

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.

TRUSTEE

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 FOREGOING 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)

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 TO BE HEREAFTER KNOWN AS:

THE RESERVE AT RIVER HOLLOW - PHASE 1

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 RESTRICTION 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 2016.

M.K. COX DEVELOPMENT, INC, A UTAH CORPORATION

SUE S. COX, PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF WASHINGTON } S.S.

ON THE DAY OF 20, PERSONALLY APPEARED BEFORE ME SUE S. COX, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE PRESIDENT OF M.K. COX DEVELOPMENT, INC, AND THAT SHE EXECUTED THE FOREGOING PLAT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION 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

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MORTGAGEE CONSENT TO RECORD:

M & S LAND, LLC, 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.

MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF WASHINGTON } S.S.

ON THE DAY OF 20, PERSONALLY APPEARED BEFORE ME SUE S. COX, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MANAGER OF M & S LAND LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SHE EXECUTED THE FOREGOING PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SHE WAS AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF M & S LAND LLC, AND SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: FULL NAME PRINT: COMMISSION NO.: EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

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GEOTECHNICAL INVESTIGATION:

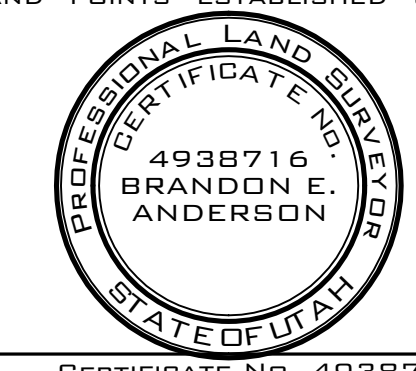
A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR PLAT WORK, ARE COMPILED IN A REPORT DATED JULY 2, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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 HEREGON 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 1

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREGON LEGAL DESCRIPTION.



DATE:

BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

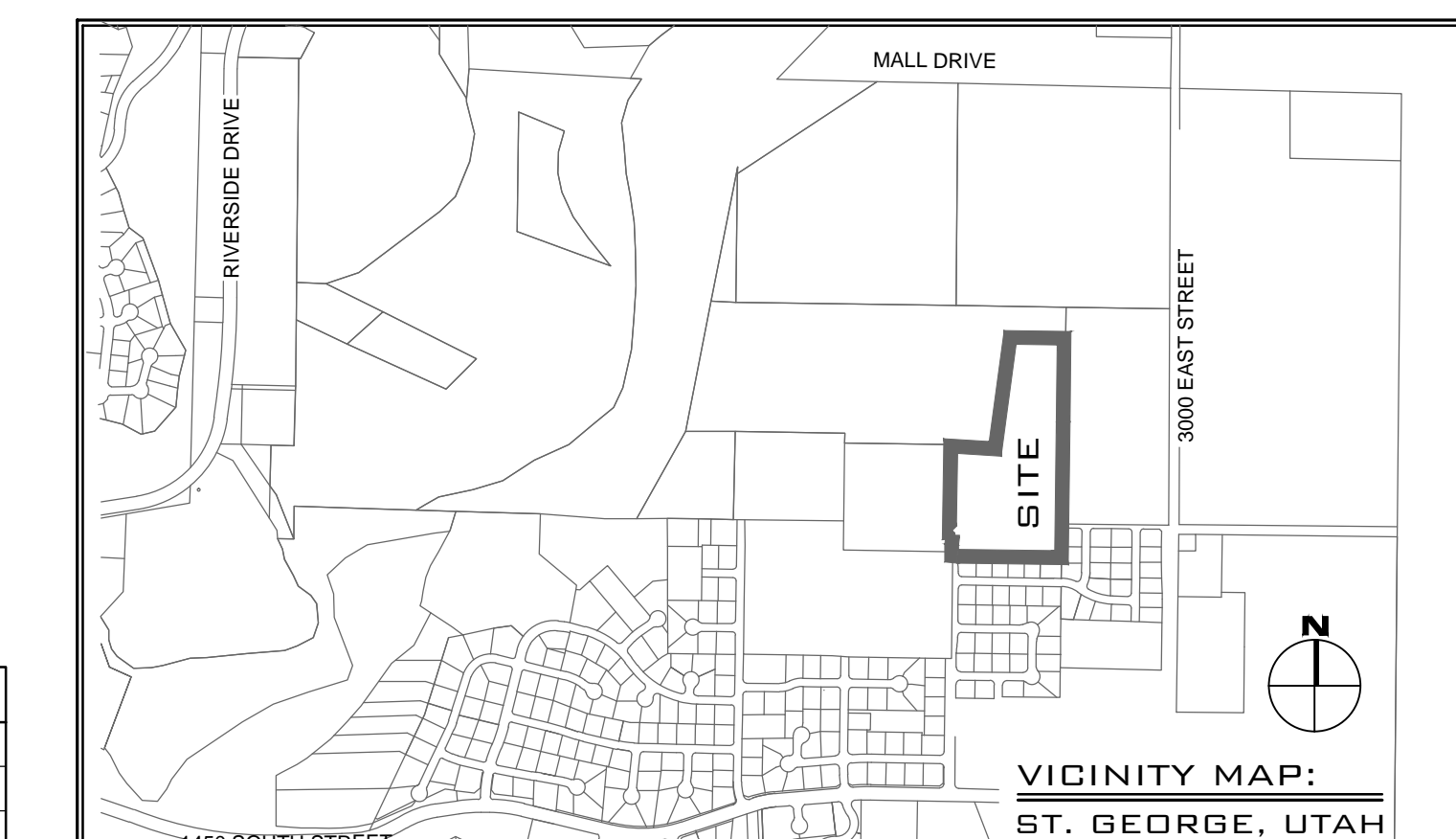
BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING SOUTH 89°16'00" EAST 1,324.23 FEET ALONG SAID CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 00°40'53" WEST 822.26 FEET AND ALONG THE WESTERLY LINE OF STONE VALLEY ESTATES AMENDED TO THE NORTHERLY LINE OF RIVER HOLLOW PHASE 1; THENCE NORTH 89°07'52" WEST 632.12 FEET ALONG SAID NORTHERLY LINE OF RIVER HOLLOW PHASE 1 AND TO AND ALONG THE NORTHERLY LINE OF RIVER HOLLOW PHASE 2 AND AGAIN TO AND ALONG THE NORTHERLY LINE OF RIVER HOLLOW PHASE 1; THENCE NORTH 84°48'07" WEST 50.14 FEET ALONG SAID RIVER HOLLOW PHASE 1; THENCE NORTH 00°52'08" EAST 662.98 FEET; THENCE SOUTH 06°20'43" EAST 269.86 FEET; THENCE NORTH 07°41'37" EAST 643.28 FEET; THENCE SOUTH 87°07'07" EAST 332.21 FEET; THENCE SOUTH 00°41'17" WEST 458.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 681,995 SQUARE FEET OR 15.66 ACRES.

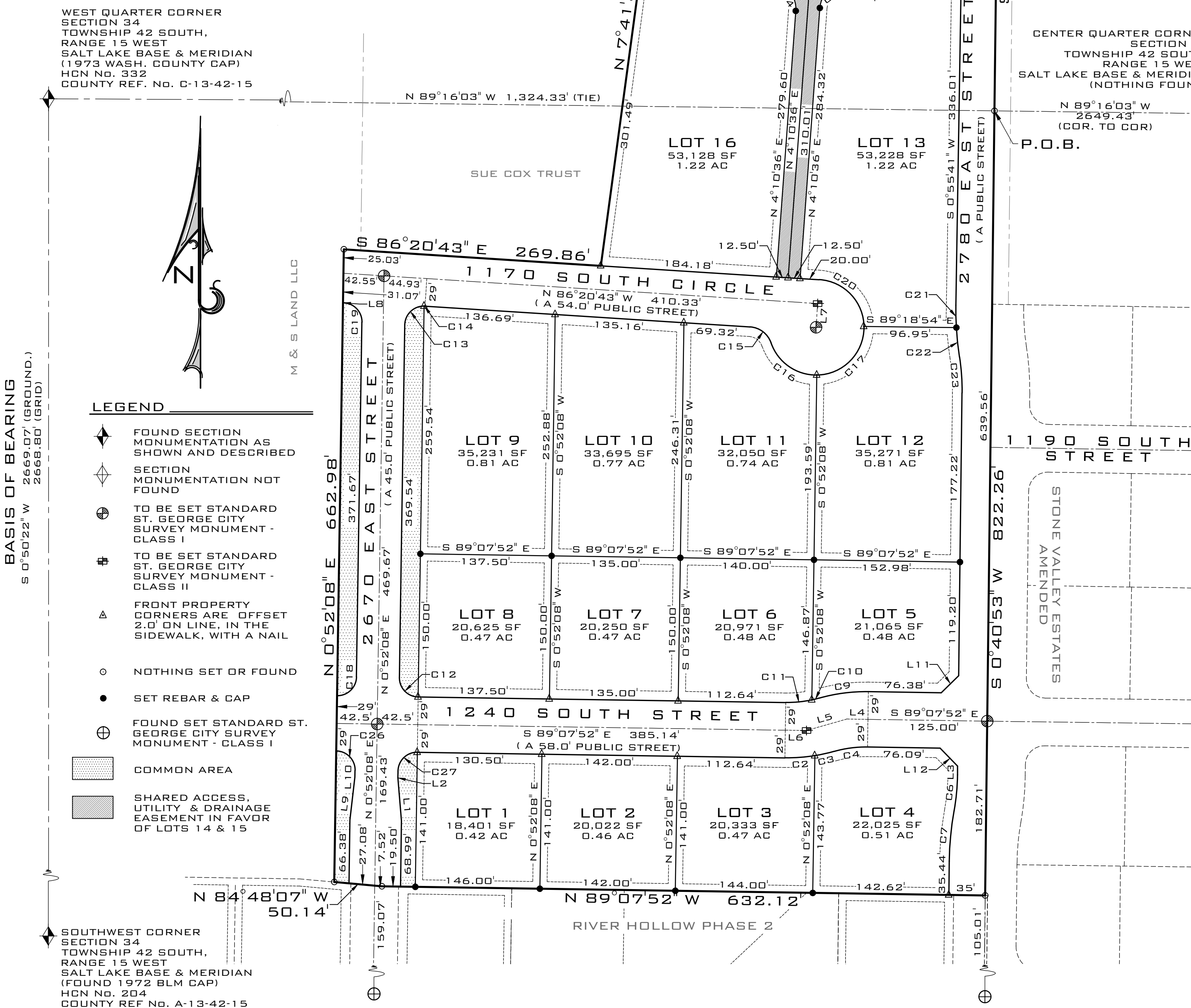
GENERAL NOTES AND RESTRICTIONS:

- 1. THE CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.
2. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IN THE FRONT AND 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON THE REAR AND SIDE YARDS, UNLESS OTHERWISE NOTED.
3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK. LOTS 1-8 WILL HAVE A 35 FOOT FRONT YARD SETBACK. LOTS 9-16 WILL HAVE A 50 FOOT FRONT YARD SETBACK.
4. LOTS 4, 5, 12, 13, & 14 ARE DOUBLE FRONTING LOTS AND REQUIRE 6' HIGH PRIVACY WALLS ALONG THE PROPERTY/ROW ALONG 2780 EAST STREET. THE AREA BETWEEN THE BACK OF CURB AND PRIVACY WALL SHALL BE LANDSCAPED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE LOTS ALSO REQUIRE A 20.00 FOOT BUILDING SETBACK FROM THE PROPERTY/ROW LINE OF 2780 EAST STREET.
5. LOT 14 ALSO HAS A PRIVATE SEWER LATERAL EASEMENT WITHIN THE PUBLIC UTILITY EASEMENT AS SHOWN TO SERVICE LOT 15. THIS LATERAL IS PRIVATE AND IS NOT MAINTAINED BY THE CITY OF ST. GEORGE.
6. 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 PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION, INCLUDING ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS. SIDEWALKS WITHIN COMMON AREAS ARE PUBLIC EASEMENTS AND ARE FOR THE USE OF THE PUBLIC.



THE FINAL PLAT OF THE RESERVE AT RIVER HOLLOW - PHASE 1 -

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



LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
SECTION MONUMENTATION NOT FOUND
TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II
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
SHARED ADDRESS, UTILITY & DRAINAGE EASEMENT IN FAVOR OF LOTS 14 & 15

Table with 3 columns: LINE, LENGTH, DIRECTION. Lists lines L1 through L12 with their respective measurements.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Lists curves C1 through C16 with their respective measurements.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Lists curves C17 through C27 with their respective measurements.

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

APPROVAL OF THE PLANNING AND ZONING MANAGER. I, PLANNING AND ZONING MANAGER 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.

ENGINEER'S APPROVAL. THE HEREGON 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.

APPROVAL AS TO FORM. APPROVED AS TO FORM, THIS THE DAY OF A.D. 20.

APPROVAL OF THE PLANNING COMMISSION. 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.

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH. 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.

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.

RECORDED NUMBER. WASHINGTON COUNTY RECORDER.

Table with 3 columns: FPLAT.DWG FILE NUMBER, DATE, B.E.A. DRAWN/CHECKED. Values: 1526-13, 7/08/2015, B.E.A.

PLANNING AND ZONING MANAGER 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