

OWNER'S DEDICATION

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.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D. 20____.

FRANK W. NICHOLS - MEMBER/MANAGER
FIDDLERS COVE, LLC

CELESTIA A. NICHOLS - MEMBER/MANAGER
FIDDLERS COVE, LLC

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF IRON)

ON THIS THE ____ DAY OF ____ 20____, PERSONALLY APPEARED BEFORE
ME THE UNDERSIGNED NOTARY PUBLIC, _____. THE SIGNER OF THE
OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY
ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED
THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

UTILITY COMPANY APPROVAL

WE, THE HERIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE
DESIGNATED EASEMENTS SHOWN ON THIS SUBDIVISION PLAT, SUBJECT TO THE HEREON
UTILITIES NOTE.

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

UTILITIES NOTE

UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTION INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAYBE PLACED IN THE P.U.E. THE UTILITY COMPANY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY COMPANY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY COMPANY WITH FACILITIES IN P.U.E.

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.

WATER ACQUISITION NOTE

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.

CITY ENGINEER'S APPROVAL

I, JONATHAN STATHIS, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____ 20____.

JONATHAN STATHIS - CITY ENGINEER

CITY ATTORNEY'S APPROVAL

I, TYLER ROMERIL, CEDAR CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____ 20____.

TYLER ROMERIL - CITY ATTORNEY

POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (N.O.C.B.U.).

POSTMASTER _____ DATE _____

PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS APPROVED BY SAID COMMISSION.

MARY PEARSON - CHAIRPERSON _____ DATE _____

CERTIFICATE OF ACCEPTANCE

I, GARTH GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE ____ DAY OF ____ 2020.

BY: _____ ATTEST: _____
GARTH GREEN, MAYOR _____ RENON SAVAGE, CITY RECORDER

FINAL PLAT OF:
FIDDLERS COVE SUBDIVISION, PHASE 1
FOR
FIDDLERS COVE, LLC
LOCATED IN SECTION 26, T35S, R11W, S18M, CEDAR CITY, UTAH

GO CIVIL
ENGINEERING

590 N. 800 W. CEDAR CITY, UT 84721

#1335) 505-9552 WWW.GOCIVIL.NET

REVISIONS	BY	DATE

NO.	DESCRIPTION	REVISIONS

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING
IN ENDED. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION