

PARCEL LINE TABLE		
Line #	Length	Direction
L1	0.92'	N38°54'54.00"E
L2	0.27'	S51°05'05.99"E
L3	13.83'	N51°05'05.99"W
L4	1.71'	S51°05'05.99"E
L5	0.22'	S38°54'54.00"W
L6	19.78'	N38°54'54.00"E
L7	4.21'	N51°06'38.83"W
L8	4.58'	N38°54'54.00"E
L9	1.21'	S51°05'05.99"E
L10	22.83'	N38°54'54.00"E
L11	1.21'	N51°05'05.99"W
L12	4.58'	N38°54'46.19"E
L13	4.21'	S51°03'33.14"E
L14	19.78'	N38°54'54.00"E
L15	1.71'	N51°05'05.99"W
L16	0.22'	N38°54'54.00"E
L17	24.22'	N38°54'54.00"E
L18	1.54'	N38°52'41.25"E
L19	11.30'	N51°05'05.99"W

PARCEL LINE TABLE		
Line #	Length	Direction
L20	18.88'	N38°54'54.00"E
L21	3.58'	N38°54'54.00"E
L22	8.00'	N51°05'05.99"W
L23	4.00'	N38°54'54.00"E
L24	3.00'	N51°05'05.99"W
L25	4.00'	N38°54'54.00"E
L26	1.00'	S51°05'05.99"E
L27	12.46'	N38°54'54.00"E
L28	1.00'	S51°05'05.99"E
L29	15.54'	N38°54'54.00"E
L30	1.00'	S51°05'05.99"E
L31	4.00'	N38°54'54.00"E
L32	11.67'	S38°54'54.00"W
L33	6.33'	S38°54'51.56"W
L34	6.33'	S38°54'54.00"W
L35	16.00'	S51°05'05.99"E
L36	0.29'	N38°54'54.00"E
L37	9.38'	N51°19'43.03"W
L38	4.54'	S38°54'54.00"W

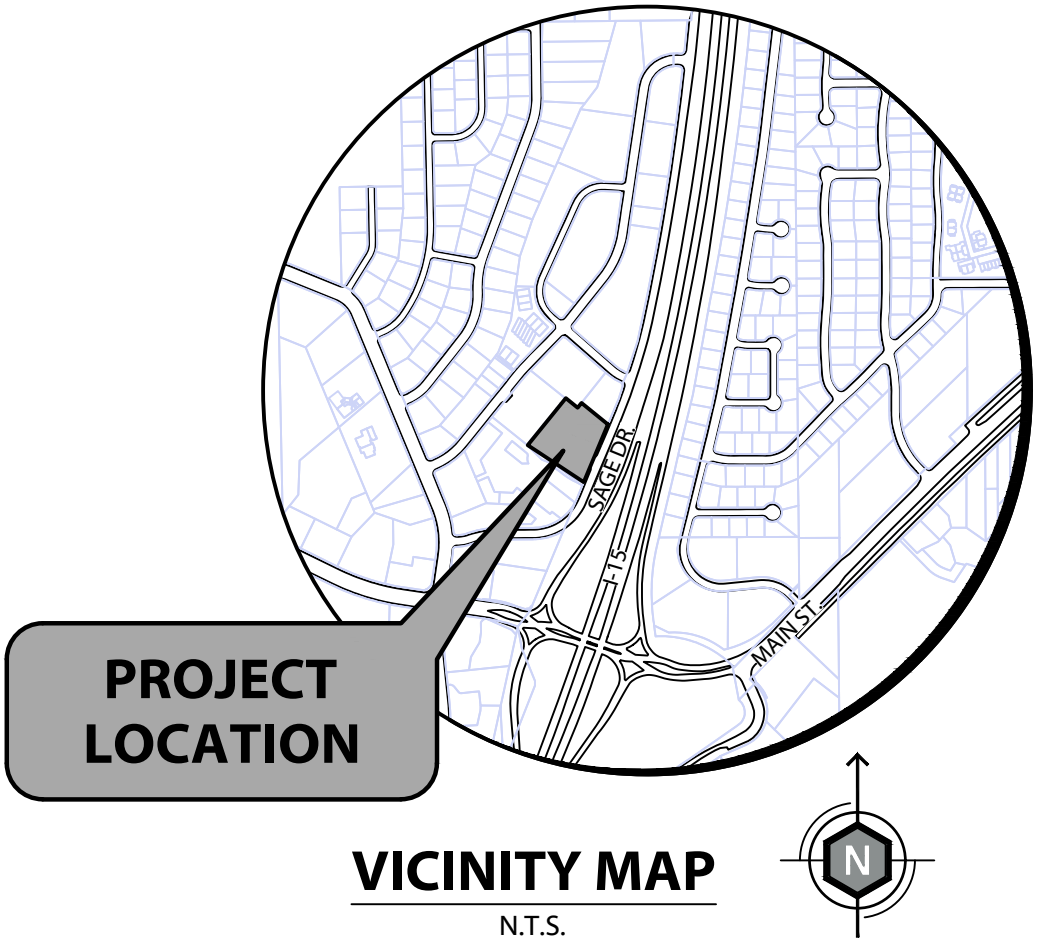
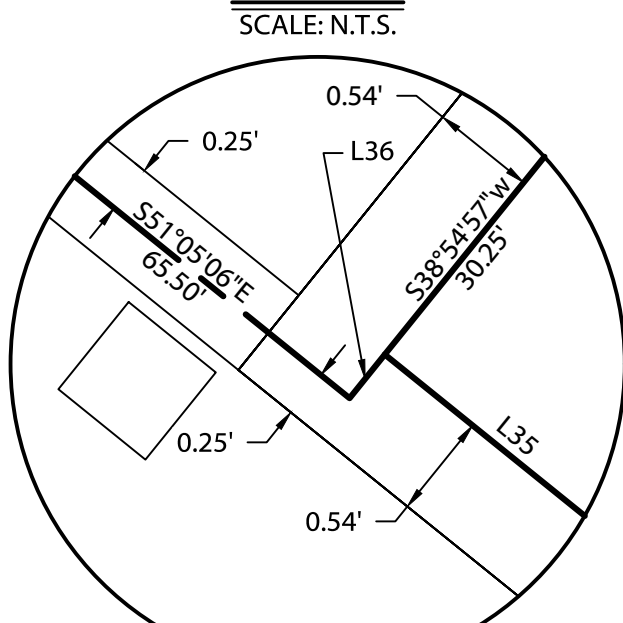
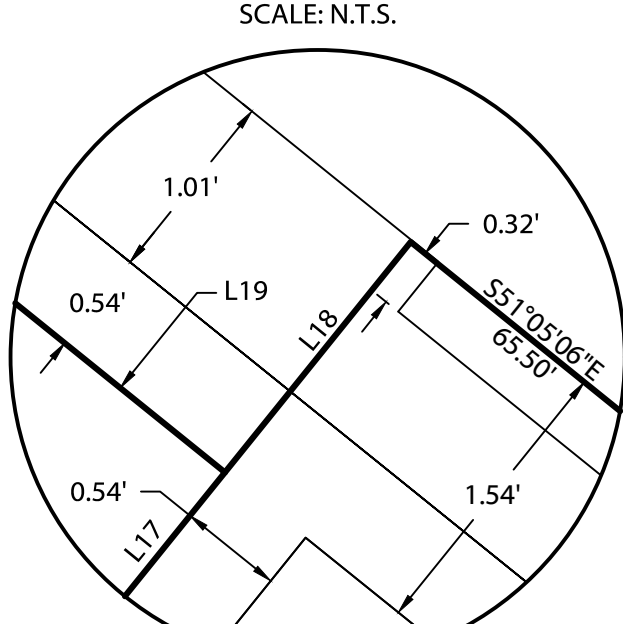
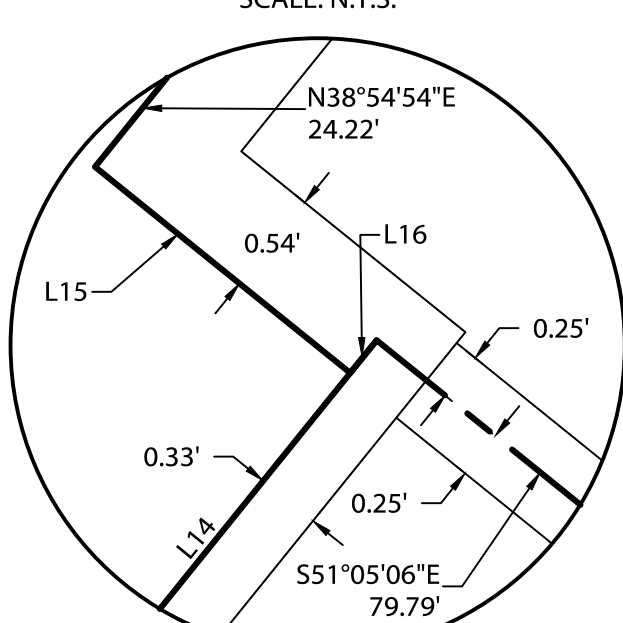
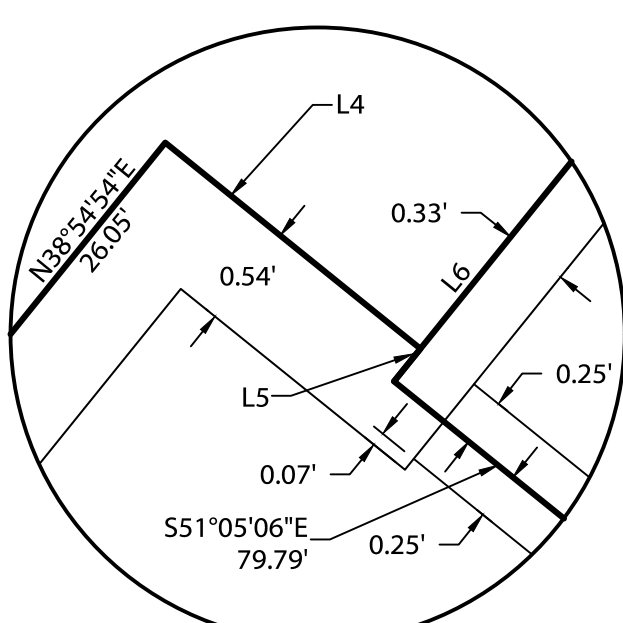
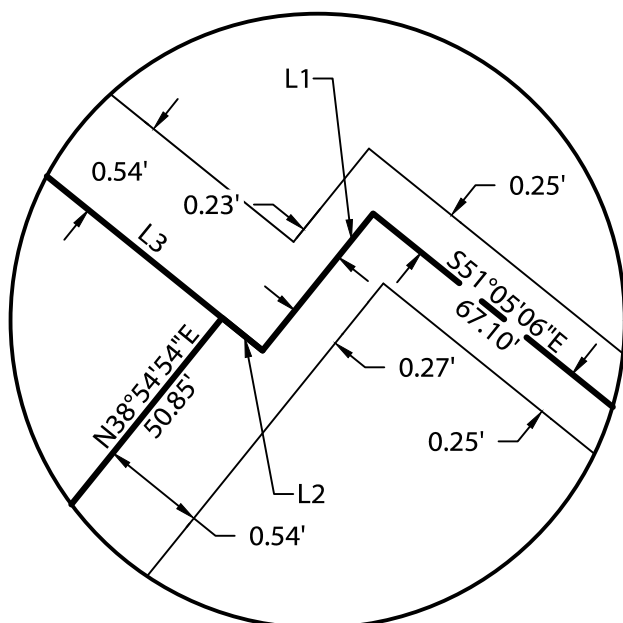
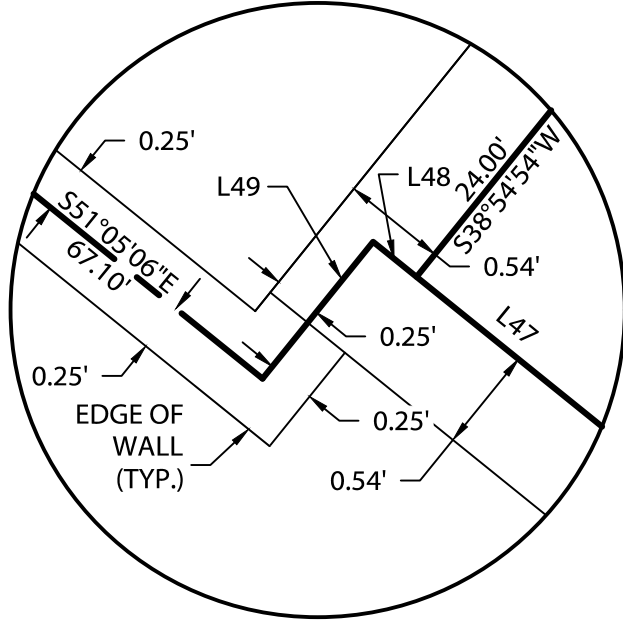
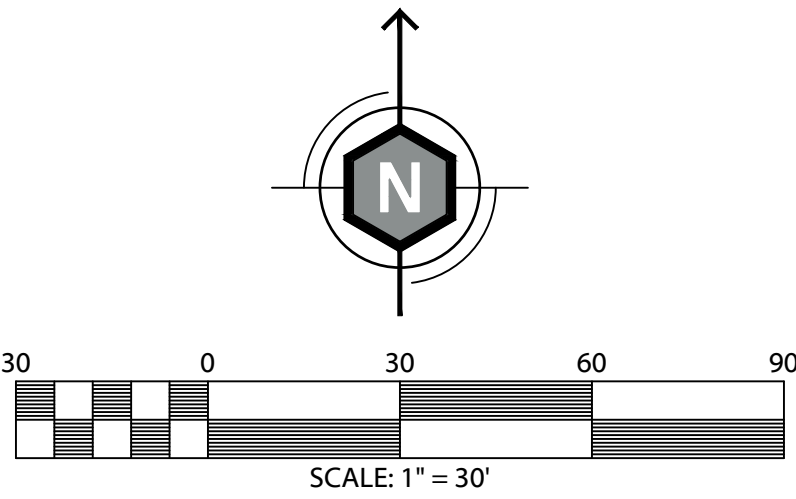
PARCEL LINE TABLE		
Line #	Length	Direction
L39	12.17'	S51°05'05.99"E
L40	1.21'	N51°04'33.83"W
L41	4.58'	S38°52'04.47"W
L42	4.00'	S51°06'29.13"E
L43	22.83'	S38°54'54.00"W
L44	1.21'	S51°05'05.99"E
L45	4.58'	S38°54'54.00"W
L46	4.00'	N51°05'05.99"W
L47	16.33'	S51°05'05.99"E
L48	0.29'	S51°05'05.99"E
L49	0.92'	N38°54'54.00"E
L50	20.00'	S38°54'55.12"W
L51	13.83'	S51°05'04.88"E
L52	24.00'	N51°05'04.88"W
L53	14.08'	S60°58'30.85"E
L54	25.84'	S54°59'10.24"E
L55	12.07'	S59°21'09.19"E
L56	18.21'	N72°30'25.73"E
L57	11.96'	S51°05'08.44"E

AMENDED FINAL PLAT PIONEER CENTER, P.U.D.

LOCATED IN A PORTION OF THE SE ¼, NW ¼ OF
SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

LEGEND

	EXISTING PROPERTY BOUNDARY
	UNIT PROPERTY LINE
	MINIMUM SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	ACCESS EASEMENT
	EXISTING CURB & GUTTER
	INTERIOR BUILDING WALLS
	COMMON AREA
	PRIVATE AREA
	LIMITED COMMON AREA



NOTES

- SITE INFORMATION:
 - 1.1. ADDRESS: 1166 SOUTH SAGE DRIVE, CEDAR CITY, UT 84721
 - 1.2. APN#: B-1135-0077-0004-02
- SITE ZONING: CENTRAL COMMERCIAL (CC)
- SETBACKS:
 - 2.1.1. SIDE: 20' FROM R.O.W.'S, 20' FROM RESIDENTIAL PROPERTY, & 0' FOR BUILDING HAVING FIRE RESISTIVE WALLS
 - 2.1.2. FRONT: 20'
 - 2.1.3. REAR: 20' FROM RESIDENTIAL PROPERTY, & 0' FOR BUILDING HAVING FIRE RESISTIVE WALLS
 - 2.1.4. NON FIRE RESISTIVE WALLS: 20' FROM R.O.W.
- SITE AIRPORT COMPATIBILITY ZONE: N/A
- SITE FLOOD ZONE: PER CEDAR CITY GIS DATABASE THE SITE IS ZONE X UNSHADED.
- SITE SOIL AREA: SS - SUSPECT SOILS. DELETERIOUS SOILS LIKELY TO BE MODERATELY THICK TO THICK. TESTING NECESSARY BEFORE PURCHASING OR DEVELOPING LAND. RECOMMENDATION: 1 TEST HOLE PER 2 LOTS. 70 FEET MINIMUM DEPTH INTO SOIL OR AT LEAST 5 FEET INTO BEDROCK.
- BUILDING IS EXISTING AND LOCATED ON EXISTING PROPERTY.
- PARKING CALCULATION:
 - 7.1. TOTAL BUILDING PARKING SPACES REQUIRED = (53) PARKING STALLS
 - 7.1.1. RESTAURANT PARKING REQUIREMENTS = (33) PARKING STALLS
 - 7.1.1.1. FIXED SEAT PARKING: ONE (1) SPACE FOR EACH FOUR (4) SEATS. (104) FIXED SEATS = (26) PARKING STALLS
 - 7.1.1.2. ONE (1) PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT. (7) = (7) PARKING STALLS
 - 7.1.2. OFFICE SPACE PARKING REQUIREMENTS:
 - 7.1.2.1. ONE (1) SPACE FOR EACH 250 SQUARE FEET OF FLOOR AREA IN OFFICE SPACE. 1963 SQ.FT. = (8) PARKING STALLS
 - 7.1.3. RETAIL SHOWROOM SPACE PARKING REQUIREMENTS:
 - 7.1.3.1. (1) SPACE FOR EVERY 600 SQ.FT. OF BUILDING FLOOR AREA. EXCEPT AREA DEVOTED EXCLUSIVELY TO WAREHOUSING OR STORAGE. 7191 SQ.FT. = (12) PARKING STALLS
- 2.2. (4) ADA ACCESSIBLE STALLS
- 2.3. PARKING SPACES PROVIDED: (62) SPACES
- 2.3.1. (58) 18'x9' PARKING STALLS
- 2.3.2. (4) ADA ACCESSIBLE STALLS
- 2.3.3. PARKING WILL BE REEVALUATED UPON ANY CHANGE IN USE OF THE UNITS.
8. ALL COMMON AREA ARE PUBLIC UTILITY EASEMENTS.
9. EX. FIRE RISER IN UNIT #3 TO BE MAINTAINED BY THE H.O.A.
10. EACH UNIT MUST VERIFY PARTITION FIRE WALLS PRIOR TO USE CHANGE AT BUILDING PERMIT.
11. H.O.A. TO MAINTAIN EXTERIOR OF BUILDING.
12. ALL EXISTING UTILITIES LOCATED IN BUILDING CEILING ARE WITHIN A PUBLIC UTILITY EASEMENT.

LAND USE TABLE

LAND USE	AREA SQ.FT.	AREA ACRES	% OF TOTAL
PRIVATE AREA	21,677	0.50	21.39%
COMMON AREA			
- PAVEMENT	31,213	0.72	30.79%
- GREEN SPACE/LANDSCAPING	48,337	1.11	47.69%
COMMON LIMITED AREA	136	0.00	0.13%
CITY	0.00	0.00	0.00%
TOTAL	101,363	2.33	100.00%

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED N01°09'20"W 304.19 FEET ALONG THE SEC. LINE AND N90°00'00"E 1571.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, SAID POINT BEING ON WEST RIGHT-OF-WAY (R.O.W.) OF SAGE DRIVE; RUNNING THENCE N67°18'31"W 28.51 FEET TO THE POINT-OF-CURVATURE (P.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 275.88 FEET AND A CENTRAL ANGLE OF 16°30'02"; THENCE NORTHWESTERLY ALONG SAID CURVE 79.45 FEET; THENCE N50°48'31"W 22.50 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 268.01 FEET AND A CENTRAL ANGLE OF 16°58'42"; THENCE NORTHWESTERLY ALONG SAID CURVE 79.42 FEET; THENCE N67°47'09"W 45.00 FEET; THENCE N45°31'56"W 99.79 FEET; THENCE N38°55'45"E 314.53 FEET; THENCE S51°04'15"E 79.50 FEET; THENCE N38°55'45"E 32.17 FEET; THENCE S51°04'15"E 178.30 FEET TO A POINT LOCATED ON SAID R.O.W. OF SAGE DRIVE; THENCE S22°41'29"W ALONG SAID R.O.W. 326.21 FEET TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINS 2.33 ACRES.

SUBJECT TO A 30.00 FEET ACCESS EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED APRIL 28, 2004, AS ENTRY NO. 483406, IN BOOK 927 AT PAGE(S) 286-288 AND RE-RECORDED MAY 20, 2004, AS ENTRY NO. 483484, IN BOOK 930 AT PAGE(S) 31-34 AND IN BOOK 1390 AT PAGE(S) 543-546 RECORDED OCTOBER 06, 2017, OFFICIAL IRON COUNTY RECORDS.

ALSO SUBJECT TO A MINIMUM PUBLIC UTILITY EASEMENT (P.U.E.) OF 20.00 FEET ON THE FRONT LOT LINE.

REFERENCE PLATS

- MINOR LOT SUBDIVISION FOR PROVIDENCE QUANTUM PARTNERS L.C. - BY INSITE ENGINEERING, PLAT #1593, FILE DATE 05-10-04.
- CEDAR CITY COORDINATE CONTROL MAP - CEDAR CITY CORPORATION.

SOILS NOTE

DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH WHICH OCCASIONALLY CAUSE SOILS SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRED THE DEVELOPERS OF "PIONEER CENTER, P.U.D." TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID SUBDIVISION, A COPY OF THE FINDINGS OF THAT TESTING, ALONG WITH ANY 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 SAID P.U.D. SEVEN STARS PROPERTIES LLC, 263 S HOUSE ROCK CIRCLE, CEDAR CITY, UT 84720

CERTIFICATE OF ACCEPTANCE

I, GARTI GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF PIONEER CENTER, 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 _____, 2025.

BY, CITY MAYOR

ATTEST: RENON SAVAGE, CITY RECORDER

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT OF PIONEER CENTER, A PLANNED UNIT DEVELOPMENT, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 2025.

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY No.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

SECTION BREAK DOWN - NW ¼ SEC 22, T 36 S, R 11 W, S.L.M.

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PIONEER CENTER (P.U.D.), AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CONFORMS TO THE CEDAR CITY P.U.D. AND ZONING ORDINANCES.

DARYL T. BROWN, P.L.S.

DATE

ACKNOWLEDGMENT

STATE OF _____, S.S.
COUNTY OF _____

ON THIS THE ____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, _____, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RESIDING IN
NOTES:

UTILITY COMPANIES APPROVAL

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

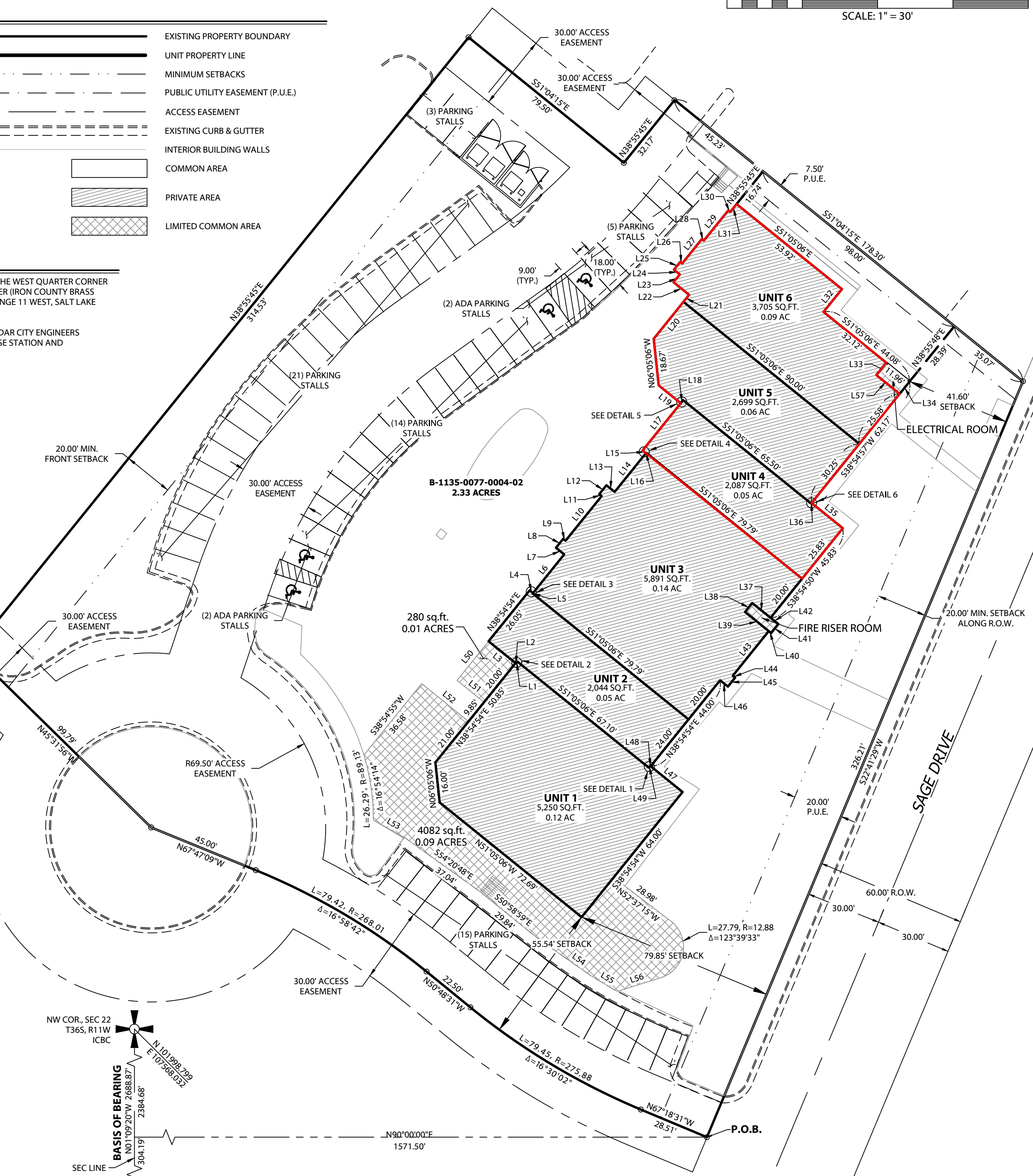
CENTURY LINK - PHONE	DATE	INFOWEST	DATE
ROCKY MOUNTAIN POWER	DATE	TDS TELECOM - CABLE TV	DATE
DOMINION ENERGY - GAS	DATE		

UTILITY NOTE

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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

UTILITY COMPANY NOTES

- CENTURYLINK:
 - 1.1. DEVELOPER TO PROVIDE ALL TRENCHING AND PLACEMENT OF A 4" CONDUIT, SWEEPS ONLY.
 - 1.2. CONTRACTOR TO INSTALL CONDUIT AND PLACE A PULL STRING IN ALL CONDUITS TO VERIFY CONDUIT INTEGRITY.
 - 1.3. PROVIDE 46 SOLID GROUND WIRE TO CENTURY LINK DEMARCATION POINT. IF TERMINAL IS INSIDE A 4"x8"x½" PLYWOOD BACKBOARD IS REQUIRED.
 - 1.4. IF DMARC IS OUTSIDE DEVELOPER REQUIRED TO INSTALL 30"x30"x10" WEATHER PROOF BOX w/ BACKBOARD.
 - 1.5. CONTACT CENTURYLINK ENGINEER DENIS JOHNSON AT 435-463-4279, 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SET UP SITE VISIT AND REPORT ANY CHANGES TO J.L.C. APPROVED PLANS.
 - 1.6. ANY PLANT RELOCATION ASSOCIATED WITH THE PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 3 WEEKS IN ADVANCE.
 - 1.7. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS WILL CAUSE A DELAY IN SERVICE
- TDS, CATV/BROADBAND NOTES:
 - 2.1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
 - 2.2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
 - 2.3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVIN WITH TDS AT 435-703-8932
 - 2.4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
 - 2.5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.



CITY ATTORNEY APPROVAL

I, RANDAL MCUNE, CITY ATTORNEY FOR THE CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PIONEER CENTER, 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 OF _____, 2025.

CEDAR CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ADAM HAHN, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF PIONEER CENTER, A PLANNED UNIT DEVELOPMENT, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE ____ DAY OF _____, 2025.

MARY PEARSON

DATE

CITY LAND USE AUTHORITY

I, KENT FUGAL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF PIONEER CENTER, A PLANNED UNIT DEVELOPMENT, WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 2025.

CEDAR CITY ENGINEER



WATSON
ENGINEERING
COMPANY, INC.

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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AMENDED FINAL PLAT
PIONEER CENTER, P.U.D.
SEVEN STARS PROPERTIES LLC
SE ¼, NW ¼ OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY:
C. C. CAMPBELL

CHECKED BY:
T. G. WATSON

DATE:
April 7, 2025

SCALE:
1:30

WATSON PROJECT No.:
25-7487

FILE:
PIONEER CENTER PUD - AMENDED.DWG