

FINAL PLAT OF: POINTE WEST SUBDIVISION, PHASE 1

LOCATED IN SECTION 5, T36S, R11W, SLB&M, CEDAR CITY, UTAH

LEGEND

- SECTION CORNER AS DESCRIBED
- CLASS I CENTERLINE MONUMENT TO BE SET
- CLASS II CENTERLINE MONUMENT TO BE SET
- TO BE SET "OO CIVIL END" REBAR & CAP
- TO BE SET "PK NAIL" AS PROPERTY LINE PROJECTION IN TOP OF CURB
- NOT SET
- 1000 W. LOT ADDRESS
- CLUSTER MAIL BOX UNIT

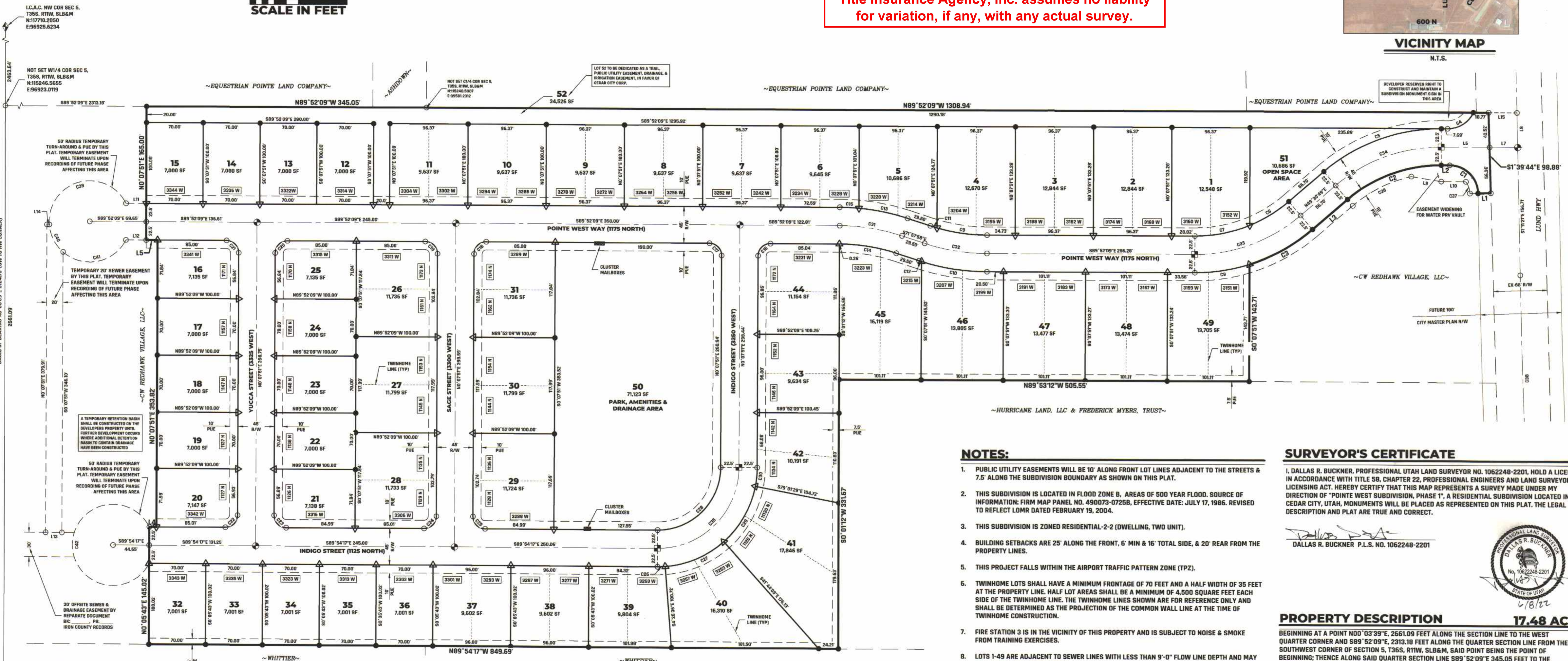


PROJECT LOCATION



VICINITY MAP
N.T.S.

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:

- PUBLIC UTILITY EASEMENTS WILL BE 10' ALONG FRONT LOT LINES ADJACENT TO THE STREETS & 7.5' ALONG THE SUBDIVISION BOUNDARY AS SHOWN ON THIS PLAT.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONE B, AREAS OF 500 YEAR FLOOD. SOURCE OF INFORMATION: FIRM MAP PANEL NO. 490073-0725B, EFFECTIVE DATE: JULY 17, 1986. REVISED TO REFLECT LOMR DATED FEBRUARY 19, 2004.
- THIS SUBDIVISION IS ZONED RESIDENTIAL-2-2 (DWELLING, TWO UNIT).
- BUILDING SETBACKS ARE 25' ALONG THE FRONT, 6' MIN & 16' TOTAL SIDE, & 20' REAR FROM THE PROPERTY LINES.
- THIS PROJECT FALLS WITHIN THE AIRPORT TRAFFIC PATTERN ZONE (TPZ).
- TWINHOME LOTS SHALL HAVE A MINIMUM FRONTAGE OF 70 FEET AND A HALF WIDTH OF 35 FEET AT THE PROPERTY LINE. HALF LOT AREAS SHALL BE A MINIMUM OF 4,500 SQUARE FEET EACH SIDE OF THE TWINHOME LINE. THE TWINHOME LINES SHOWN ARE FOR REFERENCE ONLY AND SHALL BE DETERMINED AS THE PROJECTION OF THE COMMON WALL LINE AT THE TIME OF TWINHOME CONSTRUCTION.
- FIRE STATION 3 IS IN THE VICINITY OF THIS PROPERTY AND IS SUBJECT TO NOISE & SMOKE FROM TRAINING EXERCISES.
- LOTS 1-49 ARE ADJACENT TO SEWER LINES WITH LESS THAN 9'-0" FLOW LINE DEPTH AND MAY HAVE BASEMENT RESTRICTIONS.
- ALL COORDINATES ARE BASED ON THE CEDAR CITY COORDINATE CONTROL SYSTEM, BASIS OF BEARING IS N00°03'39"E, 2561.09 FEET FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SECTION 5, T36S, R11W, SLB&M.
- DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOIL SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF POINTE WEST SUBDIVISION, PHASE 1 TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION. A COPY OF THE FINDINGS OF THAT TESTING, ALONG WITH RECOMMENDATIONS BASED ON THE SAME, HAS BEEN FILED WITH THE SUBDIVIDER OF THE PROPERTY, WHOSE NAME AND ADDRESS ARE LISTED BELOW, AND WITH THE CITY ENGINEER OF CEDAR CITY, UTAH. COPIES OF THIS REPORT MAY BE INSPECTED AT BOTH LOCATIONS BY THE GENERAL PUBLIC AND ANY PERSONS INTERESTED IN PURCHASING PROPERTY LOCATED WITHIN SAID SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENCE IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF "POINTE WEST SUBDIVISION, PHASE 1", A RESIDENTIAL SUBDIVISION LOCATED IN CEDAR CITY, UTAH, MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DALLAS R. BUCKNER P.L.S. NO. 1062248-2201



PROPERTY DESCRIPTION

17.48 AC
BEGINNING AT A POINT N00°03'39"E, 2561.09 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER AND S89°52'09"E, 2313.18 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 5, T36S, R11W, SLB&M, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID QUARTER SECTION LINE S89°52'09"E 345.05 FEET TO THE CENTER QUARTER OF SAID SECTION 5; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE S89°52'09"E 1308.94 FEET; THENCE S01°39'44"E 98.88 FEET; THENCE S88°48'39"W 15.85 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 88°40'49" (RADIUS POINT BEARS S88°48'39"W); THENCE ALONG THE ARC OF SAID CURVE 54.17 FEET; THENCE N89°52'09"W 10.34 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 177.50 FEET AND A CENTRAL ANGLE OF 40°37'02"; THENCE ALONG THE ARC OF SAID CURVE 125.85 FEET; THENCE S49°30'49"W 56.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET AND A CENTRAL ANGLE OF 22°56'36"; THENCE ALONG THE ARC OF SAID CURVE 89.10 FEET; THENCE S00°07'51"W 143.71 FEET; THENCE N89°53'12"W 505.55 FEET; THENCE S00°01'12"W 331.57 FEET; THENCE N89°54'17"W 849.69 FEET; THENCE N00°05'43"E 145.02 FEET; THENCE S89°54'17"E 8.77 FEET; THENCE N00°07'51"E 353.82 FEET; THENCE N89°52'09"W 14.11 FEET; THENCE N00°07'51"E 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.48 ACRES, MORE OR LESS.

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS 16TH DAY OF AUGUST, 2022.
BOOK 1619 PAGE 176
CARRI JEFFRIES
COUNTY RECORDER, IRON COUNTY
ENTRY NO. 195632 FEE \$198.00
RECORDED AT THE REQUEST OF WEST TITLE

UTILITY COMPANY APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS SHOWN ON THIS SUBDIVISION PLAT, SUBJECT TO THE HERON UTILITIES NOTE ON SHEET 2.

- CENTURY LINK: 6-8-22
- ROCKY MOUNTAIN POWER: 6-8-22
- DOMINION ENERGY: 6-8-22
- TDS: 06-08-22
- SOUTH CENTRAL COMMUNICATION: 06-08-2022

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	54.17	35.00	88°40'49"	N45°31'45"W 48.92
C2	125.85	177.50	40°37'02"	S69°49'20"W 123.21
C3	89.10	222.50	22°56'36"	S80°59'06"W 88.50
C4	39.48	35.00	64°37'23"	S57°49'09"W 37.42
C5	187.73	222.50	40°37'02"	S69°49'20"W 154.45
C6	56.53	177.50	18°14'54"	S58°38'16"W 56.29
C7	69.30	177.50	22°22'08"	S78°56'46"W 68.86
C8	68.63	222.50	17°40'26"	N81°17'37"E 68.36
C9	62.42	227.50	15°43'12"	N82°00'33"W 62.22
C10	81.84	272.50	17°12'26"	S81°15'56"E 81.53
C11	8.57	227.50	2°10'59"	N73°03'28"W 8.67
C12	3.31	272.50	0°41'45"	S72°18'51"E 3.31
C13	61.34	272.50	12°53'52"	N78°24'54"W 61.21
C14	71.09	227.50	17°54'12"	S80°55'04"W 70.80

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C15	23.81	272.50	5°00'20"	N87°21'59"W 23.80
C16	23.56	15.00	90°00'00"	N45°07'51"E 21.21
C17	23.56	15.00	90°00'00"	S44°52'09"E 21.21
C18	23.56	15.00	90°00'00"	N45°07'51"E 21.21
C19	23.56	15.00	90°00'00"	S44°52'09"E 21.21
C20	23.56	15.00	90°00'00"	N45°07'51"E 21.21
C21	23.56	15.00	90°00'00"	S44°52'09"E 21.21
C22	23.56	15.00	89°57'52"	S45°06'47"W 21.21
C23	23.57	15.00	90°02'08"	N44°53'13"W 21.22
C24	23.55	15.00	89°57'52"	S45°06'47"W 21.21
C25	23.57	15.00	90°02'08"	N44°53'13"W 21.22
C26	9.70	122.50	4°32'18"	N87°49'34"E 9.70
C27	79.73	122.50	37°17'27"	N66°54'41"E 78.33
C28	121.69	77.50	89°57'52"	S45°06'47"W 109.57

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	79.73	122.50	37°17'27"	N29°37'14"E 78.33
C30	23.10	122.50	10°50'40"	N5°33'11"E 23.15
C31	78.12	250.00	17°54'12"	S80°55'04"E 77.80
C32	78.12	250.00	17°54'12"	S80°55'04"E 77.80
C33	141.79	200.00	40°37'02"	N69°49'20"E 138.83
C34	141.79	200.00	40°37'02"	N69°49'20"E 138.83
C35	157.02	100.00	89°57'52"	N45°06'47"E 141.38
C36	81.50	167.50	27°52'46"	N63°27'12"E 80.70
C37	15.51	25.00	35°32'59"	S18°57'51"E 15.26
C38	268.29	10000.00	1°29'29"	S1°55'59"E 268.28
C39	127.75	50.00	167°50'42"	S74°27'53"W 98.14
C40	38.85	50.00	44°30'52"	S26°42'54"E 37.88
C41	90.89	50.00	104°09'12"	N78°57'04"E 78.88
C42	267.48	50.00	306°30'45"	S0°05'43"W 45.00

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.85	S88°48'39"W
L2	10.34	N89°52'09"W
L3	56.70	S49°30'49"W
L4	8.77	S89°54'17"E
L5	14.11	N89°52'09"W
L6	59.40	S89°52'09"E
L7	34.63	S89°52'09"E
L8	42.81	S1°11'21"E
L9	37.40	S80°49'35"E
L10	30.34	S89°52'09"E
L11	25.00	N89°52'09"W
L12	25.00	S89°52'09"E
L13	20.00	N89°54'17"W
L14	2.90	S89°52'09"E
L15	34.98	N89°52'09"W

FINAL PLAT OF:
POINTE WEST SUBDIVISION, PHASE 1
FOR
CW REDHAWK VILLAGE Q02B, LLC

LOCATED IN SECTION 5, T36S, R11W, SLB&M, CEDAR CITY, UTAH



590 N. 800 W. CEDAR CITY, UT 84721
#4351 586-9592 WWW.GOCIVIL.NET

CHECKED:	DATE:
SCALE: 1" = 60'	DRAWN: MP
DATE: 6/2/22	SHEET: 1 OF 2

