FINAL PLAT OF: LEGEND LASS I CENTERLINE MONUMENT TO BE SET I.C.A.C. NW COR SEC 5. T35S, R11W, SLB&M N:117710.2050 T35S, R11W, SLB&M NOT SET C1/4 COR SEC 5, T35S, R11W, SLB&M N:115246.5655 ~EQUESTRIAN POINTE LAND COMPANY~ ~EQUESTRIAN POINTE LAND COMPANY~ E:96923.0119 34,526 SF WILL TERMINATE UPON RECORDING OF FUTURE PHASE \$89 52 09 E 69.65 **EASEMENT WILL TERMINATE UPON RECORDING OF FUTURE PHASE** 11,154 SF N89*52'09"W 100.00" N89'52'09"W 100.00" N89'52'09"W 100.00" 71,123 SF PARK, AMENITIES & N89'52'09'W 100.00' DRAINAGE AREA \$89"52"09"E 100.45" A TEMPORARY RETENTION BASIN SHALL BE CONSTRUCTED ON THE DEVELOPERS PROPERTY UNTIL WHERE ADDITIONAL DETENTION 7.000 SF **NOTES:** 10,191 SF 50' RADIUS TEMPORARY NB9'52'09"W 100.00" N89"52'09"W 100.00" 1. PUBLIC UTILITY EASEMENTS WILL BE 10' ALONG FRONT LOT LINES ADJACENT TO THE STREETS & TURN-AROUND & PUE BY THIS PLAT, TEMPORARY EASEMENT 7.5' ALONG THE SUBDIVISION BOUNDARY AS SHOWN ON THIS PLAT. WILL TERMINATE UPON 879 '01'29"E 104.72" RECORDING OF FUTURE PHASE AFFECTING THIS AREA 2. 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. 3. THIS SUBDIVISION IS ZONED RESIDENTIAL-2-2 (DWELLING, TWO UNIT). \$89'54'17"E 131.25" 4. BUILDING SETBACKS ARE 25' ALONG THE FRONT, 6' MIN & 16' TOTAL SIDE, & 20' REAR FROM THE INDIGO STREET (1125 NORTH) 5. THIS PROJECT FALLS WITHIN THE AIRPORT TRAFFIC PATTERN ZONE (TPZ). 3263 W 6. 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 30' OFFSITE SEWER & 37 SHALL BE DETERMINED AS THE PROJECTION OF THE COMMON WALL LINE AT THE TIME OF DRAINAGE EASEMENT BY 9,602 SF LINE (TYP) **IRON COUNTY RECORDS** 7. FIRE STATION 3 IS IN THE VICINITY OF THIS PROPERTY AND IS SUBJECT TO NOISE & SMOKE FROM TRAINING EXERCISES. N89'54'17"W 849.69' 8. LOTS 1-49 ARE ADJACENT TO SEWER LINES WITH LESS THAN 9'-0" FLOW LINE DEPTH AND MAY ~ WHITTIER~ HAVE BASEMENT RESTRICTIONS. I.C.B.C. SW COR SEC 5. T35S, R11W, SLB&M N:112585.4770 9. ALL COORDINATES ARE BASED ON THE CEDAR CITY COORDINATE CONTROL SYSTEM. BASIS OF BEARING IS NOO'03'39"E, 5124.73 FEET FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SECTION 5, T36S, R11W, SLB&M. **CURVE TABLE** UTILITY COMPANY APPROVAL **CURVE TABLE** LINE TABLE CURVE # LENGTH RADIUS DELTA CHORD CURVE # LENGTH RADIUS DELTA CURVE # LENGTH RADIUS DELTA CHORD LINE # LENGTH DIRECTION WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT 35.00" 88"40"49" N45"31"45"W 48.92" C15 23.81 272.50 5'00'20" N87'21'59"W 23.80 L1 15.85 S88'48'39"W OF THE DESIGNATED EASEMENTS SHOWN ON THIS SUBDIVISION PLAT, C29 79.73° 122.50" 37"17"27" N29"37"14"E 78.33" CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION. A COPY OF THE C2 125.83' 177.50' 40'37'02" \$69'49'20"W 123.21 SUBJECT TO THE HERBON UTILITIES NOTE ON SHEET 2. C16 23.56 15.00 90'00'00" N45'07'51"E 21.21 C30 23.19° 122.50" 10'50'40" N5'33'11"E 23.15" L2 10.34 N89*52'09"W C3 89.10' 222.50' 22'56'36" S60'59'06"W 88.50' 6-8-22 15.00' 90'00'00" S44'52'09"E 21.21' 78.12 250.00 17"54"12" S80"55"04"E 77.80" FILED WITH THE SUBDIVIDER OF THE PROPERTY, WHOSE NAME AND ADDRESS ARE LISTED L3 56.70 S49*30*49*W BELOW, AND WITH THE CITY ENGINEER OF CEDAR CITY, UTAH. COPIES OF THIS REPORT MAY BE 39.48' 35.00' 64'37'23" S57'49'09"W 37.42' DATE C18 23,56 15.00" 90"00"00" N45"07"51"E 21.21" 250.00 17"54"12" S80"55"04"E 77.80" L4 8.77 S89'54'17"E INSPECTED AT BOTH LOCATIONS BY THE GENERAL PUBLIC AND ANY PERSONS INTERESTED IN C5 157.73' 222.50' 40'37'02" \$69'49'20"W 154.45' 15.00' 90'00'00" \$44'52'09"E 21.21' L5 14.11 N89*52:09"W PURCHASING PROPERTY LOCATED WITHIN SAID SUBDIVISION. 177.50' 18'14'54" S58'38'16"W 56.29' SUBDIVIDER: CW REDHAWK VILLAGE QOZD, LLC C20 23.56' 15.00' 90'00'00" N45'07'51"E 21.21' 200.00" 40"37"02" N69"49"20"E 138.83 L6 59.40 S89'52'09"E DATE C7 69.30 177.50 22 22 08 578 56 46 W 58.86 C21 23.56 15.00 90 00 00 S44 52 09 E 21.21 100.00 89'57'52" N45'06'47"E 141.38 L7 34.63 S89'52'09"E 222.50' 17'40'26" N81'17'37"E 68.36' C22 23.55' 15.00' 89'57'52" \$45'06'47"W 21.21' 167.50" 27"52"46" N63"27"12"E 80.70" LB 42.51' S1'11'21"E DATE 11. LOTS 50 AND 51 ARE PLATTED LOTS PER THIS FINAL PLAT FOR SUBDIVISION AMENITIES AND 227.50' 15 43 12" N82 00 33"W 62.22" C23 23.57 15.00 90"02"08" N44"53"13"W 21.22" 15.51 25.00' 35"32"59" S18"57"51"E 15.26" L9 37.40 S80'49'35"E 272.50' 17"12"26" S81"15"56"E 81.53" C24 23.55' 15.00' 89"57"52" \$45"06"47"W 21.21" BUILDING LOTS. A PRIVATE DETENTION BASIN IS DESIGNED ON LOT 50, SAID BASIN IS 260.29' 10000.00' 1"29"29" S1"55"59"E 260.28" L10 30.34 S89*52'09"E 8.67 227.50' 2"10"59" N73"03"28"W 8.67 CONSIDERED PRIVATE BUT WILL ACCEPT PUBLIC STORM WATER RUNOFF. C25 23.57 15.00' 90'02'08" N44'53'13"W 21.22' 50.00' 157'50'42" \$74'27'53"W 98.14' L11 25.00 N89*52'09"W 272.50' 0'41'45" \$72'18'51"E 3.31' 122.50' 4"32"18" N87"49"34"E 9.70" 44"30"52" \$26"42"54"E 37.88" L12 25.00' \$89"52'09"E 12. LOTS 52 HAS BEEN SUBDIVIDED FOR THE FUTURE MASTER PLANNED TRAIL, THE DEVELOPER AND SOUTH CENTRAL COMMUNICATION CEDAR CITY CORP. TO NEGOTIATE TO DEEDING OR PURCHASE OF SAID PARCEL FOR PUBLIC TRAIL C13 61.34' 272.50' 12 53 52" N78 24 54 "W 61.21" C27 79.73' 122.50' 37'17'27" N66'54'41"E 78.33' L13 20.00' N89'54'17"W AND UTILITIES. C14 71.09 227.50 17'54'12" \$80'55'04"E 70.80" C28 121.69 77.50 89'57'52" \$45'06'47"W 109.57 L14 2.90' S89'52'09"E

L15 34.98' N89'52'09"W

POINTE WEST SUBDIVISION, PHASE 1

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

12,844 SF

~HURRICANE LAND, LLC & FREDERICK MYERS, TRUST~

SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THERON, THE CITY

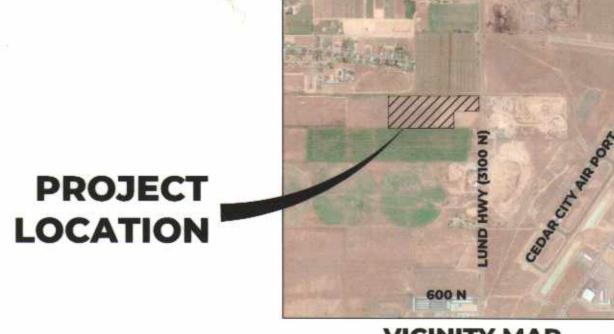
FINDINGS OF THAT TESTING, ALONG WITH RECOMMENDATIONS BASED ON THE SAME, HAS BEEN

COMMON USE OWNED BY THE SUBDIVISION HOA AND SHALL NOT BE CONSIDERED RESIDENTIAL

ADDRESS: 1222 W. LEGACY CROSSING BLVD. SUITE #6

CENTERVILLE, UTAH 84014

TWINHOME CONSTRUCTION.



VICINITY MAP

~CW REDHAWK VILLAGE, LLC~ **FUTURE 100**° CITY MASTER PLAN R/W

SURVEYOR'S CERTIFICATE I. DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENCE

IN ACCORDANCE WITH TITLE 58, 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

QUARTER CORNER AND SB9 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 CENTER QUARTER OF SAID SECTION 5; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE 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 125.83 FEET; THENCE \$49°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 N89'53'12"W 505.55 FEET; THENCE S00'01'12"W 331.67 FEET; THENCE N89'54'17"W 849.69 FEET THENCE NOO'05'43"E 145.02 FEET; THENCE S89'54'17"E 8.77 FEET; THENCE NOO'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 THE 16 THOAY OF AUGUST , 2022

BOOK 1619 PAGE 776

ENTRY NO. 195632 FEE #198.00

RECORDED AT THE REQUEST OF INWEST TITLE

CHECKED:

1" = 60" 6/2/22

ZB,

00

EDHAWK

NO

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER AS "POINTE WEST SUBDIVISION, PHASE 1", DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS

CW REDHAWK VILLAGE QOZB, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)

ON THIS THE 9th DAY OF ULLE , 20 22, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, Darlene Carter , THE SIGNER OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED

FULL NAME SIGNATURE: A PULL
FULL NAME PRINT: STEPHANIC Heiner COMMISSION No. # 704564 EXPIRATION DATE: 02/11/2023 STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

UTILITIES NOTE

UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTION INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAYBE PLACED IN THE P.U.E. THE UTILITY COMPANY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY COMPANY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY COMPANY WITH FACILITIES IN P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

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.

CITY ATTORNEY'S APPROVAL

I, TYLER ROMERIL, CEDAR CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS APPROVED BY SAID COMMISSION.

MARY PEARSON - CHAIRPERSON

CITY ENGINEER'S APPROVAL

I, JONATHAN STATHIS, CEDAR CITY ENGINEER, DO, HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 2 DAY OF August . 20 22.

CERTIFICATE OF ACCEPTANCE

I, GARTH GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT



POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR

QOZB, CW REDHAWK VILLAGE

POINTE