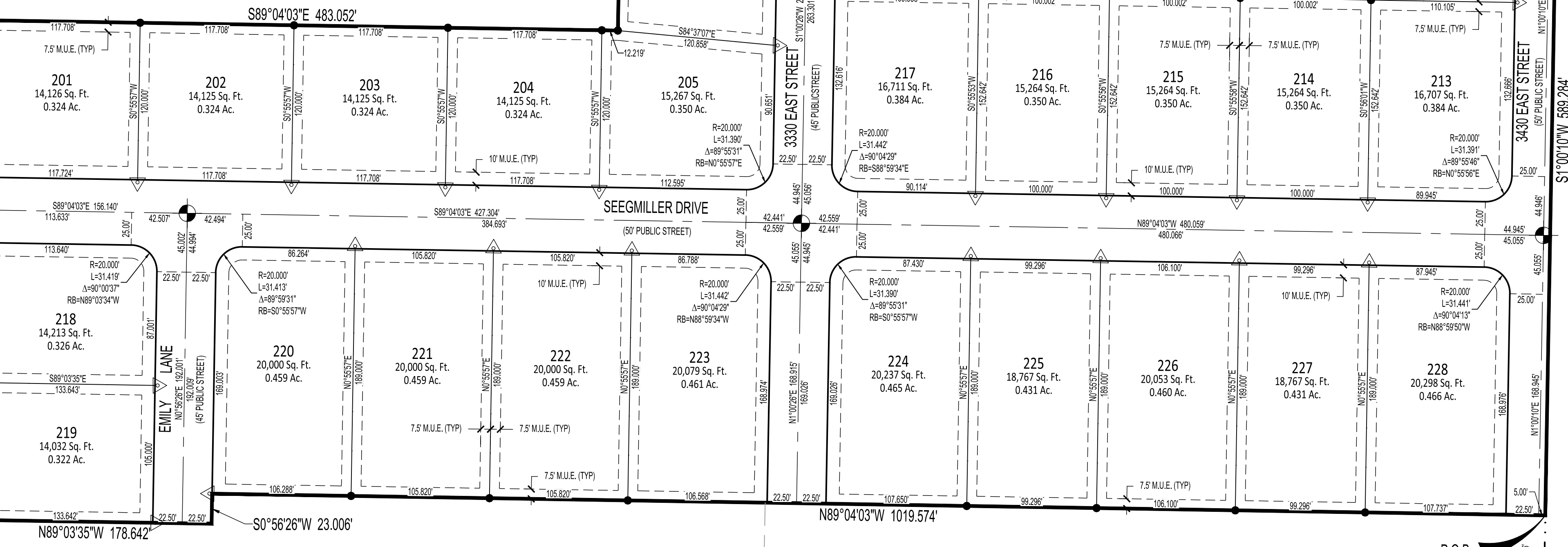


NOTICE OF CONDITIONS AND RESTRICTIONS

1. 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.
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, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT, PROJECT NO. 2211300 DATED JULY 21, 2021. 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.
3. LOT 218 SHALL ONLY HAVE VEHICULAR ACCESS TO EMILY DRIVE UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH THE BUILDING PERMIT APPLICATION VERIFYING DRIVEWAY LOCATION AND SLOPE MEET CITY STANDARDS AND ORDINANCES.
4. 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.
5. THE CITY OF ST. GEORGE STORM WATER UPDES PERMIT REQUIRES THAT EACH INDIVIDUAL HOMEOWNER OR HOMEOWNERS ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER, BASED ON THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT AND PLAN (RECORDED DOCUMENT #2022014287)



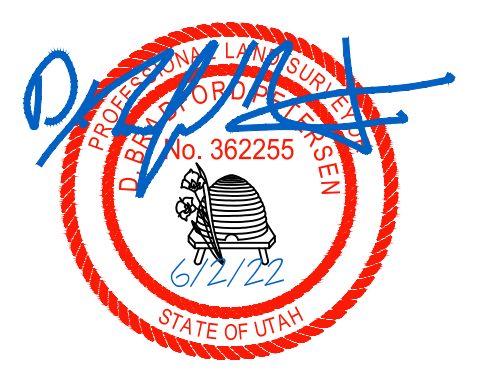
SURVEYOR'S CERTIFICATE:

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 17-22-17, I HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

WEBB ACRES - PHASE 2 SUBDIVISION

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 A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 01°00'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 429.866 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 89°04'03" WEST 1019.574 FEET; THENCE SOUTH 00°56'26" WEST 23.006 FEET; THENCE NORTH 89°03'35" WEST 178.642 FEET TO THE EASTERLY BOUNDARY OF THE WEBB ACRES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°56'25" EAST ALONG SAID EASTERLY SUBDIVISION BOUNDARY, A DISTANCE OF 381.982 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE ABBERLEY FARM SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°04'03" EAST 483.052 FEET; (2) NORTH 01°09'59" EAST 234.427 FEET; (3) SOUTH 88°50'01" EAST 120.000 FEET; AND (4) NORTH 01°09'55" EAST 0.121 FEET; THENCE SOUTH 88°42'15" EAST 594.897 FEET TO THE SECTION LINE; THENCE SOUTH 01°00'10" WEST ALONG SAID SECTION LINE, A DISTANCE OF 589.284 FEET TO THE POINT OF BEGINNING. CONTAINS 600,634 SQ. FT., (13.789 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:

WEBB ACRES - PHASE 2 SUBDIVISION

OR 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF WEBB ACRES SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 21ST DAY OF FEBRUARY, 2019, ENTRY NO. 2019006290, 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__.

QUALITY PROPERTIES, INC.
ED BURGESS, PRESIDENT

ABBERLEY FARM, L.L.C.
MONTE HOLM, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ___ DAY OF _____, 20__ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVIDED 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 MONTE HOLM, PROVIDED 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

LEGEND

- MUNICIPAL UTILITY EASEMENT (M.U.E.) CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT 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

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

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

**Subdivision Final Plat for
WEBB ACRES - PHASE 2 SUBDIVISION**

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