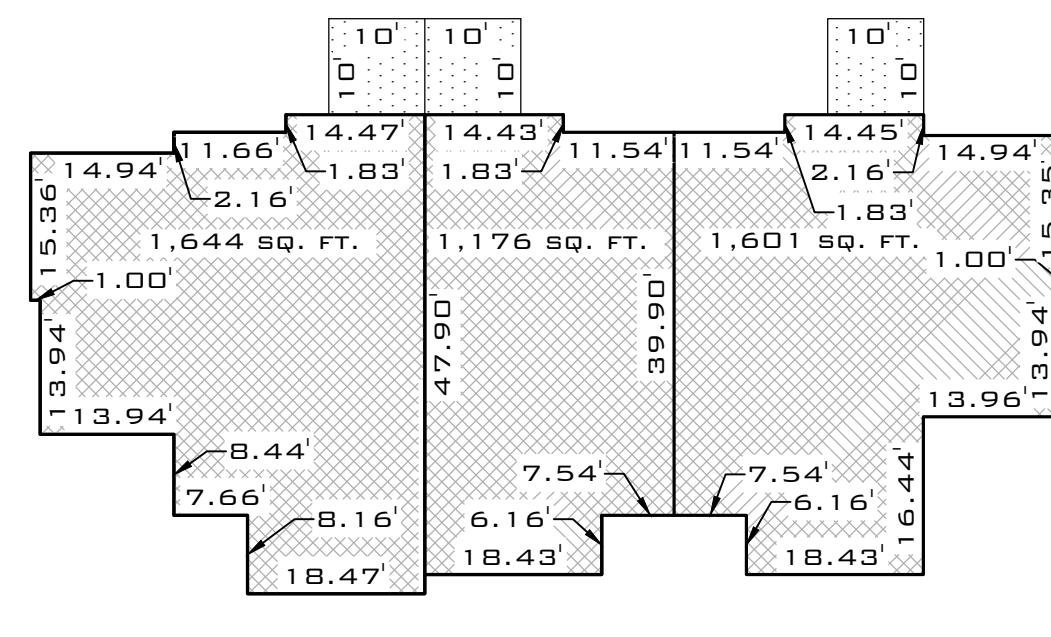
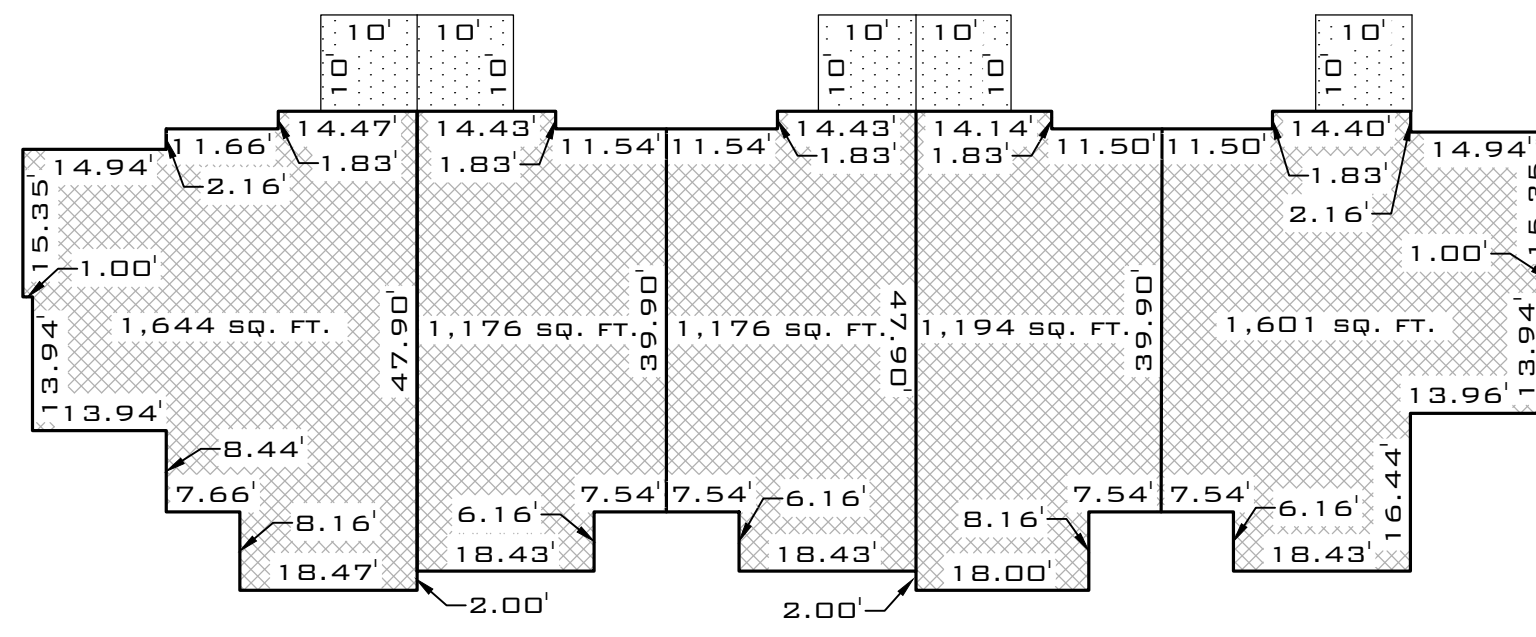


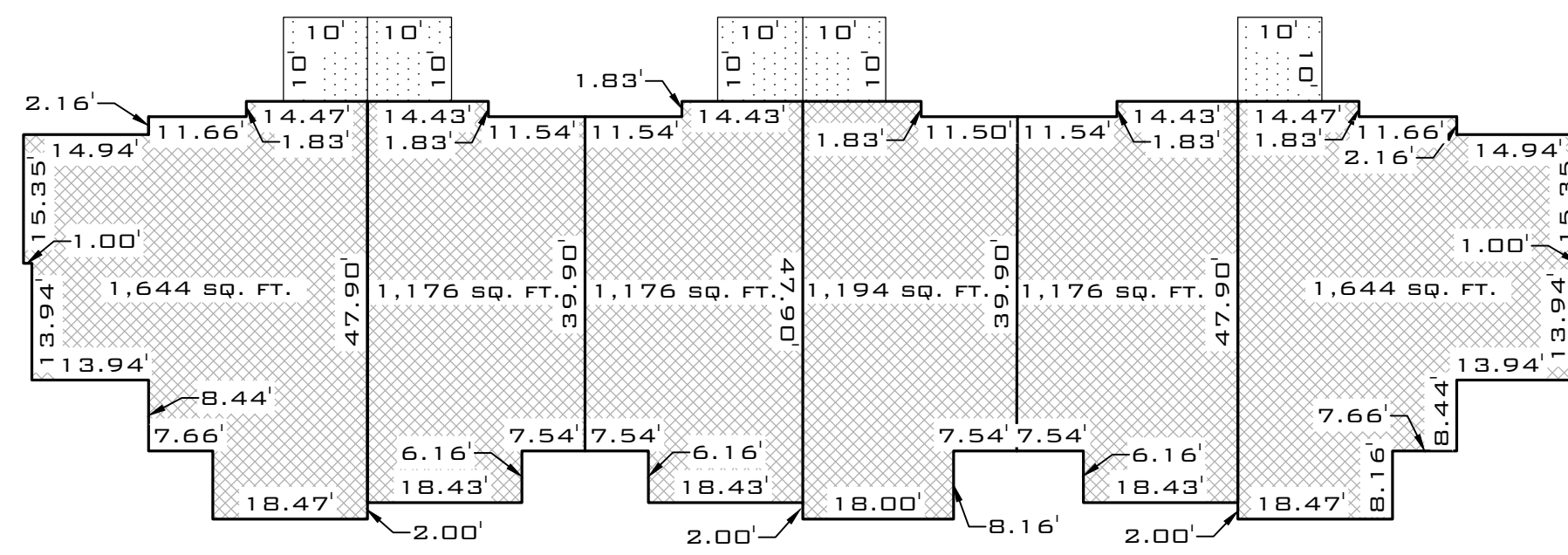
BUILDING 17:
SCALE: 1"=20'



BUILDINGS 11, 12, 14 & 18:
SCALE: 1"=20'



BUILDING 13:
SCALE: 1"=20'



BUILDING 2:
SCALE: 1"=20'

LEGEND

	FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED		PRIVATE AREA
	NOTHING SET OR FOUND		COMMON AREA
	FOUND STANDARD CITY SURVEY MONUMENT - CLASS II		LIMITED COMMON AREA
	FOUND SURVEY CONTROL MONUMENT - CLASS I		

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 PRIVATE, COMMON AND LIMITED AREAS, PUBLIC PARCELS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS: **OCOTILLO SPRINGS SUBDIVISION - PHASE 2** 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, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "OCOTILLO SPRINGS SUBDIVISION - PHASE 1", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 2011. ENTRY NO. _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY 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, 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 EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON 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 _____, 2018.

OCOTILLO, L.L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

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

LEGAL DESCRIPTION:

PARCEL 1:
BEGINNING AT A POINT BEING NORTH 89°26'54" EAST 56.73 FEET ALONG THE SECTION LINE AND SOUTH 00°33'06" EAST 30.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;
THENCE NORTH 89°26'54" EAST 180.42 FEET;
THENCE SOUTHEASTERLY 31.88 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°33'06" EAST, LONG CHORD BEARS SOUTH 44°52'58" EAST 28.61 FEET WITH A CENTRAL ANGLE OF 91°20'17");
THENCE SOUTH 00°47'11" WEST 58.78 FEET;
THENCE SOUTHWESTERLY 23.56 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°12'49" WEST, LONG CHORD BEARS SOUTH 45°46'25" WEST 21.21 FEET WITH A CENTRAL ANGLE OF 89°58'29");
THENCE NORTH 89°14'20" WEST 70.57 FEET;
THENCE SOUTHWESTERLY 78.49 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 00°45'40" WEST, LONG CHORD BEARS SOUTH 45°47'30" WEST 70.67 FEET WITH A CENTRAL ANGLE OF 89°56'19");
THENCE NORTH 89°10'39" WEST 6.42 FEET;
THENCE NORTH 89°32'43" WEST 38.08 FEET;
THENCE NORTH 89°10'36" WEST 58.64 FEET;
THENCE NORTH 00°47'11" EAST 85.49 FEET;
THENCE NORTHEASTERLY 38.69 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°12'49" EAST, LONG CHORD BEARS NORTH 45°07'02" EAST 34.94 FEET WITH A CENTRAL ANGLE OF 88°39'43") TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT BEING NORTH 89°26'54" EAST 317.17 FEET ALONG THE SECTION LINE AND SOUTH 00°33'06" EAST 30.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;
THENCE NORTH 89°26'54" EAST 125.13 FEET;
THENCE SOUTH 00°45'40" WEST 98.47 FEET;
THENCE NORTH 89°14'20" WEST 129.66 FEET;
THENCE NORTHWESTERLY 23.57 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°12'49" WEST, LONG CHORD BEARS NORTH 44°13'35" WEST 21.22 FEET WITH A CENTRAL ANGLE OF 90°01'31");
THENCE NORTH 00°47'11" EAST 60.61 FEET;
THENCE NORTHEASTERLY 30.95 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°12'50" EAST, LONG CHORD BEARS NORTH 45°07'01" EAST 27.95 FEET WITH A CENTRAL ANGLE OF 88°39'43") TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT A POINT BEING NORTH 89°26'54" EAST 253.69 FEET ALONG THE SECTION LINE AND SOUTH 159.16 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;
THENCE SOUTH 89°14'23" EAST 192.37 FEET;
THENCE SOUTHEASTERLY 54.80 FEET ALONG AN ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°46'00" WEST, LONG CHORD BEARS SOUTH 44°22'59" EAST 49.37 FEET WITH A CENTRAL ANGLE OF 89°42'01");
THENCE SOUTH 00°28'08" WEST 28.28 FEET;
THENCE SOUTHWESTERLY 548.55 FEET ALONG AN ARC OF A 476.80 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°31'05" WEST, LONG CHORD BEARS SOUTH 33°26'28" WEST 518.80 FEET WITH A CENTRAL ANGLE OF 65°55'06");
THENCE NORTHWESTERLY 32.85 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 23°35'57" WEST, LONG CHORD BEARS NORTH 66°32'37" WEST 29.28 FEET WITH A CENTRAL ANGLE OF 94°06'41");
THENCE NORTH 19°12'33" WEST 16.57 FEET;
THENCE NORTHEASTERLY 76.92 FEET ALONG AN ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 70°47'27" EAST, LONG CHORD BEARS NORTH 09°11'36" WEST 76.52 FEET WITH A CENTRAL ANGLE OF 20°01'54");
THENCE NORTH 00°49'21" EAST 56.08 FEET;
THENCE SOUTH 89°10'39" EAST 122.56 FEET;
THENCE NORTH 40°23'27" EAST 118.42 FEET;
THENCE NORTH 19°24'30" EAST 107.68 FEET;
THENCE NORTH 00°50'42" EAST 63.41 FEET;
THENCE NORTH 89°14'20" WEST 134.17 FEET;
THENCE NORTH 00°45'40" EAST 84.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.93 ACRES

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 PRIVATE, COMMON AND LIMITED AREAS, PUBLIC PARCELS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

OCOTILLO SPRINGS SUBDIVISION - PHASE 2
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

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.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGED). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

THE FINAL PLAT FOR
OCOTILLO SPRINGS
SUBDIVISION
- PHASE 2 -

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

SHEET 1 OF 2



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
SANTA CLARA CITY, UTAH
MAYOR
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/PLAT FILE NUMBER:	10/05/2018 DATE:	B.E.A. DRAWN:
4772-16-011 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

BASIS OF BEARING'S
 N 89°17'29" W 1339.27'
 (N.W. COR. TO 1/4 COR.)

1/16 CORNER SECTION'S 5 & 8
 TOWNSHIP 42 SOUTH RANGE 16
 WEST SALT LAKE BASE & MERIDIAN
 (FOUND 1972 WASH. CO. BRASS CAP)

1/4 CORNER SECTION'S 5 & 8
 TOWNSHIP 42 SOUTH RANGE 16 WEST
 SALT LAKE BASE & MERIDIAN
 (FOUND "X" IN CL DRAIN ACCEPTED AS
 PER GREEN ACRES SUBDIVISION PLAT)
 SET CLASS II IN GUTTER

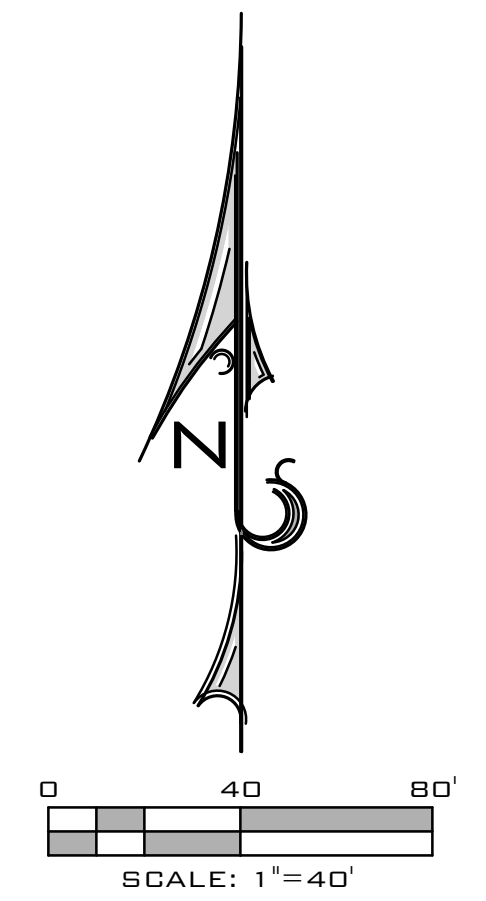
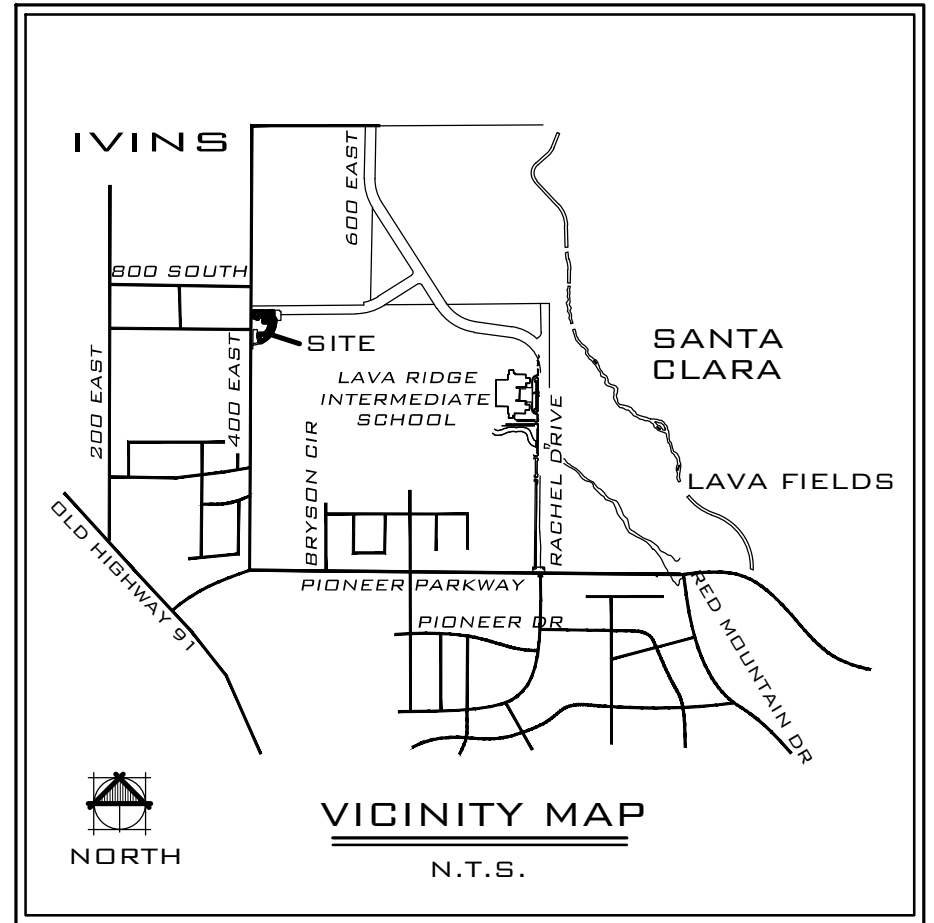
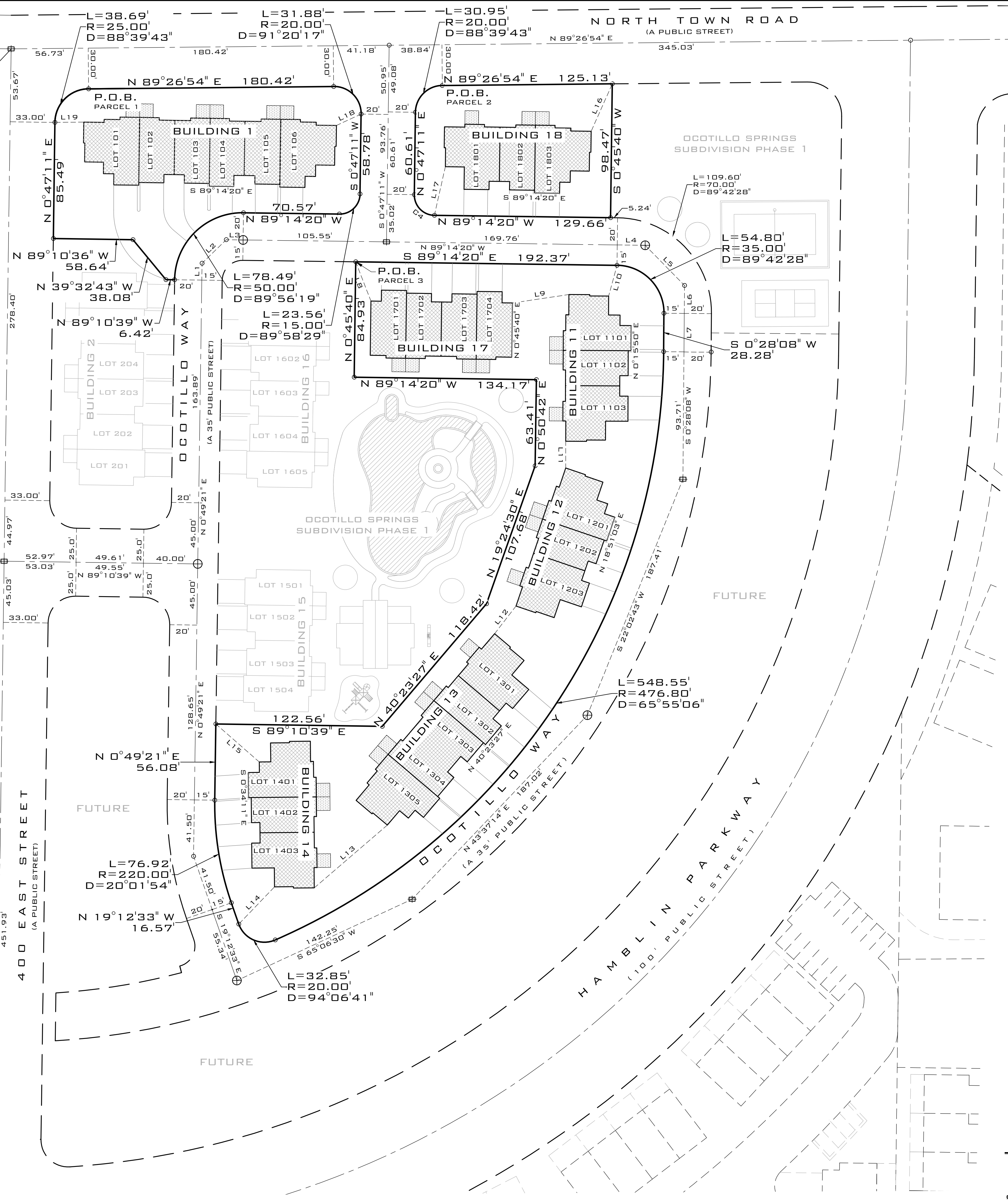
- LEGEND**
- ▲ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - NOTHING SET OR FOUND
 - ⊕ FOUND STANDARD CITY SURVEY MONUMENT - CLASS II
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
 - ▨ PRIVATE AREA
 - ▭ COMMON AREA
 - ▨ LIMITED COMMON AREA

LINE TABLE

LINE	LENGTH	DIRECTION
L1	12.42'	S 0°49'21" W
L2	24.83'	S 45°47'30" W
L3	12.42'	N 89°14'20" W
L4	20.55'	N 89°14'20" W
L5	41.40'	S 44°23'22" E
L6	20.55'	S 0°28'08" W
L7	28.28'	S 0°28'08" W
L8	30.97'	N 21°11'00" W
L9	41.99'	N 81°31'15" E
L10	23.47'	S 15°10'11" W
L11	19.66'	N 0°07'05" W
L12	25.74'	N 37°44'49" E
L13	70.86'	N 49°20'22" E
L14	37.97'	N 43°50'46" E
L15	42.48'	N 48°50'53" W
L16	38.25'	N 24°02'10" E
L17	36.66'	N 12°40'59" E
L18	19.94'	S 65°13'29" W
L19	21.24'	N 89°22'20" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C4	23.57'	15.00'	90°01'31"



**THE FINAL PLAT FOR
 OCOTILLO SPRINGS
 SUBDIVISION
 - PHASE 2 -**

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

SURVEY-PLAT FILE NUMBER:	10/05/2018 DATE:	B.E.A. DRAWN:
4772-16-011 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED: