FINAL PLAT

OLD SORREL RANCH, PHASE 4

WITHIN SW ¼ SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

BASIS OF BEARING

THE BASIS OF BEARING IS N00°34'48"W ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER (IRON COUNTY ALUMINUM CAP) TO THE NORTHWEST CORNER (IRON COUNTY BRASS CAP) OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

THE COORDINATES SHOWN HEREON ARE ON THE CEDAR CITY ENGINEERS CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.

WILDLAND URBAN INTERFACE ZONE

THIS SUBDIVISION IS SUBJECT TO THE WILDLAND URBAN INTERFACE (WUI) ORDINANCE THAT CEDAR CITY HAS ADOPTED. THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE WILDLAND URBAN INTERFACE ZONE. ALL FIRE HYDRANTS ARE DESIGNED TO CEDAR CITY STANDARDS AND ARE SPACED NO FURTHER THAN 500 FEET APART.

LEGAL DESCRIPTION - PHASE 4

BEGINNING AT A POINT S00°34'29"E 406.72' ALONG THE WEST SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, SAID POINT IS ON THE SOUTHERLY BOUNDARY OF OLD SORREL RANCH, PHASE 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID OLD SORREL RANCH PHASE 1 FOR THE FOLLOWING (4) CALLS: THENCE N89°30'59"E 225.11'; THENCE S00°29'01"E 50.77' TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS S06°42'03"W); THENCE ALONG THE ARC OF SAID CURVE 234.11' WITH A RADIUS OF 650.50' AND A CENTRAL ANGLE OF 20°37'12"; THENCE S62°40'45"E 344.07' TO THE SOUTHEASTERLY CORNER OF OLD SORREL RANCH PHASE 3; THENCE DEPARTING SAID PHASE 3 BOUNDARY, S27°19'15"W 4.50'; THENCE S62°40'45"E 93.00'; THENCE S27°19'15"W 120.00'; THENCE S62°40'45"E 36.42'; THENCE S27°19'15"W 45.00'; THENCE S22°12'11"W 115.53'; THENCE S17°41'56"W 94.78'; THENCE S13°38'22"W 94.78'; THENCE S09°34'47"W 94.78'; THENCE S05°31'12"W 94.78'; THENCE S01°27'38"W 94.78'; THENCE S02°35'57"E 94.78'; THENCE S04°52'16"E 177.07'; THENCE S83°57'56"W 120.04' TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS S83°57'56"W); THENCE ALONG THE ARC OF SAID CURVE 8.42' WITH A RADIUS OF 837.50' AND A CENTRAL ANGLE OF 00°34'35"; THENCE S84°32'30"W 172.00'; THENCE N07°16'47"W 77.81' THENCE N71°46'55"W 158.87'; THENCE N49°31'02"W 135.80'; THENCE N26°15'04"W 168.05'; THENCE N00°34'10"W 517.07'; THENCE S68°02'44"W 53.86' TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID SECTION LINE N00°34'29"W 502.67' TO THE POINT OF BEGINNING AND CONTAINS 18.39 ACRES.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.68'	S89°30'59"W
L2	50.97'	S24°23'02"W
L3	5.71'	S89°25'31"W
L4	4.50'	S27°19'15"W
L5	15.00'	S27°19'15"W
L6	3.85'	N62°40'45"W
L7	21.16'	N0°34'29"W
L8	32.51'	S7°37'58"E
L9	5.18'	S4°52'16"E
L10	10.47'	N2°35'57"W
L11	12.84'	S82°22'02"W
L12	13.01'	N2°11'40"E
L13	22.78'	S5°11'43"W
L14	17.70'	S17°11'54"W
L15	12.11'	N20°11'57"E
L16	7.08'	N23°25'23"E
L17	16.90'	N22°12'11"E
L18	21.68'	N1°27'38"E
L19	45.00'	S27°19'15"W
L20	53.86'	S68°02'44"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	22.94'	447.50'	2°56'13"	N64°08'51"W 22.94'
C2	39.41'	1480.00'	1°31'32"	N26°33'29"E 39.41'
C3	108.01'	1480.00'	4°10'53"	N5°32'31"W 107.99'
C4	30.93'	815.00'	2°10'28"	N6°32'44"W 30.93'
C5	8.42'	837.50'	0°34'35"	S5°44'47"E 8.42'
C6	14.53'	650.00'	1°16'50"	N14°00'43"E 14.53'
C7	86.64'	650.00'	7°38'13"	N9°33'11"E 86.57'
C8	71.58'	650.00'	6°18'33"	N2°34'48"E 71.54'
C9	172.74'	650.00'	15°13'37"	N7°02'19"E 172.23'
C10	94.12'	650.50'	8°17'25"	S79°08'38"E 94.04'
C11	98.19'	650.50'	8°38'54"	S70°41'38"E 98.10'
C12	41.79'	650.50'	3°40'52"	S64°31'11"E 41.79'
C13	22.76'	15.00'	86°56'55"	N43°57'28"W 20.64'
C14	24.51'	15.00'	93°36'37"	N46°19'18"E 21.87'
C15	54.79'	470.00'	6°40'44"	N84°05'34"W 54.76'
C16	118.75'	425.00'	16°00'34"	S78°52'07"E 118.37'
C17	75.96'	470.00'	9°15'36"	N76°07'24"W 75.88'
C18	24.94'	15.00'	95°14'52"	S23°14'24"E 22.16'
C19	24.33'	15.00'	92°56'13"	N70°51'09"E 21.75'
C20	72.30'	470.00'	8°48'51"	N67°05'10"W 72.23'
C21	1.88'	1502.50'	0°04'19"	S27°17'06"W 1.88'
C22	23.58'	15.00'	90°04'19"	S72°17'06"W 21.23'
C23	1.92'	1457.50'	0°04'32"	N27°16'59"E 1.92'
C24	23.54'	15.00'	89°55'28"	N17°43'01"W 21.20'
C25	22.80'	15.00'	87°05'43"	S19°07'53"E 20.67'
C26	24.36'	15.00'	93°03'21"	N70°47'35"E 21.77'
C27	71.24'	1502.50'	2°43'00"	S23°03'28"W 71.23'
C28	98.32'	1457.50'	3°51'54"	N22°19'57"E 98.30'
C29	78.69'	1502.50'	3°00'03"	S20°11'57"W 78.68'
C30	91.57'	1457.50'	3°35'59"	N18°36'01"E 91.56'
C31	78.69'	1502.50'	3°00'03"	S17°11'54"W 78.68'
C32	91.57'	1457.50'	3°35'59"	N15°00'01"E 91.56'
C33	78.69'	1502.50'	3°00'03"	S14°11'51"W 78.68'
C34	91.57'	1457.50'	3°35'59"	N11°24'02"E 91.56'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C35	78.69'	1502.50'	3°00'03"	S11°11'48"W 78.68'
C36	91.57'	1457.50'	3°35'59"	N7°48'03"E 91.56'
C37	78.69'	1502.50'	3°00'03"	S8°11'45"W 78.68'
C38	91.57'	1457.50'	3°35'59"	N4°12'04"E 91.56'
C39	78.69'	1502.50'	3°00'03"	S5°11'43"W 78.68'
C40	91.57'	1457.50'	3°35'59"	N0°36'05"E 91.56'
C41	78.69'	1502.50'	3°00'03"	S2°11'40"W 78.68'
C42	71.52'	1502.50'	2°43'38"	S0°40'11"E 71.51'
C43	92.37'	1457.50'	3°37'52"	N3°00'50"W 92.35'
C44	71.31'	1457.50'	2°48'11"	N6°13'52"W 71.30'
C45	23.36'	837.50'	1°35'54"	N6°58'16"W 23.36'
C46	30.08'	792.50'	2°10'28"	S6°32'44"E 30.08'
C47	72.57'	1502.50'	2°46'02"	S6°14'57"E 72.56'
C48	23.17'	15.00'	88°30'30"	S49°07'10"E 20.94'
C49	23.21'	15.00'	88°39'35"	S42°17'47"W 20.96'
C50	17.15'	220.00'	4°27'55"	N88°51'32"E 17.14'
C51	49.31'	175.00'	16°08'43"	N85°18'04"W 49.15'
C52	75.63'	220.00'	19°41'44"	S79°03'38"E 75.25'
C53	75.63'	220.00'	19°41'44"	S59°21'54"E 75.25'
C54	75.63'	220.00'	19°41'44"	S39°40'10"E 75.25'
C55	234.40'	175.00'	76°44'42"	N38°51'22"W 217.27'
C56	75.63'	220.00'	19°41'44"	S19°58'25"E 75.25'
C57	37.02'	220.00'	9°38'33"	S5°18'17"E 36.98'
C58	20.04'	15.00'	76°33'53"	N37°47'56"E 18.59'
C59	88.34'	122.50'	41°19'01"	N55°25'22"E 86.44'
C60	31.61'	15.00'	120°44'28"	N60°51'15"W 26.08'
C61	55.82'	77.50'	41°16'14"	S38°08'24"W 54.62'
C62	36.90'	122.50'	17°15'34"	N26°08'04"E 36.76'
C63	49.50'	1751.50'	1°37'09"	N18°18'51"E 49.49'
C64	86.33'	1751.50'	2°49'27"	N20°32'09"E 86.32'
C65	74.47'	1751.50'	2°26'10"	N23°09'57"E 74.46'
C66	215.70'	1796.50'	6°52'45"	S20°56'40"W 215.57'
C67	213.00'	1774.00'	6°52'45"	S20°56'40"W 212.87'
C68	138.27'	650.00'	12°11'19"	N20°44'47"E 138.01'

NOTES

1. SITE INFORMATION:
   1.1. APN#B-1857-0037-0000
   2. SITE ZONING: R-1 & R-2-2
   3. SITE AIRPORT COMPATIBILITY ZONE: TRAFFIC PATTERN ZONE (TPZ) .
   4. SITE FLOOD ZONE:
      4.1. ZONE X (UNSHADED), PER FIRM MAP# 49021C1586C
   5. SITE SOIL AREA: PER CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP (PRINTED JANUARY 2011).
      5.1. NORTHERN: MODERATE - MODERATELY SUSPECT SOILS. DELETERIOUS SOILS LIKELY TO BE THIN AND SHALLOW. TESTING HIGHLY DESIRABLE BEFORE PURCHASING OR DEVELOPING LAND. RECOMMENDATION: 1 TEST HOLE PER 10 LOTS, 50 FEET MINIMUM DEPTH INTO SOIL OF AT LEAST 5 FEET INTO BEDROCK.
      5.2. SOUTHERN MINIMAL - MINIMALLY SUSPECT SOILS. SOME POSSIBILITY OF OCCURRENCE: HYDROCOMPACTIBLE SOILS IN THIS ZONE ARE LIKELY TO BE THIN AND SHALLOW. TESTING DESIRABLE BEFORE PURCHASING OR DEVELOPING LAND. RECOMMENDATION: 1 TEST HOLE PER 20 LOTS, 50 FEET MINIMUM DEPTH INTO SOIL OF AT LEAST 5 FEET INTO BEDROCK, TO ACQUIRE UNDISTURBED SOILS FOR LABORATORY TESTING.
   6. LOT ADDRESSES SHOWN HEREON ARE SUBJECT TO CHANGE.
   7. NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) LOCATION(S) ARE SUBJECT TO CHANGE.
   8. FRONT LOT CORNERS: UPON COMPLETION OF THE STREET IMPROVEMENTS (CURB, GUTTER, & SIDEWALK), MAG NAILS TO BE SET AT AN OFFSET PROJECTION IN THE TOP OF THE CURB AT THE SIDE LOT LINES.
   9. FOR SECTION BREAKDOWN SEE THE SUBDIVISION PLATS FOR OLD SORREL RANCH PHASE 1.

POWER COMPANY NOTE

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

UTILITY NOTE

UTILITIES 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 MAP 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 OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITH 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 UTILITIES WITH FACILITIES IN THE P.U.E.

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.

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF OLD SORREL RANCH, PHASE 4 AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

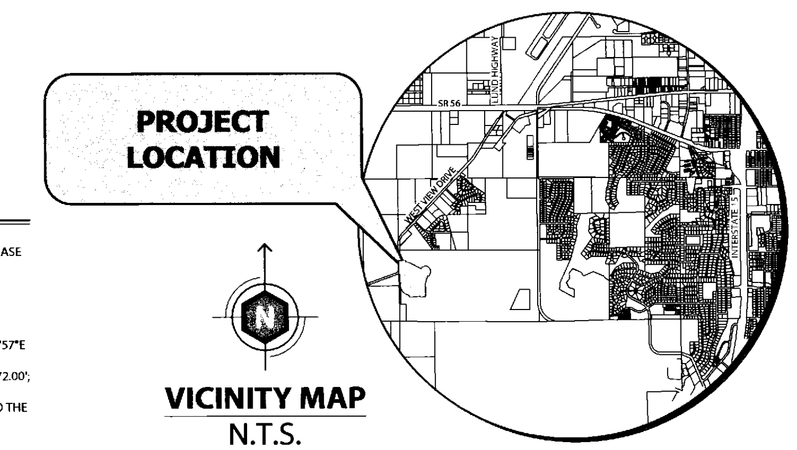
CENTURY LINK - PHONE — DATE 12-21-21
ROCKY MOUNTAIN POWER — DATE 12-21-21
DOMINION ENERGY - GAS — DATE 12-22-21
TDS TELECOM - CABLE TV — DATE 12-21-2021
SOUTH CENTRAL COMMUNICATION — DATE 12-21-21

SOILS NOTE

DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOILS SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF "OLD SORREL RANCH, PHASE 4" 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.
STEVE ARMBRUST, 909 DEERPATH COURT, WHEATON, IL 60189.

LEGEND

- PHASE BOUNDARY
- SECTION LINE
- 1/16 SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION CORNER, AS NOTED
- SECTION QUARTER CORNER, AS NOTED
- NEW CLASS I CENTERLINE MONUMENT
- NEW CLASS II CENTERLINE MONUMENT
- EXISTING PROPERTY CORNER, AS NOTED
- WATSON ½" REBAR & CAP TO BE SET
- FRONT LOT CORNERS, SEE NOTE #8



SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS OLD SORREL RANCH, PHASE 4, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DARYL T. BROWN, P.L.S.

Nov. 30, 2021
DATE

CITY ENGINEER APPROVAL

I, JONATHAN STATHIS, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 4, WAS EXAMINED AND ACCEPTED BY ME THIS THE 30 DAY OF Dec., 2021.

CEDAR CITY ENGINEER

CITY ATTORNEY APPROVAL

I, TYLER ROMERIL, CITY ATTORNEY FOR THE CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF OLD SORREL RANCH, PHASE 4, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 27 DAY OF January, 2021.

CEDAR CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 4, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 4 DAY OF Jan 2022

MARY PEARSON — DATE 1/4/2022

CERTIFICATE OF ACCEPTANCE

I, ~~MAYNE WILSON~~ Garth O. Green, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF OLD SORREL RANCH, PHASE 4, HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2021.

~~MAYNE WILSON~~ Garth O. Green — ATTEST: RENON SAVAGE, CITY RECORDER

Festival City USA

POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (N.D.C.B.U.).

POSTMASTER — DATE 12-21-2021

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, STEVE ARMBRUST, MANAGING MEMBER OF ART & VADA ARMBRUST FAMILY PROPERTIES, LLC, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN HEREAFTER AS OLD SORREL RANCH, PHASE 4, A RESIDENTIAL SUBDIVISION, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF: WE HAVE SET OUR HANDS THIS 20 DAY OF Dec, 2021.

STEVE ARMBRUST - MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____)
: S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME, _____ A NOTARY PUBLIC, STEVE ARMBRUST, MANAGING MEMBER OF ART & VADA ARMBRUST FAMILY PROPERTIES, LLC, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC — NOTARY PUBLIC STATE OF COMMISSION

COMMISSION NUMBER — COMMISSION EXPIRES

RESIDING IN THE COUNTY OF
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF OLD SORREL RANCH, PHASE 4, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 17 DAY OF JULY 2021.

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: 1648 PAGE: 1374
ENTRY No.: 807461 FEE: $158
RECORDED AT THE REQUEST OF: CEDAR LAND TITLE

WATSON ENGINEERING COMPANY, INC.

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Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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FINAL PLAT
OLD SORREL RANCH, PHASE 4
WITHIN SW ¼ SEC. 17, T. 36 S., R. 11 W., S.L.M.
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY: D. T. BROWN
CHECKED BY: T. G. WATSON
DATE: November 30, 2021
SCALE: 1:80
WATSON PROJECT No.: 21-4890
FILE: OLDSORRELRANCH-P2-FINAL PLAT.DWG