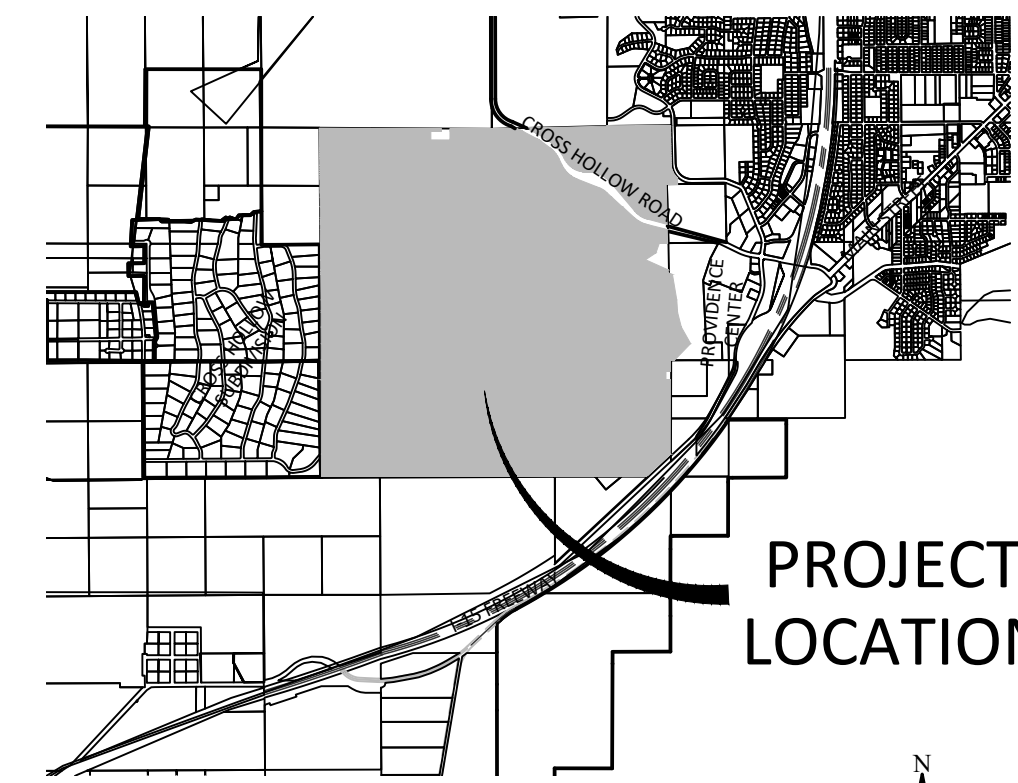


PROPOSED RDO PLAN FOR IRON HORSE DEVELOPMENT

LOCATED IN SECTIONS 20, 21, 28, 29, T36S, R11W, SLB&M

LEGAL DESCRIPTION



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 288645, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY IN ACCORDANCE WITH SECTION 17-23-17, THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.

BRADLEY N. RHODES, PLS #288645
IRON RIDGE SURVEYING(435)592-3152

NARRATIVE

THIS RDO MASTER PLAN WAS REQUESTED BY SITLA AND DEVELOPMENT TEAM, 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 THE SECTION LINE BETWEEN NORTHEAST CORNER OF SECTION 21 AND THE EAST 1/4 CORNER OF SECTION 21 LOCATED IN T36S, R11W, SLB&M.

CITY ENGINEER'S APPROVAL

I, KIT C. WAREHAM, CITY ENGINEER FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS EXAMINED AND ACCEPTED BY THIS _____ DAY OF _____

KIT C. WAREHAM - CITY ENGINEER

OWNERS DEDICATION

THE UNDERSIGNED, DEVELOPMENT TEAM, LLC, AND UTAH STATE INSTITUTIONAL TRUST LANDS DO HEREBY SUBMIT THIS RDO MASTER PLAN AS SHOWN HEREON. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS THE _____ DAY OF _____, 2019.

TOM PUGH (MANAGING PARTNER OF DEVELOPMENT TEAM, LLC)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF IRON } s.s.
ON THIS _____ DAY OF _____ PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF IRON, TOM PUGH, MANAGING PARTNER OF DEVELOPMENT TEAM, LLC, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN IRON COUNTY, UTAH

MY COMMISSION EXPIRES _____ 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 _____ AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____

ATTEST: RENON SAVAGE - CITY RECORDER BY: MAILE WILSON - MAYOR

CITY ATTORNEY APPROVAL

I, TYLER ROMERIL, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN HAS BEEN EXAMINED AND ACCEPTED BY ME. THIS _____ DAY OF _____

CERTIFICATE OF RECORDING

I, JON WHITAKER, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS RDO MASTER PLAN WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____

BOOK _____ PAGE _____ COUNTY RECORDER - JON WHITAKER
ENTRY NO. _____ FEE _____

RECORDED AT THE REQUEST OF _____

Revisions:	NO	DATE	BY

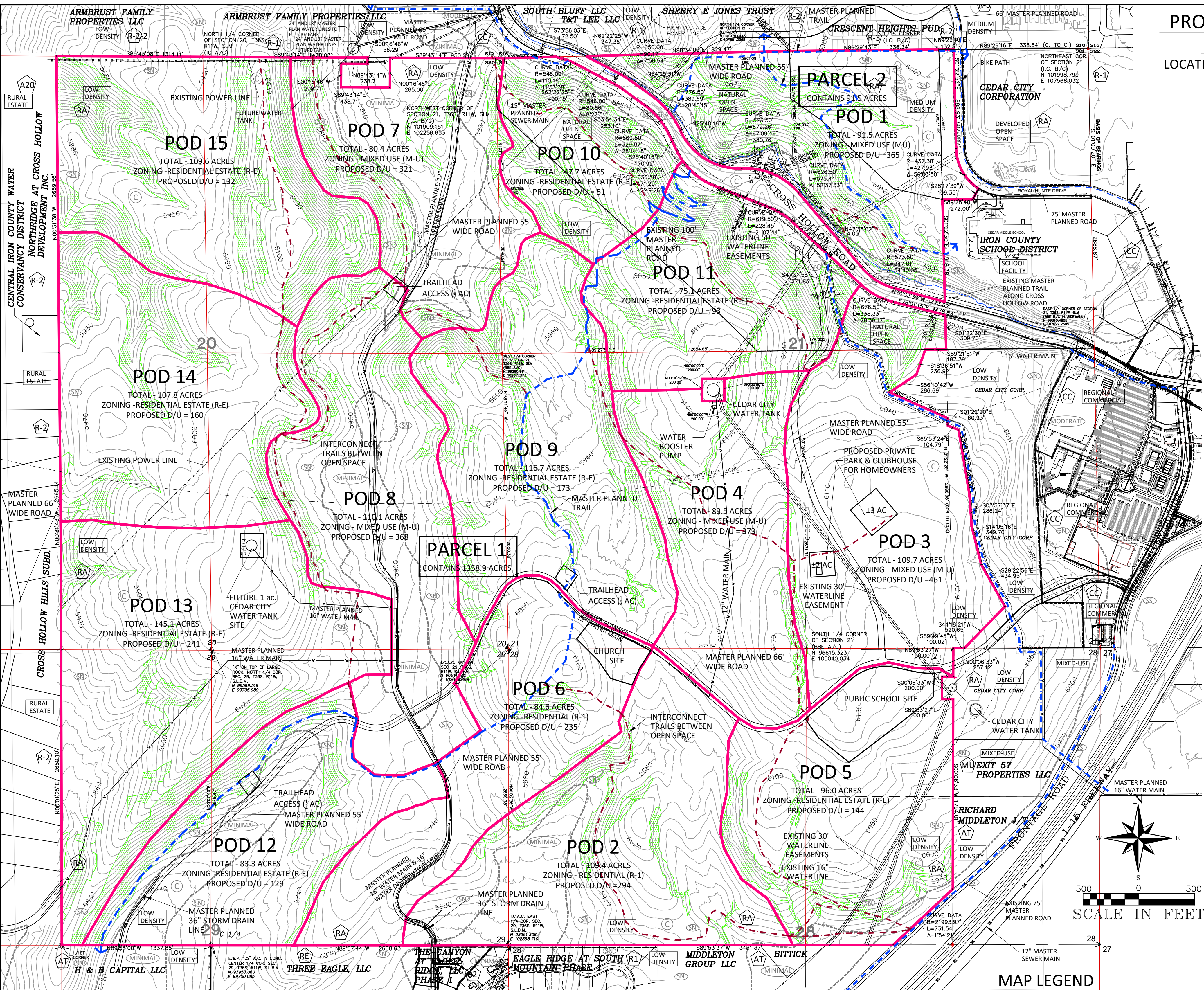
3 PEAKS ENGINEERING
215 South 200 West
Cedar City, Utah
phone: (435) 865-3897

Project: IRON HORSE DEVELOPMENT
SITLA & DEVELOPMENT TEAM, LLC
CROSS HOLLOW ROAD, COVE DRIVE AREA
CEDAR CITY, IRON COUNTY, UTAH

Sheet Title:
RESIDENTIAL DEVELOPMENT OVERLAY PLAN (RDO)

Project Number:
Date: 3-14-19
Scale: 1" = 500'

SHEET NO:
1 OF 1



SCALE IN FEET

MAP LEGEND

- SS --- EXISTING SEWER LINE
- W --- EXISTING WATER LINE
- P --- EXISTING POWER LINE
- ◆ SECTION CORNER AS DESCRIBED
- SN SOILS HYDROCOMPACTION SUSCEPTIBILITY DESIGNATION AND BOUNDARY (FROM CITY MAP)
- LOW DENSITY GENERAL LAND USE BOUNDARY AND DESIGNATION (FROM CITY MAP)
- X EXISTING FEMA FLOOD BOUNDARIES AND ZONES
- PROPERTY AREAS OVER 25% SLOPE (NOT INCLUDED IN DENSITY CALCULATIONS)
- RA CURRENT RESIDENTIAL ZONING DESIGNATION
- MASTER PLANNED TRAIL
- COMMUNITY TRAIL

RDO POD TABLE 1 (CURRENT)

POD #	ACREAGE	CURRENT LAND USE	MAX UNITS/ACRE (CURRENT LAND USE)	TOTAL ALLOWED UNITS
1	35.4 ac	MEDIUM DENSITY RESIDENTIAL	8 units/ac	283
2	109.4 ac	NATURAL OPEN SPACE	2 units/ac	112
3	109.5 ac	LOW DENSITY RESIDENTIAL	3 units/ac	328
4	92.8 ac	NATURAL OPEN SPACE	2 units/ac	18
5	83.5 ac	LOW DENSITY RESIDENTIAL	3 units/ac	250
6	96.0 ac	LOW DENSITY RESIDENTIAL	3 units/ac	288
7	84.6 ac	LOW DENSITY RESIDENTIAL	3 units/ac	254
8	80.4 ac	LOW DENSITY RESIDENTIAL	3 units/ac	241
9	110.1 ac	LOW DENSITY RESIDENTIAL	3 units/ac	330
10	116.7 ac	LOW DENSITY RESIDENTIAL	3 units/ac	350
11	44.0 ac	NATURAL OPEN SPACE	2 units/ac	132
12	3.7 ac	LOW DENSITY RESIDENTIAL	3 units/ac	7
13	22.3 ac	NATURAL OPEN SPACE	2 units/ac	84
14	83.3 ac	LOW DENSITY RESIDENTIAL	3 units/ac	250
15	145.1 ac	LOW DENSITY RESIDENTIAL	3 units/ac	435
16	107.8 ac	LOW DENSITY RESIDENTIAL	3 units/ac	323
17	109.6 ac	LOW DENSITY RESIDENTIAL	3 units/ac	329
TOTALS	1450.5 ac			4415

RDO POD TABLE 2 (PROPOSED)

POD #	ACREAGE	OPEN SPACE (>25% SLOPE)	COMMERCIAL/OFFICE AREAS	PUBLIC, AMENITIES, TRAILS	RESIDENTIAL AREAS	PROPOSED ZONE	ALLOWED UNITS/ACRE	ALLOWED TOTAL UNITS	PROPOSED TOTAL UNITS	POD DENSITY (U/ac)
1	91.5 ac	32.3 ac	1.8 ac	2.5 ac	57.4 ac	M-U	24 U/A	1378	365	6.4
2	109.4 ac	11.5 ac	0 ac	0.9 ac	97.9 ac	R-1	6 U/A	587	294	3.0
3	109.7 ac	8.8 ac	24.8 ac	5.8 ac	76.1 ac	M-U	24 U/A	1826	456	6.0
4	83.5 ac	10.2 ac	12.2 ac	0.8 ac	61.1 ac	M-U	24 U/A	1466	366	6.0
5	96.0 ac	10.7 ac	0 ac	15.1 ac	85.3 ac	R-E	4 U/A	341	170	2.0
6	84.6 ac	3.7 ac	0 ac	6.3 ac	80.9 ac	R-1	6 U/A	485	243	3.0
7	80.4 ac	24.0 ac	7.8 ac	0.8 ac	48.6 ac	M-U	24 U/A	1166	292	6.0
8	110.1 ac	21.2 ac	31.7 ac	2.4 ac	57.2 ac	M-U	24 U/A	1373	343	6.0
9	116.7 ac	29.8 ac	0 ac	2.5 ac	86.9 ac	R-E	4 U/A	348	173	2.0
10	47.7 ac	22.2 ac	0 ac	0.6 ac	25.5 ac	R-E	4 U/A	102	51	2.0
11	75.1 ac	28.8 ac	0 ac	1.8 ac	46.3 ac	R-E	4 U/A	185	93	2.0
12	83.3 ac	18.8 ac	0 ac	2.3 ac	64.5 ac	R-E	4 U/A	258	129	2.0
13	145.1 ac	23.7 ac	0 ac	1.3 ac	120.4 ac	R-E	4 U/A	482	241	2.0
14	107.8 ac	28.0 ac	0 ac	0.3 ac	79.8 ac	R-E	4 U/A	319	160	2.0
15	109.6 ac	43.5 ac	0 ac	0.6 ac	66.1 ac	R-E	4 U/A	264	132	2.0
TOTALS	1450.5 ac	317.2 ac	78.3 ac	44.0 ac	1054.0 ac			10,580	3508	3.3