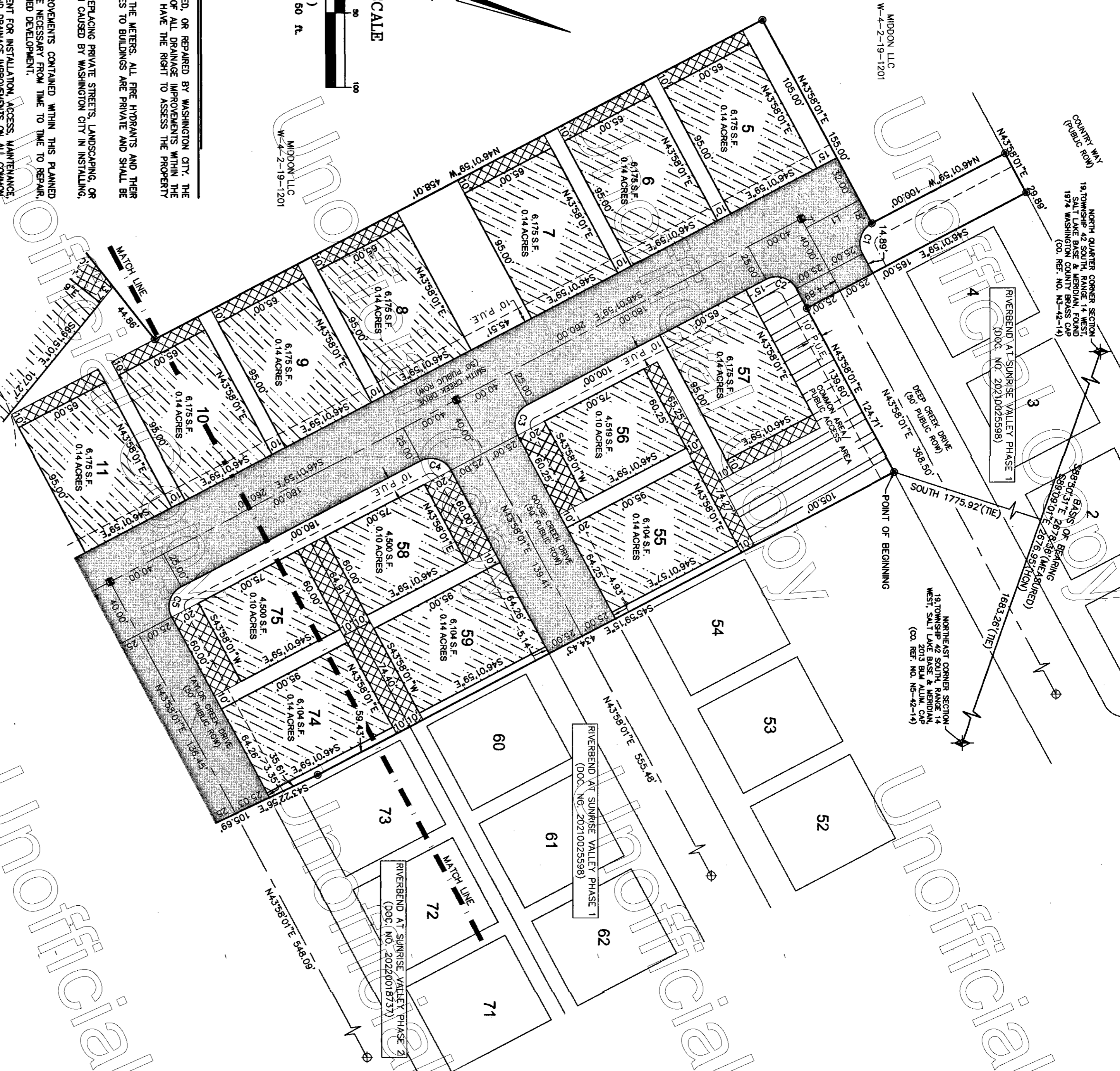
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	N89°30'01"E	21.21
C2	23.56	15.00	90°00'00"	S101°59'01"E	21.21
C3	23.56	15.00	90°00'00"	N89°30'01"E	21.21
C4	23.56	15.00	90°00'00"	S101°59'01"E	21.21
C5	23.56	15.00	90°00'00"	N89°30'01"E	21.21



GENERAL NOTES

1. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON COUNTY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE COMMONS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DRAINAGE AND LANDSCAPE AREAS.
2. ALL STREETS AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON COUNTY UP TO AND INCLUDING THE METERS. ALL FIRE HYPANTS AND TIE-IN MANHOLES ARE TO BE PROVIDED BY THE PROPERTY OWNERS.
3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING, OR REPLACING PUBLIC STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON COUNTY IN INSTALLING, MAINTAINING, REPLACING OR REPAIRING PUBLIC WATER, SEWER AND DRAINAGE IMPROVEMENTS.
4. IN ADDITION TO ANNUAL VISUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-VEGETATIVE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL EMPLOY SUCH ASSASSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS PLANNED DEVELOPMENT.
5. BY ACCEPTING THIS PLANNED DEVELOPMENT, PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
6. ALL COMMON AND LIMITED COMMON AREAS AND 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 DIVERS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COVERED IN REPORT DATED FEBRUARY 2024. THIS REPORT IS COVERED WITH THIS SUBDIVISION.
8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS, WASHINGTON COUNTY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR PLANS TO MAINTAIN SHORT DISTANCE REQUIREMENTS.
9. BEHAVIORS SHOWN ON LOT LINES REPRESENT THE SAME VALUE OF OPPOSITE LINES IN EACH LOT.
10. NUMERICAL BUILDING STRIPBACK REQUIREMENTS ARE INDICATED INTO THE PLAN LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAVES.
11. ALL INTERSECTIONS INCLUDING SIGHT DISTANCE REQUIREMENTS, NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNERS SHALL INDICATE AND HOLD HARMLESS WASHINGTON COUNTY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSOCIATES IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.
12. NO OPENINGS ARE ALLOWED WITHIN 25 FEET OF CORNER PAVES ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
13. WASHINGTON COUNTY OPERATES A WINDSTOP GULLY WATER SYSTEM WITH NO EXCESS GULLY WATER SURF. APPROVAL OF A PLAN BY WASHINGTON CITY DOES NOT CONSTITUTE AN APPROVAL BY WASHINGTON COUNTY. ALL PLANS SHALL BE APPROVED BY WASHINGTON COUNTY THROUGH THE CITY ENGINEER'S OFFICE. APPROVAL OF A PLAN BY WASHINGTON CITY DOES NOT CONSTITUTE AN APPROVAL BY WASHINGTON COUNTY.
14. EACH LOT SHALL HAVE A LIMITED AMOUNT OF TIME AS PER WASHINGTON CITY LANDSCAPING AND WATER CONSERVATION ORDINANCES. ALL LANDSCAPING AND TIME AVAILABLE FOR EACH LOT SHALL BE DETERMINED BY THE CITY ENGINEER'S OFFICE. APPROVAL BY WASHINGTON CITY DOES NOT CONSTITUTE AN APPROVAL BY WASHINGTON COUNTY.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF RIVERBEND AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 20210025898, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 89°55'31" WEST ALONG THE SECTION LINE 1663.26 FEET AND DUE SOUTH 1775.92 FEET FROM THE SECTION CORNER. PROCEED SOUTHWEST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, THE FOLLOWING COURSE: 1) SOUTH 43°59'15" EAST 434.43 FEET, 2) SOUTH 43°27'58" EAST 105.69 FEET, 3) SOUTH 85°00' FEET, 4) NORTH 43°39'01" EAST 733.33 FEET, 5) SOUTH 46°01'59" EAST 91.46 FEET, 6) NORTH 43°58'01" EAST 91.46 FEET, 7) SOUTH 46°01'59" EAST 102.71 FEET, 8) NORTH 43°58'01" EAST 84.85 FEET, 9) SOUTH 46°01'59" EAST 131.02 FEET, 10) SOUTHWESTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG BEARS BEARS NORTH 54°01'34" EAST A DISTANCE OF 174.58 FEET), CENTER POINT LIES NORTH 23°29'42" WEST THROUGH A CENTRAL ANGLE OF 23°59'29", A DISTANCE OF 175.87 FEET, THENCE SOUTH 80°17'14" WEST 124.51 FEET, THENCE SOUTH 64°30'01" WEST 124.51 FEET, THENCE NORTH 46°01'59" WEST 480.00 FEET, THENCE NORTH 43°58'01" EAST 155.00 FEET, THENCE NORTH 13°46'49" EAST 306.04 FEET, THENCE NORTH 46°01'59" WEST 480.00 FEET, THENCE NORTH 43°58'01" EAST 155.00 FEET, THENCE NORTH 46°01'59" WEST 100.00 FEET, THENCE NORTH 43°58'01" EAST 238.89 FEET, THENCE SOUTH 46°01'59" EAST 165.00 FEET, THENCE NORTH 43°58'01" EAST 124.71 FEET TO THE POINT OF BEGINNING, CONTAINING 570,518 SQUARE FEET OR 13.10 ACRES.

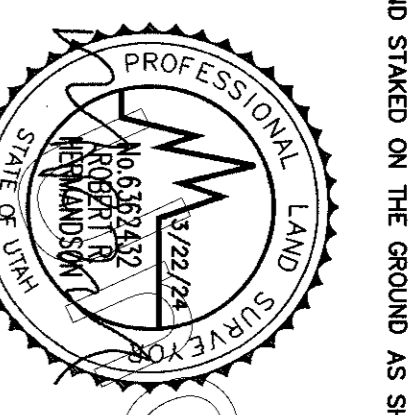
AMENDMENT NOTE

THE PURPOSE OF THIS FINAL PLAT AMENDMENT IS TO INCREASE THE SIZE OF LOTS 5-28, 55, 57, 59, 74, 77, 91-92, 104, AND 106-113 BY ADJOINING THE ADJACENT PORTIONS OF LIMITED COMMON DRAINAGE AREA TO THE PRIVATE AREA OF SAID LOTS, NO OTHER CHANGES WERE MADE OR INTENDED.

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 639242 IN THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED A SURVEY OF THE TRACT DESCRIBED IN THE PRESENT INSTRUMENT AND HAVE THEREON SET AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND CALCULATIONS AND THE ACCURACY OF THE SAME. I HAVE SUBDIVIDED SAID TRACT OR LAND DESCRIBED HEREON INTO LOTS, COMMON AND LIMITED COMMON AREAS, PUBLIC UTILITY EASEMENTS AND PUBLIC STREETS HERETOFORE KNOWN AS **RIVERBEND AT SUNRISE VALLEY PHASE 3 AMENDED** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

DATE: 03/22/2024
BY: ROBERT R. HERMANSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 639242



OWNER'S DEDICATION

KNOWN ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, PUBLIC UTILITY EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS **RIVERBEND AT SUNRISE VALLEY PHASE 3 AMENDED** AND SO HEREBY RELINQUISH TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE DEDICATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVERBEND AT SUNRISE VALLEY PHASE 3 AMENDED, DATED FEBRUARY 2024. SAID DEDICATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE BINDING ON ALL OWNERS OF PARTS HEREBY DEDICATED AND CONVEY TO WASHINGTON CITY, PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS AND LIMITED COMMON AREAS, AND PRIVATE COMMON AREAS SHOWN ON THIS PLAN AND ALL RIGHTS THEREIN SHALL BE CONVEYED TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

BY: DEAN SULLIVAN
ITS: VICE PRESIDENT

RIVERBEND AT SUNRISE VALLEY HOMEOWNERS ASSOCIATION
(A UTAH CORPORATION)

BY: DEAN SULLIVAN
ITS: VICE PRESIDENT

RIVERBEND AT SUNRISE VALLEY HOMEOWNERS ASSOCIATION
(A UTAH CORPORATION)

**RIVERBEND AT SUNRISE VALLEY
PHASE 3 AMENDED**

LOCATED IN _____
THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS: APPROVAL OF A PLAN BY WASHINGTON CITY DOES NOT CONSTITUTE AN APPROVAL BY WASHINGTON COUNTY.

ENGINEER'S APPROVAL: APPROVED AS TO FORM, THIS THE 12 DAY OF April, A.D. 2024.

APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS THE 12 DAY OF April, A.D. 2024.

TREASURER APPROVAL: APPROVED AS TO FORM, THIS THE 12 DAY OF April, A.D. 2024.

RECORDED NO. DOC # 20240013263

