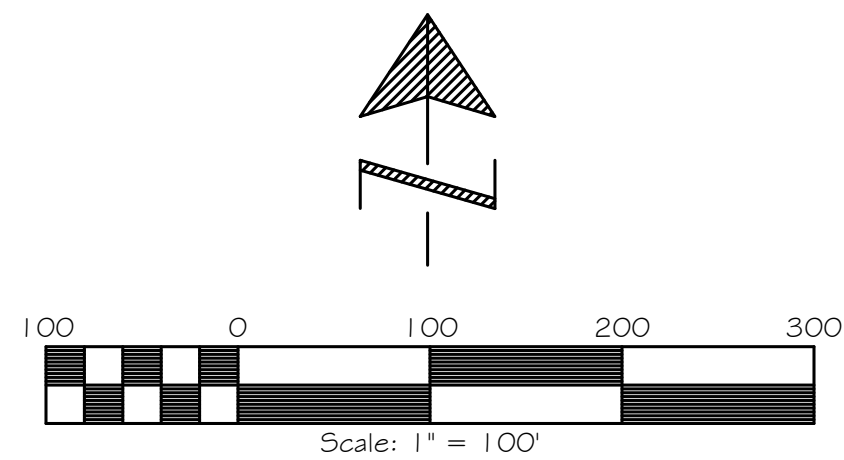
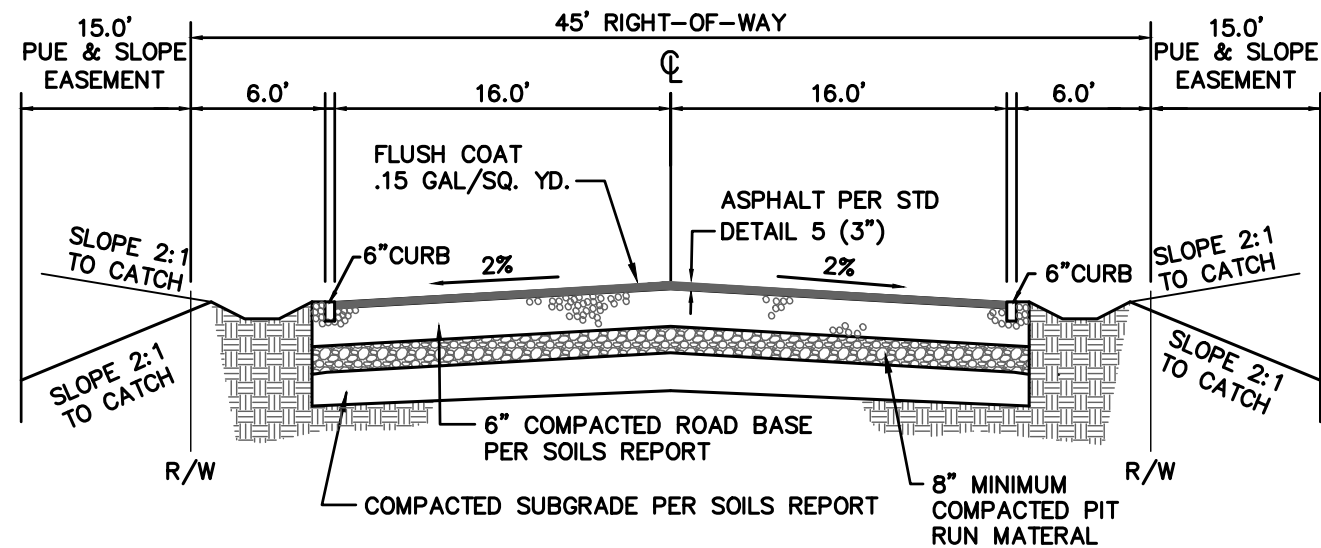
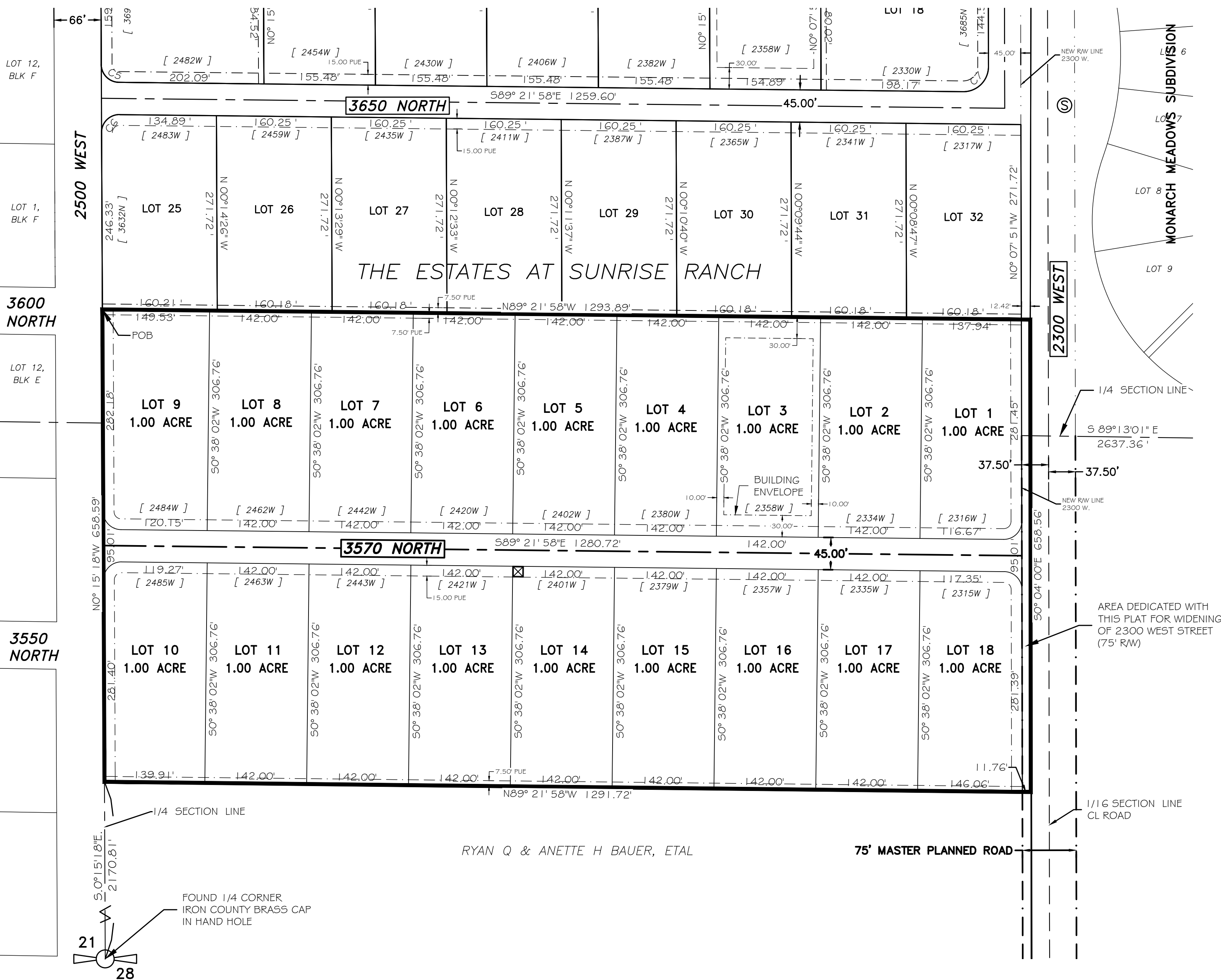


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FINAL PLAT THE ESTATES AT SUNRISE RANCH, PHASE 2

WITHIN EAST 1/2 SECTION 21, TOWNSHIP 35 SOUTH, RANGE 11 WEST,
SALT LAKE BASE & MERIDIAN, IRON COUNTY, UTAH



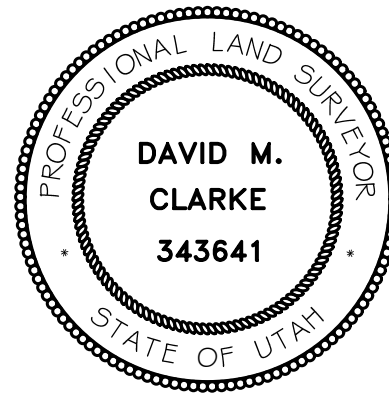
**TYPICAL ROAD SECTION
45' RIGHT-OF-WAY**
N.T.S.
(SEE COUNTY ROAD DETAIL 5 FOR MORE SPECIFIC INFORMATION)

- VARIATIONS FROM STANDARDS**
- NO STREET LIGHTS
 - NO CURB AND GUTTER OR SIDEWALK, (HOME OWNER'S TO RETAIN (AS MUCH AS POSSIBLE) THEIR OWN STORM WATER RUNOFF AS PART OF THEIR LANDSCAPING.
 - PERIMETER FENCING TO BE INSTALLED ALONG 2300 WEST STREET AND THE SOUTH SUBDIVISION BOUNDARY LINE ONLY.

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL LAND SURVEYOR NO. 343641, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND WILL PLACE MONUMENTS AS REPRESENTED ON THIS PLAT.

DATE:
DAVID M. CLARKE
UTAH NO. 343641



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SITUATED 5.00°15'18"E. ALONG THE 1/4 SECTION LINE 1168.83 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, THENCE 5.89°21'58"E. ALONG THE SOUTH BOUNDARY OF THE ESTATES AT SUNRISE RANCH SUBDIVISION 1293.89 FEET TO THE WEST RIGHT OF WAY LINE OF 2300 WEST STREET, THENCE 5.0°04'00"E. ALONG SAID RIGHT OF WAY LINE 658.56 FEET, THENCE N.89°21'58"W. 1291.72 FEET TO THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 21, THENCE N.00°15'18"W. 658.59 FEET TO THE POINT OF BEGINNING. CONTAINS 19.54 ACRES OF LAND

OWNER'S CERTIFICATE

DDJ DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT OF THE ESTATES AT SUNRISE RANCH, PHASE 2, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

SPENCER JONES, MANAGER
DDJ DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME SPENCER JONES, MANAGER OF DDJ DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNER'S CERTIFICATE FOR SAID LIMITED LIABILITY COMPANY FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

RESIDING IN: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IRON COUNTY ENGINEER'S APPROVAL

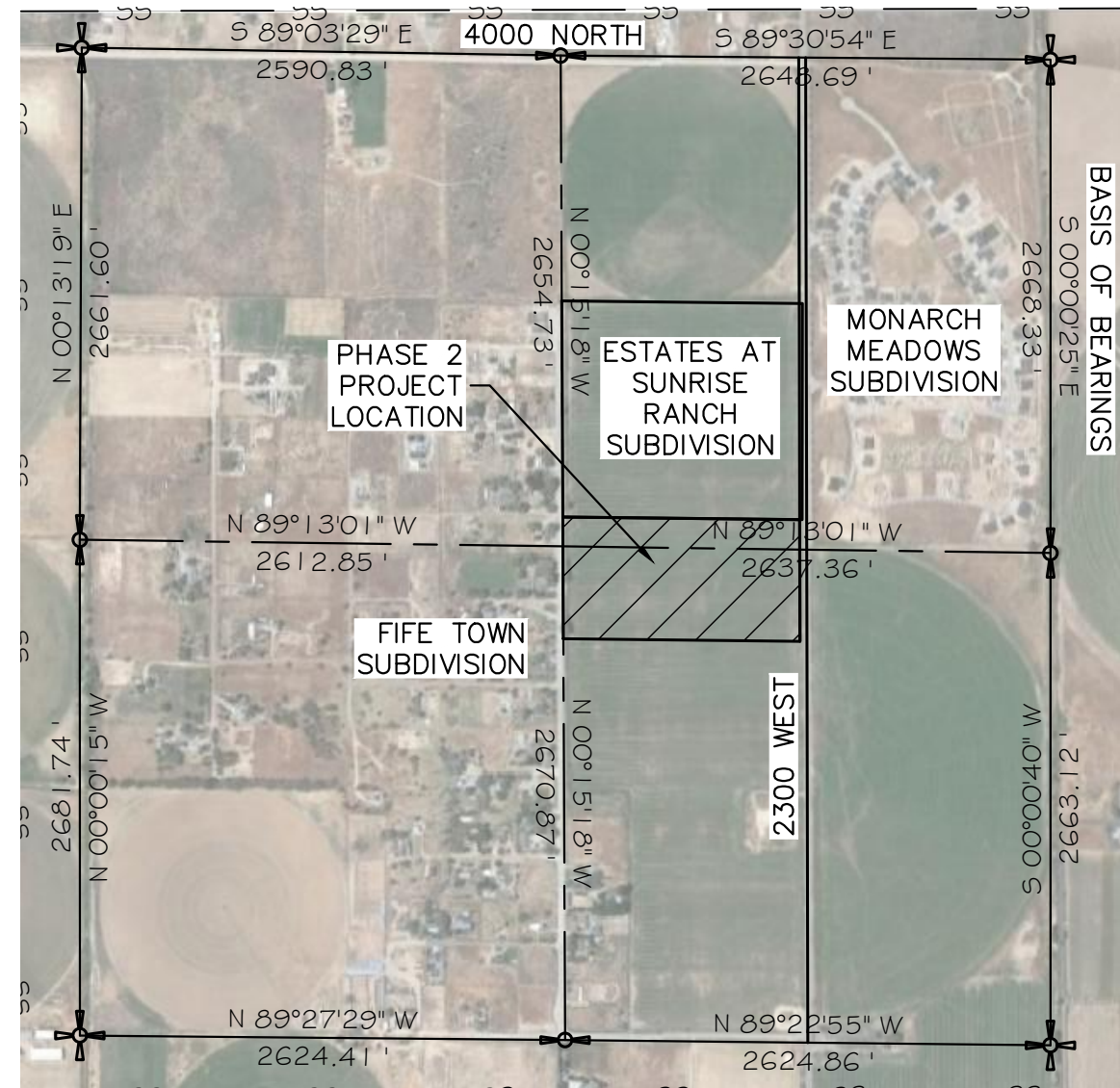
THIS FINAL PLAT OF THE ESTATES AT SUNRISE RANCH, PHASE 2 WAS APPROVED BY ME THIS _____ DAY OF _____, 2024.

COUNTY ENGINEER

IRON COUNTY LAND USE AUTHORITY

THIS FINAL PLAT OF THE ESTATES AT SUNRISE RANCH, PHASE 2 WAS APPROVED BY THE IRON COUNTY LAND USE AUTHORITY THIS _____ DAY OF _____, 2024.

LAND USE AUTHORITY



**BREAKDOWN-VICINITY MAP
SECTION 21
T 35 S, R 11 W, SLB&M
SCALE 1"=1000'**

BASIS OF BEARINGS & COORDINATES

ELEVATIONS, BASIS OF BEARINGS, AND BASIS OF COORDINATES ARE PER THE CEDAR CITY ENGINEER'S GPS BASE STATION AND CALIBRATION. BASIS OF BEARINGS IS MORE PARTICULARLY 5.0°00'25" E. ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, TO THE EAST 1/4 CORNER OF SAID SECTION 21.

FLOOD ZONE NOTE:
THE SUBDIVISION IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING. SOURCE OF INFORMATION: FLOOD INSURANCE RATE MAP, IRON COUNTY, UTAH (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 490073-0725 B EFFECTIVE DATE: JULY 17, 1986.

NOTES

- WATER PROVIDER TO BE CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT. INFRASTRUCTURE TO BE IN ACCORDANCE WITH CONSERVANCY DISTRICT STANDARDS.
- OWNERS AGREE TO MUNICIPAL ANNEXATION OF THIS SUBDIVISION AT SUCH TIME AS REQUESTED.
- PUBLIC UTILITY EASEMENTS TO BE 15 FEET WIDE IN FRONT AND 7.5 FEET IN REAR AND OTHERWISE AS NOTED.
- PROPERTY IS ZONED R-1/2.
- UTILITIES WILL BE INSTALLED UNDERGROUND, INCLUDING POWER, NATURAL GAS, & TELEPHONE/FIBER OPTIC.
- PER IRON COUNTY, UTAH ORDINANCE - 205, EXHIBIT A ITEM #7 FISCAL IMPLICATIONS, THE UNDERSIGNED AGREE NOT TO OPPOSE PARTICIPATION IN THE CREATION OF A SPECIAL SERVICE DISTRICT.
- MINIMUM BUILDING SETBACKS ARE AS SHOWN (SEE LOT 3):
 - FRONT = 30 FEET
 - REAR = 30 FEET
 - SIDES = 10 FEET
- THE SANITARY SEWER MAINS AND LATERALS IN THIS SUBDIVISION DO NOT MEET CEDAR CITY'S STANDARDS FOR DEPTH. BASEMENTS MAY BE RESTRICTED IN THIS SUBDIVISION DUE TO THE SHALLOW SEWER DEPTH. SEWER DEPTHS MUST BE VERIFIED BY THE LOT OWNER PRIOR TO CONSTRUCTION.
- THIS SUBDIVISION IS NOT LOCATED IN ANY WELL PROTECTION ZONE.
- EACH LOT SHALL RETAIN ITS OWN STORM RUNOFF AS MUCH AS POSSIBLE TO MINIMIZE DOWNSTREAM AFFECTS.

☒ DENOTES POSTAL NEIGHBORHOOD DELIVERY AND COLLECTION BOX LOCATION.

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, IRON COUNTY RECORDER FOR IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS FINAL PLAT OF THE ESTATES AT SUNRISE RANCH, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2024.

COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

PLATT
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 566-6151
FAX: (435) 566-8567
EMAIL:
PLATT@INFOWEST.COM

OWNER:
DDJ DEVELOPMENT,
LLC,
695 W. 200 NORTH
CEDAR CITY, UT
84720

REVISION	DATE	DESCRIPTION

**FINAL PLAT FOR
THE ESTATES AT SUNRISE RANCH
PHASE 2**
WITHIN EAST 1/2 SECTION 21, T. 35 S., R. 11 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY:
D.M. CLARKE
CHECKED BY:
R.B. PLATT
DATE: May 30, 2024
SCALE: 1" = 100'