SURVEYORS CERTIFICATE

I, 'SURVEYOR', PROFESSIONAL UTAH LAND SURVEYOR NUMBER '******', HOLD A LICENCE 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 'P.U.D. NAME', A REIDENTIAL P.U.D. LOCATED IN CEDAR CITY, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

_____ DATE

_____ 'SURVEYOR' 'STATE L.S. #'

SEAL

CITY ENGINEER'S APPROVAL

I, _____, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF 'P.U.D. NAME' , A PLANNED UNIT DEVELOPMENT, WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY _____ , _____.

_____
CEDAR CITY ENGINEER

CITY ATTORNEY'S APPROVAL

I, _____, CITY ATTORNEY FOR THE CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF 'P.U.D. NAME' , A PLANNED UNIT DEVELOPMENT, 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 _____, _____.

_____
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, _____, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF 'P.U.D. NAME', A PLANNED UNIT DEVELOPMENT, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY _____, _____.

_____
CHAIRPERSON

OWNERS DEDICATION

'OWNERS NAME', AS OWNER(S) OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT OF 'P.U.D.', A PLANNED UNIT DEVELOPMENT, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWN HOMES, COMMON AREAS AND EASEMENTS AND DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE TOWN HOME OWNERS IN SAID PLANNED UNIT DEVELOPMENT, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT. IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF SAID 'P.U.D.', A PLANNED UNIT DEVELOPMENT, COVERING THE ABOVE DESCRIBED TRACT OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT DATED THIS _____ DAY OF _____, _____.

_____
'OWNER/PRESIDENT NAME', 'OWNER/PRESIDENT'

CERTIFICATE OF ACCEPTANCE

I, _____, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF 'P.U.D NAME' , A PLANNED UNIT DEVELOPMENT, HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE_____DAY OF _____, _____.

BY: _____ ATTEST: _____
GERALD R. SHERRATT - MAYOR BONNIE MORITZ - CITY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH)
s.s.
COUNTY OF IRON)

ON THIS _____ DAY _____, _____, PERSONALLY APPEARED BEFORE ME, 'OWNER/PRESIDENT', OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF **DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.**

MY COMMISSION EXPIRES_____ _____
RESIDING IN_____ NOTARY PUBLIC

NOTES:

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF 'P.U.D. NAME', A PLANNED UNIT DEVELOPMENT, AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

_____, MANAGER DESIGN _____ DATE
QWEST COMMUNICATIONS

_____, DISTRICT MANAGER _____ DATE
UTAH POWER & LIGHT

_____, CENTER MANAGER _____ DATE
QUESTAR GAS

_____, CHIEF TECHNICIAN _____ DATE
PRECIS COMMUNICATIONS

POST OFFICE APPROVAL

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

_____, POSTMASTER _____ DATE

LOCATION MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION

ACREAGE

LEGEND

NOTE:

1. UTILITIES 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 MAP 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 OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

2. DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOILS SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THERON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF 'P.U.D. NAME' 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 'P.U.D. NAME'.
SUBDIVIDER: 'NAME'
'ADDRESS'

LAND USE TABLE

LAND USE	AREA S.F.	% OF TOTAL
PRIVATE		
COMMON		
PUBLIC		
GREEN SPACE		
TOTAL		

P.U.D. PLAN

50' 0' 50'
SCALE

CERTIFICATE OF RECORDING

I, _____, COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS PLAT OF 'P.U.D. NAME' WAS FILED FOR RECORD ON THIS THE _____DAY OF _____, _____.

BOOK_____ PAGE_____ _____
COUNTY RECORDER - PATSY CUTLER

ENTRY NO._____ FEE_____
RECORDED AT THE REQUEST OF _____

DATE: 8/2016
CHECKED: K.C.W.
SCALE: N.T.S.
DRAWN: T.B.M.

CEDAR CITY
10 NORTH MAIN STREET
CEDAR CITY, UTAH 84720
PH. (435) 586-2963

TYPICAL P.U.D. PLAT

SHEET NO. X2
FILE: X02