

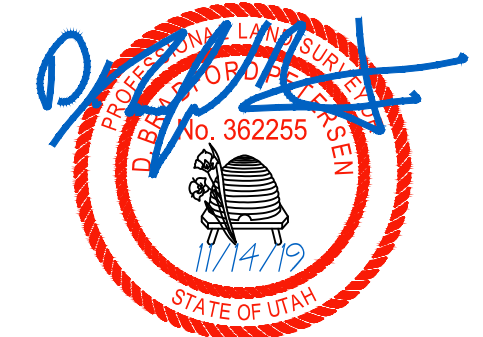
**SURVEYOR'S CERTIFICATE:**

I, D. BRADFORD 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 11-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**THE ARBORS - PHASE 9 SUBDIVISION**

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 QUARTER SECTION LINE, SAID POINT BEING SOUTH 00°52'31" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 268.486 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 89°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 00°52'31" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 380.803 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF THE ARBORS - PHASE 7 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 88°42'38" EAST 199.974 FEET; (2) NORTH 01°17'22" EAST 89.793 FEET; AND (3) NORTH 88°42'38" WEST 1035.000 FEET, THENCE NORTH 01°17'22" EAST 181.000 FEET; THENCE SOUTH 88°42'38" EAST 5.000 FEET; THENCE NORTH 01°17'22" EAST 140.000 FEET; THENCE SOUTH 88°42'38" EAST 1030.000 FEET; THENCE SOUTH 01°17'22" WEST 20.000 FEET; THENCE SOUTH 88°42'38" EAST 197.149 FEET TO THE POINT OF BEGINNING.

**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 9 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: BRETT BURGESS, MANAGER

3000 EAST HOLDINGS, L.L.C.  
BY: JEFF BURGESS, MANAGER

**ACKNOWLEDGMENT**

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

**ACKNOWLEDGMENT**

STATE OF UTAH } s.s.  
COUNTY OF WASHINGTON }  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF 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.

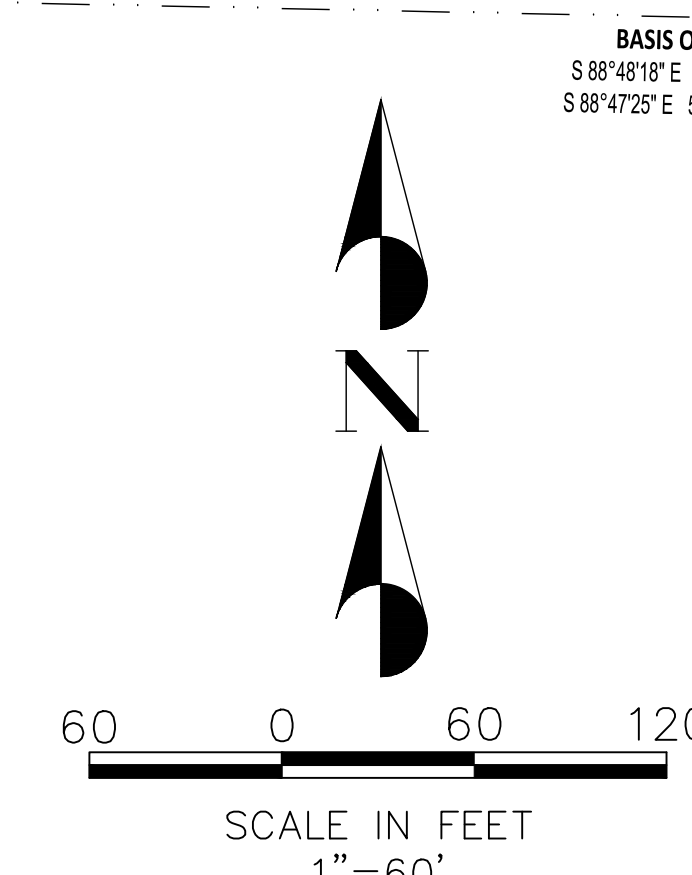
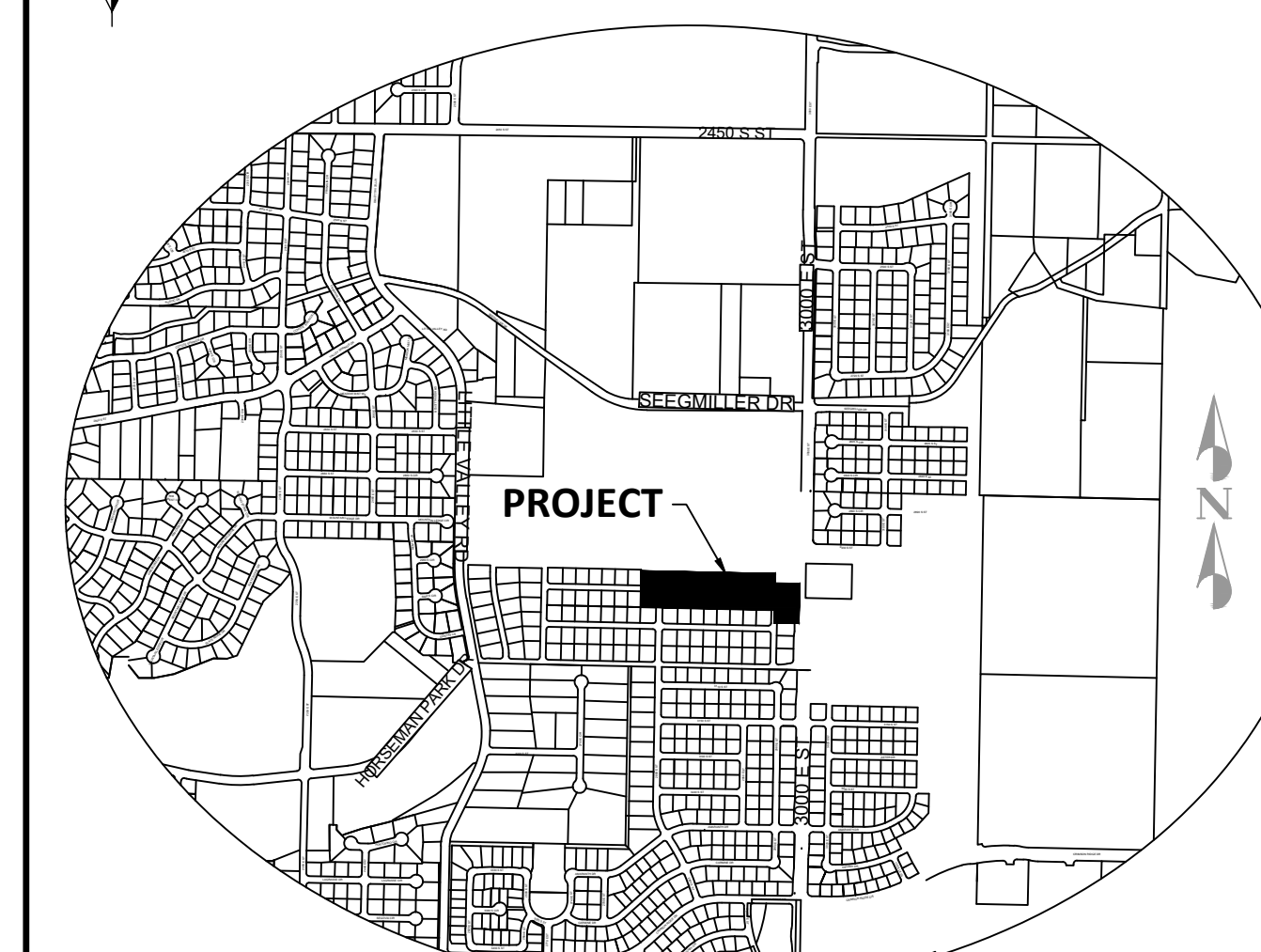
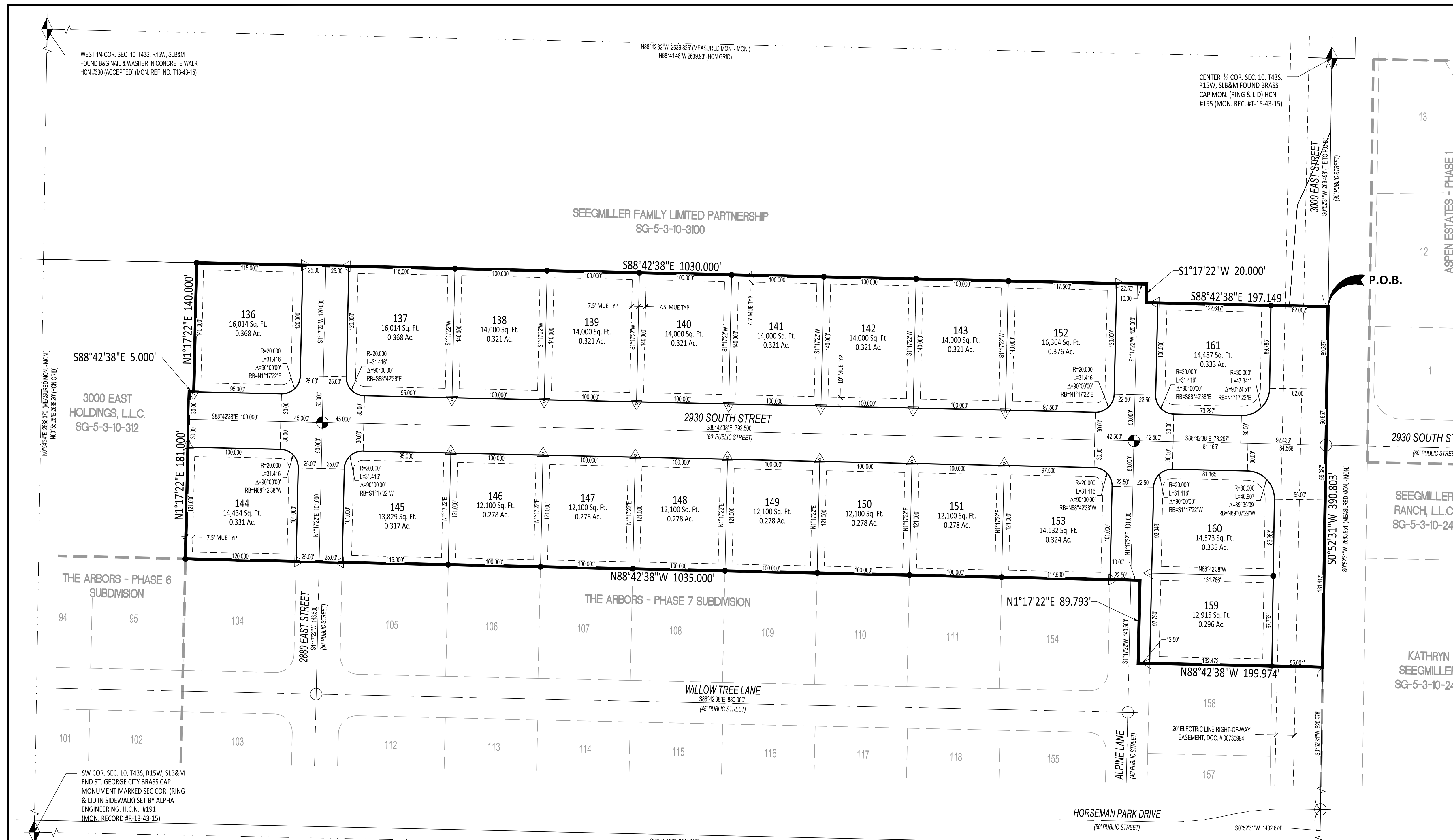
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(NO STAMP REQUIRED PER UTAH CODE,  
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

Subdivision Final Plat for  
**THE ARBORS - PHASE 9 SUBDIVISION**

Located in the S.W. Quarter of Section 10,  
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2



**LEGEND**

	SECTION LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	CENTER LINE
	ADJOINING LOT LINE
	BOUNDARY LINE
	ADJOINING SUBDIVISION BOUNDARY

**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 PLATFORMS ARE COMPILED IN A REPORT DATED JULY 19, 2018. 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 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 LAH.
- LOTS 159 - 161 SHALL HAVE NO VEHICULAR ACCESS TO 3000 EAST STREET.
- DRIVEWAY ACCESS FOR LOTS 160 & 161 SHALL BE LIMITED TO ALPINE LANE. LOT 152 SHALL BE REQUIRED TO SUBMIT A SITE GRADING AND DRAINAGE PLAN WITH THE BUILDING PERMIT TO VERIFY THE DRIVEWAY LOCATION MEETS CITY STANDARDS AND SPECIFICATIONS.

Vicinity Map  
NOT TO SCALE

**DEVELOPMENT SOLUTIONS GROUP, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
120 East St. George Blvd., Suite #300  
St. George, UT 84770  
Office (435) 628-2121 - Fax (435) 674-3553  
www.developmentsolutions.co

<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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