

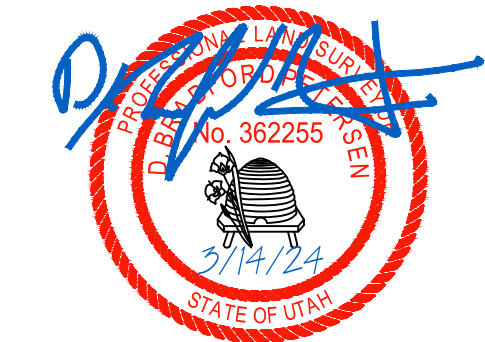
SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362255, 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 PLAN, IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

THE ARBORS - PHASE 13 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS THE THIS PLAT. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____



LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEASTLY BOUNDARY CORNER OF THE ARBORS - PHASE 12 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 88°42'32" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 25.001 FEET AND NORTH 00°52'37" EAST 45.726 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°07'13" WEST 30.001 FEET; (2) NORTH 88°42'38" WEST 127.370 FEET; (3) NORTH 01°17'22" EAST 42.090 FEET; AND (4) NORTH 88°42'38" WEST 1042.500 FEET TO THE SOUTHEASTLY BOUNDARY CORNER OF THE ARBORS - PHASE 14 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°17'22" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 347.546 FEET TO THE SOUTHERLY BOUNDARY OF THE ARBORS - PHASE 15 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 88°42'38" EAST 165.000 FEET; (2) NORTH 01°17'22" EAST 2.376 FEET; (3) SOUTH 88°42'38" WEST 1042.500 FEET TO THE SOUTHEASTLY BOUNDARY CORNER OF THE ARBORS - PHASE 15 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°17'22" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 347.546 FEET TO THE SOUTHERLY BOUNDARY OF THE ARBORS - PHASE 15 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 88°42'38" EAST 165.000 FEET; (2) NORTH 01°17'22" EAST 2.376 FEET; (3) SOUTH 88°42'38" WEST 1042.500 FEET TO THE SOUTHEASTLY BOUNDARY CORNER OF THE ARBORS - PHASE 15 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°52'37" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 392.032 FEET TO THE POINT OF BEGINNING.

CONTAINS 425,540 SQ. FT., (9.769 ACRES)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

THE ARBORS - PHASE 13 SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE ARBORS RESIDENTIAL SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 6TH DAY OF APRIL, 2017, ENTRY NO. 20170014045. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

3000 EAST HOLDINGS, L.L.C.
BY: JOHN RYAN THOMAS, MANAGER

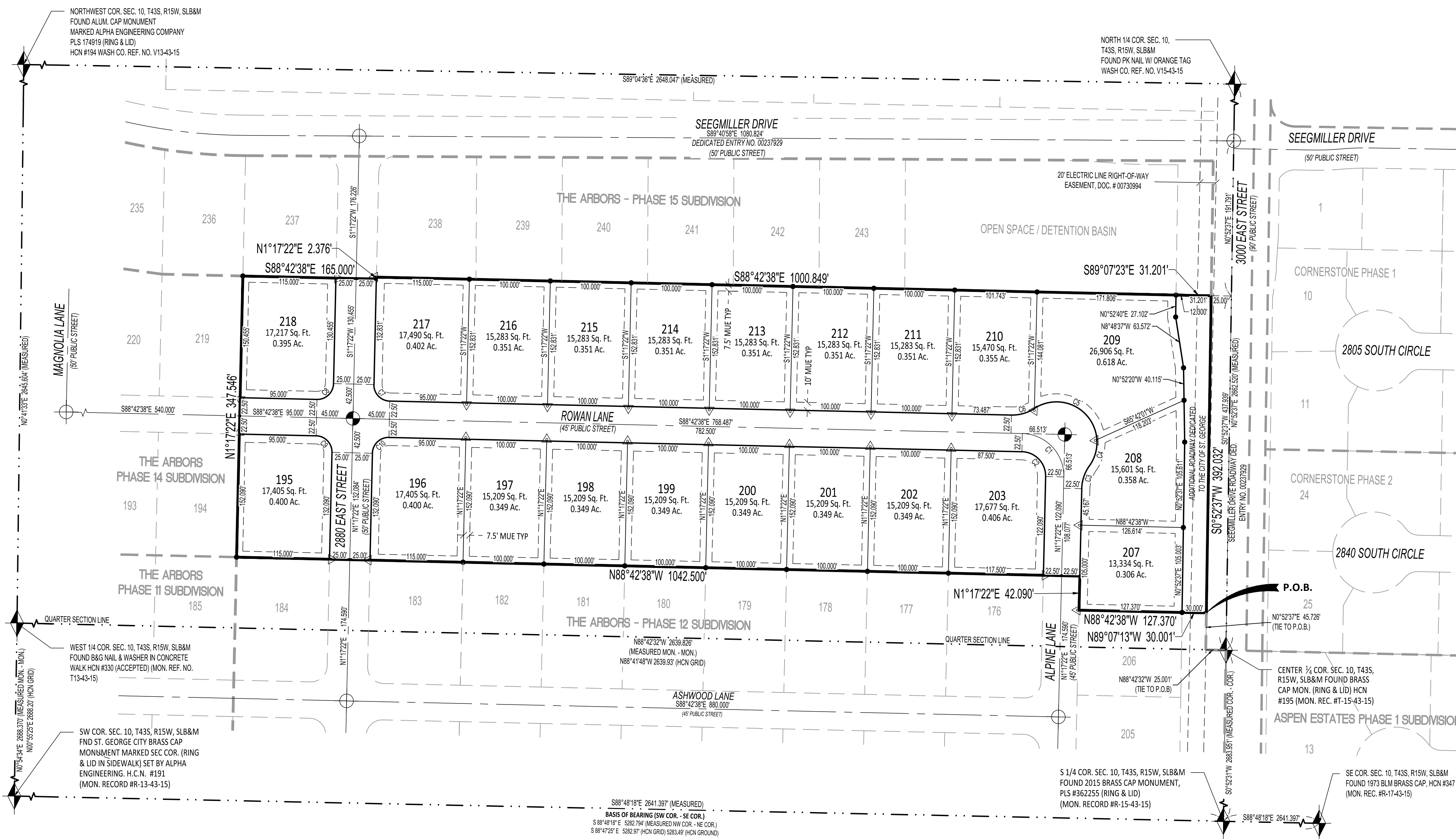
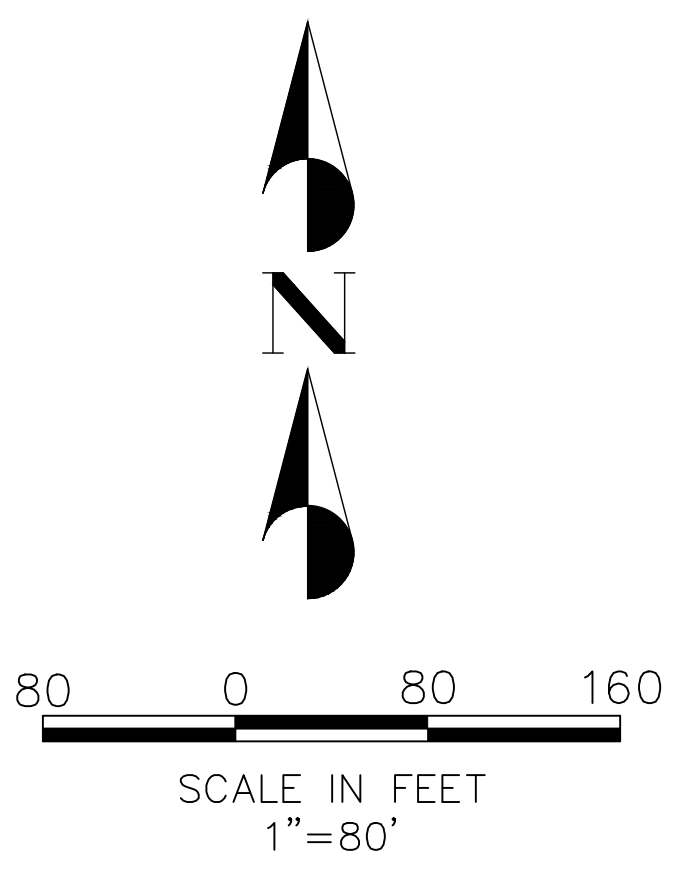
ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON }
ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN RYAN THOMAS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.
NOTARY PUBLIC FULL NAME: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH _____
NOTARY PUBLIC

Subdivision Final Plat for
THE ARBORS - PHASE 13 SUBDIVISION
Located in the West One-Half of Section 10,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

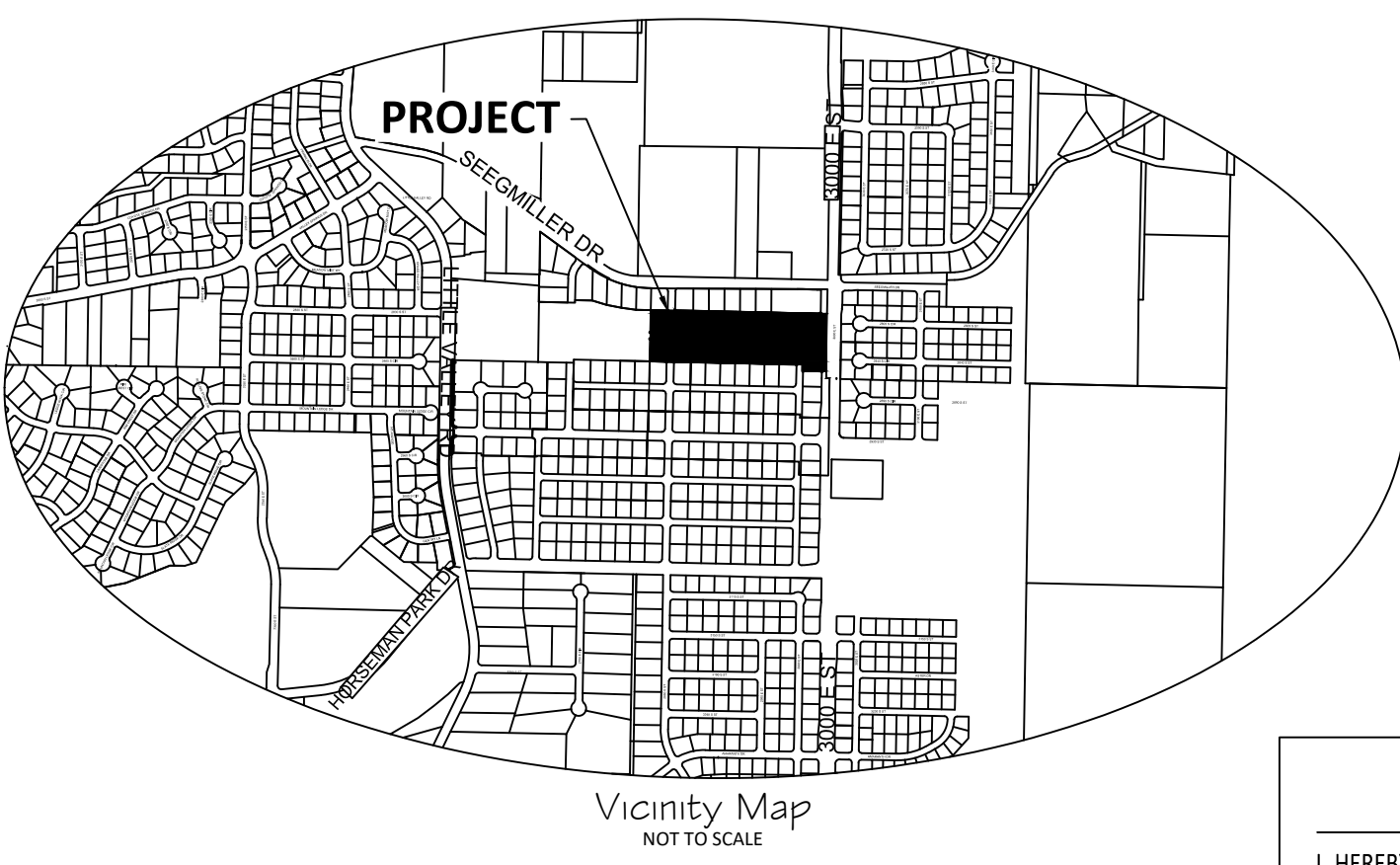
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	52.500'	82.467'	90°00'00"	N43°42'38"W	74.246'
C2	30.000'	47.124'	90°00'00"	N43°42'38"W	42.426'
C3	50.000'	30.030'	34°24'41"	S18°29'43"W	25.580'
C4	50.000'	34.538'	39°34'41"	N15°54'43"E	33.856'
C5	50.000'	104.061'	119°14'42"	N63°29'36"W	86.271'
C6	50.000'	30.030'	34°24'41"	N74°05'01"E	25.580'
C7	20.000'	31.416'	90°00'00"	S43°42'38"E	28.284'
C8	20.000'	31.416'	90°00'00"	N46°17'22"E	28.284'
C9	20.000'	31.416'	90°00'00"	N43°42'38"W	28.284'
C10	20.000'	31.416'	90°00'00"	S46°17'22"W	28.284'



EASEMENT TABLE		
DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
00012179	GENERAL FOR DITCHES AND CANALS	GENERAL EASEMENT, NO EXACT LOCATION. FOUND WITHIN A US PATENT FOR DITCHES AND CANALS. NO DITCHES OR CANALS LOCATED ON THIS PROPERTY, NOT SHOWN
00044676	MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO.	GENERAL EASEMENT, EXACT LOCATION NOT DISCLOSED, NOT SHOWN
00730994	DXIE ESCALANTE RURAL ELECTRIC ASSOCIATION	EASEMENT LOCATED ALONG WEST SIDE OF 3000 EAST STREET, SHOWN ON PLAT

- LEGEND**
- SECTION LINE
 - - - - - PUBLIC UTILITY EASEMENT (P.U.E.)
 - CENTER LINE
 - ADJOINING LOT LINE
 - BOUNDARY LINE
 - ADJOINING SUBDIVISION BOUNDARY
- ◆ SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
 - CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
 - ⊙ EXISTING CLASS I (RING & LID) MONUMENT FOUND
 - DSG REBAR AND CAP L.S. NO. 362255 SET AT ALL REAR PROPERTY CORNERS
 - △ CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

- NOTICE OF CONDITIONS AND RESTRICTIONS**
- THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
 - A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JULY 19, 2016. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
 - THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMALS ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES, ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.
 - LOTS 207 - 209 SHALL HAVE NO VEHICULAR ACCESS TO 3000 EAST STREET.
 - LOTS 217 & 218 SHALL HAVE DRIVEWAY ACCESS FROM ROWAN LANE UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH THE BUILDING PERMIT APPLICATION WHICH VERIFIES DRIVEWAY LOCATION AND SLOPE FOR DRIVEWAY ACCESS TO 2880 EAST STREET, MEET CITY STANDARDS AND ORDINANCES.



<p>CITY SURVEYOR APPROVAL</p> <p>I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.</p> <p>CITY SURVEYOR CITY OF ST. GEORGE</p>	<p>COMMUNITY DEVELOPMENT DIRECTOR APPROVAL</p> <p>I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.</p> <p>COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>CITY ENGINEER APPROVAL</p> <p>I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.</p> <p>CITY ENGINEER CITY OF ST. GEORGE</p>	<p>CITY ATTORNEY APPROVAL</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.</p> <p>CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>LAND USE AUTHORITY APPROVAL</p> <p>I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE ____ DAY OF _____, 20__ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p>LAND USE AUTHORITY CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>WASHINGTON COUNTY RECORDER</p>
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DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co