

MORTGAGEE CONSENT TO RECORD:

SUE COX TRUSTEE OF THE SUE S. COX REVOCABLE TRUST DATED SEPTEMBER 16, 1988, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

TRUST ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME SUE S. COX, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE SUE S. COX REVOCABLE TRUST DATED SEPTEMBER 16, 1988, AND THAT THE FORGING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
 FULL NAME PRINT: _____
 COMMISSION NO.: _____
 EXPIRATION DATE: _____
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

LEGEND

- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ◆ SECTION MONUMENTATION NOT FOUND
- ⊕ SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- △ FRONT PROPERTY CORNERS ARE OFFSET 2.0' ON LINE, IN THE SIDEWALK, WITH A NAIL
- NOTHING SET OR FOUND
- SET REBAR & CAP
- ⊕ FOUND SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- COMMON AREA

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS, AND COMMON AREAS AND EASEMENTS TO BE HEREAFTER KNOWN AS:
THE RESERVE AT RIVER HOLLOW - PHASE 2
 DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE 'DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS', OF 'THE RESERVE AT RIVER HOLLOW - PHASE 1', RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 2016. ENTRY NO. _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS 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 EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 201____.

SUE S COX, SUCCESSOR TRUSTEE OF THE MERVYN K. COX REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 16, 1988

M & S LAND, LLD, A UTAH LIMITED LIABILITY COMPANY

SUE S. COX, TRUSTEE SUE S. COX, MANAGER

ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

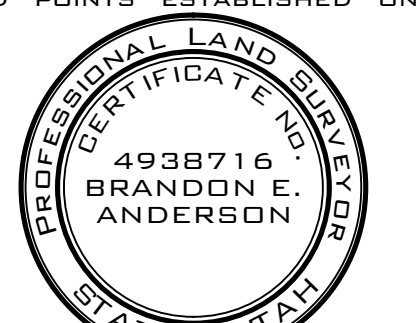
NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

- THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. 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.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND/OR DIXIE POWER IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC 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 AND/OR DIXIE POWER IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.
- ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THIS DEVELOPMENT REQUIRES GREATER SETBACK RESTRICTIONS AS DEFINED IN THE SUPPLEMENTAL DECLARATIONS AND FROM THOSE REQUIRED BY THE CITY OF ST. GEORGE. IT IS THE RESPONSIBILITY OF THE ARCHITECTS, ENGINEERS, DESIGNERS, BUILDERS TO VERIFY THESE SETBACK RESTRICTIONS.
- LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ALONG 2580 EAST STREET IS TO BE MAINTAINED BY THE H.O.A. THE H.O.A. SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS & ASSIGNS FROM ANY & ALL CLAIMS RESULTING FROM MAINTENANCE OF SAID LANDSCAPE STRIP.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED APRIL 24, 2015. 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.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREIN OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO BE HEREAFTER KNOWN AS:
THE RESERVE AT RIVER HOLLOW - PHASE 2
 THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



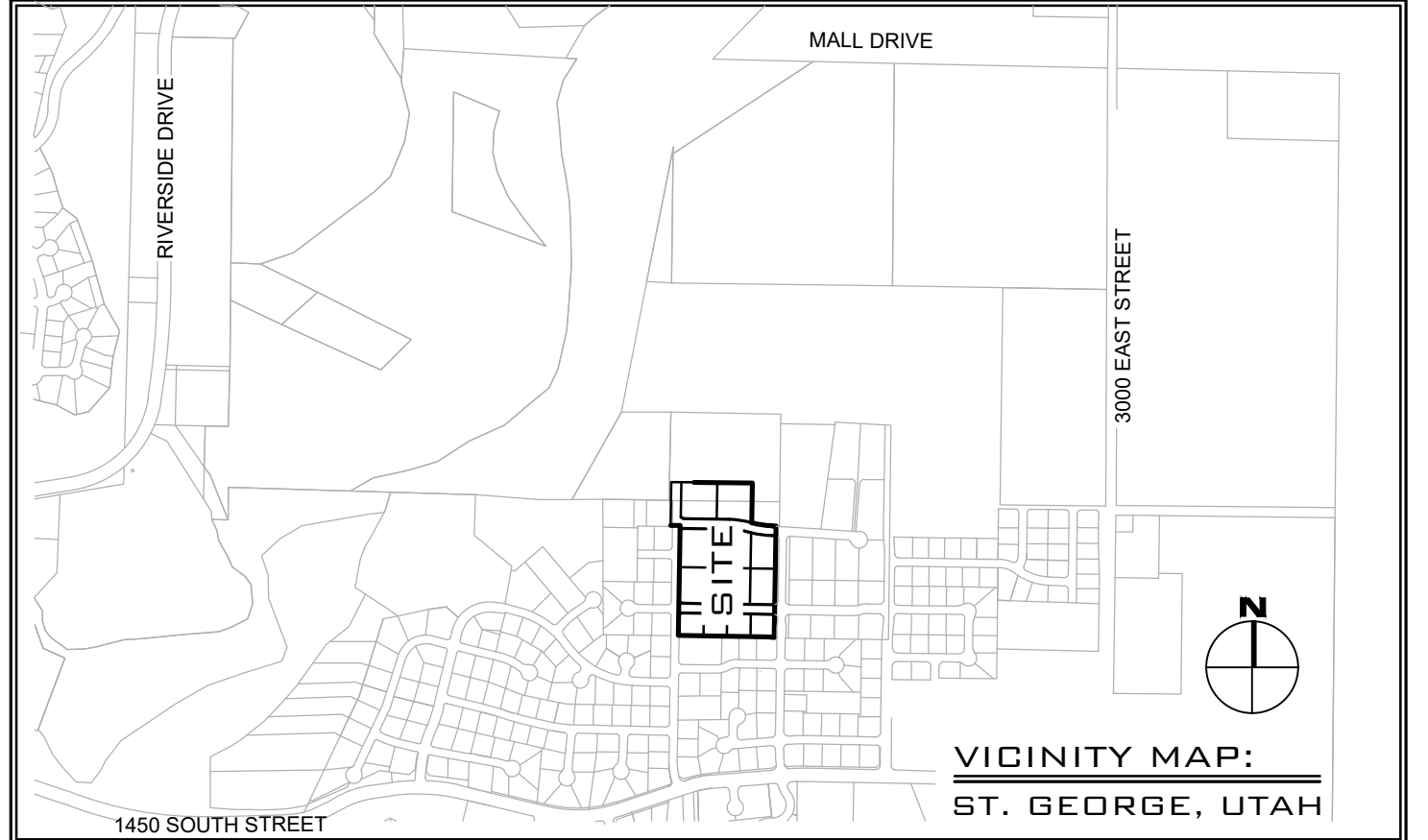
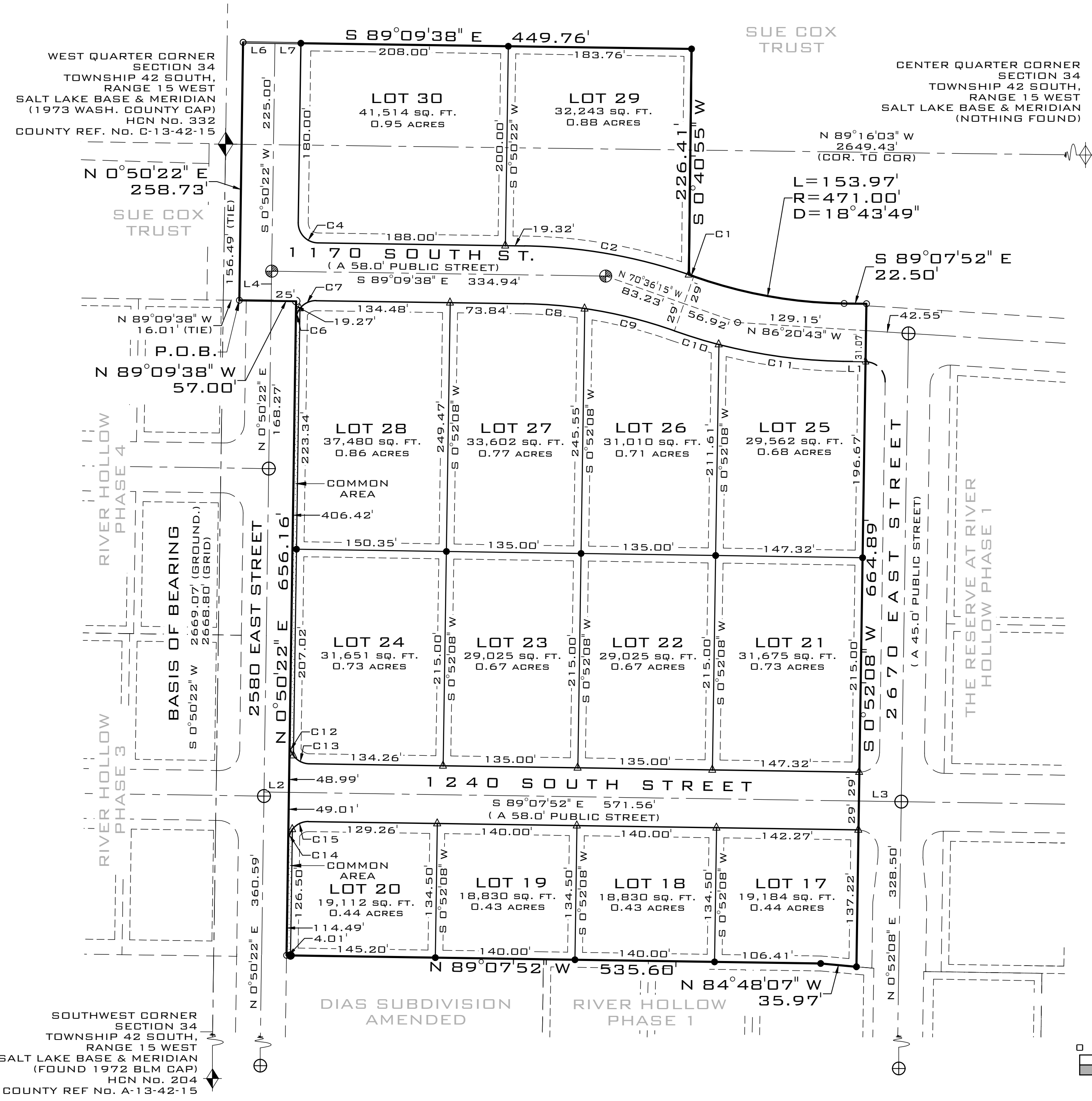
DATE: _____
 BRANDON E. ANDERSON CERTIFICATE No. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF RIVER HOLLOW PHASE 4, SAID POINT BEING SOUTH 00°50'22" WEST 156.49 FEET ALONG THE SECTION LINE AND SOUTH 89°09'38" EAST 16.01 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:
 THENCE NORTH 00°50'22" EAST 258.73 FEET;
 THENCE SOUTH 89°09'38" EAST 449.76 FEET;
 THENCE SOUTH 00°40'55" WEST 226.41 FEET;
 THENCE EASTERLY 5.13 FEET ALONG AN ARC OF A 529.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°01'15" WEST, LONG CHORD BEARS SOUTH 70°42'04" EAST 5.13 FEET WITH A CENTRAL ANGLE OF 00°33'22");
 THENCE EASTERLY 153.79 FEET ALONG AN ARC OF A 471.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 19°34'37" EAST, LONG CHORD BEARS SOUTH 79°46'37" EAST 153.11 FEET WITH A CENTRAL ANGLE OF 18°42'29");
 THENCE SOUTH 89°07'52" EAST 22.50 FEET;
 THENCE SOUTH 00°52'08" WEST 664.89 FEET TO AND ALONG THE WESTERLY LINE OF THE RESERVE AT RIVER HOLLOW PHASE 1 TO THE NORTHERLY LINE OF RIVER HOLLOW PHASE 1;
 THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG THE NORTHERLY LINE OF SAID RIVER HOLLOW PHASE 1:
 THENCE NORTH 84°48'07" WEST 35.97 FEET;
 THENCE NORTH 89°07'52" WEST 535.61 FEET TO AND ALONG THE NORTHERLY LINE OF DIAS SUBDIVISION TO THE SOUTHEASTERLY CORNER OF RIVER HOLLOW PHASE 3;
 THENCE NORTH 00°50'25" EAST 656.16 FEET ALONG THE EASTERLY LINE OF RIVER HOLLOW PHASE 3 TO AND ALONG THE EASTERLY LINE OF SAID RIVER HOLLOW PHASE 4;
 THENCE NORTH 89°09'38" WEST 57.00 FEET ALONG THE NORTHERLY LINE OF SAID RIVER HOLLOW PHASE 4 TO THE POINT OF BEGINNING.
 CONTAINING 494,066 SQUARE FEET OR 11.34 ACRES.

LINE	LENGTH	DIRECTION
L1	22.64'	N 89°07'52" W
L2	24.99'	S 89°07'52" E
L3	42.50'	S 89°07'52" E
L4	33.73'	S 0°50'22" W
L6	32.00'	S 89°09'38" E
L7	26.00'	S 89°09'38" E

CURVE	LENGTH	RADIUS	DELTA
C1	5.13'	529.00'	0°33'22"
C2	167.87'	529.00'	18°10'53"
C4	31.42'	20.00'	90°00'00"
C6	12.87'	20.00'	36°52'14"
C7	18.55'	20.00'	53°07'43"
C8	61.34'	471.00'	7°27'41"
C9	92.70'	471.00'	11°16'34"
C10	46.72'	529.00'	5°03'35"
C11	126.01'	529.00'	13°38'54"
C12	12.88'	20.00'	36°54'12"
C13	18.52'	20.00'	53°04'05"
C14	12.88'	20.00'	36°54'32"
C15	18.54'	20.00'	53°07'11"



THE FINAL PLAT OF
THE RESERVE AT RIVER HOLLOW
 - PHASE 2 -

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

<p>ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS 352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM</p>	<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF ST. GEORGE, HAVE THIS _____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.</p>	<p>ENGINEER'S APPROVAL</p> <p>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____.</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</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>RECORDED NUMBER</p>
	<p>FPLAT.DWG FILE NUMBER: 1526-17-011 DATE: 9/04/2018 SCALE: 1" = 80'</p>	<p>B.E.A. DRAWN: _____ B.E.A. CHECKED: _____</p>	<p>COMMUNITY DEVELOPMENT DIRECTOR City of St. George</p>	<p>ENGINEER City of St. George</p>	<p>CITY ATTORNEY City of St. George</p>	<p>CHAIRMAN PLANNING COMMISSION City of St. George</p>	<p>ATTEST: CITY RECORDER City of St. George</p> <p>MAYOR City of St. George</p>