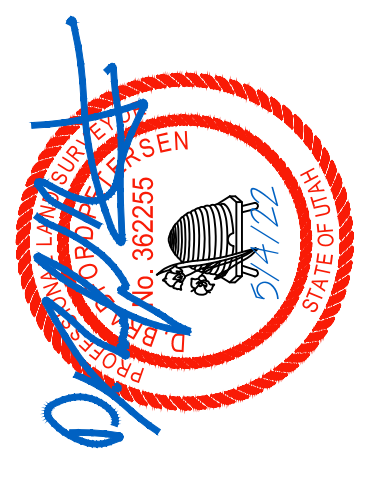


SURVEYORS CERTIFICATE:
 I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 36225 IN ACCORDANCE WITH TITLE 18, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; FURTHER, I CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 1725(1) WHICH HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH MUNICIPAL UTILITY EASEMENTS, HEREIN SET FORTH AS SHOWN ON THIS PLAT.

TEAKWOOD - 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.



LEGAL DESCRIPTION:
 BEGINNING AT A POINT ON THE EASTERN BOUNDARY OF THE TEAKWOOD - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING SOUTH 88°40'10" WEST 18.772 FEET ALONG THE EASTERN BOUNDARY OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) NORTH 43°05'08" EAST 115.686 FEET; (2) NORTH 44°12'01" EAST 112.250 FEET; (3) NORTH 33°13'03" EAST 106.485 FEET; (4) NORTH 39°51'11" EAST 114.722 FEET; (5) NORTH 27°03'39" EAST 45.000 FEET; AND (6) NORTH 37°27'21" EAST 135.327 FEET; THENCE SOUTH 51°25'59" EAST 154.081 FEET; THENCE SOUTH 88°34'01" WEST 18.772 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A 972.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°12'54", A DISTANCE OF 24.300 FEET; THENCE SOUTH 52°13'57" EAST 126.867 FEET; THENCE SOUTH 35°23'20" WEST 88.325 FEET; THENCE SOUTH 30°31'14" WEST 98.231 FEET; THENCE SOUTH 32°53'01" WEST 104.223 FEET; THENCE SOUTH 42°53'00" WEST 117.170 FEET; THENCE SOUTH 51°06'02" WEST 102.247 FEET; THENCE SOUTH 47°27'18" WEST 94.258 FEET; THENCE NORTH 30°48'37" WEST 96.868 FEET TO THE NORTHEASTLY BOUNDARY CORNER OF THE 1/4 SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) TWO COURSES: (1) NORTH 14°29'21" WEST 45.000 FEET; AND (2) NORTH 52°29'21" WEST 102.500 FEET TO THE EASTERN BOUNDARY OF SAID TEAKWOOD - PHASE 5 SUBDIVISION; THENCE NORTH 43°05'08" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 13.455 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREBY KNOW AS:

TEAKWOOD - PHASE 6
 FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS 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 DEGRADATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TEAKWOOD PHASES 3-5 SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS ON THE 26TH DAY OF AUGUST, 2020, ENTRY NO. 200006839. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20__.

QUALITY PROPERTIES, INC. } S.S.
 BY: ED BURGESS, PRESIDENT }
 DEVELOPMENT SOLUTIONS GROUP, INC. }
 BY: JOHN RYAN THOMAS, VICE PRESIDENT }

ACKNOWLEDGMENT
 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: _____
 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

NOTICE OF CONDITIONS AND RESTRICTIONS
 1. THERE EXISTS A 100' FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50' FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NO BUILDINGS OR STRUCTURES E.G. POOLS, WALLS, OR FENCES WILL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PART OF THE UTILITY EASEMENTS OR TO ENCRUST OR OTHERWISE INTERFERE WITH THE UTILITY EASEMENTS OR TO ENCRUST OR OTHERWISE INTERFERE WITH THE UTILITY EASEMENTS OR TO ENCRUST OR OTHERWISE INTERFERE WITH THE UTILITY EASEMENTS.
 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 AVAILABLE IN A REPORT DATED JULY 23, 2018. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS AND CONTRACTORS ARE ADVISED THAT THIS REPORT IS A GENERAL REPORT AND DOES NOT CONSTITUTE A DESIGN. OWNERS AND CONTRACTORS ARE ADVISED THAT THIS REPORT IS A GENERAL REPORT AND DOES NOT CONSTITUTE A DESIGN.
 3. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANNUAL AND PERENNIAL 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 AN INSURANCE UNDER THE LAW.
 4. LOTS 64 - 65 SHALL NOT HAVE VEHICULAR ACCESS TO 3180 SOUTH STREET UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH BUILDING PERMIT THAT DEMONSTRATES LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCES.

QUALITY PROPERTIES, INC.
 SC-5-3-11-320

QUALITY PROPERTIES, INC.
 SC-5-3-14-320

QUALITY PROPERTIES, INC.
 SC-5-3-14-445

QUALITY PROPERTIES, INC.
 SC-5-3-14-445

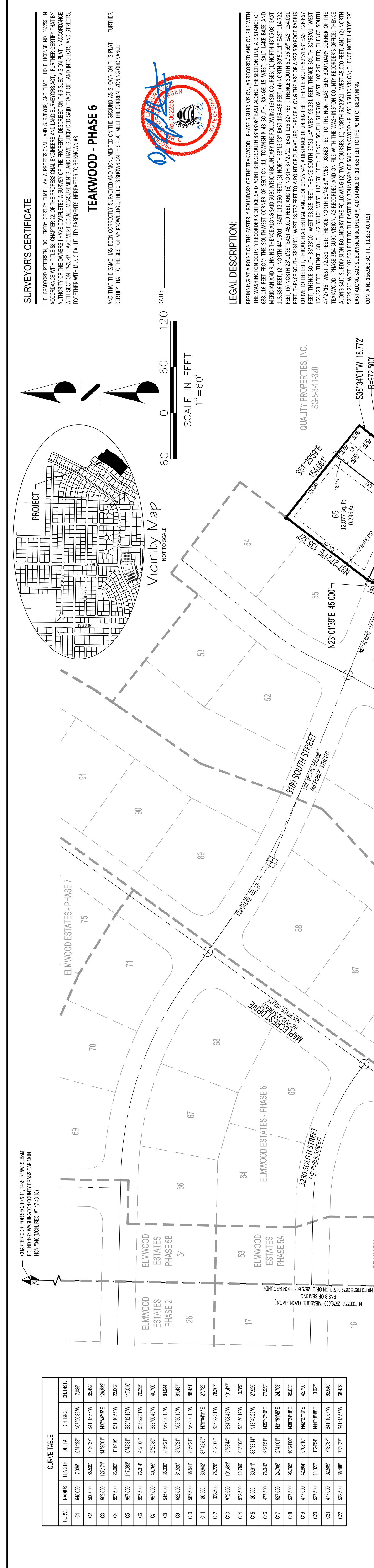
QUALITY PROPERTIES, INC.
 SC-5-3-14-445

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 SC-5-3-14-445

QUALITY PROPERTIES, INC.
 SC-5-3-14-445

QUALITY PROPERTIES, INC.
 SC-5-3-14-445

QUALITY PROPERTIES, INC.
 SC-5-3-14-445



OWNER'S 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: _____
 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

LINE TABLE

LINE	BEARING	LENGTH	AREA
L1	N45°01'55"E	5.000	
L2	N45°01'55"E	5.000	
L3	S89°34'01"W	18.772	

LEGEND
 SECTION LINE
 MUNICIPAL UTILITY EASEMENT (M.U.E.)
 CENTER LINE
 ADJOINING LOT LINE
 BOUNDARY LINE
 ADJOINING SUBDIVISION BOUNDARY
 SECTIONAL MONUMENT FOUND AS DESCRIBED HEREIN
 EXISTING CLASS I MONUMENT FOUND
 CLASS MONUMENT WITH THIS PLAT
 EXISTING CLASS II MONUMENT FOUND
 DSG REBAR AND CAP IS NO. 36225 SET AT ALL REAR PROPERTY CORNERS
 CONCRETE ANCHOR SET IN ORIGINAL OR A 2' EXTENSION OF THE PROPERTY LINE FROM THE REAR PROPERTY CORNER

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
 I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20__.

CITY ENGINEER APPROVAL
 I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20__.

CITY ATTORNEY APPROVAL
 APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20__.

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 THERE TO.

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.

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

WASHINGTON COUNTY RECORDER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BEG.	CH. END.
C1	543.000	7.036	0°42'27"	N67°20'22"W	7.036
C2	500.000	65.539	7°30'37"	S41°15'57"W	66.492
C3	502.630	127.171	14°30'01"	N07°06'56"E	128.632
C4	991.500	23.002	1°19'16"	S31°03'57"W	23.002
C5	991.500	117.685	6°42'31"	S38°12'49"W	117.685
C6	991.500	76.314	4°23'00"	S38°22'31"W	76.295
C7	991.500	46.769	2°23'30"	S33°04'46"W	46.766
C8	545.000	65.037	8°56'21"	N62°20'07"W	64.944
C9	523.500	81.520	8°59'21"	N62°20'07"W	81.437
C10	561.500	86.541	8°56'21"	N62°20'07"W	86.451
C11	20.000	30.642	87°46'59"	N07°04'51"E	27.732
C12	1022.500	76.226	4°23'00"	S38°22'31"W	76.207
C13	972.500	101.483	5°59'44"	S34°09'45"W	101.437
C14	972.500	10.789	0°38'00"	S38°50'49"W	10.789
C15	20.000	30.811	88°33'14"	N13°52'27"W	27.855
C16	471.500	78.640	8°27'51"	N53°27'02"E	77.855
C17	501.500	24.706	2°41'01"	N81°04'52"E	24.702
C18	521.500	36.365	3°24'08"	N83°04'49"E	36.363
C19	471.500	42.804	5°18'01"	N42°27'17"E	42.790
C20	521.500	13.027	1°24'54"	N44°18'46"E	13.027
C21	471.500	62.899	7°30'37"	S41°15'57"W	62.845
C22	523.500	88.488	7°30'37"	S41°15'57"W	88.489

DSG ENGINEERING, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
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 St. George, UT 84770
 Office (435) 628-2121
 www.developmentsolutions.co

