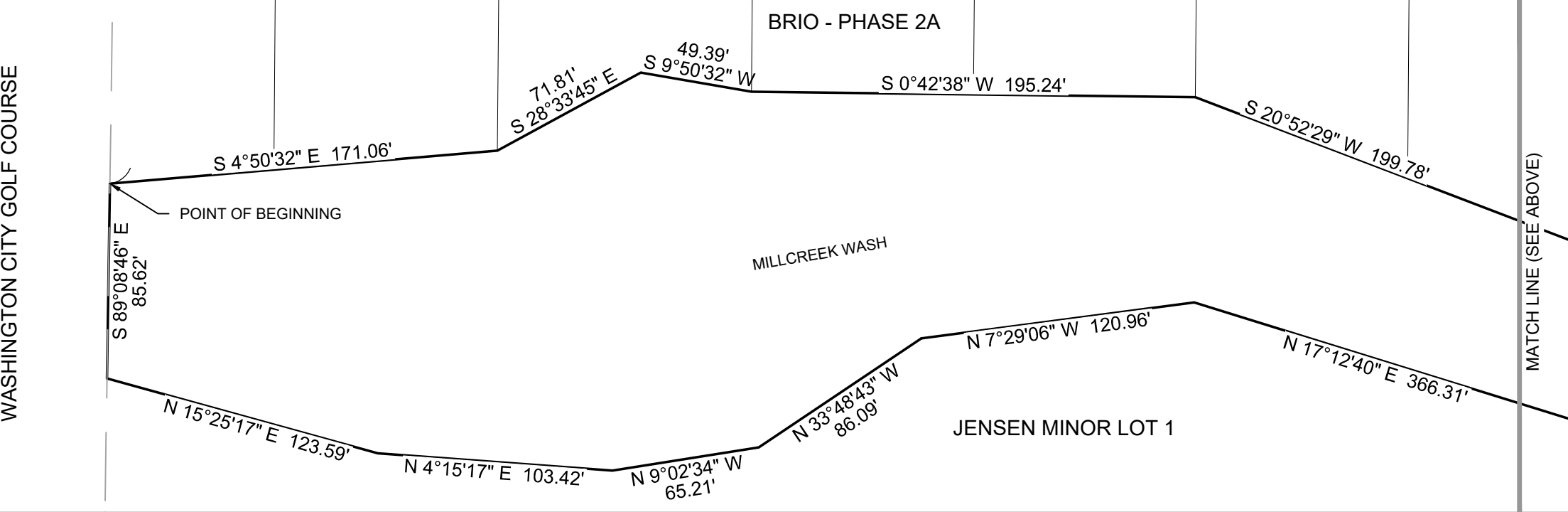




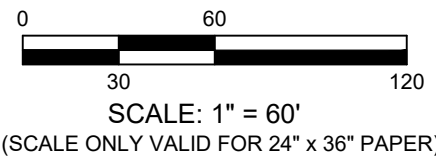
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED, (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECT OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- OPEN SPACE/Common AREA



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	28.78'	175.00'	9°25'22"	28.7'	S85°45'43"W
C2	45.24'	175.00'	14°48'46"	45.1'	S73°38'39"W
C3	42.69'	125.00'	19°33'58"	42.5'	S80°41'25"W
C4	31.49'	20.00'	90°13'15"	28.3'	S25°47'48"W
C5	60.44'	175.00'	19°47'14"	60.1'	N9°26'13"W
C6	35.23'	125.00'	16°08'46"	35.1'	N7°35'59"W
C7	34.24'	20.00'	98°05'22"	30.2'	N64°43'03"W
C8	22.96'	20.00'	65°45'52"	21.7'	S33°21'20"W
C9	27.41'	70.00'	22°26'05"	27.2'	S55°01'14"W
C10	20.07'	70.00'	16°29'35"	20.0'	S35°35'24"W
C11	32.87'	70.00'	26°54'12"	32.6'	S13°55'30"W
C12	20.50'	50.00'	23°29'10"	20.4'	N12°12'59"E

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C13	25.34'	50.00'	29°02'09"	25.1'	S9°26'29"W
C14	43.10'	50.00'	49°23'23"	41.8'	S29°46'17"E
C15	51.09'	50.00'	58°32'47"	48.9'	S83°44'22"E
C16	31.42'	20.00'	90°00'00"	28.3'	S44°31'36"E
C17	31.42'	20.00'	90°00'00"	28.3'	N45°28'24"E
C18	31.42'	20.00'	90°00'00"	28.3'	N44°31'36"W
C19	31.42'	20.00'	90°00'00"	28.3'	S44°31'36"E
C20	31.42'	20.00'	90°00'00"	28.3'	S45°28'24"W
C21	25.08'	175.00'	8°12'45"	25.1'	N86°22'01"E
C22	25.17'	125.00'	11°32'10"	25.1'	N84°42'19"E
C23	9.85'	50.00'	11°17'01"	9.8'	S72°37'45"W
C24	10.65'	50.00'	12°12'09"	10.6'	S84°22'20"W



SURVEYOR'S CERTIFICATE

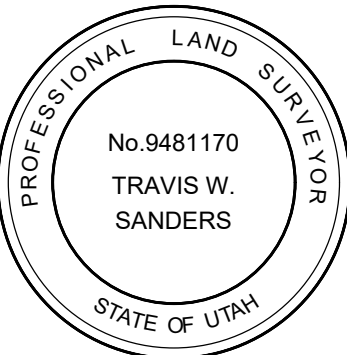
I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREAS, AND PUBLIC ROADS, AS WELL AS THE EASEMENTS WHICH ARE SHOWN BY THE DASH LINES PARALLEL AND IMMEDIATELY ADJACENT TO THE DESCRIBED AREA BOTH OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

BROOKWOOD

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 89°08'46" W 1408.07 FEET ALONG THE CENTER SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE WEST BOUNDARY OF BRIO - PHASE 2A SUBDIVISION FILED AS DOCUMENT NO. 20170046364 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID SUBDIVISION, (1) S 4°50'32" E 171.06 FEET; (2) THENCE S 28°33'45" E 71.81 FEET; (3) THENCE S 9°03'32" W 49.39 FEET; (4) THENCE S 0°42'38" W 195.24 FEET; (5) THENCE S 20°52'29" W 199.78 FEET; (6) THENCE S 89°31'36" E 114.51 FEET TO A POINT ON THE NORTH BOUNDARY OF BRIO - PHASE 1C SUBDIVISION FILED AS DOCUMENT NO. 20170012672 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY S 0°28'24" W 1234.30 FEET; THENCE N 88°44'52" W 621.35 FEET TO A POINT ON THE EAST BOUNDARY OF BUENA VISTA SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES, (1) N 23°22'53" W 192.63 FEET; (2) THENCE N 6°47'07" E 450.00 FEET; (3) THENCE N 42°02'53" W 200.00 FEET; (4) THENCE N 22°57'07" E 250.00 FEET; (5) THENCE N 67°17'07" E 60.00 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 1 OF JENSEN MINOR SUBDIVISION FILED AS DOCUMENT NO. 20150021425 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID LOT THE FOLLOWING TEN (10) COURSES, (1) S 78°55'38" E 213.52 FEET; (2) THENCE N 78°31'11" E 89.09 FEET; (3) THENCE N 45°28'27" E 57.44 FEET; (4) THENCE N 73°43'47" E 58.48 FEET; (5) THENCE N 17°12'40" E 366.31 FEET; (6) THENCE N 7°29'06" W 120.96 FEET; (7) THENCE N 33°48'43" W 86.09 FEET; (8) THENCE N 9°02'34" W 65.21 FEET; (9) THENCE N 4°15'17" E 103.42 FEET; (10) THENCE N 15°25'17" E 123.59 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE S 89°08'46" E 85.62 FEET ALONG LINE TO THE POINT OF BEGINNING.

CONTAINS 826,166 SQUARE FEET OR 18,966 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA AND PUBLIC STREETS TO HEREAFTER BE KNOWN AS:

BROOKWOOD

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

STEPHEN E. HOWCROFT

(AN INDIVIDUAL)

(AN INDIVIDUAL)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF } s.s.
COUNTY OF }

ON THE ____ DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME STEPHEN E. HOWCROFT, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

GENERAL NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.), THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED NOVEMBER 8, 2017. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
- DUE TO SHALLOW SEWER ADJACENT TO LOTS 11-14, WHICH ARE CONSTRUCTED AS WALKOUT BASEMENTS, GRINDER PUMPS WILL BE NECESSARY. ALL PUMPS ARE PRIVATE AND NOT MAINTAINED OR MANAGED BY WASHINGTON CITY.

BROOKWOOD

LOCATED IN
SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, 20__.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20__.	ON THIS THE ____ DAY OF ____, A.D. 20__, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____, A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	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.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CIVIL
SCIENCE

BROOKWOOD
LOCATED IN
SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF17156.00
DRAWN BY: BLW
DATE: 11/30/2017
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 60'
SHEET
1
OF
1