

IRON COUNTY PLAT
NE 1/4 of Section 21, Township 35 South, Range 11 West, SLM.

N00°07'50"W 1529.54'

Open Space

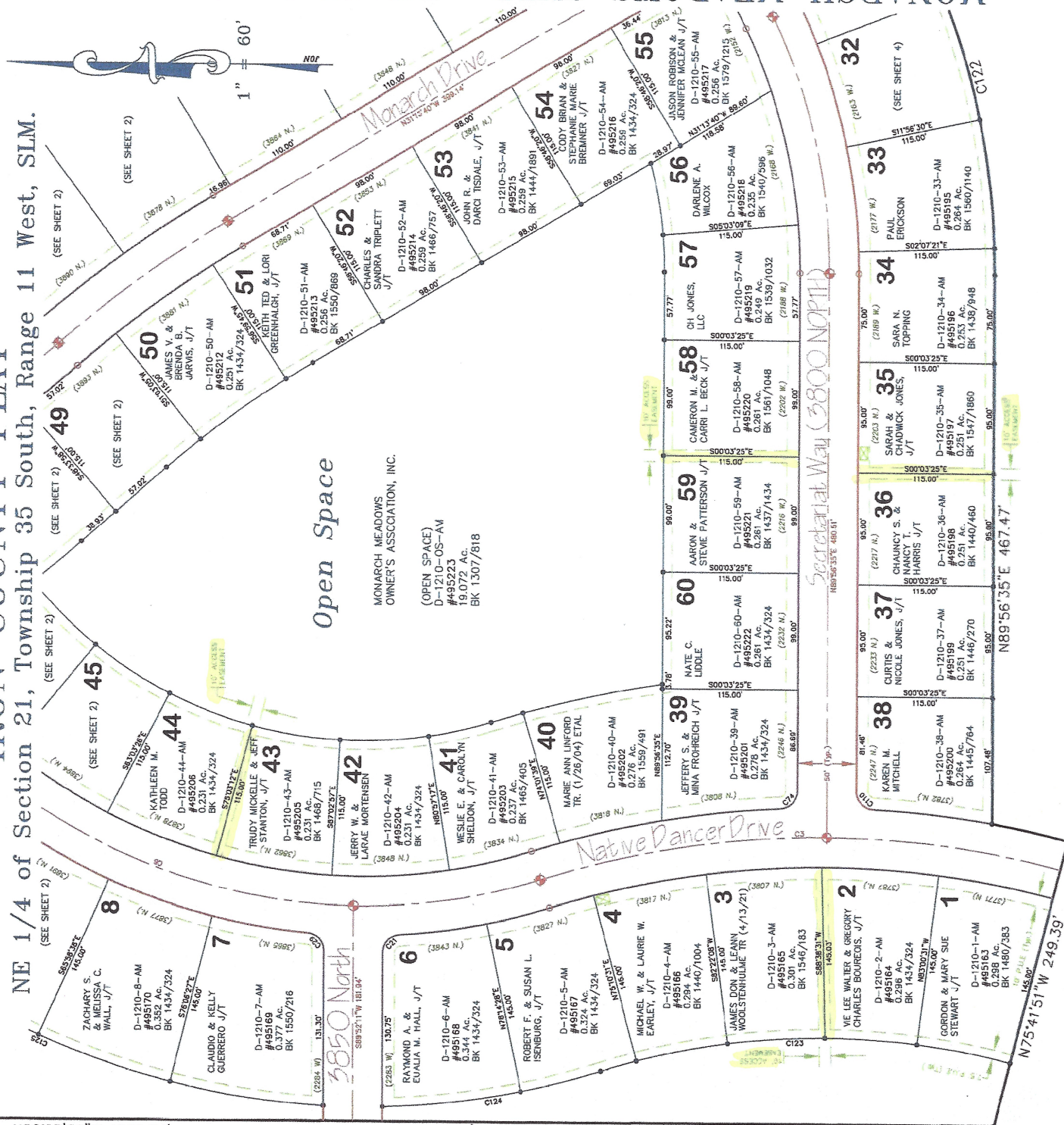
MONARCH MEADOWS
OWNER'S ASSOCIATION, INC.

(OPEN SPACE)
D-1210-OS-AM
#495223
19.072 Ac.
BK 1307/818

Rex +
Naddi
Brown

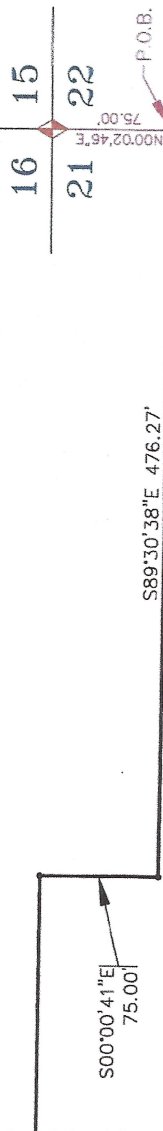
MONARCH MEADOWS SUBD., PHASE I, AMENDED

Sheet 1 of 4



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LEGEND

- ◆ NEW CENTERLINE MONUMENT TO BE SET
- SET 5/8\" REBAR CAP PLS# 4838769 ON ALL BACK PROPERTY CORNERS. SIDE PROPERTY LINES ARE TO BE PROJECTED BACK FROM THE CORNER TO THE BACK OF THE CURB AND SET WITH A P.K. NAIL
- ④ (48 E.) LOT ADDRESS
- NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (N.D.C.B.U.)

NOTES:

1. THIS PROPERTY LIES WITHIN THE AIRPORT INFLUENCE ZONE, AND THE TRAFFIC PATTERN ZONE.
2. THE FLOOD ZONE FOR THIS PROPERTY HAS BEEN UPDATED PER THE RECENT CONSTRUCTION OF THE DEBRIS BASINS - THE PROPOSED DEVELOPMENT AREAS ARE WITHIN FLOOD ZONE C AND THE CHANNELS ARE THE FLOOD AREAS AS SHOWN.
3. A SOILS REPORT HAS BEEN PREPARED FOR THIS AREA AND ALL DEVELOPMENT WILL FOLLOW THIS REPORT.
4. THE PROPOSED ZONING FOR THE DEVELOPMENT WILL BE R-1/2 FOR ALL AREAS SHOWN.
5. ALL FRONT LOT LINES ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT.
6. ALL REAR LOT LINES ARE SUBJECT TO A 7.5' PUBLIC UTILITY EASEMENT.
7. BUILDING SETBACKS ARE 30' FRONT AND REAR AND WITH 10' SIDE.
8. PORTIONS OF THE SEWER MAIN IN THIS SUBDIVISION DO NOT MEET CEDAR CITY'S MINIMUM STANDARDS FOR DEPTH. SEWER MAIN DEPTHS MUST BE VERIFIED BY THE HOMEOWNER PRIOR TO CONSTRUCTION TO ENSURE BASEMENTS CAN BE SERVED.
9. NO BUILDINGS, FENCES, OR ANY OTHER DEVELOPMENT WILL BE ALLOWED WITHIN THE DEFINED SEWER EASEMENT. THE SEWER EASEMENT MUST REMAIN OPEN AND ACCESSIBLE AT ALL TIMES FOR CEDAR CITY CORPORATION TO MAINTAIN THE SEWER LINE.

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