



- NOTES:**
- NOTWITHSTANDING 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 ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEARING: N 89°59'59" E 2655.78'.
 - ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOTECHNICAL REPORT. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIED RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED [REDACTED]. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF SANTA CLARA. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
 - MINIMUM FRONT BUILDING SETBACKS SHALL BE 20' ALONG PUBLIC STREETS. MINIMUM REAR SETBACK OF 10' AND SIDEYARD SETBACKS SHALL BE 8' & 8'.
 - LOTS WITHIN THIS SUBDIVISION HAVE A 14.0 FOOT FRONT PUBLIC UTILITY AND DRAINAGE EASEMENT.

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 HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, LOTS, COMMON AREA AND PUBLIC EASEMENTS TO BE HERINAFTER KNOWN AS:



DATE: _____

BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF RACHEL DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF PIONEER CROSSING PHASE 2, SECOND AMENDED & EXTENDED, SAID POINT ALSO BEING SOUTH 00°32'07" EAST ALONG THE CENTER SECTION LINE 1,336.35 FEET AND EAST 85.83 FEET FROM THE CENTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE SOUTH 26°35'57" EAST 462.98 FEET ALONG THE WESTERLY LINE OF PIONEER CROSSING, SECOND AMENDED & EXTENDED;

THENCE SOUTH 89°13'02" WEST 82.88 FEET;

THENCE NORTH 26°35'56" WEST 397.21 FEET;

THENCE NORTHERLY 23.56 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 63°24'04" EAST, LONG CHORD BEARS NORTH 18°24'04" EAST 21.21 FEET WITH A CENTRAL ANGLE OF 90°00'00");

THENCE NORTH 26°35'56" WEST 15.00 FEET TO SAID SOUTHERLY LINE OF RACHEL DRIVE;

THENCE EASTERLY THE FOLLOWING (2) COURSES ALONG SAID SOUTHERLY LINE OF RACHEL DRIVE:

THENCE NORTH 63°24'04" EAST 42.22 FEET;

THENCE NORTHEASTERLY 17.39 FEET ALONG AN ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 26°35'56" EAST, LONG CHORD BEARS NORTH 64°27'40" EAST 17.39 FEET WITH A CENTRAL ANGLE OF 02°07'12") TO THE POINT OF BEGINNING.

CONTAINING 32,944 SQUARE FEET OR 0.76 ACRES.

OWNERS 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 PUBLIC STREETS, LOTS, COMMON AREA AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

PIONEER CROSSING - PHASE 4

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. [REDACTED], DATED [REDACTED] AND RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED. DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ OF SOTH EQUITY LLC, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF SOTH EQUITY LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF SOTH EQUITY LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

LINE TABLE

LINE	LENGTH	DIRECTION
L1	4.67'	N 26°35'57" W
L2	49.61'	N 63°24'03" E
L3	28.88'	N 18°24'03" E
L4	47.02'	N 21°00'49" W

- LEGEND:**
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - ▲ SET CORNER - NAIL AND WASHER IN CURB ON EXTENSION OF PROPERTY LINE
 - NOTHING SET OR FOUND
 - ▨ COMMON AREA
 - ⊕ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II

THE FINAL PLAT FOR

PIONEER CROSSING

- PHASE 4 -

SUBDIVISION

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

<p>ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS</p> <p>352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 • WWW.RACIVIL.COM</p>	<p>ENGINEER'S APPROVAL:</p> <p>THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.</p> <p>ENGINEER SANTA CLARA CITY, UTAH</p>	<p>APPROVAL OF THE PLANNING COMMISSION:</p> <p>ON THIS _____ 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.</p> <p>CHAIRMAN OF THE PLANNING COMMISSION SANTA CLARA CITY, UTAH</p>	<p>CITY SURVEYOR'S CERTIFICATE:</p> <p>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.</p> <p>CITY SURVEYOR SANTA CLARA CITY, UTAH</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:</p> <p>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.</p> <p>CITY RECORDER SANTA CLARA CITY, UTAH</p> <p>MAYOR SANTA CLARA CITY, UTAH</p>	<p>APPROVAL AS TO FORM:</p> <p>APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.</p> <p>CITY ATTORNEY SANTA CLARA CITY, UTAH</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NO.</p> <p>FEE: _____</p> <p>COUNTY RECORDER WASHINGTON COUNTY, UTAH</p>
	<p>FPLAT-PH-2-2ND-AMD-EXT FILE NUMBER: 6812-10 JOB NUMBER:</p>	<p>5/16/2016 DATE: 1" = 40' SCALE:</p>	<p>B.E.A. DRAWN: B.E.A. CHECKED:</p>				