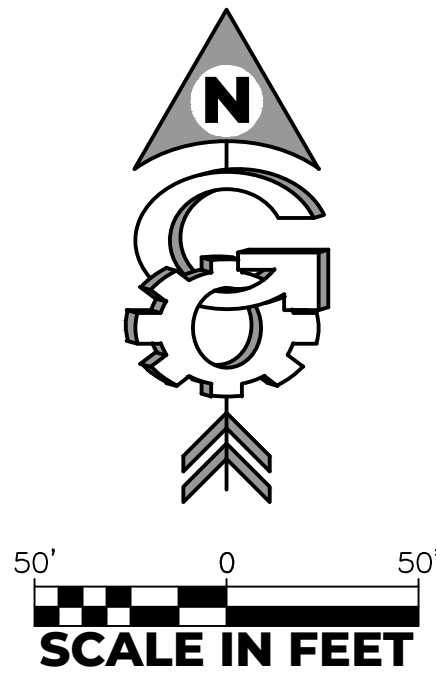


VICINITY MAP

N.T.S.



SCALE IN FEET

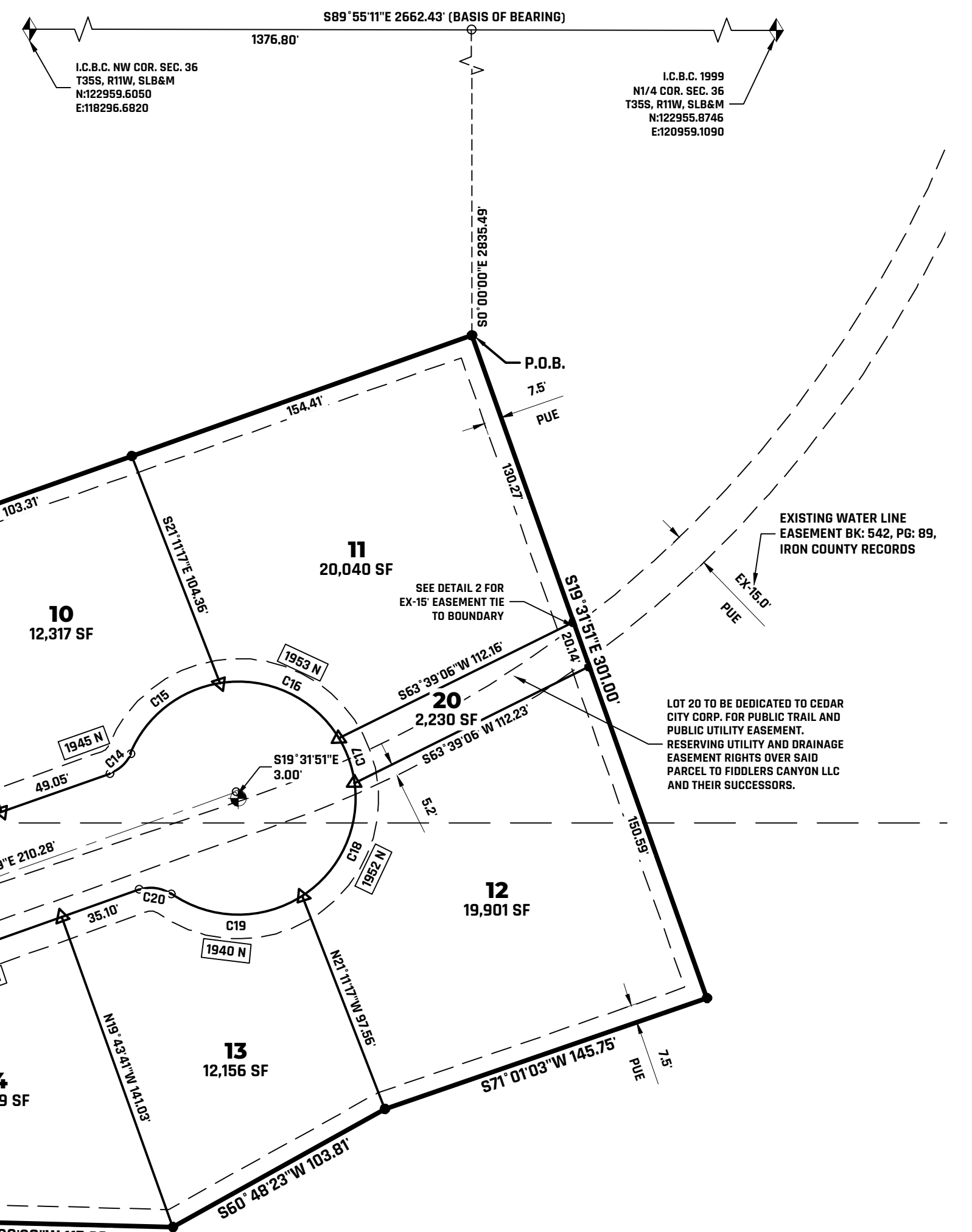
# FINAL PLAT OF: FIDDLERS COVE SUBDIVISION, PHASE 1

LOCATED IN SECTION 36, T35S, R11W, SLBM, CEDAR CITY, UTAH

## NOTES

- PUBLIC UTILITY EASEMENTS WILL BE 10' ALONG FRONT LOT LINES ADJACENT TO STREETS & 7.5' ALONG THE SUBDIVISION BOUNDARY AS SHOWN ON THIS PLAT.
- THIS PARCEL FALLS WITHIN FEMA FLOOD ZONE C AS SHOWN ON FEMA MAP #490074-00028, DATED MARCH 26, 2001 & #490073-07508, DATED JULY 17, 1986.
- THIS SUBDIVISION IS ZONED R-3-M. BUILDING SETBACKS ARE 25' ALONG THE FRONT, 5' MIN & 16' TOTAL SIDE, & 20' REAR FROM THE PROPERTY LINES.
- THIS SUBDIVISION FALLS WITHIN PODS 2 & 3 OF THE FIDDLERS CANYON RDO, ORD. NUMBER 1214-16, BOOK 1357, PAGE 174, IRON COUNTY RECORDS.
- THIS SUBDIVISION FALLS WITHIN THE AIRPORT INFLUENCE ZONE (AIZ).
- THIS SUBDIVISION FALLS WITHIN AND IS SUBJECT TO THE WILDLAND URBAN INTERFACE (WUI) ORDINANCE THAT CEDAR CITY HAS ADOPTED. ALL FIRE HYDRANTS ARE DESIGNED TO CEDAR CITY STANDARDS AND ARE SPACED NO FURTHER THAN 500 FEET APART.
- THIS SUBDIVISION FALLS WITHIN EXISTING PARCELS TAX ID'S B-1197-0021-000 & B-1197-0025-000 IRON COUNTY RECORDS.
- LOTS 1-19 ADJACENT TO SEWER LINES WITH LESS THAN 9'-0" FLOW LINE DEPTH MAY HAVE BASEMENT RESTRICTIONS. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER TO VERIFY SEWER DEPTH PRIOR TO BUILDING CONSTRUCTION.
- DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOILS SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF FIDDLERS COVE SUBDIVISION, PHASE 1 TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION. A COPY OF THE FINDINGS OF THAT TESTING, ALONG WITH RECOMMENDATIONS BASED ON THE SAME, HAS BEEN FILED WITH THE SUBDIVIDER OF THE PROPERTY, WHOSE NAME AND ADDRESS ARE LISTED BELOW, AND WITH THE CITY ENGINEER OF CEDAR CITY, UTAH. COPIES OF THIS REPORT MAY BE INSPECTED AT BOTH LOCATIONS BY THE GENERAL PUBLIC AND ANY PERSONS INTERESTED IN PURCHASING PROPERTY LOCATED WITHIN SAID SUBDIVISION.

SUBDIVIDER:  
FIDDLERS COVE, LLC  
2045 N. MAIN  
CEDAR CITY, UTAH 84721



## SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF "FIDDLERS COVE SUBDIVISION, PHASE 1", A RESIDENTIAL SUBDIVISION LOCATED IN CEDAR CITY, UTAH, MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DALLAS R. BUCKNER P.L.S. NO. 1062248-2201



## PROPERTY DESCRIPTION

7.98 AC

BEGINNING AT A POINT S89°55'11"E 1376.80 FEET ALONG THE SECTION LINE AND S0°00'00"E 2835.49 FEET FROM THE NORTHWEST CORNER OF SECTION 36, T35S, R11W, SL&M; THENCE S19°31'51"E 301.00 FEET; THENCE S71°01'03"W 145.75 FEET; THENCE S60°48'23"W 103.81 FEET; THENCE N88°30'38"W 117.66 FEET; THENCE S02°59'16"W 45.26 FEET; THENCE N07°00'44"W 45.00 FEET; THENCE S88°52'16"W 70.00 FEET; THENCE S33°23'30"W 141.48 FEET; THENCE N61°01'31"W 27.10 FEET; THENCE S30°36'29"W 104.62 FEET; THENCE S27°35'07"W 45.00 FEET; THENCE S04°28'46"W 27.18 FEET; THENCE S28°54'18"W 194.44 FEET; THENCE N76°15'47"W 73.39 FEET; THENCE N04°56'12"E 142.98 FEET; THENCE N09°32'48"E 126.25 FEET; THENCE N52°52'59"E 12.26 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, HAVING A RADIUS OF 272.50 FEET AND A CENTRAL ANGLE OF 02°18'52" (RADIUS POINT BEARS N62°52'59"E); THENCE ALONG THE ARC OF SAID CURVE 11.01 FEET; THENCE N34°48'09"W 29.22 TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 227.50 FEET AND A CENTRAL ANGLE OF 26°26'11"; THENCE ALONG THE ARC OF SAID CURVE 104.97 FEET; THENCE N61°14'20"W 122.09 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET AND A CENTRAL ANGLE OF 08°33'53"; THENCE ALONG THE ARC OF SAID CURVE 48.21 FEET; THENCE N44°46'23"E 1.01 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 321.50 FEET AND A CENTRAL ANGLE OF 07°28'13" (RADIUS POINT BEARS N37°18'09"E); THENCE ALONG THE ARC OF SAID CURVE 41.92 FEET; THENCE N09°32'48"E 126.25 FEET; THENCE N44°46'23"E 50.00 FEET; THENCE N45°13'37"W 43.69 FEET; THENCE N00°02'08"W 124.62 FEET; THENCE S55°54'39"E 456.72 FEET; THENCE N41°16'53"E 116.04 FEET; THENCE N55°59'55"E 130.00 FEET; THENCE N70°28'09"E 492.16 FEET TO THE POINT OF BEGINNING.

## CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

BOOK \_\_\_\_ PAGE \_\_\_\_ COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO. \_\_\_\_ FEE \_\_\_\_

RECORDED AT THE REQUEST OF \_\_\_\_



FINAL PLAT OF:  
FIDDLERS COVE SUBDIVISION, PHASE 1  
FOR  
FIDDLERS COVE, LLC

LOCATED IN SECTION 36, T35S, R11W, SLBM, CEDAR CITY, UTAH

REVISIONS

NO. DESCRIPTION BY DATE

CHECKED:

SCALE: 1" = 50'

DATE: 10/13/22

DRAWN:

MP

SHEET: 1 OF 2



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER AS "FIDDLERS COVE SUBDIVISION, PHASE 1", DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND TO CEDAR CITY CORPORATION, ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

FRANK W. NICHOLS - MEMBER/MANAGER FIDDLERS COVE, LLC	CELESTIA A. NICHOLS - MEMBER/MANAGER FIDDLERS COVE, LLC
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FULL NAME SIGNATURE: \_\_\_\_\_  
 FULL NAME PRINT: \_\_\_\_\_  
 COMMISSION No. \_\_\_\_\_  
 EXPIRATION DATE: \_\_\_\_\_  
 STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)


CENTURY LINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
TDS	DATE
SOUTH CENTRAL COMMUNICATION	DATE

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

THIS SUBDIVISION IS RESTRICTED TO LESS THAN 1,250 SQUARE FEET OF TURF PER LOT. A DETAILED LANDSCAPING PLAN IS INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION AND SHALL BE FOLLOWED WHEN BUILDING ON EACH LOT. A DISCLOSURE STATEMENT PROVIDED BY THE DEVELOPER WILL BE REQUIRED TO BE SIGNED BY ANY PARTIES PURCHASING PROPERTY IN THE SUBDIVISION. BY FOLLOWING THESE REQUIREMENTS, THE DEVELOPER OF THE PROPERTY QUALIFIES FOR A REDUCED ACRE-FOOT WATER ACQUISITION CALCULATION.

MARY PEARSON - CHAIRPERSON DATE

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
GARTH GREEN, MAYOR RENON SAVAGE, CITY RECORDER

<b>CHECKED:</b> SCALE: N.T.S. DATE: 8/8/22		<b>DRAWN:</b> MP SHEET: 2 OF 2	
<p align="center"> <b>FINAL PLAT OF:</b>  <b>FIDDLERS COVE SUBDIVISION, PHASE 1</b>  <b>FOR</b>  <b>FIDDLERS COVE, LLC</b> </p> <p align="center"> <b>LOCATED IN SECTION 36, T35S, R17W, S18M, CEDAR CITY, UTAH</b> </p>			
		<p align="center"> <b>GO CIVIL</b>  <b>ENGINEERING</b> </p> <p align="center">         590 N. 900 W. CEDAR CITY, UT 84721          (435) 586-9592 <a href="http://WWW.GOCIVIL.NET">WWW.GOCIVIL.NET</a> </p>	
NO.      DESCRIPTION		REVISIONS	
			BY      DATE
INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPROPRIATE AGENCIES. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.			