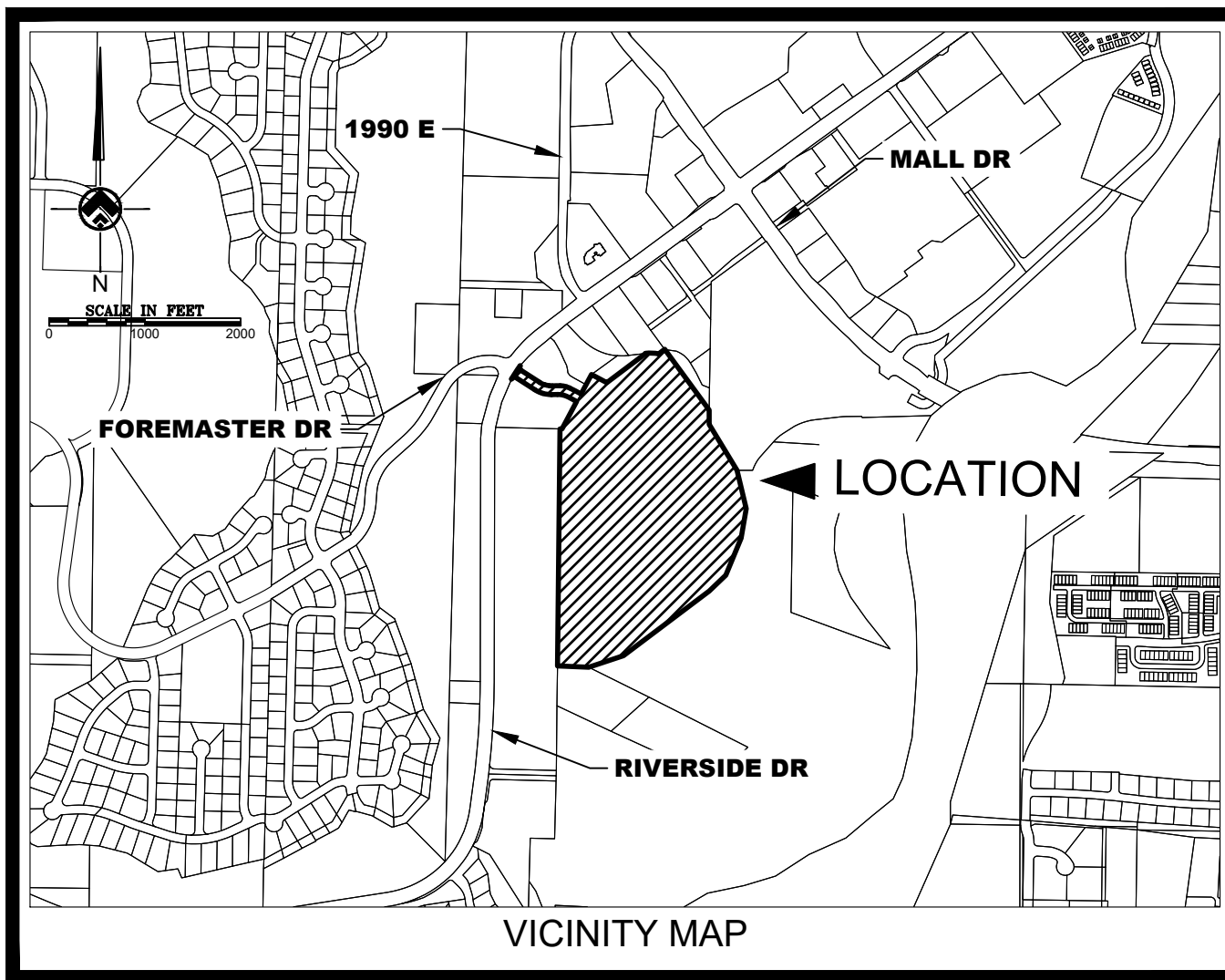
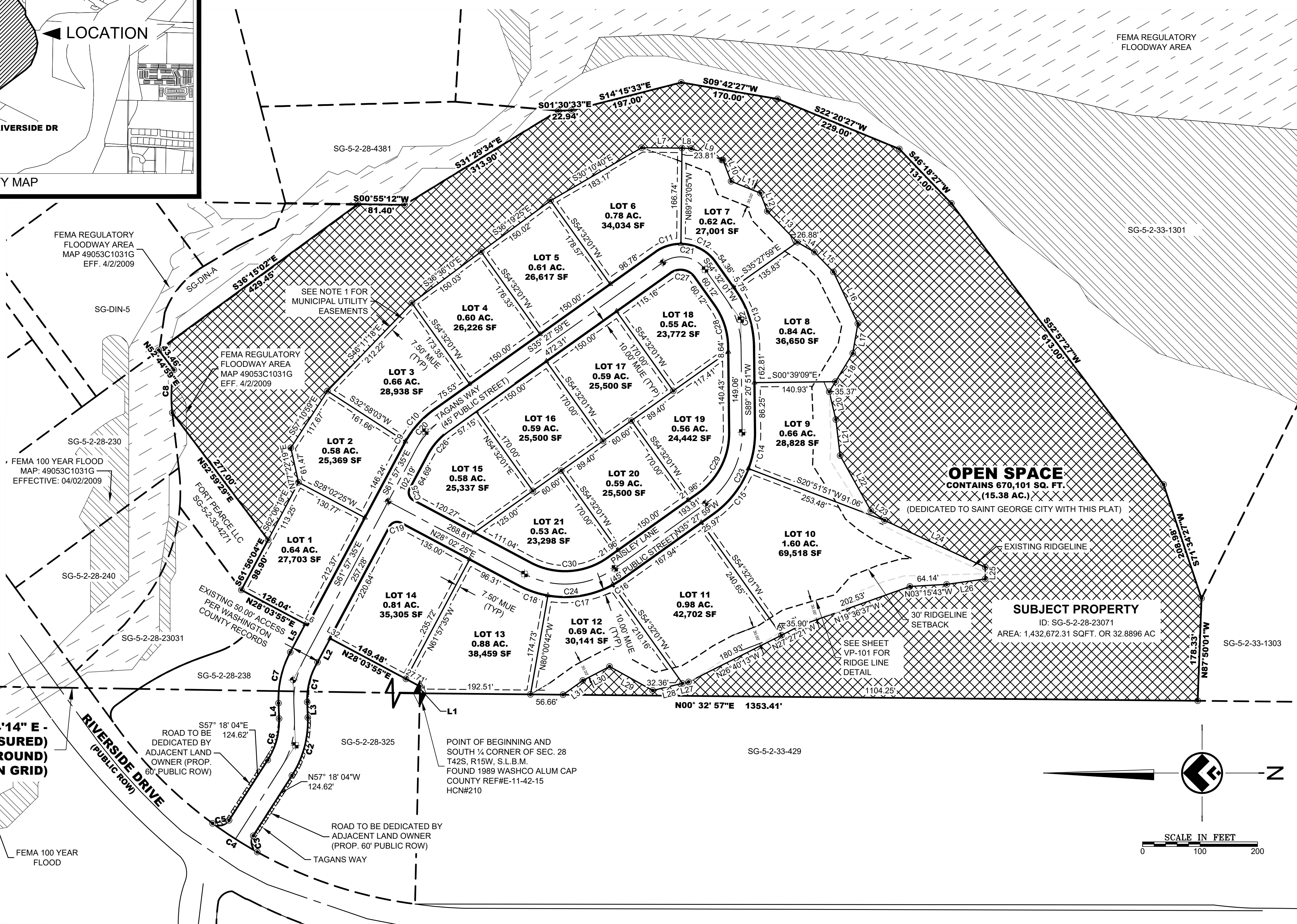


# KNETTA'S KNOLL SUBDIVISION FINAL PLAT

LOCATED IN A PORTION OF THE SOUTHERN HALF OF SECTION 28 AND THE NORTHERN HALF OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.  
ST. GEORGE, WASHINGTON COUNTY, UTAH.

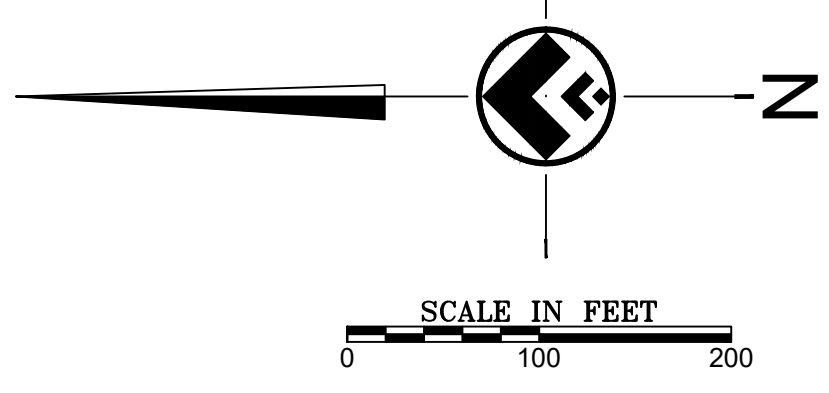


LEGEND	
	CLASS 1 (RING AND LID) MONUMENT SET WITH THIS PLAT
	CLASS 2 (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAT
	PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
	SECTION CORNER FOUND
	COPPER RIVET SET ON AN EXTENSION OF THE SIDE PROPERTY LINE AT AN OFFSET DISTANCE OF 5.25 FEET FROM THE PROPERTY LINE.
	SECTION LINE
	STREET CENTER LINE
	TIE LINE
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	30' RIDGELINE SETBACK
	ACTUAL RIDGELINE
	OPEN SPACE
	RIGHT-OF-WAY AREA
	FEMA 100 YEAR FLOOD
	FEMA REGULATORY FLOODWAY AREA
	ROAD DEDICATION BY LAND OWNER



NORTH 1/4 CORNER OF SEC. 28  
T42S, R15W, S.L.B.M.  
FOUND 1989 WASHCO ALUM CAP  
COUNTY REF#J-11-42-15 RW  
HCN# 214

**-BASIS OF BEARINGS - N 00°54'14" E -  
5252.97' (MEASURED)  
5252.96' (HCN GROUND)  
5252.39' (HCN GRID)**



### GENERAL NOTES

#### SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 5338869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND I HAVE VERIFIED ALL MEASUREMENTS; AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, OPEN SPACE, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS **KNETTA'S KNOLL SUBDIVISION**. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

#### BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED ON SHEET VP-102.



09/27/23

DATE

DAVID B. JOHNSON  
LICENSE NO. 5338869

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, OPEN SPACES, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

### KNETTA'S KNOLL SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, OPEN SPACE AND EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE, AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT, AND ARE INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

KNETTA'S KNOLL, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNATURE - KNETTA'S KNOLL, LLC

TITLE

NAME

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: <b>VP-100 01 OF 03</b>	
PROJECT NO: 22-015	DATE: 09/27/23	SCALE: 1" : 100'	06 FINAL	09/27/23
			05 FINAL	12/27/22
			NO.	REVISION
				DATE

#### SHEET INFORMATION:

**KNETTA'S KNOLL SUBDIVISION**  
LOCATED IN THE SOUTH 1/2 OF SECTION 28 AND THE NORTH 1/2 OF SECTION 33, TOWNSHIP 42S, RANGE 15W, S.L.B.M.  
ST. GEORGE, WASHINGTON COUNTY, UTAH.

#### COUNTY RECORDER

WASHINGTON COUNTY RECORDER

#### SIGNATURES

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL  
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL  
APPROVED AS TO FORM, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY ATTORNEY CITY OF ST. GEORGE

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

CITY ENGINEER APPROVAL  
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY ENGINEER CITY OF ST. GEORGE

LAND USE AUTHORITY APPROVAL  
I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

LAND USE AUTHORITY CITY OF ST. GEORGE

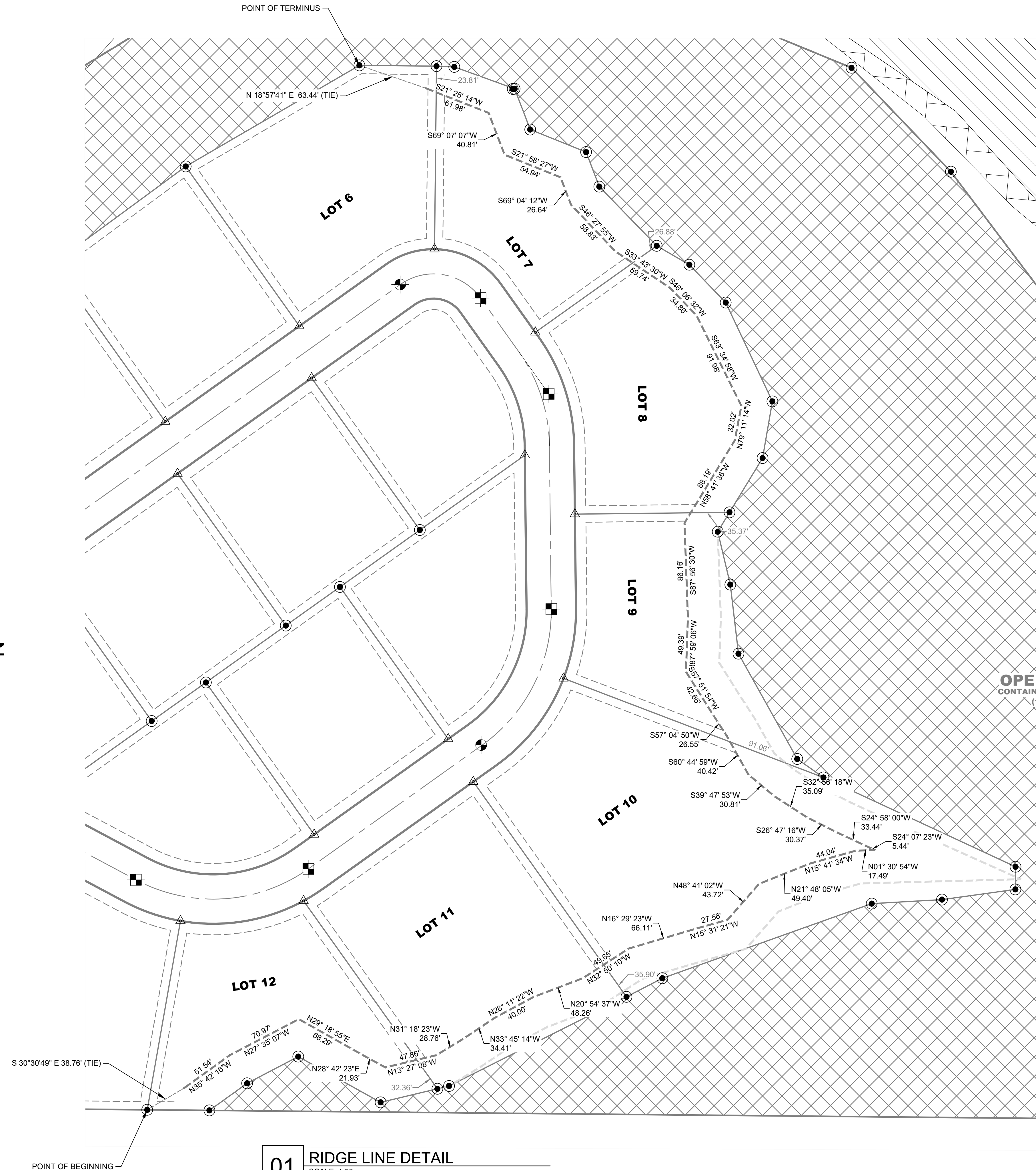
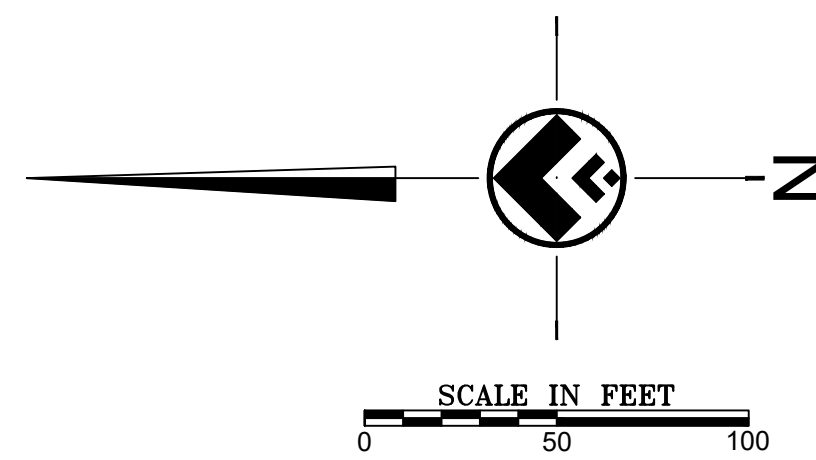
CITY SURVEYOR APPROVAL  
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY SURVEYOR, CITY OF ST. GEORGE

#### ENGINEER / SURVEYOR INFORMATION:

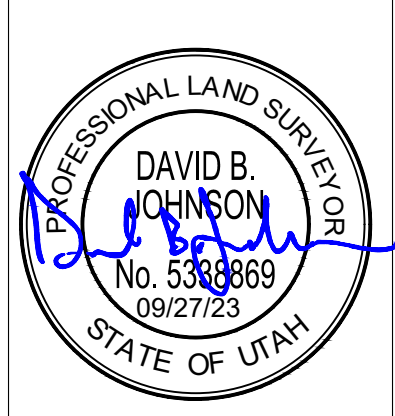
**JOHNSON ENGINEERING**  
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
www.johnsonengineeringinc.com  
Phone: 801-787-4569

C:\Users\df112\Johnson Engineering, Inc. - Documents\Projects\Active Projects\2015 Knettas Knoll\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Knettas Knoll Final Plat.dwg



**01** RIDGE LINE DETAIL  
SCALE: 1:50

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.  
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

**JOHNSON ENGINEERING**  
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
www.johnsonengineeringinc.com  
Phone: 801-787-4569

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:	
DBJ	DBJ	DBJ	VP-101	02 OF 03
PROJECT NO:	22-015			
DATE:	09/27/23	06	FINAL	09/27/23
SCALE:	1:50	05	FINAL	12/27/22
		NO.	REVISION	DATE

SHEET INFORMATION:

**KNETTA'S KNOLL SUBDIVISION**  
**RIDGE LINE DETAIL**  
ST. GEORGE, WASHINGTON COUNTY, UTAH

PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	65.79	125.00	30°09'18"	N77°00'44"W	65.03
C2	106.26	175.00	34°47'19"	N74°41'43"W	104.63
C3	32.63	20.00	93°29'11"	S75°57'20"W	29.13
C4	92.49	760.00	6°58'22"	N32°41'56"E	92.43
C5	32.63	20.00	93°29'11"	S10°33'29"E	29.13
C6	75.90	125.00	34°47'19"	S74°41'44"E	74.74
C7	92.10	175.00	30°09'19"	S77°00'43"E	91.04
C8	74.82	262.50	16°19'53"	S87°55'15"E	74.57
C9	3.76	172.50	1°14'57"	S61°20'07"E	3.76
C10	76.00	172.50	25°14'39"	S48°05'19"E	75.39
C11	47.23	75.00	36°04'54"	S17°25'32"E	46.45
C12	70.58	75.00	53°55'06"	S27°34'28"W	68.00
C13	104.81	172.50	34°48'50"	S71°56'26"W	103.21
C14	64.78	172.50	21°31'01"	N79°53'39"W	64.40
C15	101.37	172.50	33°40'09"	N52°18'04"W	99.92
C16	21.05	172.50	6°59'33"	N31°58'13"W	21.04
C17	115.80	172.50	38°27'45"	N09°14'34"W	113.64
C18	54.35	172.50	18°03'07"	N19°00'52"E	54.12
C19	23.56	15.00	90°00'00"	N16°57'35"W	21.21
C20	69.36	150.00	26°29'36"	S48°42'47"E	68.74
C21	82.47	52.50	90°00'00"	S09°32'01"W	74.25
C22	91.14	150.00	34°48'50"	S71°56'26"W	89.75
C23	144.48	150.00	55°11'10"	N63°03'34"W	138.96
C24	166.26	150.00	63°30'24"	N03°42'47"W	157.88
C25	23.56	15.00	90°00'00"	N73°02'25"E	21.21
C26	58.96	127.50	26°29'36"	S48°42'47"E	58.43
C27	47.12	30.00	90°00'00"	S09°32'01"W	42.43
C28	77.47	127.50	34°48'50"	S71°56'26"W	76.28
C29	122.81	127.50	55°11'10"	N63°03'34"W	118.11
C30	141.32	127.50	63°30'24"	N03°42'47"W	134.20

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L1	12.05	S88° 41' 20"E
L2	53.66	N61° 56' 05"W
L3	26.88	S87° 54' 37"W
L4	26.88	N87° 54' 37"E
L5	55.54	S61° 56' 05"E
L6	4.49	S30° 13' 11"W
L7	70.21	S00° 35' 02"W
L8	16.24	S02° 22' 26"W
L9	58.49	S19° 54' 27"W
L10	39.77	S69° 07' 07"W
L11	54.92	S21° 58' 27"W
L12	33.72	S69° 04' 12"W
L13	75.08	S45° 51' 56"W
L14	34.36	S30° 03' 37"W
L15	47.80	S46° 07' 23"W
L16	99.63	S64° 42' 42"W
L17	52.38	N80° 08' 42"W
L18	57.91	N58° 39' 54"W
L19	20.64	N58° 39' 54"W
L20	49.55	S76° 35' 15"W
L21	63.34	S83° 16' 57"W
L22	109.85	S60° 49' 38"W
L23	29.27	S35° 14' 36"W
L24	192.97	S24° 55' 29"W
L25	20.62	N89° 42' 07"W
L26	67.55	N07° 55' 52"W
L27	10.94	N13° 27' 08"W
L28	53.20	N13° 27' 08"W
L29	85.85	N29° 04' 36"E
L30	52.59	N27° 35' 07"W
L31	42.33	N35° 42' 16"W
L32	0.52	S30° 13' 11"W

**MORTGAGEE CONSENT TO RECORD**

ROCK CANYON BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

NAME: \_\_\_\_\_

MANAGER: \_\_\_\_\_

**MORTGAGEE ACKNOWLEDGMENT**

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

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

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

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

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

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

KNETTA'S KNOLL, L.L.C.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH )  
SS.  
COUNTY OF WASHINGTON )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME VOLUNTARILY FOR ITS STATED PURPOSE.

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

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

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

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

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

**NOTICE OF CONDITIONS AND RESTRICTIONS**

- THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G., POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 2, 2007 PROJECT NO. 2062743. A HILLSIDE REPORT WAS INCLUDED ON MAY 12, 2021, AND AN UPDATE WAS PROVIDED ON JUNE 10, 2021. PROJECT NO. 2211206 THESE REPORTS ARE AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THESE REPORTS AND COMPLY WITH THEIR SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUBSEQUENT PURCHASERS. SAID OWNER AND SUBSEQUENT PURCHASERS SHALL IDENTIFY AND HOLD HARMLESS THE CITY OF SAINT GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 30 FEET OF THE ABRUPT EDGE OF RIDGE. SETBACK LINE IS SHOWN ON THIS PLAT WHERE APPLICABLE. THE RIDGE LINE SETBACK AREA SHALL NOT BE DISTURBED IN ANY WAY AND SHALL REMAIN IN ITS NATURAL STATE.
- LOTS 1-7 ARE TO BE BUILT AS "WALKOUT BASEMENTS" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE ENGINEER BASED ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, GRADING AND SETBACKS STANDARDS AND REQUIREMENTS.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

**ENGINEER / SURVEYOR INFORMATION:**

4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
www.johnsonengineeringinc.com  
Phone: 801-787-4569

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:		
DBJ	DBJ	DBJ	VP-102	03 OF 03	
PROJECT NO:	22-015				
DATE:	09/27/23	06	FINAL	09/27/23	
SCALE:	NO SCALE	05	FINAL	12/27/22	
		NO.	REVISION	DATE	

**SHEET INFORMATION:**

**KNETTA'S KNOLL SUBDIVISION**  
**SIGNATURE BLOCK & GENERAL INFORMATION**  
ST. GEORGE, WASHINGTON COUNTY, UTAH