

# RDO MASTER PLAN FOR FIDDLERS CANYON LLC

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

## CITY ENGINEER'S APPROVAL

I, KIT C. WAREHAM, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ZONE CHANGE WAS EXAMINED AND ACCEPTED BY ME THIS 14<sup>th</sup> DAY OF September 2016.

*Kit C. Wareham*  
KIT C. WAREHAM - CEDAR CITY ENGINEER

## NARRATIVE

THIS RESIDENTIAL DEVELOPMENT OVERLAY (RDO) WAS REQUESTED BY FIDDLERS CANYON LLC TO DELINEATE THE DEVELOPMENT AREA AND ESTABLISH THE MAXIMUM NUMBER OF DWELLING UNITS THAT CAN BE BUILT WITHIN THE DEVELOPMENT AREA. AN AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS BEEN RECORDED OUTLINING ANY OTHER DETAILS ASSOCIATED WITH THIS RDO. BASIS OF BEARING IS S00°18'30"E, 2608.89' BETWEEN THE W 1/4 COR & SW COR SEC 36, T35S, R11W, SLM USING THE CEDAR CITY BASE AND COORDINATE SYSTEM.

## PLANNING COMMISSION APPROVAL

I, RICH GILLETTE, CHAIRMAN OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN RECOMMENDED TO THE CITY COUNCIL BY SAID COMMISSION ON THIS THE 14<sup>th</sup> DAY OF Sept 2016.

*Rich Gillette*  
RICH GILLETTE - CHAIRPERSON

## CERTIFICATE OF ACCEPTANCE

I, MAILE WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 14<sup>th</sup> DAY OF Sept 2016.

MAYOR - MAILE WILSON

ATTEST: CITY RECORDER - RENON SAVAGE

## OWNERS' APPROVAL

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREIN, HAVE EXAMINED AND ACCEPTED THIS ZONE CHANGE.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14<sup>th</sup> DAY OF Sept 2016.

*Bradley N. Rhodes*  
*Trudi Nichols*  
BRADLEY N. RHODES  
TRUDI NICHOLS

## ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Iron

ON THIS THE 14 DAY OF September 2016 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, Trudi Nichols, THE SIGNERS OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

RESIDING IN Iron COUNTY, UTAH

MY COMMISSION EXPIRES 3/23/18

*Trudi Nichols*  
NOTARY PUBLIC  
TRUDI NICHOLS  
NOTARY PUBLIC  
COMM # 675710  
COM. EXP 03-23-2018

## PROPERTY DESCRIPTION (282.28 AC)

BEGINNING AT THE SOUTHWEST CORNER SECTION 36, T35S, R11W, SLM; THENCE ALONG THE SECTION LINE N00°18'30"W, 1305.00 FEET; THENCE N33°43'19"W, 768.88 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 113°39'41"; THENCE ALONG SAID CURVE 55.97 FEET; THENCE N45°23'00"W, 133.57 FEET; THENCE N44°46'23"E, 697.35 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 15 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG SAID CURVE 23.56 FEET; THENCE S45°13'37"E, 550.00 FEET; THENCE N44°46'23"E, 50.00 FEET; THENCE N45°13'37"W, 43.69 FEET; THENCE N00°02'08"W, 520.21 FEET; THENCE ALONG THE SOUTH BOUNDARY OF FIDDLERS CANYON SUBDIVISION UNIT 5 & 6 N86°00'00"E, 463.57 FEET; THENCE N82°25'05"E, 192.68 FEET; THENCE N71°33'55"E, 646.39 FEET; THENCE DEPARTING SAID BOUNDARY S18°26'05"E, 20.20 FEET; THENCE N79°37'48"E, 106.32 FEET; THENCE S85°19'33"E, 102.38 FEET; THENCE S81°48'26"E, 110.00 FEET; THENCE S81°42'11"E, 110.00 FEET; THENCE S08°17'49"W, 114.31 FEET; THENCE N84°05'11"E, 42.07 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 32°52'34"; THENCE ALONG SAID CURVE 45.90 FEET; THENCE N51°12'37"E, 42.30 FEET; THENCE ALONG THE BOUNDARY OF ASHDOWN FOREST P.U.D. PHASE 5 (AMENDED) S38°47'23"E, 40.00 FEET; THENCE S51°12'37"W, 42.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 32°52'34"; THENCE ALONG SAID CURVE 68.86 FEET; THENCE S84°05'11"W, 49.16 FEET; THENCE ALONG THE BOUNDARY OF ASHDOWN FOREST P.U.D. PHASE 5, S24°43'38"E, 784.04 FEET; THENCE S40°43'1"E, 281.95 FEET; THENCE S51°02'53"E, 340.00 FEET; THENCE S23°14'55"E, 434.99 FEET; THENCE S89°58'26"E, 30.46 FEET; THENCE DEPARTING SAID BOUNDARY S22°08'50"E, 120.39 FEET; THENCE N73°48'43"E, 88.79 FEET; THENCE N61°28'33"E, 173.36 FEET; THENCE ALONG THE BOUNDARY OF ASHDOWN FOREST P.U.D. PHASE 5, N36°03'23"E, 331.88 FEET; THENCE S78°10'23"E, 150.17 FEET; THENCE N33°34'00"E, 185.00 FEET; THENCE N07°14'59"W, 137.55 FEET; THENCE ALONG THE BOUNDARY OF ASHDOWN FOREST P.U.D. PHASE 6, N70°11'36"E, 221.02 FEET; THENCE N54°03'24"E, 394.39 FEET; THENCE N75°37'14"E, 131.23 FEET; THENCE N06°41'24"E, 241.66 FEET; THENCE DEPARTING SAID BOUNDARY S83°18'36"E, 169.32 FEET; THENCE S19°30'19"W, 351.02 FEET; THENCE S14°03'09"E, 547.78 FEET; THENCE N82°21'33"E, 238.37 FEET; THENCE N39°23'40"E, 949.89 FEET; THENCE ALONG THE SECTION LINE S00°31'32"W, 2325.31 FEET TO THE SE CORNER OF SECTION 36, T35S, R11W, SLM; THENCE ALONG THE SECTION LINE N89°10'16"W, 2758.01 FEET TO THE S 1/4 CORNER OF SECTION 36, T35S, R11W, SLM; THENCE ALONG THE SECTION LINE S89°47'49"W, 2642.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL (WATER TANK PARCEL 1.43 AC):

BEGINNING ALONG THE SECTION LINE N03°31'32"E, 1318.63 FEET AND S90°00'00"W, 721.77 FEET FROM THE SE CORNER OF SECTION 36, T35S, R11W, SLM; THENCE S25°00'00"W, 250.00 FEET; THENCE N65°00'00"W, 250.00 FEET; THENCE N25°00'00"E, 250.00 FEET; THENCE S85°00'00"E, 250.00 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 2, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

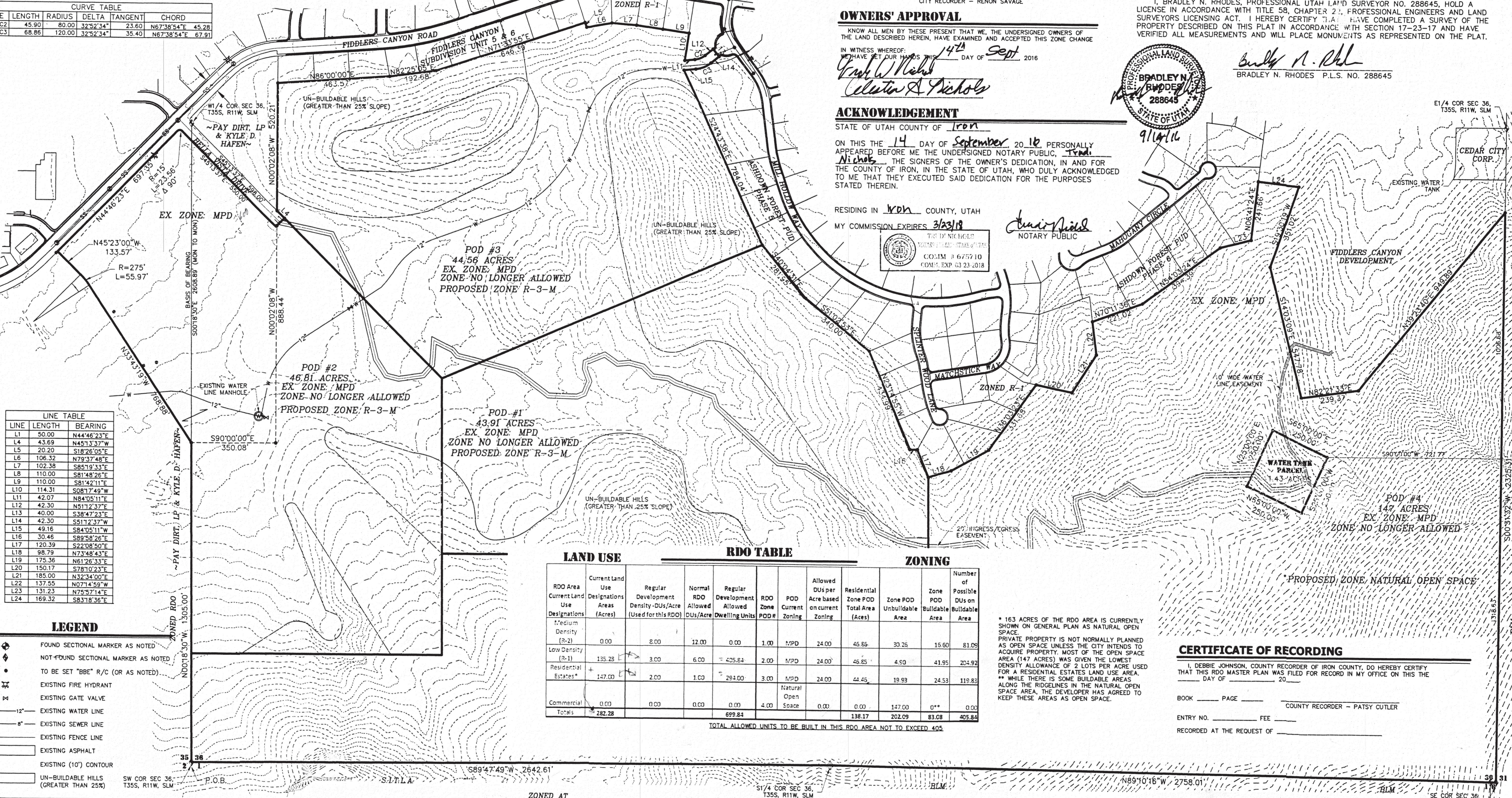
*Bradley N. Rhodes*  
BRADLEY N. RHODES  
P.L.S. NO. 288645  
PROFESSIONAL LAND SURVEYOR  
STATE OF UTAH  
288645

*Bradley N. Rhodes*  
BRADLEY N. RHODES P.L.S. NO. 288645

## PROJECT LOCATION

VICINITY MAP  
NOT TO SCALE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C2	45.90	80.00	32°52'34"	23.60	N67°38'54"E 45.28
C3	68.86	120.00	32°52'34"	35.40	N67°38'54"E 67.91



LINE	LENGTH	BEARING
L1	50.00	N44°46'23"E
L4	43.69	N45°13'37"W
L5	20.20	S18°26'05"E
L6	106.32	N79°37'48"E
L7	102.38	S85°19'33"E
L8	110.00	S81°48'26"E
L9	110.00	S81°42'11"E
L10	114.31	S08°17'49"W
L11	42.07	N84°05'11"E
L12	42.30	N51°12'37"E
L13	40.00	S38°47'23"E
L14	42.30	S51°12'37"W
L15	49.16	S84°05'11"W
L16	30.46	S89°58'26"E
L17	120.39	S22°08'50"E
L18	98.79	N73°48'43"E
L19	175.36	N61°28'33"E
L20	150.17	S78°10'23"E
L21	185.00	N32°34'00"E
L22	137.55	N07°14'59"W
L23	131.23	N75°57'14"E
L24	169.32	S83°18'36"E

- ### LEGEND
- FOUND SECTIONAL MARKER AS NOTED
  - NOT FOUND SECTIONAL MARKER AS NOTED
  - TO BE SET "BBE" R/C (OR AS NOTED)
  - EXISTING FIRE HYDRANT
  - EXISTING GATE VALVE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING FENCE LINE
  - EXISTING ASPHALT
  - EXISTING (10') CONTOUR
  - UN-BUILDABLE HILLS (GREATER THAN 25%)

RDO Area	LAND USE				RDO TABLE				ZONING			
	Current Land Use Designations	Regular Development Density-DUs/Acre (Used for this RDO)	Normal RDO Allowed DUs/Acre	Regular Development Allowed Dwelling Units	RDO Zone	POD Current Zoning	Allowed DUs per Acre based on current Zoning	Residential Zone POD Total Area (Acres)	Zone POD Unbuildable Area	Zone POD Buildable Area	Number of Possible DUs on Buildable Area	
Medium Density (R-2)	0.00	2.00	12.00	0.00	1.00	MPD	24.00	45.65	30.26	15.60	81.08	
Low Density (R-1)	135.28	3.00	6.00	405.84	2.00	MPD	24.00	46.65	4.50	41.95	204.92	
Residential Estates*	147.00	2.00	1.00	294.00	3.00	MPD	24.00	44.45	19.93	24.53	119.83	
Commercial	0.00	0.00	0.00	0.00	4.00	Natural Open Space	0.00	0.00	147.00	0**	0.00	
Totals	282.28			699.84				138.17	202.09	83.08	405.84	

TOTAL ALLOWED UNITS TO BE BUILT IN THIS RDO AREA NOT TO EXCEED 405.

\* 183 ACRES OF THE RDO AREA IS CURRENTLY SHOWN ON GENERAL PLAN AS NATURAL OPEN SPACE. PRIVATE PROPERTY IS NOT NORMALLY PLANNED AS OPEN SPACE UNLESS THE CITY INTENDS TO ACQUIRE PROPERTY. MOST OF THE OPEN SPACE AREA (147 ACRES) WAS GIVEN THE LOWEST DENSITY ALLOWANCE OF 2 LOTS PER ACRE USED FOR A RESIDENTIAL ESTATES LAND USE AREA. \*\* WHILE THERE IS SOME BUILDABLE AREA ALONG THE RIDGELINES IN THE NATURAL OPEN SPACE AREA, THE DEVELOPER HAS AGREED TO KEEP THESE AREAS AS OPEN SPACE.

## CERTIFICATE OF RECORDING

I, DEBBIE JOHNSON, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 20 DAY OF SEPTEMBER 2016.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDER - PATSY CUTLER  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_

REVISIONS

NO.	DESCRIPTION	DATE

APPROVED

GO CIVIL ENGINEERING LLC  
500 N. 400 W.  
CEDAR CITY, UT 84721  
# (435) 568-9592  
WWW.GO CIVIL.NET

RDO MASTER PLAN FOR BRIAN NICHOLS  
LOCATED IN SECTION 36, T35S, R11W, SLM, CEDAR CITY, UTAH

SCALE: 1"=200'  
DRAWN BY: ANP  
DATE: 8/26/16  
SHEET NO.: 1 OF 1

16-7-259