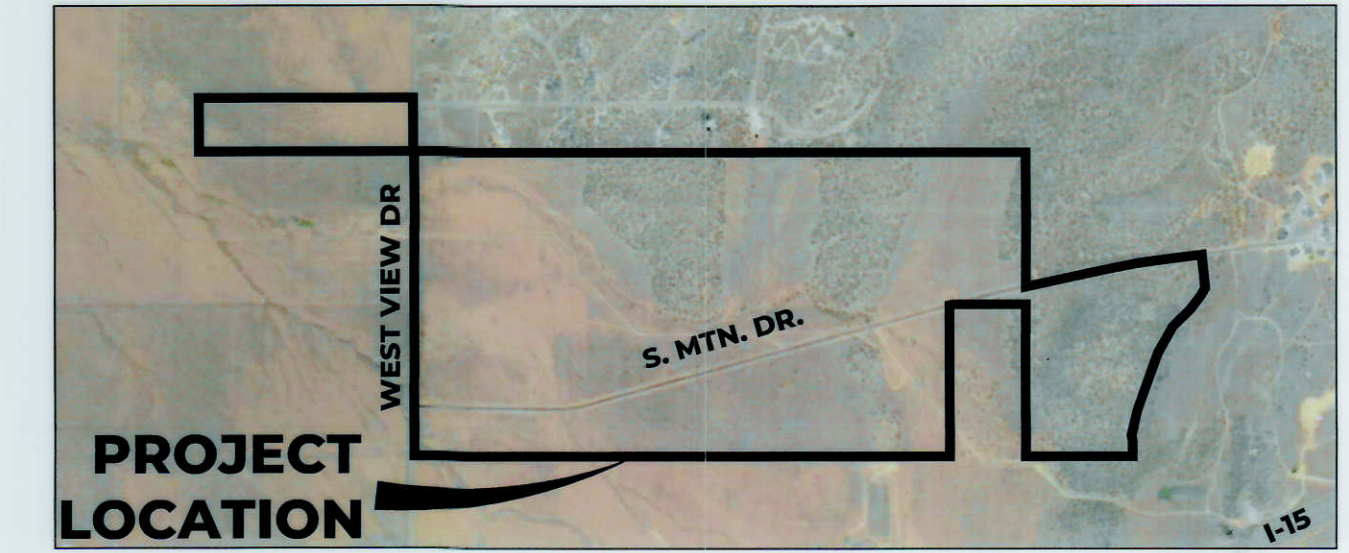


# BAUER MEADOWS RESIDENTIAL DEVELOPMENT OVERLAY FOR THREE EAGLE LLC, H&B CAPITAL LLC & H&B 160 LLC

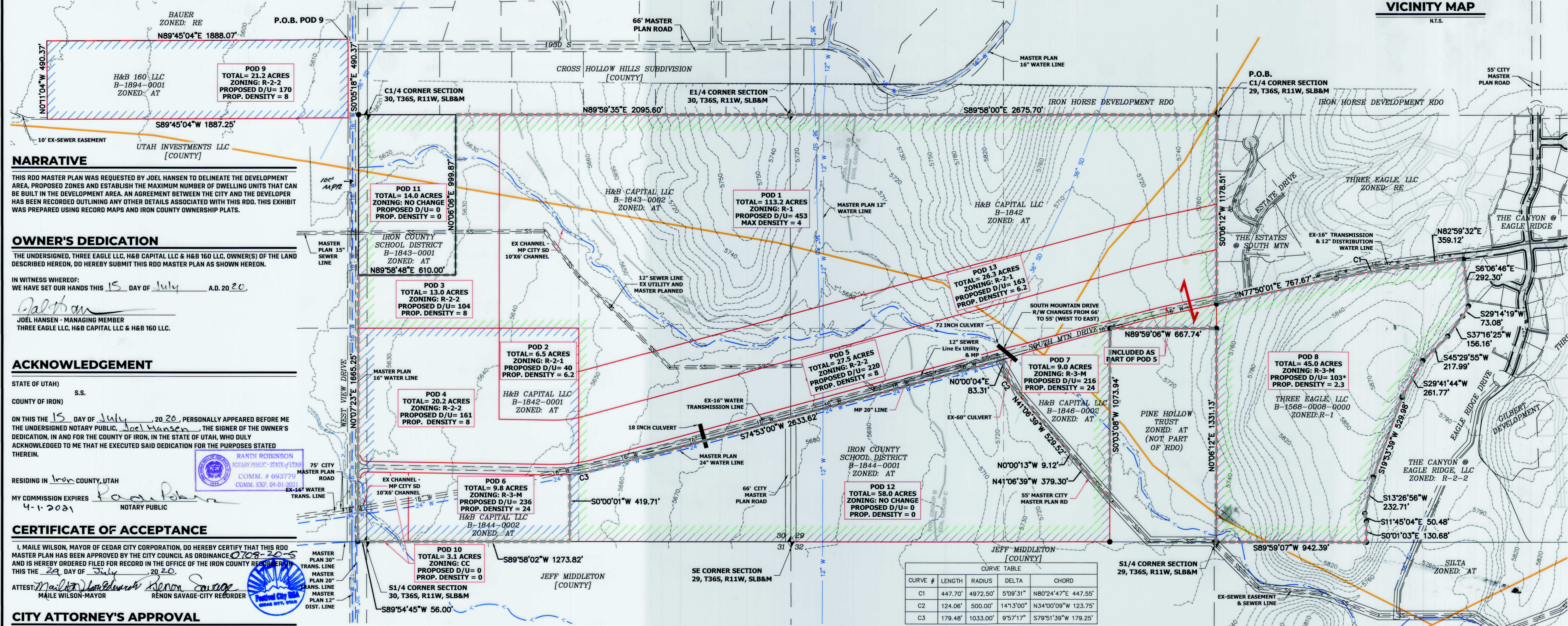
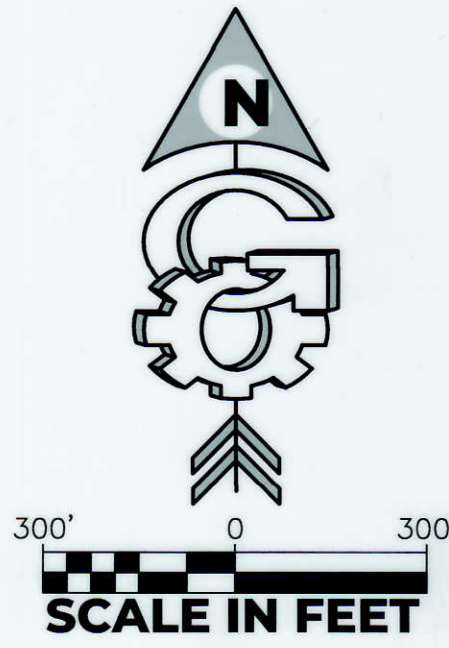
SECTIONS 29 & 30, T36S, R11W, SLB&M



VICINITY MAP  
N.T.S.

## LEGEND

- POD BOUNDARY
- OVERALL RDO MASTER PLAN BOUNDARY
- EXISTING CONTOUR (10' INTERVAL)
- 10' X 6' CITY MASTER PLAN DRAINAGE CHANNEL (PARTIALLY IMPROVED)
- 36" DIAMETER CITY MASTER PLAN STORM DRAIN LINE
- USGS SOIL GROUP TYPE BOUNDARY
- CITY MASTER PLAN WALKING TRAIL
- GENERAL PLAN DESIGNATION BOUNDARY  
LOW DENSITY (GREEN) MEDIUM DENSITY (BLUE)



**NARRATIVE**  
THIS RDO MASTER PLAN WAS REQUESTED BY JOEL HANSEN TO DELINEATE THE DEVELOPMENT AREA, PROPOSED ZONES AND ESTABLISH THE MAXIMUM NUMBER OF DWELLING UNITS THAT CAN BE BUILT IN THE DEVELOPMENT AREA. AN AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS BEEN RECORDED OUTLINING ANY OTHER DETAILS ASSOCIATED WITH THIS RDO. THIS EXHIBIT WAS PREPARED USING RECORD MAPS AND IRON COUNTY OWNERSHIP PLATS.

**OWNER'S DEDICATION**  
THE UNDERSIGNED, THREE EAGLE LLC, H&B CAPITAL LLC & H&B 160 LLC, OWNER(S) OF THE LAND DESCRIBED HEREON, DO HEREBY SUBMIT THIS RDO MASTER PLAN AS SHOWN HEREON.  
IN WITNESS WHEREOF:  
WE HAVE SET OUR HANDS THIS 15 DAY OF July A.D. 2020.  
*Joel Hansen*  
JOEL HANSEN - MANAGING MEMBER  
THREE EAGLE LLC, H&B CAPITAL LLC & H&B 160 LLC.

**ACKNOWLEDGEMENT**  
STATE OF UTAH) S.S.  
COUNTY OF IRON)  
ON THIS THE 15 DAY OF July 2020, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, *Joel Hansen*, 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.  
RESIDING IN Iron COUNTY, UTAH  
MY COMMISSION EXPIRES 4-1-2021  
NOTARY PUBLIC

**CERTIFICATE OF ACCEPTANCE**  
I, MAILE WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN HAS BEEN APPROVED BY THE CITY COUNCIL AS ORDINANCE 0708-2020 AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE 29 DAY OF July 2020.  
ATTEST: *Maile Wilson* MAILE WILSON-MAYOR  
*Renon Savage* RENON SAVAGE-CITY RECORDER

**CITY ATTORNEY'S APPROVAL**  
I, TYLER ROMERIL, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS RDO MASTER PLAN AND THAT SAID PLAN MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 29 DAY OF July 2020.  
*Tyler Romeril*  
TYLER ROMERIL - CITY ATTORNEY

**GENERAL PLAN POD DENSITY TABLE (EXISTING)**

POD NUMBER	POD AREA (ACRES)	GENERAL PLAN DESIGNATION	GENERAL PLAN D.U. ALLOWED	ALLOWED UNITS PER GENERAL PLAN	Current Zone	RDO BONUS DENSITY PER ORDINANCE	ALLOWED UNITS PER RDO ORDINANCE
POD #1	113.2	LOW	3	339	AT	6	679
POD #2	6.5	MEDIUM	8	52	AT	12	78
POD #3	13.0	LOW	3	39	AT	6	78
POD #4	20.2	MEDIUM	8	161	AT	12	242
POD #5	27.5	LOW	3	82	AT	6	165
POD #6	9.8	MEDIUM	8	79	AT	12	118
POD #7	9.0	LOW	3	27	AT	6	54
POD #8	45.0	LOW	3	135	R-1	6	270
POD #9	21.2	MEDIUM	8	170	AT	12	255
POD #10	3.1	MEDIUM	8	25	AT	12	38
POD #11	14.0	LOW	3	42	AT	6	84
POD #12	58.0	LOW	3	174	AT	6	348
POD #13	26.3	LOW	3	79	AT	6	158
TOTAL	366.8			1405			2566

**BOUNDARY DESCRIPTION (POD 9)**  
BEGINNING AT A POINT S89°47'21"E, 2565.42 FEET ALONG THE SECTION LINE AND S00°05'18"E, 2187.83 FEET SAID POINT BEING ON THE WEST LINE OF WEST VIEW DRIVE; THENCE ALONG SAID WEST LINE S00°05'18"E, 490.37 FEET; THENCE DEPARTING SAID WEST LINE S89°45'04"W, 1887.25 FEET; THENCE N01°04'W, 490.37 FEET; THENCE N89°45'04"E, 1887.07 FEET TO THE POINT OF BEGINNING, CONTAINING 21.25 ACRES.

**BOUNDARY DESCRIPTION (PODS 1-8 & 10)**  
BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 29, T36S, R11W, SLB&M; THENCE ALONG THE QUARTER SECTION LINE S00°06'12"W, 1178.51 FEET TO THE SOUTHERLY LINE OF SOUTH MOUNTAIN DRIVE; THENCE ALONG SAID SOUTHERLY LINE N77°50'01"E, 767.67 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 4872.50 FEET AND A CENTRAL ANGLE OF 05°09'31"; THENCE ALONG THE ARC OF SAID CURVE 447.70 FEET; THENCE N82°59'32"E, 359.12 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S06°06'46"E, 292.30 FEET; THENCE S29°14'19"W, 73.08 FEET; THENCE S37°16'25"W, 156.16 FEET; THENCE S45°29'55"W, 217.99 FEET; THENCE S29°41'44"W, 261.77 FEET; THENCE S13°26'56"W, 232.71 FEET; THENCE S11°45'04"E, 50.48 FEET; THENCE S00°01'03"E, 130.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE QUARTER SECTION LINE N00°06'12"E, 1331.13 FEET TO THE 1/16TH CORNER; THENCE ALONG THE 1/16TH LINE N89°59'06"W, 667.74 FEET; THENCE S00°03'08"W, 1073.94 FEET; THENCE N41°06'39"W, 379.30 FEET; THENCE N00°00'13"W, 9.12 FEET; THENCE N41°06'39"W, 379.30 FEET; THENCE N00°00'04"E, 83.31 FEET; THENCE N00°00'13"W, 9.12 FEET; THENCE N41°06'39"W, 379.30 FEET; THENCE N00°00'04"E, 83.31 FEET TO THE SOUTHERLY LINE OF SOUTH MOUNTAIN DRIVE; THENCE ALONG SAID SOUTHERLY LINE S74°53'00"W, 2633.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1033.00 FEET AND A CENTRAL ANGLE OF 09°57'17"; THENCE ALONG THE ARC OF SAID CURVE 179.48 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S00°00'01"W, 419.71 FEET TO THE SECTION LINE; THENCE ALONG THE SECTION LINE S89°58'02"W, 1273.82 FEET TO THE S1/4 CORNER OF SECTION 30; THENCE ALONG THE SECTION S89°54'45"W, 56.00 FEET; THENCE DEPARTING SAID SECTION LINE N00°07'23"E, 1665.25 FEET; THENCE N89°58'48"E, 610.00 FEET; THENCE N09°06'12"E, 999.87 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE N89°58'48"E, 610.00 FEET TO THE E1/4 CORNER OF SECTION 30; THENCE ALONG THE QUARTER SECTION LINE S89°58'00"E, 2675.70 FEET TO THE POINT OF BEGINNING, CONTAINING 12271495 SQUARE FEET OR 281.73 ACRES.

\*THE MAXIMUM ALLOWED UNITS WITHIN THE RDO BOUNDARY WILL BE 1867 RESIDENTIAL UNITS

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	447.70'	4872.50'	5'09"31"	N80°24'47"E 447.55'
C2	124.06'	500.00'	14°13'00"	N34°00'09"W 123.75'
C3	179.48'	1033.00'	9°57'17"	S79°51'39"W 179.25'

**NOTES:**

- THE FLOOD ZONE INFORMATION FOR THIS MAP IS BASED ON THE FEMA FIRM MAP 4500730500B, EFFECTIVE 7/17/1986.
- NO AIRPORT ZONE WITHIN RDO BOUNDARY.
- SEE RDO POD TABLE (EXISTING) FOR EXISTING PROPERTY ZONES.
- EXISTING TOPOGRAPHY SHOWN AT 10' INTERVALS.
- SOILS TYPE SHOWN WAS DETERMINED BY USGS WEB SOILS SURVEY DATA.
- COORDINATES SHOWN ARE BASED ON THE CEDAR CITY COORDINATE CONTROL SYSTEM.
- VERTICAL DATUM ELEVATION IS NAVD 29.
- EXISTING PARCEL TAX ID: 8.1. H&B CAPITAL LLC: B-1842, B-1842-1, B-1842-2, B-1843, B-1846-1 8.2. H&B 160 LLC: B-1894-1 8.3. THREE EAGLE LLC: B-1568-8
- CITY MASTER PLAN TRAILS AND STORM DRAIN LINES ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS TO BE DETERMINED BY THE CITY AND OWNER AT THE TIME OF DEVELOPMENT.
- RDO LIES WITHIN URBAN WILDFIRE INTERFACE ZONE.
- PODS 11 & 12 ARE IRON COUNTY SCHOOL DISTRICT PARCELS AND WON'T BE ENCUMBERED BY THIS RDO.

**CITY ENGINEER'S APPROVAL**  
I, KIT WAREHAM, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS EXAMINED AND ACCEPTED BY ME THIS THE 23 DAY OF July 2020.  
*Kit Wareham*  
KIT WAREHAM - CITY ENGINEER

**PLANNING COMMISSION APPROVAL**  
I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS APPROVED BY SAID COMMISSION.  
*Mary Pearson* 7/23/20  
MARY PEARSON - CHAIRPERSON

**CERTIFICATE OF RECORDING**  
I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 29 DAY OF July 2020.  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDER - CARRI JEFFRIES  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_

OWNER(S)  
H&B CAPITAL LLC, THREE EAGLE LLC, H&B 160 LLC  
907 THREE FOUNTAINS DRIVE  
CEDAR CITY, UTAH 84720

ENGINEER  
GO CIVIL ENGINEERING  
590 NORTH 800 WEST  
CEDAR CITY, UTAH 84721

REVISIONS

NO.	DESCRIPTION	BY	DATE

**GO CIVIL ENGINEERING**  
590 N. 800 W. CEDAR CITY, UT 84721  
# (435) 596-9592 WWW.GOCIVIL.NET

RESIDENTIAL DEVELOPMENT OVERLAY FOR  
THREE EAGLE LLC, H&B CAPITAL LLC  
& H&B 160 LLC  
SEC. 29 & 30, T36S, R11W, SLB&M

CHECKED: \_\_\_\_\_  
SCALE: 6/24/20 DRAWN: DRB  
DATE: 5/8/20 SHEET: 1 OF 1

9-4-116