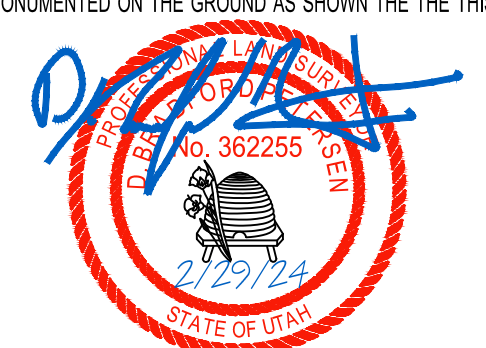


**SURVEYOR'S CERTIFICATE:**  
 I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 11-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**TONAQUINT RIDGE - PHASE 4 SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN THE 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 A POINT NORTH 07°09'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 2076.552 FEET AND SOUTH 89°50'01" WEST 1686.272 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 41°11'44" EAST 127.776 FEET, THENCE SOUTH 32°43'09" EAST 134.288 FEET, THENCE SOUTH 29°04'43" EAST 75.64 FEET, THENCE SOUTH 62°12'51" EAST 62.801 FEET, THENCE SOUTH 01°14'00" WEST 79.515 FEET, THENCE SOUTH 27°47'09" WEST 113.108 FEET, THENCE SOUTH 62°12'51" EAST 103.535 FEET, THENCE NORTH 27°47'09" EAST 14.240 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 16.088 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 163°44'23", A DISTANCE OF 142.890 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 16.088 FEET, THENCE SOUTH 62°12'51" EAST 22.806 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A 727.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°58'08", A DISTANCE OF 240.217 FEET TO THE WESTERLY BOUNDARY OF THE TONAQUINT COVE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, THENCE ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 12.500 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE TONAQUINT COVE - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°32'01" EAST), THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE WESTERLY BOUNDARY OF THE TONAQUINT COVE - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 740.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°58'08", A DISTANCE OF 244.344 FEET, (2) SOUTH 27°47'09" WEST 90.306 FEET, AND (3) SOUTH 27°47'09" WEST 862.500 FEET TO THE BOUNDARY OF THE TONAQUINT COMMERCIAL LARGE PARCEL SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 62°12'51" WEST 862.600 FEET, (2) NORTH 27°46'59" EAST 540.788 FEET, AND (3) NORTH 16°23'25" WEST 40.357 FEET, THENCE NORTH 66°03'51" EAST 160.086 FEET, THENCE NORTH 23°56'09" WEST 15.485 FEET, THENCE NORTH 66°03'51" EAST 277.500 FEET, THENCE NORTH 23°56'09" WEST 12.539 FEET, THENCE NORTH 66°03'51" EAST 238.131 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 826.554 SQ. FT., (18.975 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:

**TONAQUINT RIDGE - PHASE 4 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 OWNERS 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 TONAQUINT RIDGE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS DOC. NO. \_\_\_\_\_ AND AS AMENDED, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HERETO UNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TONAQUINT RIDGE, INC. PRIME DIRECTIVE HOLDINGS, L.L.C. CRS HOLDINGS, L.L.C. QUALITY DEVELOPMENT, L.L.C. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 A UTAH CORPORATION A UTAH LIMITED LIABILITY COMPANY A UTAH LIMITED LIABILITY COMPANY BY ED BURGESS A UTAH CORPORATION SOLE  
 BY: RYAN THOMAS, VICE PRESIDENT BY: RYAN THOMAS, MANAGER BY: BRETT BURGESS, MANAGER BY: AUTHORIZED AGENT (PRINT NAME)

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED 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

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, 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

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, 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

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF SALT LAKE }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION 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



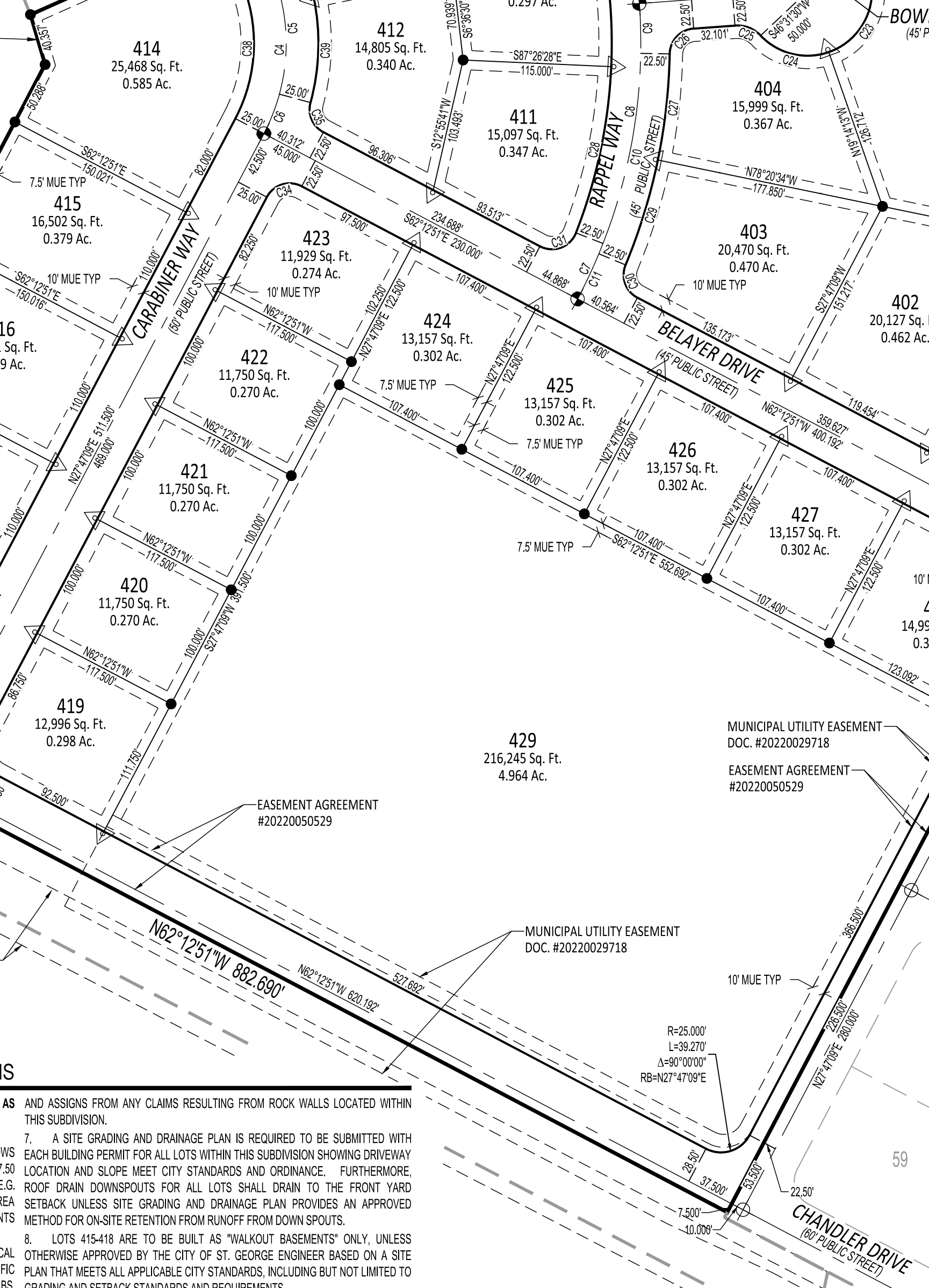
PARCEL C  
 TONAQUINT COMMERCIAL LARGE PARCEL SUBDIVISION

PARCEL B  
 TONAQUINT COMMERCIAL LARGE PARCEL SUBDIVISION - PARCEL C

POWER LINE EASEMENT ROW 3332, ENTRY NO. 00345083, BK 514, PG'S 752-756 AND DOC #20190041354 AND #20190050663

**NOTICE OF CONDITIONS AND RESTRICTIONS**  
 THE FOLLOWING CONDITIONS AND RESTRICTIONS ENCOMBER THE PROPERTY, AS DESCRIBED HEREIN, IN PERPETUITY.

- 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 APRIL 14, 2023. 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.
- THE CITY OF ST. GEORGE STORM WATER IMPROVEMENT PERMIT REQUIRES THAT EACH INDIVIDUAL HOMEOWNER OR HOMEOWNERS ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER, BASED ON THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT AND PLAN (RECORDED DOCUMENT #20220054554)
- THIS SUBDIVISION IS A PART OF THE TONAQUINT RIDGE OWNERS' ASSOCIATION, THEREFORE, IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-MUNICIPAL IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL Levy SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.
- LOTS 418 & 419 SHALL HAVE NO VEHICULAR ACCESS ONTO CHANDLER DRIVE.
- ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER / HOMEOWNERS ASSOCIATION AND SUBSEQUENT PURCHASERS. SAID OWNER / HOMEOWNERS ASSOCIATION AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS
- A SITE GRADING AND DRAINAGE PLAN IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION SHOWING DRIVEWAY LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCE. FURTHERMORE, ROOF DRAIN DOWNSPOUTS FOR ALL LOTS SHALL DRAIN TO THE FRONT YARD SETBACK UNLESS SITE GRADING AND DRAINAGE PLAN PROVIDES AN APPROVED METHOD FOR ON-SITE RETENTION FROM RUNOFF FROM DOWN SPOUTS.
- LOTS 415-418 ARE TO BE BUILT AS "WALKOUT BASEMENTS" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE ENGINEER BASED ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS, INCLUDING BUT NOT LIMITED TO GRADING AND SETBACK STANDARDS AND REQUIREMENTS.



DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
00125176	UNITED STATES PATENT	EASEMENTS WITHIN PATENT ARE FOR DITCHES AND CANALS OF WHICH THERE ARE NON LOCATED ON THIS PROPERTY - EXACT LOCATION NOT DISCLOSED
00345083	ST. GEORGE CITY POWER LINE EASEMENT	50 FT. WIDE EASEMENT - SHOWN ON PLAT
20190041354 & 20190050663	UTAH STATE PATENT	EASEMENTS WITHIN PATENT ARE FOR DITCHES AND CANALS OF WHICH THERE ARE NON LOCATED ON THIS PROPERTY - EXACT LOCATION NOT DISCLOSED ALSO POWER LINE EASEMENT MATCHING LOCATION OF EASEMENT IN ENTRY NO. 00345083 - SHOWN ON PLAT
20220028718	ST. GEORGE CITY MUE	MUNICIPAL UTILITY EASEMENT LOCATED IN PROPOSED CHANDLER DRIVE AND ASCENDER DRIVE AS WELL AS LOT 429 - SHOWN ON PLAT
20220050528	EASEMENT AGREEMENT	ACCESS EASEMENT TO OWNER OF LOT 428 FROM CHANDLER DRIVE AND ASCENDER DRIVE TO PROPERTY BOUNDARY. EASEMENT EXPIRES WHEN ROADWAY IS DEDICATED TO THE PROPERTY BOUNDARY WHICH HAPPENS WITH THIS PLAT - SHOWN ON PLAT

SOUTH QUARTER COR. SEC. 2, T. 43 S., R. 16 W., SLB&M FND. 1972 BLM BRASS CAP, HCN #160, RESET ORIGINAL CAP AND PIPE IN RING & LID RE-ESTABLISHED FROM MON REFERENCE AND GPS MAY 2017 MON. REF. NO. V-19-43-16

**DSG ENGINEERING, INC.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
 113 East 200 North, Suite #2  
 St. George, UT 84770  
 Office (435) 628-2121  
 www.developmentsolutions.co

<p><b>CITY SURVEYOR APPROVAL</b></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><b>COMMUNITY DEVELOPMENT DIRECTOR APPROVAL</b></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><b>CITY ENGINEER APPROVAL</b></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><b>CITY ATTORNEY APPROVAL</b></p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____</p> <p>CITY ATTORNEY        CITY OF ST. GEORGE</p>	<p><b>LAND USE AUTHORITY APPROVAL</b></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><b>TREASURER APPROVAL</b></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><b>RECORDED NUMBER</b></p> <p>WASHINGTON COUNTY RECORDER</p>
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Subdivision Final Plat for  
**TONAQUINT RIDGE - PHASE 4 SUBDIVISION**  
 Located in the SW Quarter of Section 2,  
 Township 43 South, Range 16 West, SLB&M  
 SHEET 1 OF 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	25.000'	16.088'	36°52'12"	N09°21'03"E	15.811'
C2	750.000'	94.485'	7°13'05"	S84°44'31"E	94.422'
C3	47.500'	74.613'	90°00'00"	S72°47'09"W	67.175'
C4	150.000'	135.407'	51°43'18"	N01°55'29"E	130.856'
C5	150.000'	102.451'	39°08'00"	N04°22'10"W	100.471'
C6	150.000'	32.957'	12°36'19"	N21°29'29"E	32.891'
C7	424.999'	47.320'	6°22'46"	N24°35'46"E	47.295'
C8	424.999'	189.777'	25°35'05"	N08°36'51"E	188.205'
C9	424.999'	38.690'	5°12'57"	N01°34'13"W	38.676'
C10	424.999'	159.718'	21°31'56"	N11°48'14"E	158.779'
C11	424.999'	38.690'	5°12'57"	N25°10'40"E	38.676'
C12	424.999'	146.556'	19°45'28"	N14°03'26"W	145.831'
C13	424.999'	107.866'	14°32'31"	N16°39'54"W	107.577'
C14	424.999'	38.690'	5°12'57"	N06°47'10"W	38.676'
C15	447.499'	31.996'	4°05'48"	N21°53'16"W	31.989'
C16	402.499'	57.326'	8°09'37"	N19°51'21"W	57.277'
C17	402.499'	128.800'	18°20'05"	N06°36'30"W	128.251'
C18	447.499'	81.581'	10°26'43"	N14°37'00"W	81.468'
C19	20.000'	29.595'	84°47'03"	S51°47'10"E	26.968'
C20	25.000'	22.124'	50°42'13"	N60°28'12"E	21.409'
C21	50.000'	70.174'	80°24'47"	S75°19'29"W	64.554'
C22	50.000'	54.551'	62°30'39"	N33°12'48"W	51.886'
C23	50.000'	63.461'	72°43'15"	N34°24'10"E	59.286'
C24	50.000'	57.388'	65°45'44"	S76°21'21"E	54.290'
C25	25.000'	22.124'	50°42'13"	N68°49'35"W	21.409'
C26	20.000'	29.595'	84°47'03"	S43°25'47"W	26.968'
C27	447.499'	82.943'	10°37'11"	N06°20'51"E	82.824'
C28	402.499'	132.402'	18°50'51"	N11°58'58"E	131.806'
C29	447.499'	85.230'	10°54'45"	N17°06'49"E	85.102'
C30	20.000'	29.595'	84°47'03"	S19°49'20"E	26.968'
C31	20.000'	33.643'	96°22'46"	N69°35'46"E	29.814'
C32	20.000'	31.416'	90°00'00"	N72°47'09"E	28.284'
C33	20.000'	31.416'	90°00'00"	N17°12'51"W	28.284'
C34	20.000'	31.416'	90°00'00"	S72°47'09"W	28.284'
C35	20.000'	27.022'	77°24'41"	S23°30'31"E	25.013'
C36	25.000'	39.270'	90°00'00"	S17°12'51"E	35.355'
C37	25.000'	39.270'	90°00'00"	N72°47'09"E	35.355'
C38	125.000'	112.839'	51°43'18"	N01°55'29"E	109.047'
C39	175.000'	82.058'	26°51'58"	N01°45'51"E	81.309'
C40	175.000'	37.467'	12°16'01"	N17°48'09"W	37.396'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°47'09"E	14.240'
L2	S62°12'51"E	103.535'
L3	S23°56'09"E	55.491'
L4	S85°49'19"W	58.041'

**DEDICATION NOTE:**

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE SIGNS THIS PLAT TO COMPLY AND COOPERATE WITH MUNICIPAL PLATTING REQUIREMENTS, AND TO DEDICATE TO THE PUBLIC THE PARCEL OF LAND SHOWN BY THE PLAT AS INTENDED FOR PUBLIC USE. SAID CORPORATION DOES NOT PARTICIPATE IN THE PLAT TO THE EXTENT THAT IT CREATES PARCELS OTHER THAN LOT 429, NOR HAS IT PARTICIPATED IN PLANNING OR ENGINEERING THE OTHER PORTIONS OF THE PLAT.

**MORTGAGEE'S CONSENT TO RECORD**

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

STATE BANK OF SOUTHERN UTAH  
 BY: LEVI JUDD  
 TITLE: VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF UTAH } s.s.  
 COUNTY OF WASHINGTON }  
 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED LEVI JUDD, 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: \_\_\_\_\_ (NO STAMP REQUIRED PER UTAH CODE,  
 COMMISSION NUMBER: \_\_\_\_\_ TITLE 46, CHAPTER 1, SECTION 16)  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH NOTARY PUBLIC

Subdivision Final Plat for  
**TONAQUINT RIDGE - PHASE 4 SUBDIVISION**  
 Located in the SW Quarter of Section 2,  
 Township 43 South, Range 16 West, SLB&M

