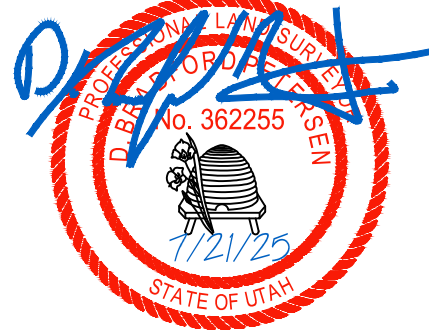


**SURVEYOR'S CERTIFICATE:**

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 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:

**MOORLAND PARK - PHASE 6**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON 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 NORTHEAST BOUNDARY CORNER OF LOT 45, MOORLAND PARK - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°16'03" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 1479.137 FEET AND NORTH 00°43'57" EAST 791.676 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF THE MOORLAND PARK - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°03'11" EAST 160.194 FEET; (2) NORTH 88°56'49" WEST 4.666 FEET; AND (3) NORTH 01°03'11" EAST 115.000 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID MOORLAND PARK - PHASE 5; THENCE SOUTH 88°56'49" EAST 680.631 FEET; THENCE NORTH 01°03'11" EAST 65.251 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 30.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°33'26", A DISTANCE OF 17.571 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 60.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°12'10", A DISTANCE OF 66.186 FEET; THENCE NORTH 61°24'28" EAST 30.977 FEET; THENCE NORTH 01°03'11" EAST 108.235 FEET TO THE SOUTHERLY BOUNDARY OF THE WOODLAND ESTATES PATIO HOMES - PHASE 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°56'35" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 395.619 FEET TO A COMMON BOUNDARY LINE, DESCRIBED IN THAT CERTAIN BOUNDARY ADJUSTMENT AGREEMENT BETWEEN MOORLAND PARK, L.L.C. AND THE CITY OF ST. GEORGE, RECORDED AS DOC. NO. 20250017359 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG SAID COMMON BOUNDARY LINE THE FOLLOWING (9) NINE COURSES: (1) SOUTH 00°20'16" WEST 260.165 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 40.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°56'29", A DISTANCE OF 10.431 FEET; (3) SOUTH 15°16'45" WEST 23.733 FEET TO A POINT OF CURVATURE; (4) RUNNING SOUTHERLY ALONG THE ARC OF A 60.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°56'29", A DISTANCE OF 15.647 FEET; (5) SOUTH 00°20'16" WEST 88.929 FEET TO A POINT OF CURVATURE; (6) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'57", A DISTANCE OF 39.270 FEET; (7) SOUTH 00°20'16" WEST 22.500 FEET; (8) SOUTH 89°39'44" EAST 9.500 FEET; AND (9) SOUTH 00°20'16" WEST 22.500 FEET; THENCE NORTH 89°39'44" WEST 171.584 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 307.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°53'15", A DISTANCE OF 112.100 FEET; THENCE SOUTH 00°41'18" WEST 108.196 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID MOORLAND PARK - PHASE 3 SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°18'42" WEST 173.788 FEET; (2) SOUTH 00°41'18" WEST 3.249 FEET; (3) NORTH 88°56'49" WEST 322.968 FEET; AND (4) NORTH 85°08'42" WEST 309.686 FEET TO THE POINT OF BEGINNING.

CONTAINS 403,694 SQ. FT., (9.268 ACRES)

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.
C1	285.000'	110.146'	22°08'07"	N77°52'31"W
C2	285.000'	113.704'	22°51'32"	S78°13'58"E
C3	282.500'	104.727'	22°51'32"	S78°13'58"E
C4	307.500'	122.681'	22°51'32"	S78°13'58"E
C5	307.500'	105.881'	1°58'17"	N78°13'52"E
C6	262.500'	101.450'	22°08'07"	N77°52'31"W
C7	307.500'	105.040'	19°34'19"	N76°35'22"W
C8	20.000'	31.416'	90°00'00"	S43°56'49"E
C9	20.000'	31.543'	90°21'53"	S45°52'14"W
C10	20.000'	31.289'	89°38'07"	N44°07'45"W
C11	20.000'	31.416'	90°00'00"	N48°03'11"E

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L5	S88°56'49"E	42.771'	L2	S0°20'16"W	22.500'
L6	N66°48'13"W	55.769'	L3	S89°39'44"E	9.500'
L1	S15°16'45"W	23.733'	L4	S0°20'16"W	22.500'

**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:

**MOORLAND PARK - PHASE 6**

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 AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND 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 MOORLAND PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 7TH DAY OF MARCH, 2018, ENTRY NO. 20180009504. 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\_\_.

MOORLAND PARK, L.L.C., A UTAH LIMITED LIABILITY COMPANY  
ED BURGESS, MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WASHINGTON } s.s.

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

NOTARY PUBLIC

**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, SOLS AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 5, 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 GEOTECHNICAL REPORT STATES THAT "DUE TO THE PRESENCE OF RELATIVELY SHALLOW GROUNDWATER, BASEMENTS ARE NOT RECOMMENDED IN THIS AREA. IF SWIMMING POOLS OR BASEMENTS ARE DESIRED IN THIS SUBDIVISION, THEY SHOULD BE EVALUATED ON AN INDIVIDUAL BASIS". EACH INDIVIDUAL REQUEST SHALL INCLUDE SPECIFIC RECOMMENDATIONS FOR POOL SUPPORT AND MITIGATION OF GROUND WATER.
- 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 NUISANCE UNDER THE LAW.
- NO BASEMENTS WILL BE ALLOWED WITHIN THIS SUBDIVISION

**MORTGAGEE'S CONSENT TO RECORD**

WE, STATE BANK OF SOUTHERN UTAH, AS TRUSTEE AND BENEFICIARY, AS STATED IN DOC NO. 20220023467, RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE, 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, VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WASHINGTON } s.s.

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, TITLE 46, CHAPTER 1, SECTION 16)  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC

EASEMENT TABLE		
DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
-	-	NO EASEMENTS OF RECORD AFFECT THIS PLAT

**LEGEND**

- SECTION LINE
- MUNICIPAL UTILITY EASEMENT (M.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT 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

**CITY SURVEYOR APPROVAL**

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY SURVEYOR  
CITY OF ST. GEORGE

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF ST. GEORGE

**CITY ENGINEER APPROVAL**

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY ENGINEER  
CITY OF ST. GEORGE

**CITY ATTORNEY APPROVAL**

APPROVED AS TO FORM, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CITY ATTORNEY  
CITY OF ST. GEORGE

**LAND USE AUTHORITY APPROVAL**

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.

LAND USE AUTHORITY  
CITY OF ST. GEORGE

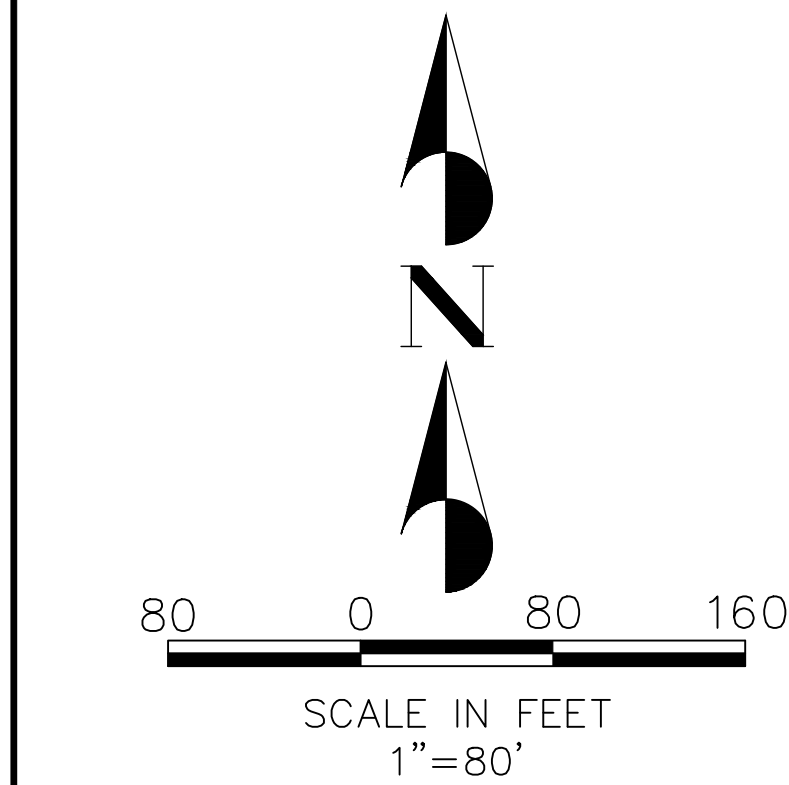
**TREASURER APPROVAL**

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.

WASHINGTON COUNTY TREASURER

**RECORDED NUMBER**

WASHINGTON COUNTY RECORDER



**DEVELOPMENT SOLUTIONS GROUP, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
113 East 200 North, Suite #2  
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www.developmentsolutions.co