

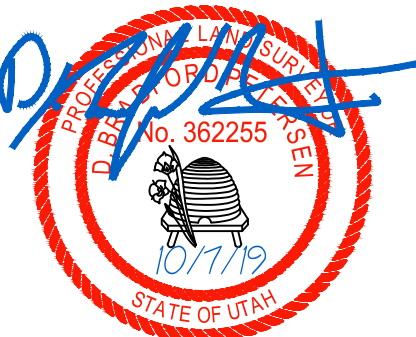
**SURVEYOR'S CERTIFICATE:**

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 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS AND OPEN SPACE HEREAFTER KNOWN AS:

**TONAQUINT HEIGHTS - PHASE 3 AMENDED**

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 AND THE WESTERLY BOUNDARY OF THE TONAQUINT TERRACE - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°26'10" WEST ALONG THE SECTION LINE, A DISTANCE OF 1572.295 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES: (1) SOUTH 01°30'51" WEST 35.000 FEET; AND (2) SOUTH 88°26'10" EAST 151.521 FEET TO THE NORTHWESTERLY CORNER OF THE TONAQUINT HEIGHTS - PHASE 2 AMENDED SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 174.272 FEET; THENCE NORTH 86°05'00" WEST 215.973 FEET; THENCE NORTH 88°59'29" WEST 497.996 FEET; THENCE NORTH 01°33'50" EAST 205.169 FEET TO A POINT ON SAID SECTION LINE AND THE SOUTHERLY BOUNDARY OF THE TONAQUINT TERRACE - PHASE 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°26'10" EAST ALONG THE SECTION LINE AND SAID SUBDIVISION BOUNDARY A DISTANCE OF 557.456 FEET TO THE POINT OF BEGINNING.

CONTAINS 139,271 SQ. FT., (3.197 ACRES)

**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND OPEN SPACE HEREAFTER KNOWN AS:

**TONAQUINT HEIGHTS - PHASE 3 AMENDED**

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, EASEMENTS, AND OPEN SPACE, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND OPEN SPACE ARE AS NOTED OR SHOWN. QUALITY PROPERTIES, INC. DOES 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. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "TONAQUINT HEIGHTS SUBDIVISION" RECORDED ON JULY 20, 2012 AS ENTRY NO. 20120023880 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

QUALITY PROPERTIES, INC.  
ED BURGESS, PRESIDENT

JONATHAN T. PIKE, MAYOR  
CITY OF ST. GEORGE  
(A MUNICIPAL CORPORATION)

ATTEST: CHRISTINA FERNANDEZ  
CITY RECORDER

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH } s.s.  
COUNTY OF WASHINGTON

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, JONATHAN T. PIKE AND CHRISTINA FERNANDEZ WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE MAYOR AND RECORDER OF THE CITY OF ST. GEORGE A UTAH MUNICIPAL CORPORATION AND THAT THEY EXECUTED THE FOREGOING "OWNERS DEDICATION" ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY 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 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

**Subdivision Final Plat for  
TONAQUINT HEIGHTS - PHASE 3  
AMENDED**

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 11, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SLB&M

**SHEET 1 OF 1**

APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT 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.	
COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER