

MORTGAGEE'S CONSENT TO RECORD

I, JOE BURGESS AND BEVERLY BURGESS, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE MY CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: JOE BURGESS BY: BEVERLY BURGESS

ACKNOWLEDGMENT

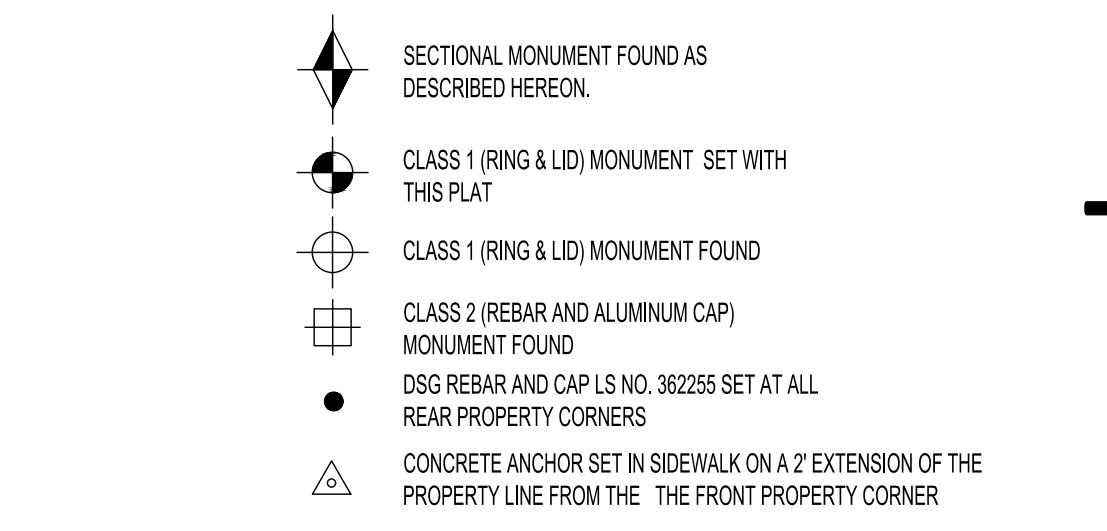
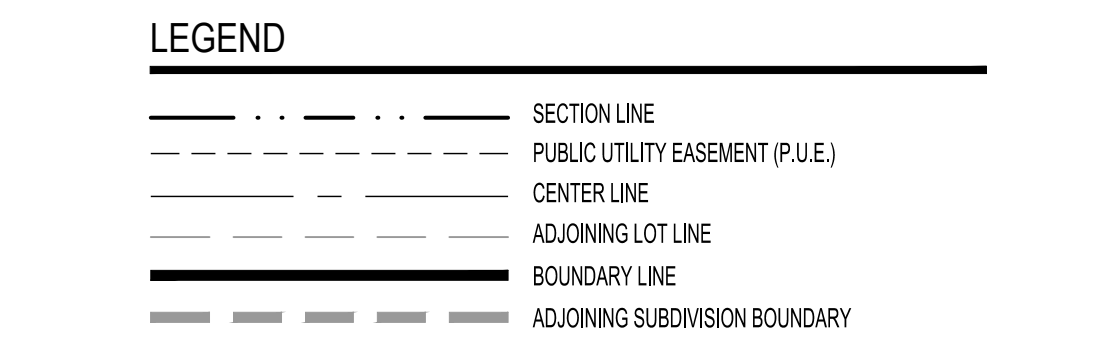
STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON }
 ON THIS THE ___ DAY OF _____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOE BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON }
 ON THIS THE ___ DAY OF _____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BEVERLY 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
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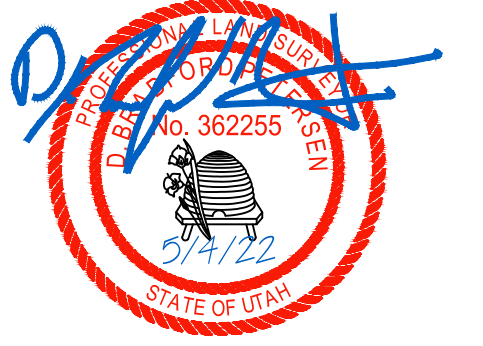


SURVEYOR'S CERTIFICATE:

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

THE ARBORS - PHASE 14 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN THE THE 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:

RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 00°52'37" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 87.605 FEET AND NORTH 88°42'38" WEST 1224.570 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 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION AND THE NORTHERLY BOUNDARY OF THE ARBORS - PHASE 10 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: (1) NORTH 88°42'38" WEST 547.500 FEET; (2) SOUTH 01°17'22" WEST 21.461 FEET; AND (3) NORTH 88°43'29" WEST 211.050 FEET; THENCE NORTH 00°48'21" EAST 408.000 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE ARBORS - PHASE 15 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION BOUNDARY THE FOLLOWING (7) SEVEN COURSES: (1) SOUTH 88°42'38" EAST 246.994 FEET; (2) NORTH 01°17'22" EAST 17.769 FEET; (3) SOUTH 88°42'38" EAST 115.000 FEET; (4) SOUTH 73°28'35" EAST 103.642 FEET; (5) SOUTH 78°36'05" EAST 101.577 FEET; (6) SOUTH 82°04'30" EAST 100.674 FEET; AND (7) SOUTH 88°42'38" EAST 100.000 FEET; THENCE SOUTH 01°17'22" WEST 347.546 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 14 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. 2017014045. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

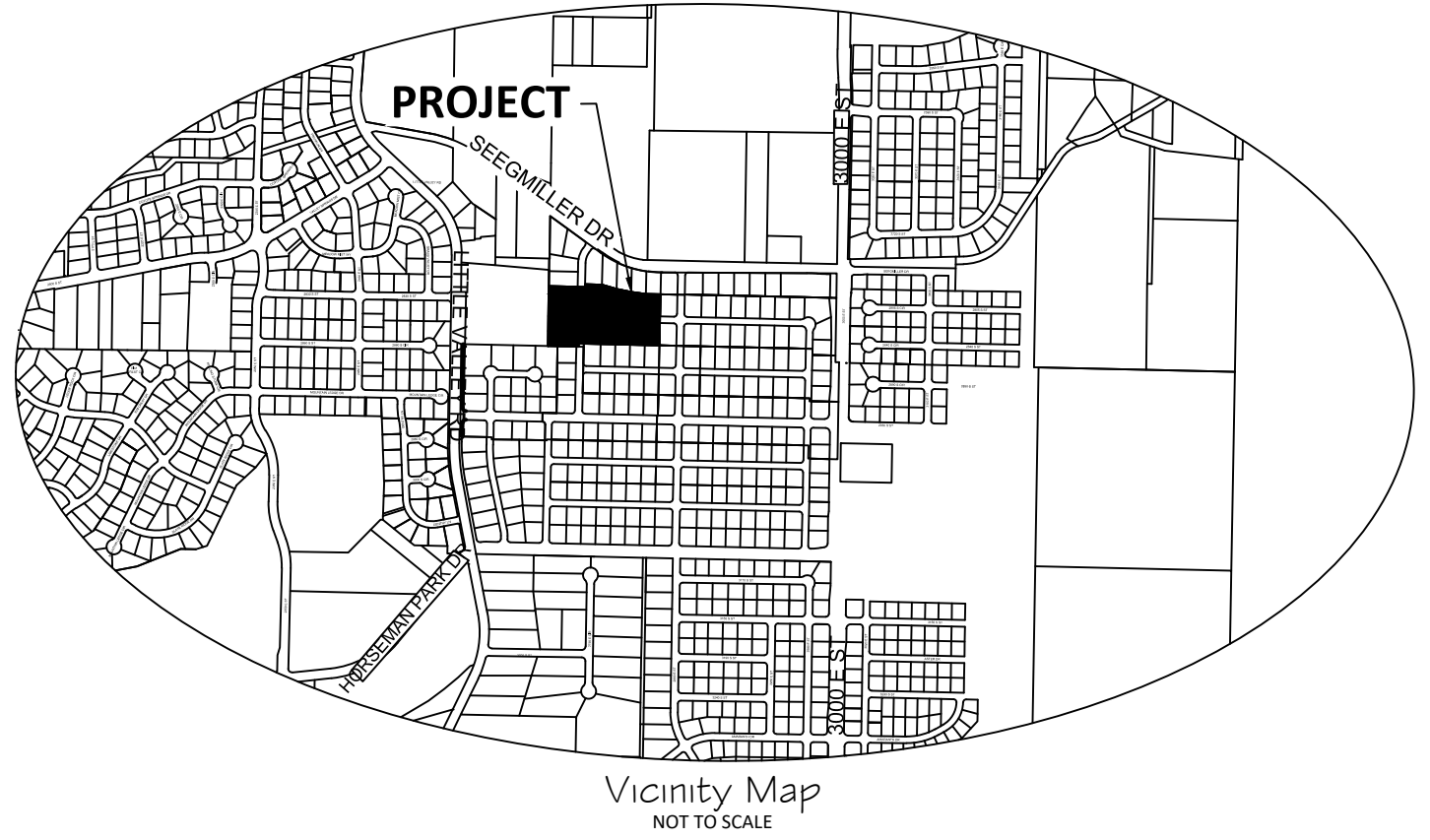
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 20___.

3000 EAST HOLDINGS, L.L.C.
 BY: JOHN RYAN THOMAS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON }
 ON THIS THE ___ DAY OF _____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN 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)



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 JULY 19, 2016. 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 SPECIFIC CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMALS 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.
- LOTS 190 AND 223 SHALL HAVE DRIVEWAY ACCESS FROM ROWAN LANE ONLY, UNLESS A SITE GRADING PLAN IS SUBMITTED VERIFYING DRIVEWAY SLOPE AND LOCATION MEETS CITY STANDARDS AND ORDINANCES.

<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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DSG ENGINEERING, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
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 St. George, UT 84770
 Office (435) 628-2121 - Fax (435) 674-3553
 www.developmentolutions.co

Subdivision Final Plat for
THE ARBORS - PHASE 14 SUBDIVISION
 Located in the West One-Half of Section 10,
 Township 43 South, Range 15 West, SLB&M