

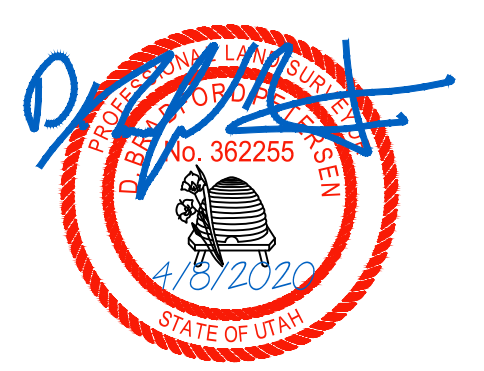
SURVEYOR'S CERTIFICATE:

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:

FIELDSTONE - PHASE 6A

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 3 SUBDIVISION, AND THE NORTHWESTERLY CORNER OF THE FIELDSTONE - PHASE 5 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 2190.229 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 5 SUBDIVISION THE FOLLOWING (8) EIGHT COURSES: (1) SOUTH 01°11'46" WEST 170.000 FEET; (2) SOUTH 88°48'14" EAST 1.153 FEET; (3) SOUTH 01°11'46" WEST 125.000 FEET; (4) NORTH 88°48'14" WEST 9.500 FEET; (5) SOUTH 01°11'46" WEST 170.000 FEET; (6) SOUTH 88°48'14" EAST 1.153 FEET; (7) SOUTH 01°11'46" WEST 125.000 FEET; AND (8) SOUTH 01°10'46" WEST 189.280 FEET TO THE NORTHERLY BOUNDARY OF A DEED OF DEDICATION, RECORDED AS DOC NO. 20060016594 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°49'14" WEST ALONG SAID DEED OF DEDICATION AND THE DEEDS OF DEDICATION RECORDED AS DOC NOS. 20190030020, 20190025667 & 20190012712, A DISTANCE OF 440.000 FEET; THENCE NORTH 01°10'46" EAST 189.408 FEET; THENCE NORTH 01°11'46" EAST 122.418 FEET; THENCE NORTH 00°16'15" WEST 45.048 FEET; THENCE NORTH 01°11'46" EAST 127.549 FEET; THENCE NORTH 88°48'14" WEST 53.000 FEET; THENCE NORTH 01°11'46" EAST 125.000 FEET; THENCE NORTH 88°48'14" WEST 36.000 FEET; THENCE NORTH 01°11'46" EAST 169.999 FEET TO THE SOUTHERLY BOUNDARY OF FIELDSTONE - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°48'14" EAST ALONG SAID SUBDIVISION BOUNDARY OF FIELDSTONE PHASES 3 & 4, A DISTANCE OF 532.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 366,426 SQ. FT., (8.412 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:

FIELDSTONE - PHASE 6A

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 FIELDSTONE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 29TH DAY OF JANUARY, 2016, ENTRY NO. 2015000318. 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.
BY: BRETT BURGESS, MANAGER

ACKNOWLEDGMENT

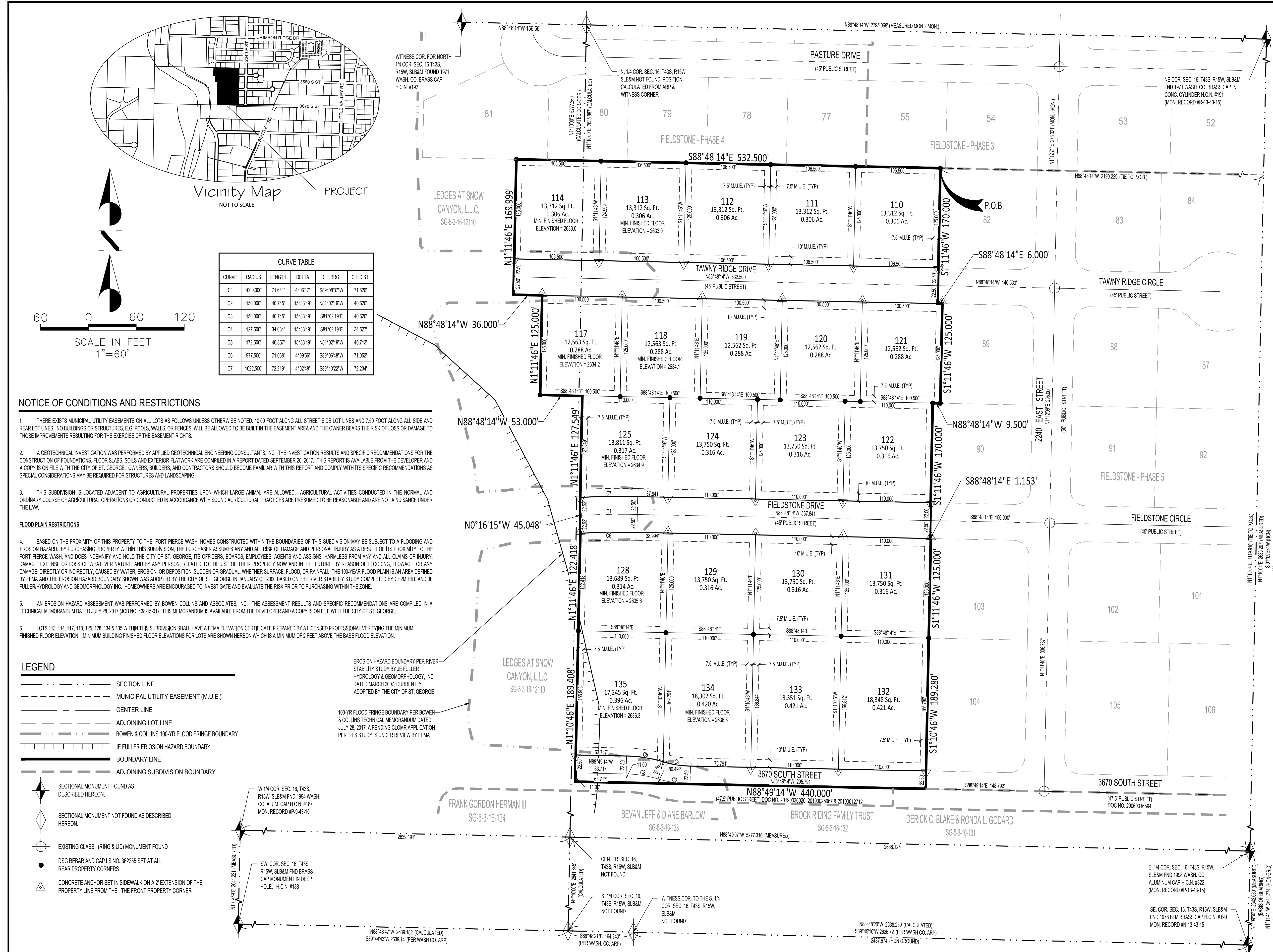
STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

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 _____

Subdivision Final Plat for
FIELDSTONE - PHASE 6A
Located in the North one-half of Section 16,
Township 43 South, Range 15 West, SLB&M



CURVE TABLE

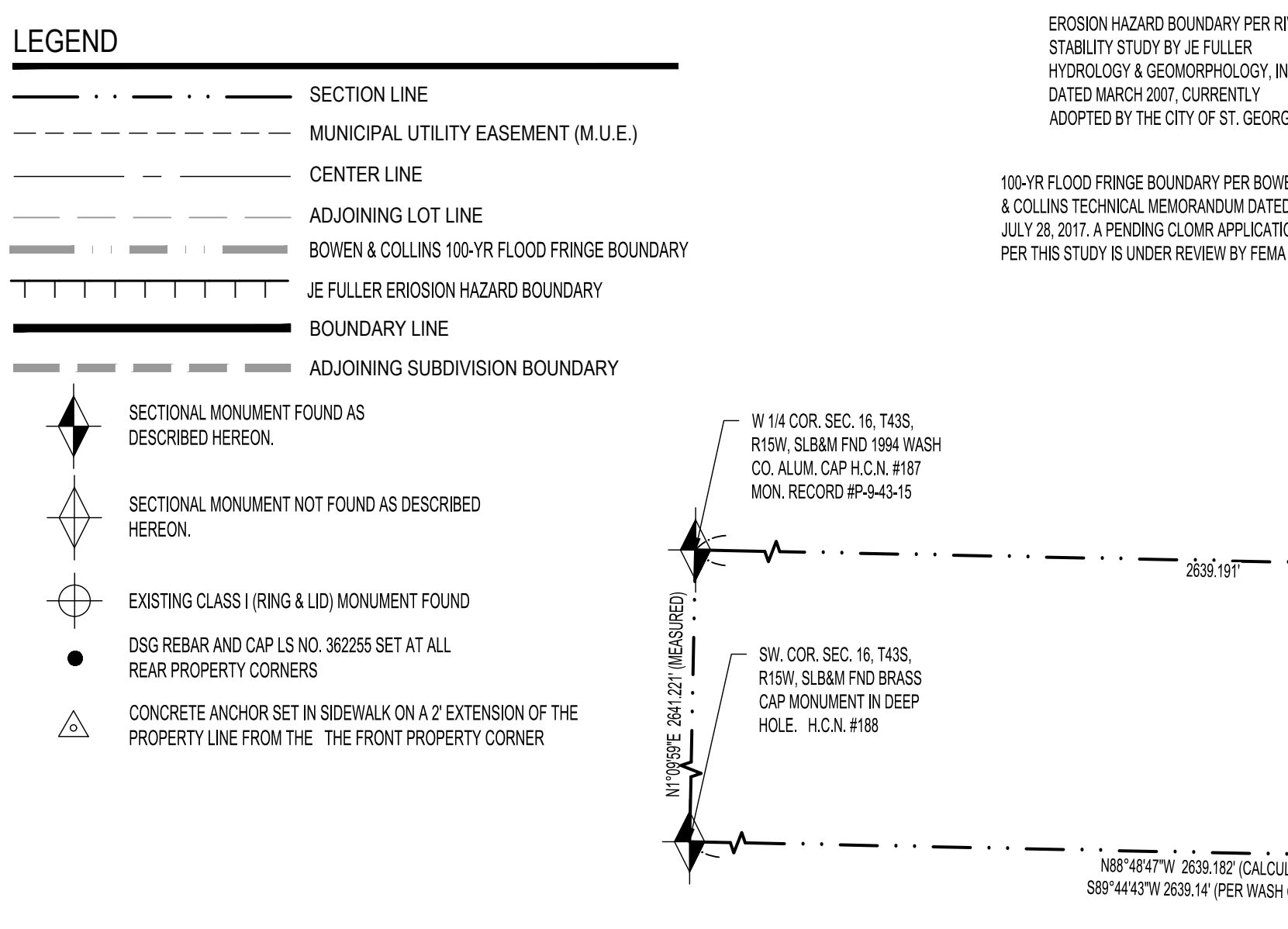
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	1000.000	71.841	4°09'17"	S89°08'37"W	71.826
C2	150.000	40.745	15°33'49"	N81°02'19"W	40.620
C3	150.000	40.745	15°33'49"	S81°02'19"E	40.620
C4	127.500	34.634	15°33'49"	S81°02'19"E	34.527
C5	172.500	46.657	15°33'49"	N81°02'19"W	46.713
C6	977.500	71.088	4°09'56"	S89°08'48"W	71.052
C7	1022.500	72.219	4°02'48"	S89°10'22"W	72.204

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 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.
- 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.

FLOOD PLAN RESTRICTIONS

- 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 PLAIN 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.
- 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.
- LOTS 113, 114, 117, 118, 125, 128, 134 & 135 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 HEREON WHICH IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.



DEVELOPMENT SOLUTIONS GROUP, 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.developmentsolutionsco

<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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