

**NOTICE OF CONDITIONS AND RESTRICTIONS**

1. THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.0 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.
2. 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 FINISHES ARE COMPILED IN A REPORT DATED SEPTEMBER 20, 2017. 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.
3. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL 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 VIOLATION UNDER THE LAW.

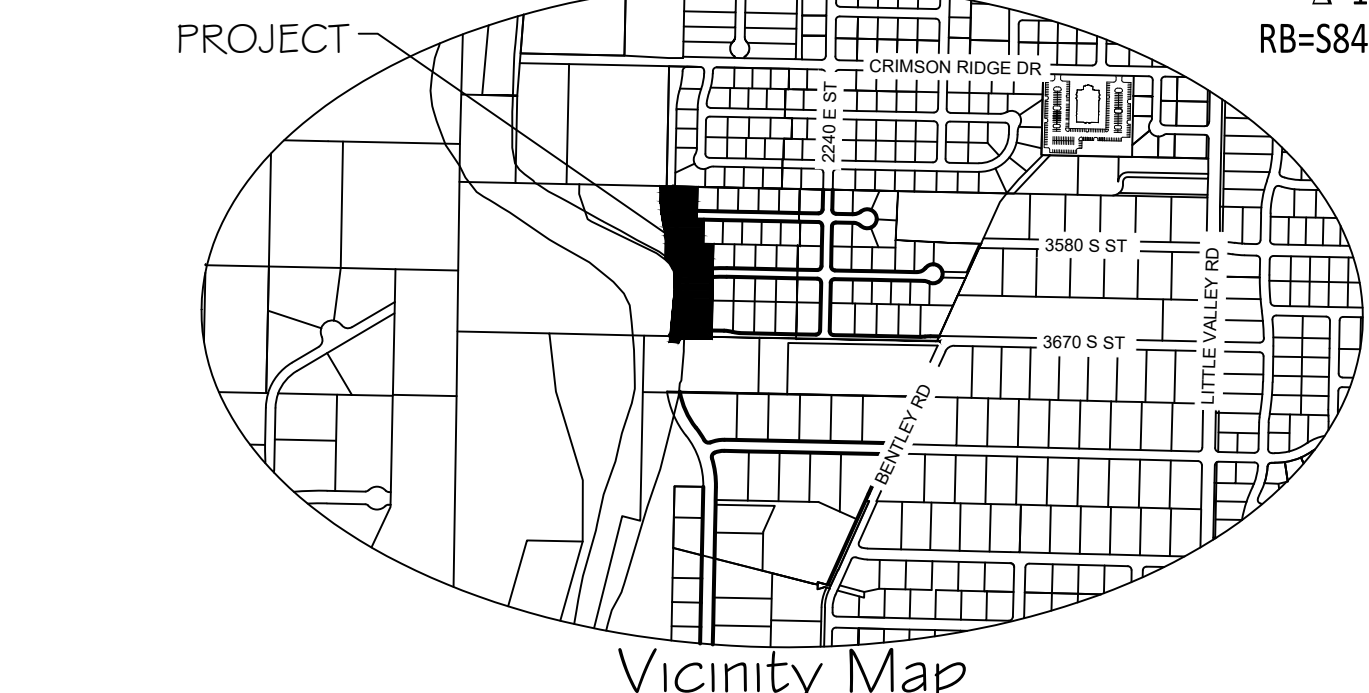
**FLOOD PLAN RESTRICTIONS**

4. BASED ON THE PROXIMITY OF THIS PROPERTY TO THE FORT PIERCE WASH, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE FORT PIERCE WASH, AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL. THE 100-YEAR FLOOD PLAN IS AN AREA DEFINED BY FEMA AND THE EROSION HAZARD BOUNDARY SHOWN WAS ADOPTED BY THE CITY OF ST. GEORGE IN JANUARY OF 2000 BASED ON THE RIVER STABILITY STUDY COMPLETED BY CH2M HILL AND JE FULLER HYDROLOGY AND GEOMORPHOLOGY, INC. HOMEOWNERS ARE ENCOURAGED TO INVESTIGATE AND EVALUATE THE RISK PRIOR TO PURCHASING WITHIN THE ZONE.

5. AN EROSION HAZARD ASSESSMENT WAS PERFORMED BY BOWEN COLLINS AND ASSOCIATES, INC. THE ASSESSMENT RESULTS AND SPECIFIC RECOMMENDATIONS ARE COMPILED IN A TECHNICAL MEMORANDUM DATED JULY 28, 2017 (JOB NO. 438-15-01). THIS MEMORANDUM IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE.

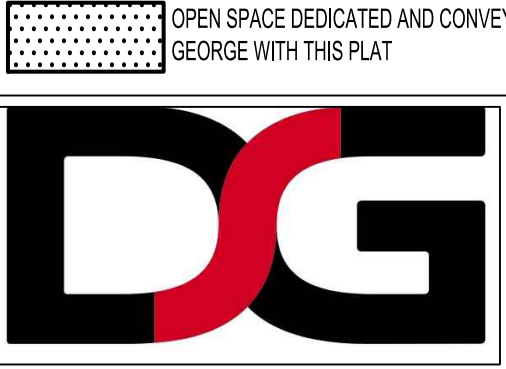
6. LOTS WITHIN THIS SUBDIVISION SHALL HAVE A FEMA ELEVATION CERTIFICATE PREPARED BY A LICENSED PROFESSIONAL VERIFYING THE MINIMUM FINISHED FLOOR ELEVATION. MINIMUM BUILDING FINISHED FLOOR ELEVATIONS FOR LOTS ARE SHOWN HEREIN WHICH IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	150.000'	40.745'	15°33'49"	S81°02'19"E	40.620'	C17	750.000'	51.522'	3°56'09"	S08°28'45"E	51.512'
C2	150.000'	40.745'	15°33'49"	N81°02'19"W	40.620'	C18	750.000'	74.676'	5°42'18"	S01°39'32"E	74.646'
C3	1000.000'	71.644'	4°09'18"	S89°08'37"W	71.628'	C19	151.342'	25.472'	9°38'38"	S88°22'28"W	25.442'
C4	1000.000'	17.465'	1°00'02"	S86°35'27"W	17.465'	C20	717.000'	71.391'	5°42'18"	S01°39'32"E	71.361'
C5	750.000'	124.397'	9°30'12"	N00°50'32"E	124.254'	C21	173.842'	29.259'	9°38'38"	S88°22'28"W	29.225'
C6	750.000'	184.256'	14°04'34"	N10°56'51"W	183.793'	C22	128.842'	21.685'	9°38'38"	S88°22'28"W	21.660'
C7	750.000'	80.281'	6°07'59"	N02°31'38"E	80.243'	C23	717.000'	70.109'	9°38'09"	S15°11'04"E	70.081'
C8	750.000'	44.116'	3°22'13"	N02°13'29"W	44.109'	C24	1022.500'	18.895'	1°03'32"	S86°37'12"W	18.894'
C9	750.000'	44.116'	3°22'13"	N05°35'40"W	44.109'	C25	977.500'	16.035'	0°56'24"	S86°33'38"W	16.035'
C10	750.000'	140.141'	10°42'21"	N12°37'58"W	139.937'	C26	783.000'	83.813'	6°10'59"	N02°31'38"E	83.773'
C11	717.000'	138.602'	11°04'33"	N12°26'52"W	138.386'						
C12	783.000'	35.715'	2°38'48"	S16°40'44"E	35.712'						
C13	750.000'	124.858'	9°32'18"	S13°12'59"E	124.713'						
C14	750.000'	126.198'	9°38'27"	S03°37'39"E	126.049'						
C15	750.000'	73.336'	5°36'09"	S15°11'04"E	73.307'						
C16	750.000'	51.522'	3°56'09"	S10°24'55"E	51.512'						

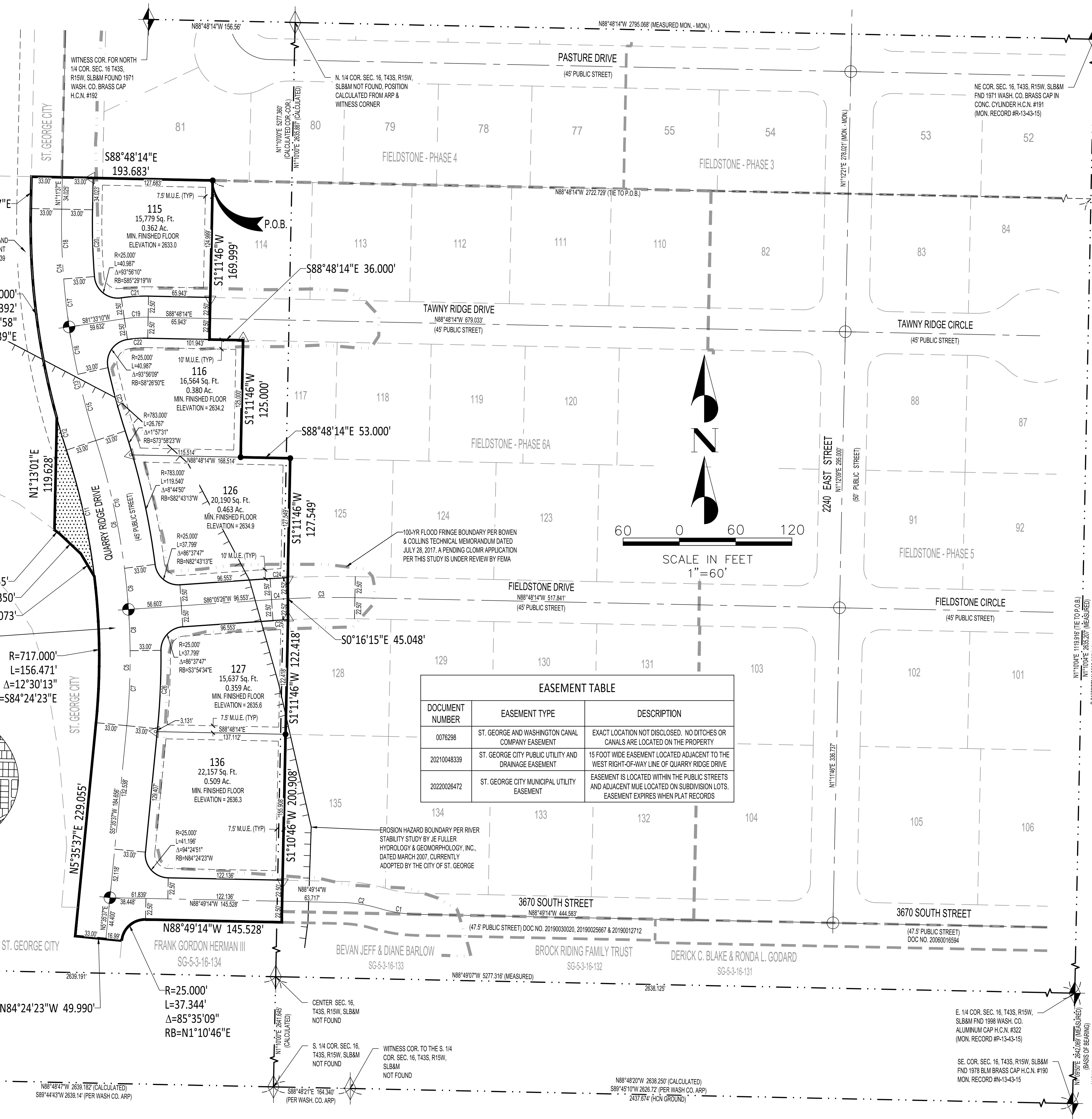


**LEGEND**

- SECTION LINE
- MUNICIPAL UTILITY EASEMENT (M.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- 100-YR FLOOD
- BOWEN & COLLINS FRINGE BOUNDARY
- JE FULLER EROSION HAZARD BOUNDARY
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND AS DESCRIBED HEREON.
- 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 Z EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER
- OPEN SPACE DEDICATED AND CONVEYED TO THE CITY OF ST. GEORGE WITH THIS PLAT



**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



EASEMENT TABLE		
DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
0076236	ST. GEORGE AND WASHINGTON CANAL COMPANY EASEMENT	EXACT LOCATION NOT DISCLOSED. NO DITCHES OR CANALS ARE LOCATED ON THE PROPERTY
20210048339	ST. GEORGE CITY PUBLIC UTILITY AND DRAINAGE EASEMENT	15 FOOT WIDE EASEMENT LOCATED ADJACENT TO THE WEST RIGHT-OF-WAY LINE OF QUARRY RIDGE DRIVE
20220026472	ST. GEORGE CITY MUNICIPAL UTILITY EASEMENT	EASEMENT IS LOCATED WITHIN THE PUBLIC STREETS AND ADJACENT MUE LOCATED ON SUBDIVISION LOTS. EASEMENT EXPIRES WHEN PLAT RECORDS

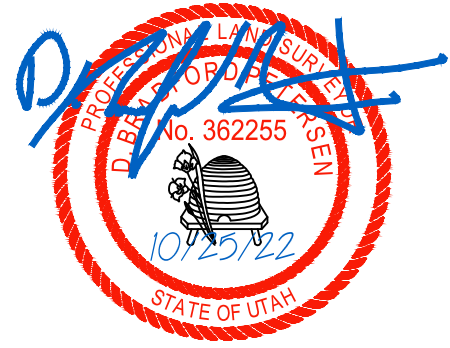
**SURVEYOR'S CERTIFICATE:**

I, D. BRADFOR PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, OPEN SPACE AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**FIELDSTONE - PHASE 6B**

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 ON THE SOUTHERLY BOUNDARY OF THE FIELDSTONE - PHASE 4 SUBDIVISION, AND THE NORTHWESTERLY CORNER OF THE FIELDSTONE - PHASE 6A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'04" EAST ALONG THE SECTION LINE, A DISTANCE OF 1119.916 FEET AND NORTH 88°48'14" WEST 2722.729 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID FIELDSTONE - PHASE 6A SUBDIVISION THE FOLLOWING (8) EIGHT COURSES: (1) SOUTH 01°11'48" WEST 169.999 FEET; (2) SOUTH 88°48'14" EAST 36.000 FEET; (3) SOUTH 01°11'48" WEST 125.000 FEET; (4) SOUTH 88°48'14" EAST 53.000 FEET; (5) SOUTH 01°11'48" WEST 127.549 FEET; (6) SOUTH 00°16'15" EAST 45.048 FEET; (7) SOUTH 01°11'48" WEST 122.418 FEET; AND (8) SOUTH 01°10'46" WEST 200.908 FEET; THENCE NORTH 88°49'14" WEST 145.528 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 85°35'09", A DISTANCE OF 37.344 FEET; THENCE NORTH 84°24'23" WEST 49.990 FEET; THENCE NORTH 05°35'37" EAST 229.055 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°30'13", A DISTANCE OF 156.471 FEET; THENCE NORTH 30°36'04" WEST 28.073 FEET; THENCE NORTH 46°39'49" WEST 31.350 FEET; THENCE NORTH 53°42'04" WEST 6.855 FEET; THENCE NORTH 01°13'01" EAST 119.628 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 74°37'39" EAST); THENCE ALONG THE ARC OF A 783.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°33'55", A DISTANCE OF 226.392 FEET; THENCE NORTH 01°11'37" EAST 34.025 FEET; THENCE SOUTH 88°48'14" EAST ALONG THE SOUTHERLY LINE OF SAID FIELDSTONE - PHASE 4 SUBDIVISION AND LINE EXTENDED, A DISTANCE OF 193.683 FEET TO THE POINT OF BEGINNING.

CONTAINS 166,286 SQ. FT. (3.817 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, OPEN SPACE AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**FIELDSTONE - PHASE 6B**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES 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, OPEN SPACE AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES 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 FIELDSTONE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 29TH DAY OF JANUARY, 2018, ENTRY NO. 20150003118. 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\_\_.

THE LEDGES AT SNOW CANYON, L.L.C., A UTAH LIMITED LIABILITY COMPANY BY: BRETT BURGESS, MANAGER  
 MICHELE RANDALL, MAYOR, CITY OF ST. GEORGE

**ACKNOWLEDGMENT**

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

**MAYOR ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF WASHINGTON } s.s.  
 ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED MICHELE RANDALL, MAYOR OF THE CITY OF ST. GEORGE, WHO BEING DULY SWORN DID SAY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HER ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID JONATHAN T. PIKE DID DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)  
 NOTARY PUBLIC

**Subdivision Final Plat for FIELDSTONE - PHASE 6B**

Located in the North one-half of Section 16, Township 43 South, Range 15 West, SLB&M

<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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