SERENITY HILLS PHASE 3

GENERAL NOTES & RESTRICTIONS:

1. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES AND 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL SIDE AND REAR LOT LINES BY THE RECORDING OF THIS PLAT UNLESS OTHERWISE NOTED.

2. THE CITY OF ST. GEORGE BUILDING DEPARTMENT, REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR & CAP (NAME AND LS NUMBER OF SURVEYOR OWNER) IN ADDITION TO THE PLAT CORNERS.

3. A GEOTECHNICAL INVESTIGATION WAS MADE FOR THIS SUBDIVISION BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED NOVEMBER 17, 2004. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

4. SETBACKS: 25 FOOT FRONT YARD SETBACK, 8' AND 10 FOOT SIDE YARD SETBACKS. 10.00 FOOT REAR YARD SETBACK FROM PROPERTY LINE, OR FROM SLOPE EASEMENT LINE, WHICHEVER IS GREATER.

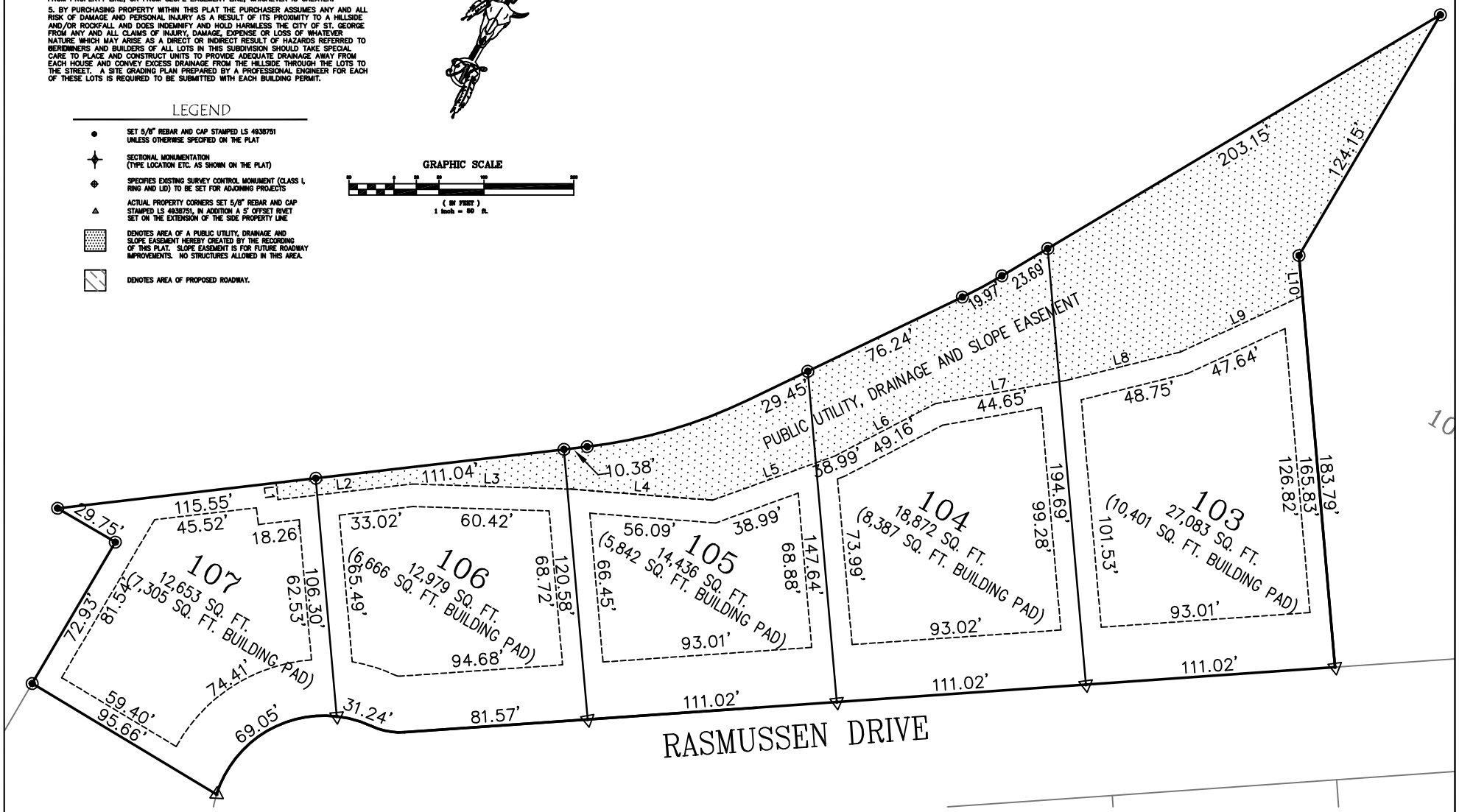
5. BY PURCHASING PROPERTY WITHIN THIS PLAT THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A HILLSIDE AND/OR ROCKFALL AND DOES INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO BEREDMINERS AND BUILDERS OF ALL LOTS IN THIS SUBDIVISION SHOULD TAKE SPECIAL CARE TO PLACE AND CONSTRUCT UNITS TO PROVIDE ADEQUATE DRAINAGE AWAY FROM EACH HOUSE AND CONVEY EXCESS DRAINAGE FROM THE HILLSIDE THROUGH THE LOTS TO THE STREET. A SITE GRADING PLAN PREPARED BY A PROFESSIONAL ENGINEER FOR EACH OF THESE LOTS IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT.

LEGEND

- SET 5/8" REBAR AND CAP STAMPED LS 4938751 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES EXISTING SURVEY CONTROL MONUMENT (CLASS I, RING AND LID) TO BE SET FOR ADJOINING PROJECTS
- ACTUAL PROPERTY CORNERS SET 5/8" REBAR AND CAP STAMPED LS 4938751, IN ADDITION A 5" OFFSET RIVET SET ON THE EXTENSION OF THE SIDE PROPERTY LINE
- DENOTES AREA OF A PUBLIC UTILITY, DRAINAGE AND SLOPE EASEMENT HEREBY CREATED BY THE RECORDING OF THIS PLAT. SLOPE EASEMENT IS FOR FUTURE ROADWAY IMPROVEMENTS. NO STRUCTURES ALLOWED IN THIS AREA.
- DENOTES AREA OF PROPOSED ROADWAY.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 EAST TABERNACLE STREET
ST. GEORGE, UTAH 84770
PHONE (435) 673-3177
http://www.bushandgudgell.com/

No	Date	By	Revision

Drawn : BNS Date : 8/05/05
Designer : ____
Checked : K.R.S.
Approved : ____
Scale : 1" = 50'
Job No : S - 8312

SERENITY HILLS PHASE 3

SHEET 1
1 SHEETS
FILE:8312FP