

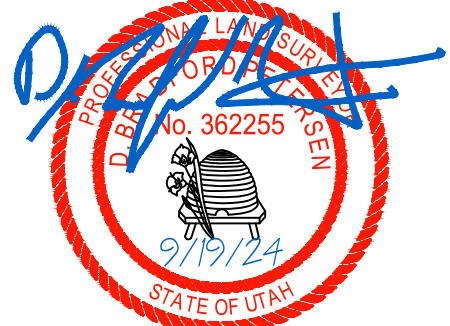
SURVEYOR'S CERTIFICATE:

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 2, 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, I 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:

MOORLAND PARK - PHASE 8

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 NORTHEASTERLY CORNER OF THE MOORLAND PARK - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°18'03" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1476.010 FEET AND NORTH 00°43'51" EAST 1066.891 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MOORLAND PARK - PHASE 8 SUBDIVISION THE FOLLOWING (6) SIX COURSES: (1) NORTH 88°56'49" WEST 602.720 FEET; (2) NORTH 84°39'28" WEST 100.281 FEET; (3) NORTH 88°56'49" WEST 215.221 FEET; (4) NORTH 01°03'11" EAST 2.500 FEET; (5) NORTH 88°56'49" WEST 390.256 FEET; AND (6) NORTH 61°56'43" WEST 50.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 61°56'43" WEST); THENCE NORTH 00°41'10" EAST 8.600 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SAID LINE ALSO BEING THE EXTENSION OF THE WOODLAND ESTATES TOWNHOMES PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE SIXTEEN SECTION LINE AND SUBDIVISION BOUNDARY AND THE SOUTHERLY BOUNDARY OF THE WOODLAND ESTATES TOWNHOMES PHASE 1A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (2) TWO COURSES: (1) SOUTH 88°56'49" EAST 1145.255 FEET; AND (2) NORTH 00°41'17" EAST 8.297 FEET TO THE SOUTHWESTERLY CORNER OF THE WOODLAND ESTATES PATIO HOMES PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°56'35" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 155.831 FEET; THENCE SOUTH 01°03'11" WEST 268.286 FEET TO THE POINT OF BEGINNING.

CONTAINS 338.031 SQ. FT., (7.780 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:

MOORLAND PARK - PHASE 8

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES 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, OPEN SPACE, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER 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. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE MOORLAND PARK SUBDIVISION RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 7TH DAY OF MARCH, 2018. ENTRY NO. 2018000954. 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__.

MOORLAND PARK, L.L.C.
ED BURGESS, MANAGER

MICHELE RANDALL
MAYOR, CITY OF ST. GEORGE

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: _____ (NO STAMP REQUIRED PER UTAH CODE, TITLE 48, CHAPTER 1, SECTION 16)
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC

MAYOR ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED MICHELE RANDALL, MAYOR OF THE CITY OF ST. GEORGE, WHO BEING DULY SWORN DID SAY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HER ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID JONATHAN T. PIKE DID DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____ (NO STAMP REQUIRED PER UTAH CODE, TITLE 48, CHAPTER 1, SECTION 16)
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD ACKNOWLEDGMENT

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR 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.

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

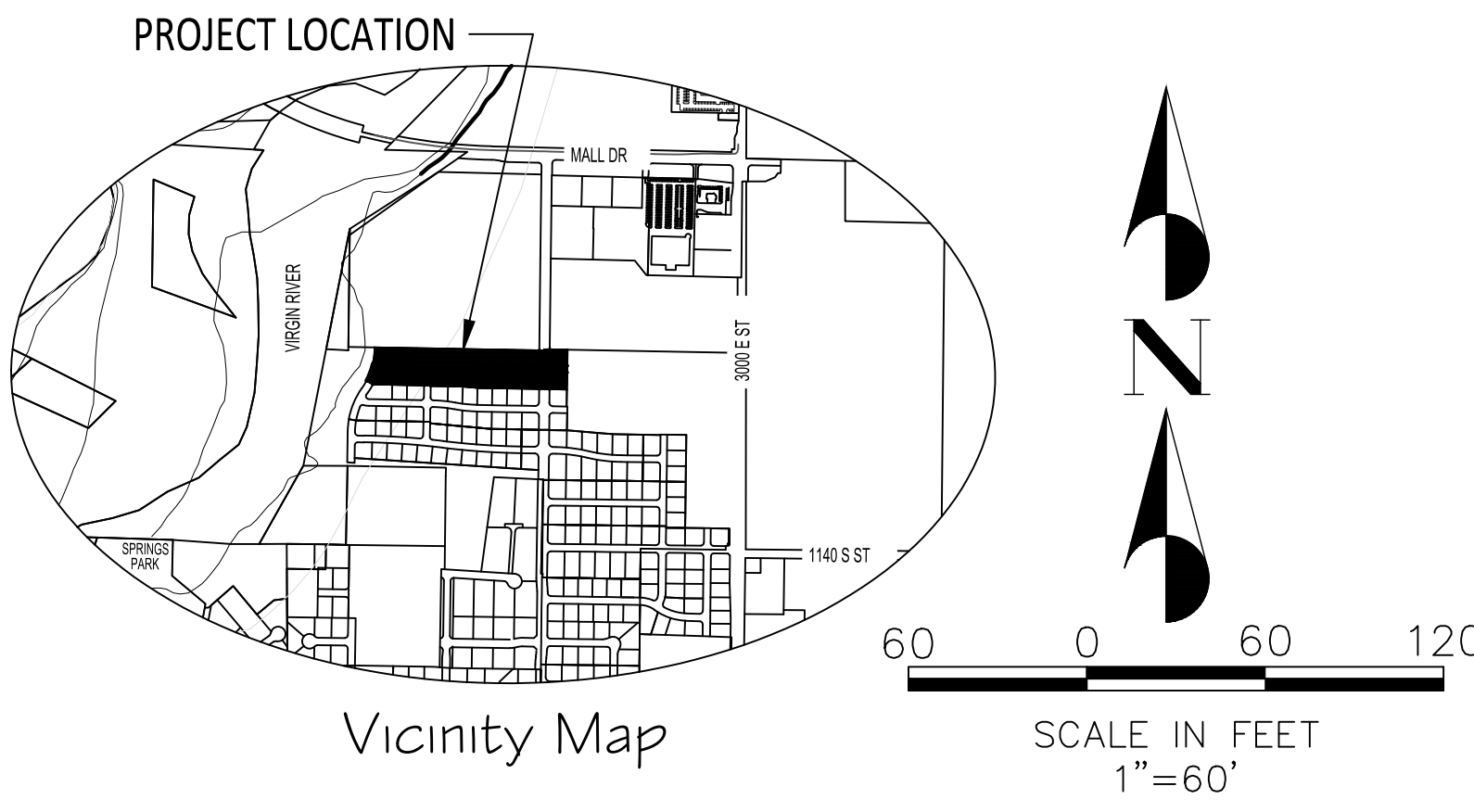
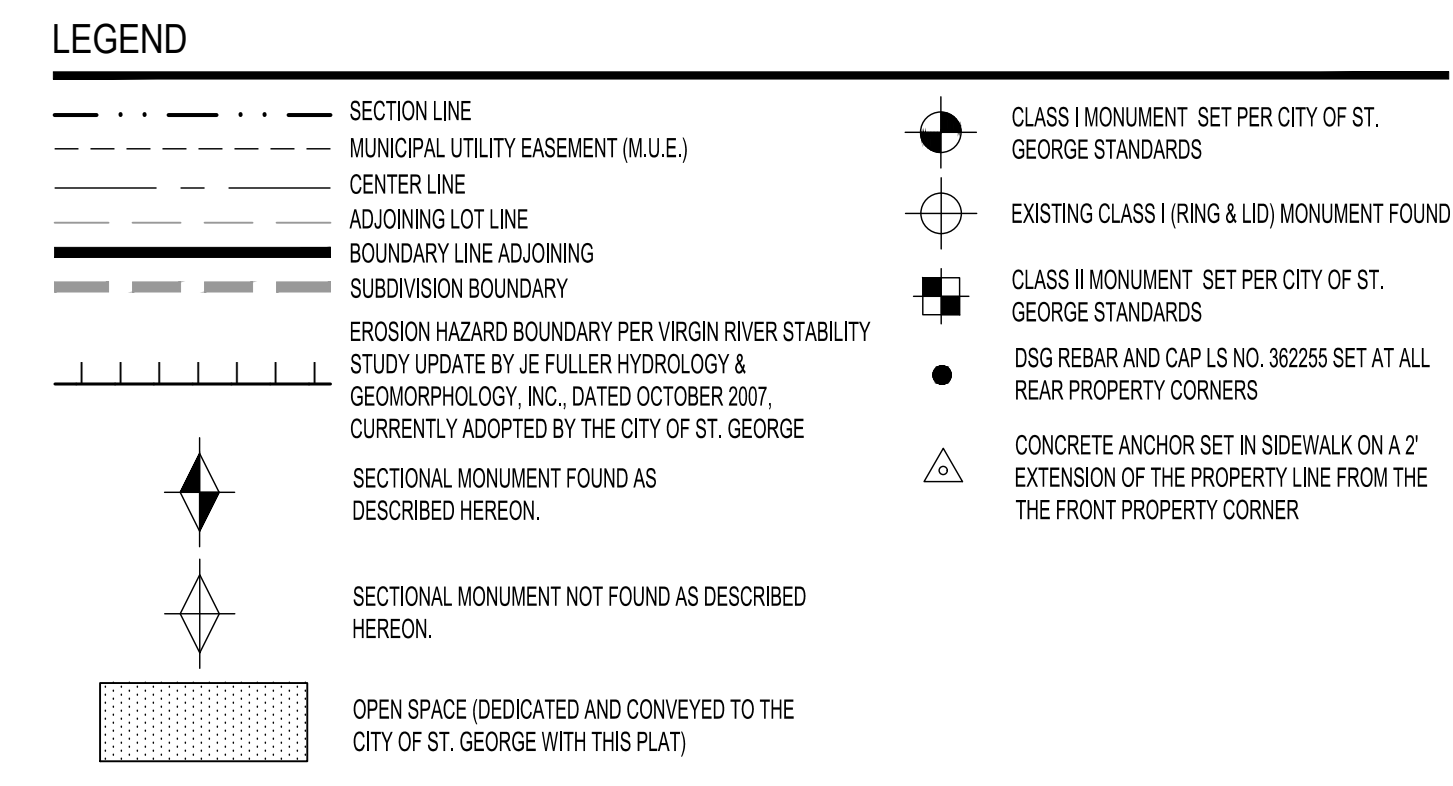
ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED LEVI JUDD, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____ (NO STAMP REQUIRED PER UTAH CODE, TITLE 48, CHAPTER 1, SECTION 16)
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	850.000	145.953	9°50'18"	S84°01'40"E	145.774	C7	500.000	93.019	10°39'33"	N22°43'49"E	92.884
C2	850.000	145.953	9°50'18"	N84°01'40"W	145.774	C8	500.000	30.832	3°31'59"	N15°38'03"E	30.827
C3	150.000	68.540	26°18'49"	S75°51'29"E	67.945	C9	475.000	116.211	14°01'04"	N21°02'45"E	115.922
C4	500.000	75.226	8°37'13"	S30°49'55"W	75.155	C10	50.000	50.564	57°56'30"	S43°00'28"W	48.436
C5	500.000	61.848	7°05'14"	N31°35'54"E	61.809	C11	475.000	110.662	13°21'03"	N07°21'44"E	110.432
C6	500.000	123.859	14°11'32"	N20°57'49"E	123.534						

- 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 PLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 5, 2020. 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.
 - THE GEOTECHNICAL REPORT STATES THAT "DUE TO THE PRESENCE OF RELATIVELY SHALLOW GROUNDWATER, BASEMENTS ARE NOT RECOMMENDED IN THIS AREA. IF SWIMMING POOLS OR BASEMENTS ARE DESIRED IN THIS SUBDIVISION, THEY SHOULD BE EVALUATED ON AN INDIVIDUAL BASIS". EACH INDIVIDUAL REPORTER SHALL INCLUDE SPECIFIC RECOMMENDATIONS FOR POOL SUPPORT AND MITIGATION OF GROUND WATER.
 - 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.
 - BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN RIVER, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE VIRGIN RIVER AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOODING, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL. THE 10-YEAR FLOOD PLAIN IS AN AREA DEFINED BY FEMA AND THE EROSION HAZARD BOUNDARY SHOWN WAS ADOPTED BY THE CITY OF ST. GEORGE IN JANUARY OF 2000 BASED ON THE VIRGIN RIVER STABILITY STUDY COMPLETED BY CHAM HILL AND JE FULLER HYDROLOGY AND GEOMORPHOLOGY INC. HOMEOWNERS ARE ENCOURAGED TO INVESTIGATE AND EVALUATE THE RISK PRIOR TO PURCHASING WITHIN THE ZONE.
 - NO BASEMENTS WILL BE ALLOWED WITHIN THIS SUBDIVISION



EASEMENT TABLE

DOCUMENT NUMBER	EASEMENT TYPE	DESCRIPTION
00653665	SEWER RIGHT-OF-WAY	30' WIDE EASEMENT TO THE CITY OF ST. GEORGE FOR SEWER RIGHT-OF-WAY - SHOWN ON PLAT
20140021195	PUBLIC UTILITY EASEMENT	10' WIDE PUBLIC UTILITY EASEMENT PARALLEL TO AND ALONG 3000 EAST STREET. AFFECTS THE PARENT PARCEL BUT NOT THIS PLAT - NOT SHOWN
20230033479	MUNICIPAL UTILITY EASEMENT	MUNICIPAL UTILITY EASEMENT LOCATED 2780 EAST STREET AND ROSEDALE DRIVE. DRAINAGE FACILITIES CONSTRUCTED IN THIS EASEMENT HAVE BEEN RELOCATED AS PART OF DEVELOPMENT OF PHASE 8 TO THE ROADWAY AND OPEN SPACE. EASEMENT HAS LANGUAGE ALLOWING IT TO EXPIRE WHEN THIS PLAT IS RECORDED - NOT SHOWN ON PLAT

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

CITY SURVEYOR APPROVAL	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__	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
CITY SURVEYOR CITY OF ST. GEORGE	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	WASHINGTON COUNTY RECORDER

Subdivision Final Plat for
MOORLAND PARK - PHASE 8
Located in The Northwest Quarter of Section 34,
Township 42 South, Range 15 West, SLB&M
SHEET 1 OF 1