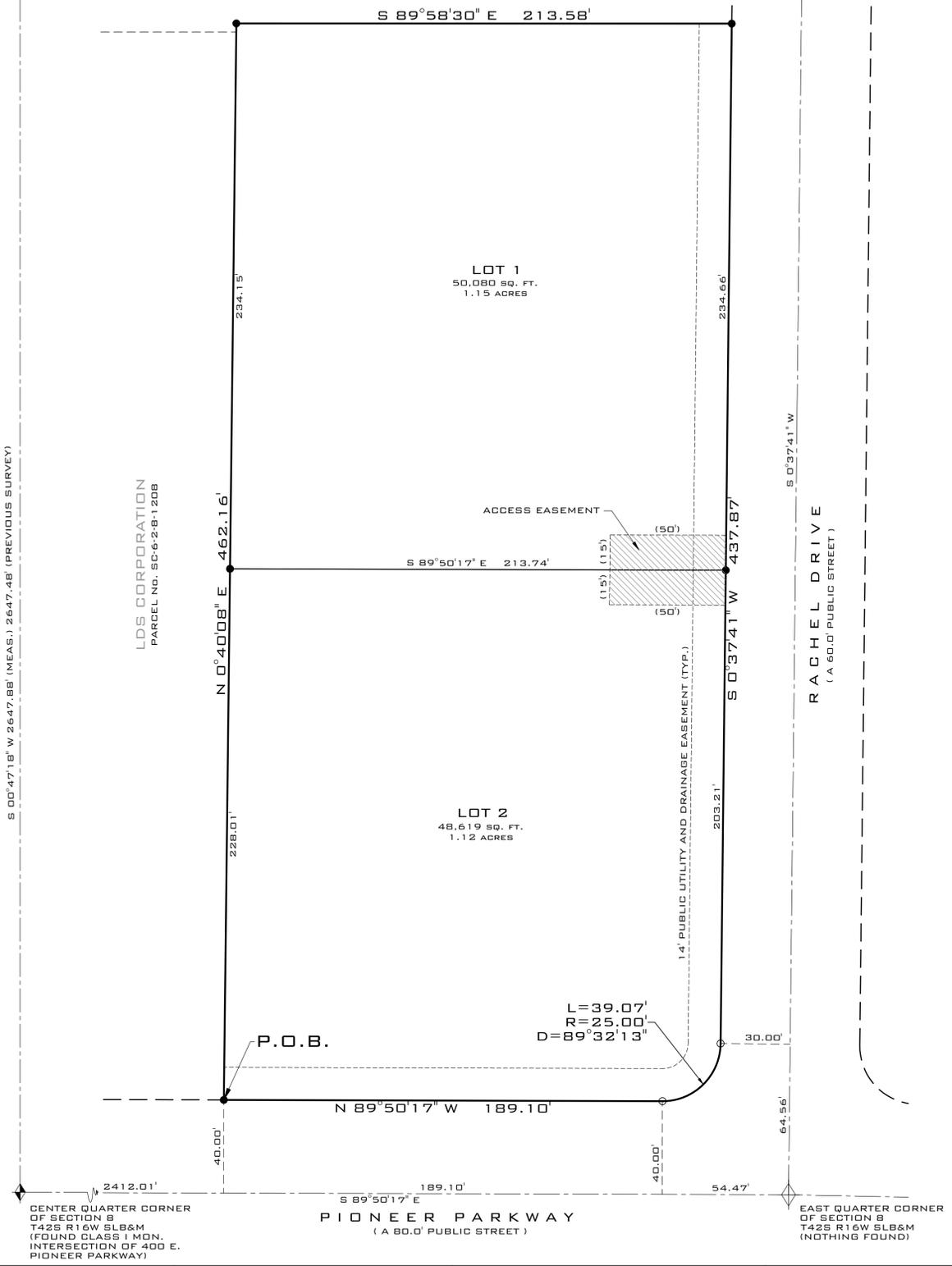


NORTH QUARTER CORNER OF SECTION 8 T42S R16W SLB&M (FOUND ALPHA BOLT IN WATERWAY)

PARKSIDE PARTNERS LC  
PARCEL No. SC-6-2-8-1202

BASIS OF BEARING  
S 00°47'18" W 2647.88' (MEAS.) 2647.48' (PREVIOUS SURVEY)

LDS CORPORATION  
PARCEL No. SC-6-2-8-1208



**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:  
**PARKSIDE PARTNERS**  
DO HEREBY DEDICATE 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 PLAT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENT AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PARKSIDE PARTNERS, LLC,  
A UTAH LIMITED LIABILITY COMPANY

MANAGER MEMBER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:**

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY \_\_\_\_\_, MANAGER.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

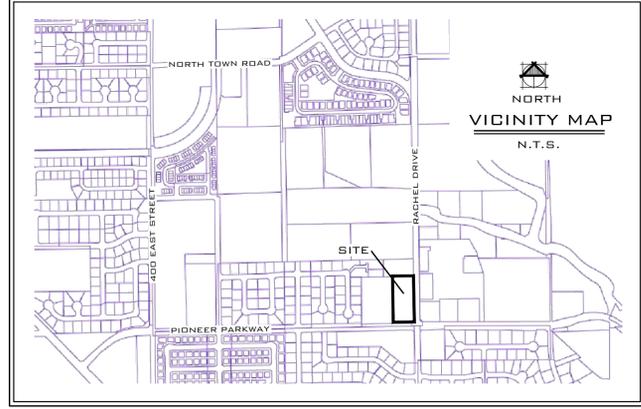
EXPIRATION DATE: \_\_\_\_\_

A NOTARY COMMISSIONED \_\_\_\_\_ IN THE STATE OF \_\_\_\_\_

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

**NOTES:**

- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.

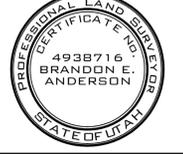


**SURVEYOR'S CERTIFICATE:**

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

**PARKSIDE PARTNERS**

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE: \_\_\_\_\_

BRANDON E. ANDERSON

CERTIFICATE No. 4938716

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PIONEER PARKWAY, SAID POINT BEING SOUTH 89°50'17" EAST 2,412.02 FEET ALONG THE CENTER SECTION LINE AND NORTH 00°09'30" EAST 40.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 00°40'08" EAST 462.16 FEET;  
THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG SAID WESTERLY LINE OF RACHEL DRIVE;

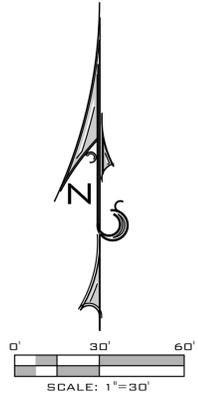
THENCE SOUTH 00°37'41" WEST 437.87 FEET;  
THENCE SOUTHWESTERLY 39.07 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°22'23" WEST, LONG CHORD BEARS SOUTH 45°23'44" WEST 35.21 FEET WITH A CENTRAL ANGLE OF 89°32'13") TO THE NORTHERLY LINE OF PIONEER PARKWAY;

THENCE NORTH 89°50'17" WEST 189.10 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 98,699 SQUARE FEET OR 2.27 ACRES.

**LEGEND**

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SECTION MONUMENTATION NOT FOUND
- ACCESS EASEMENT
- NOTHING SET OR FOUND
- FOUND AS NOTED
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES



THE FINAL PLAT FOR  
**PARKSIDE PARTNERS**  
SUBDIVISION

LOCATED IN SECTION 8  
TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
SALT LAKE BASE AND MERIDIAN,  
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS • LAND SURVEYORS  
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

**ENGINEER'S APPROVAL:**  
THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ENGINEER  
SANTA CLARA CITY, UTAH

**APPROVAL OF THE PLANNING COMMISSION:**  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION  
SANTA CLARA CITY, UTAH

**CITY SURVEYOR'S CERTIFICATE:**  
I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY SURVEYOR  
SANTA CLARA CITY, UTAH

**APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:**  
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER MAYOR  
SANTA CLARA CITY, UTAH SANTA CLARA CITY, UTAH

**APPROVAL AS TO FORM:**  
APPROVED AS TO FORM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY ATTORNEY  
SANTA CLARA CITY, UTAH

**TREASURER APPROVAL**  
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

**RECORDED No.** \_\_\_\_\_

FEE: \_\_\_\_\_ COUNTY RECORDER  
WASHINGTON COUNTY, UTAH

SURVEY/FPLAT FILE NUMBER:	12/06/2016 DATE:	B.E.A. DRAWN:
9855-16 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED: