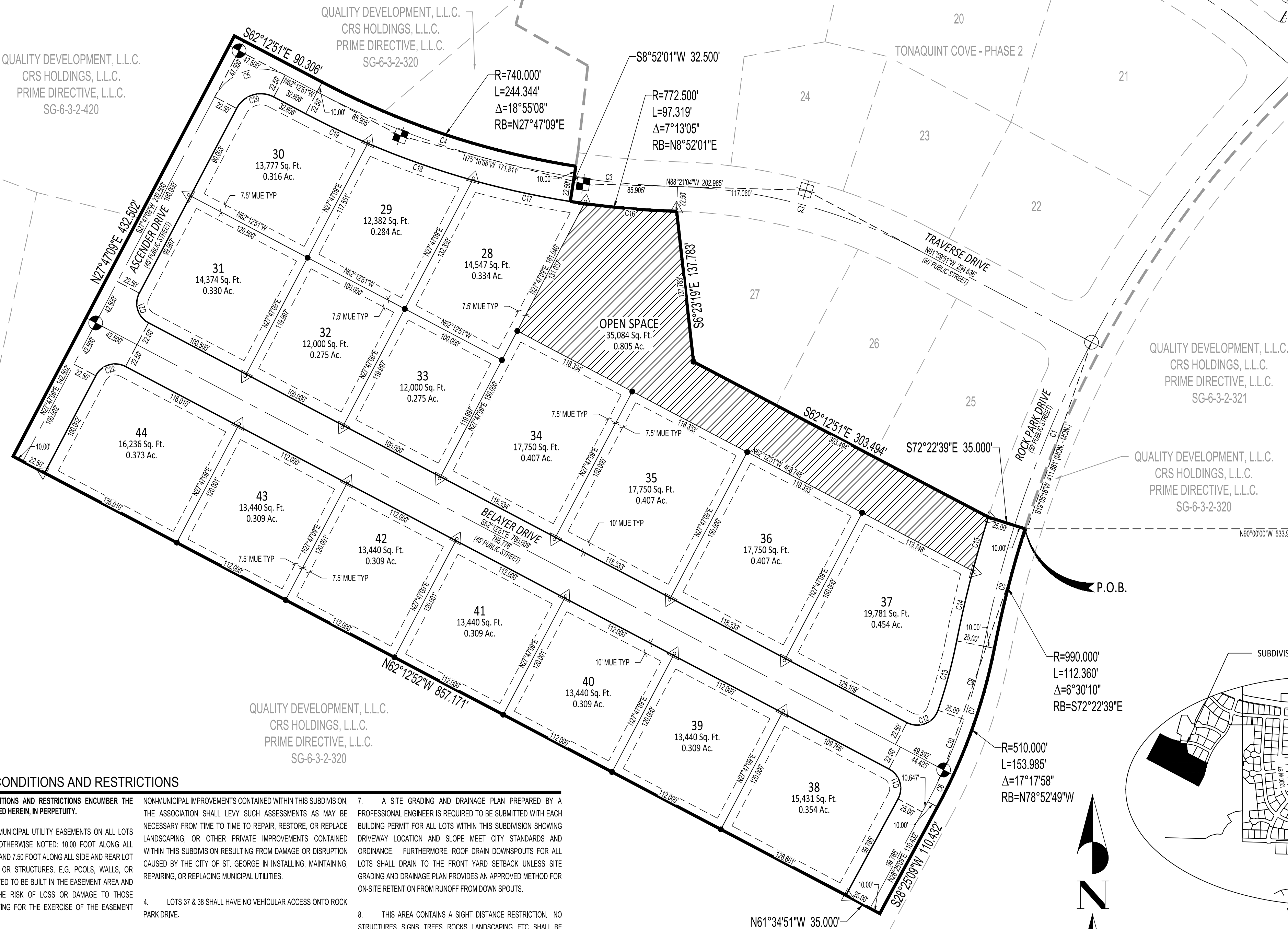
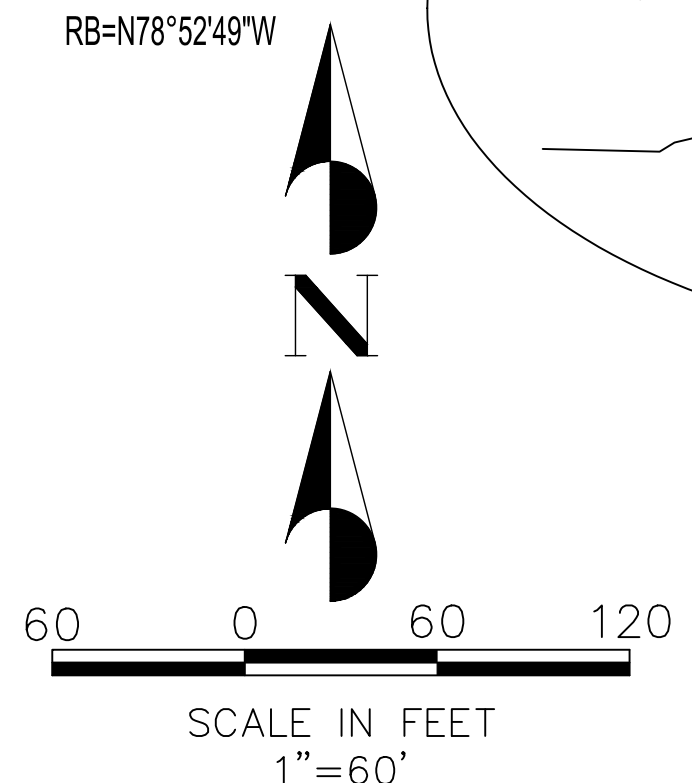
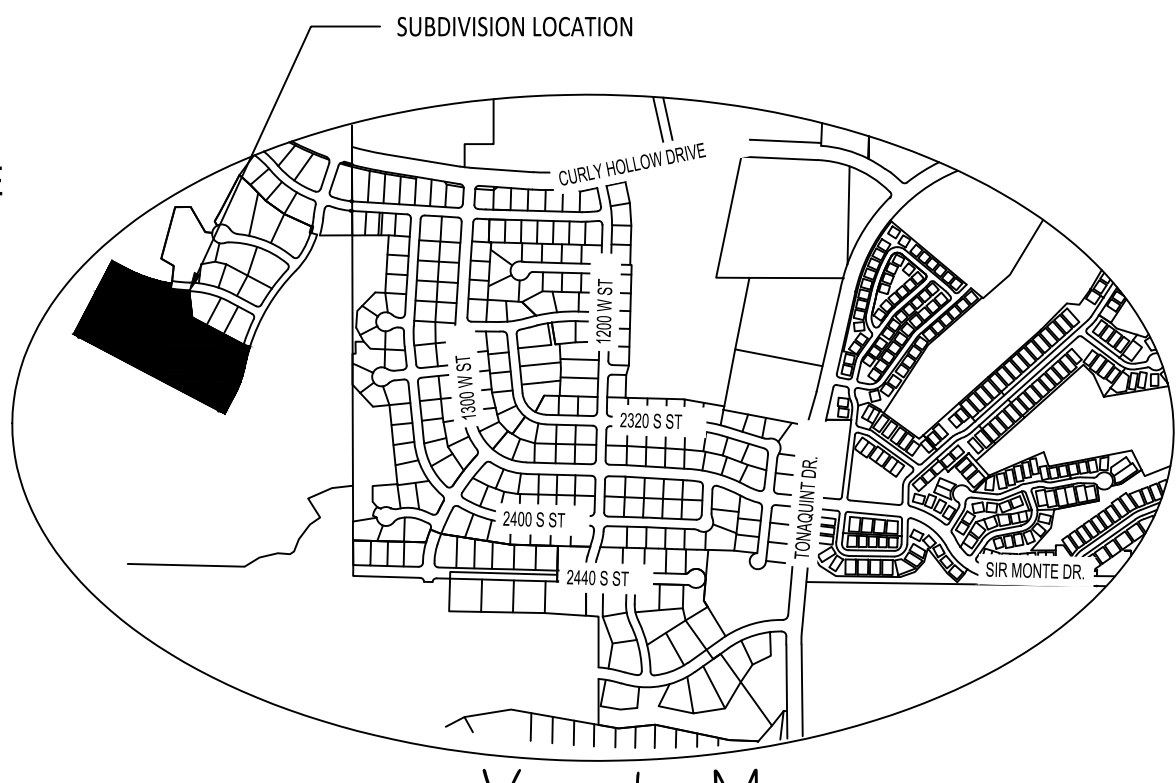


**LEGEND**

- SECTION LINE
- - - MUNICIPAL UTILITY EASEMENT (M.U.E.)
- CENTER LINE
- - - ADJOINING LOT LINE
- BOUNDARY LINE
- - - ADJOINING SUBDIVISION BOUNDARY
- ◆ SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON
- CLASS II (REBAR & ALUM. CAP) MONUMENT SET
- CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- ⊙ 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
- ▨ SITE RESTRICTION AREA - SEE NOTE 8 IN NOTICE OF CONDITIONS AND RESTRICTIONS
- ▩ OPEN SPACE DEDICATED TO THE CITY OF ST. GEORGE



CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	1000.000'	181.162'	10°22'47"	S22°48'45"W	180.914'
C2	500.000'	228.978'	26°21'13"	N75°10'28"W	227.956'
C3	750.000'	94.485'	7°13'05"	S84°44'31"E	94.422'
C4	750.000'	247.646'	18°55'08"	S71°40'28"E	248.523'
C5	47.500'	74.613'	90°00'00"	S72°47'09"W	67.175'
C6	500.000'	32.364'	3°42'31"	N26°33'53"E	32.359'
C7	500.000'	118.601'	13°35'27"	N17°54'55"E	118.324'
C8	1000.000'	113.495'	6°30'10"	S14°22'16"W	113.434'
C9	500.000'	68.860'	7°54'08"	N15°04'15"E	68.809'
C10	500.000'	49.641'	5°41'18"	N21°51'59"E	49.621'
C11	20.000'	31.637'	90°38'00"	N16°53'51"W	28.447'
C12	20.000'	34.475'	88°45'49"	N68°24'14"E	30.363'
C13	475.000'	65.512'	7°54'08"	N15°04'15"E	65.467'
C14	1025.000'	65.288'	3°38'58"	S12°56'40"W	65.275'
C15	1025.000'	51.048'	2°51'12"	N16°11'45"W	51.041'
C16	772.500'	84.355'	6°15'24"	S85°13'22"E	84.313'
C17	772.500'	104.119'	7°43'21"	S78°14'00"E	104.047'
C18	772.500'	101.158'	7°30'10"	S70°37'15"E	101.086'
C19	772.500'	62.763'	4°39'18"	S64°32'30"E	62.745'
C20	25.000'	38.270'	90°00'00"	S72°47'09"W	35.559'
C21	20.000'	31.418'	90°00'00"	S17°12'51"E	28.284'
C22	20.000'	31.418'	90°00'00"	S72°47'09"W	28.284'



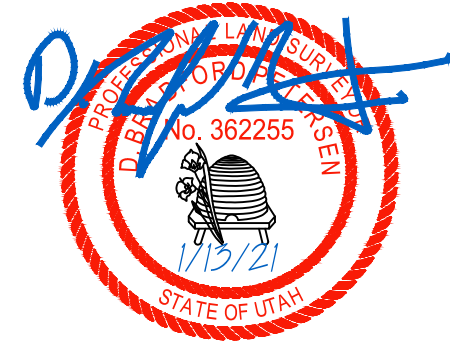
**SURVEYOR'S CERTIFICATE:**

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, OPEN SPACE AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**TONAQUINT COVE - PHASE 3**

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 SOUTHEASTERLY BOUNDARY CORNER OF THE TONAQUINT COVE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°09'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 1157.571 FEET AND WEST 533.562 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 72°22'39" EAST), AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 990.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°30'10", A DISTANCE OF 112.360 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 510.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°17'58", A DISTANCE OF 153.985 FEET; THENCE SOUTH 28°25'09" WEST 110.432 FEET; THENCE NORTH 61°34'51" WEST 35.000 FEET; THENCE NORTH 62°12'52" WEST 857.171 FEET; THENCE NORTH 27°47'09" EAST 432.502 FEET; THENCE SOUTH 62°12'51" EAST 90.306 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 740.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°55'08", A DISTANCE OF 244.344 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TONAQUINT COVE - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 08°52'01" WEST 32.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°52'01" EAST); (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 772.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°13'05", A DISTANCE OF 97.319 FEET; (3) SOUTH 06°23'19" EAST 137.783 FEET; (4) SOUTH 62°12'51" EAST 303.494 FEET; AND (5) SOUTH 72°22'39" EAST 35.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 360,819 SQ. FT., (8.283 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, OPEN SPACE, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**TONAQUINT COVE - PHASE 3 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, OPEN SPACE AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE 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 TONAQUINT COVE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 23 DAY OF OCTOBER, 2016 AS ENTRY NO. 20160042469 AND AS AMENDED. 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\_\_.

TONAQUINT RIDGE, INC.  
BY: BRETT BURGESS, PRESIDENT

**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

Subdivision Final Plat for  
**TONAQUINT COVE - PHASE 3  
SUBDIVISION**

Located in the SW Quarter of Section 2,  
Township 43 South, Range 16 West, SLB&M

SHEET 1 OF 2

**NOTICE OF CONDITIONS AND RESTRICTIONS**

THE FOLLOWING CONDITIONS AND RESTRICTIONS ENCUMBER THE PROPERTY, AS DESCRIBED HEREIN, IN PERPETUITY.

- 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 FOR 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 JULY 18, 2019. 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 A PART OF THE TONAQUINT COVE OWNERS ASSOCIATION, THEREFORE, IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON

- NON-MUNICIPAL IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.
- LOTS 37 & 38 SHALL HAVE NO VEHICULAR ACCESS ONTO ROCK PARK DRIVE.
- ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER / HOMEOWNERS ASSOCIATION AND SUBSEQUENT PURCHASERS. SAID OWNER / HOMEOWNERS ASSOCIATION AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
- LOTS 32 AND 33 ARE TO BE BUILT AS "WALKOUT BASEMENTS" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE ENGINEER BASED ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS INCLUDING, BUT NOT LIMITED TO, GRADING AND SETBACK STANDARDS AND REQUIREMENTS.

- A SITE GRADING AND DRAINAGE PLAN PREPARED BY A PROFESSIONAL ENGINEER IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION SHOWING DRIVEWAY LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCE. FURTHERMORE, ROOF DRAIN DOWNSPOUTS FOR ALL LOTS SHALL DRAIN TO THE FRONT YARD SETBACK UNLESS SITE GRADING AND DRAINAGE PLAN PROVIDES AN APPROVED METHOD FOR ON-SITE RETENTION FROM RUNOFF FROM DOWN SPOUTS.
- THIS AREA CONTAINS A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNER(S) SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL	CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	LAND USE AUTHORITY APPROVAL	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.	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.	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 RECORDER
COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE	CITY ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	LAND USE AUTHORITY CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	



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