GENERAL NOTES & RESTRICTIONS:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS Inc. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT. A COPY OF 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.

THERE EXISTS A 10.00 FOOT PUBLIC UTILITY, DRAINAGE AND SIDEWALK EASEMENT ALONG ALL STREETSIDE PROPERTY LINES, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED

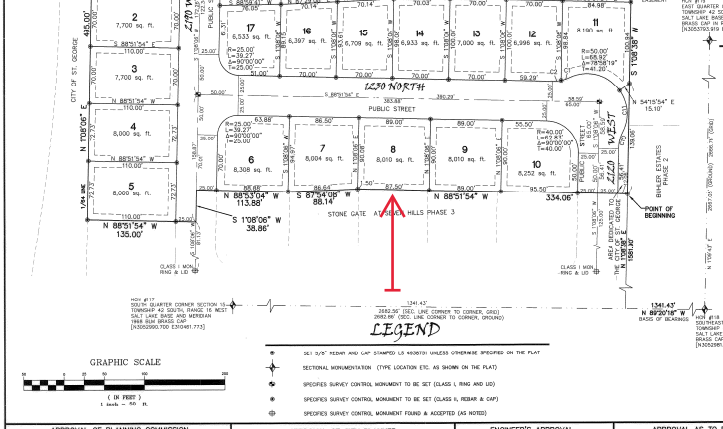
THE FOLLOWING MINIMUM BUILDING SETBACKS SHALL BE ADHERED TO AS PER ST. GEORGE CITY ZONING ORDINANCE: LOTS 1-3, AND 11-30: 20.0 FOOT STREETSIDE SETBACK, 8.0 FOOT SIDE YARD SETBACKS, AND 10.0 FOOT REAR YARD SETBACK. LOTS 4-10: 25.0 FOOT STREETSIDE SETBACK, 8.0 FOOT AND 10.0 FOOT SIDE YARD SETBACKS, 10.0 FOOT REAR YARD SETBACK. (NOTWITHSTANDING ALSO THE SETBACK FOR LOTS LISTED BELOW). SEE ZONING DIAGRAMS FOR ADDITIONAL INFORMATION. LOTS 27 AND 28 SHALL HAVE ADDITIONAL SIDE YARD SETBACKS. NO DWELLING OR STRUCTURES ARE ALLOWED WITHIN THE DESIGNATED PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN.

LOTS 1-5, AND 26 SHALL HAVE NO ACCESS ONTO TUMCAP DRIVE, AND SHALL HAVE A 25.0 FOOT REAR YARD SETBACK FROM TUMCAP DRIVE.

ALL PRIVATE OWNERSHIP CORNERS TO BE SET PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTE: REFERENCE OFFSET RIVETS ARE SET AT A 6.75' OFFSET TO FRONT PROPERTY LINE ON EXTENSION OF SIDE PROPERTY LINE.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



LEGEND

- SET 5/8" REBAR AND CAP STAMPED LS 163673 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND & ACCEPTED (AS NOTED)

SURVEYOR'S CERTIFICATE

I, KELLY R. SCHMUTZ, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 4838751, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

THE TERRACES AT SEVEN HILLS PHASE 1

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N 89°20'18" W ALONG THE SECTION LINE 1341.43 FEET AND N 1°08'38" E ALONG THE 1/16 SEC. LINE 1352.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 1°08'38" E ALONG THE 1/16 SEC. LINE 1352.67 FEET; THENCE N 89°20'18" W 1341.43 FEET; THENCE N 1°08'38" E ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES; N 88°51'54" W 334.06 FEET; THENCE S 87°54'05" W 88.14 FEET; THENCE N 89°53'04" W 113.98 FEET; THENCE S 1°08'06" W 38.86 FEET; THENCE N 88°51'54" W 135.00 FEET; THENCE N 1°08'06" E ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION ALONG THE 1/64 LINE 1335.00 FEET; THENCE S 89°51'54" E 107.50 FEET; THENCE N 89°04'27" E 70.13 FEET; THENCE N 82°56'56" E 70.51 FEET; THENCE N 84°16'18" E 70.51 FEET; THENCE N 87°37'23" E 70.13 FEET; THENCE N 89°51'54" E 107.50 FEET; THENCE N 1°08'06" E 15.63 FEET; THENCE S 89°51'54" E 126.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF VISTA RIDGE ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID BEING THE 1/16 LINE; THENCE S 1°08'38" W ALONG SAID 1/16 LINE AND ALONG HALF TO THE POINT OF BEGINNING.

5/2/05
DATE

KELLY R. SCHMUTZ
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 4838751

BUSH AND GUDGELL INC.

VICINITY MAP

NO SCALE

SUBJECT PARCEL
Washington
St. George
Santa Clara
Hurricane
Ivins
Kanarraville
Cedar City
Beaver
Parowan
Fillmore
Nephi
Richfield
Manti
Ephraim
Gunnison
Manassa
Monticello
Blanding
Bluff
Kanab
Panguitch
Escalante
Boulder
Tropic
Bryce Canyon
Cannonville
Henrieville
Antimony
Circleville
Junction
Marysvale
Koosharem
Sevier
Salina
Gunlock
Enterprise
Veyo
Pine Valley
Central
Leeds
Dixie Downs
Dammeron Valley
Pintura
Ticaboo
Hatch
Glendale
Orderville
Mt. Carmel
Alton
Cedar Breaks
Brian Head
Kanab
Fredonia
Colorado City
Hildale
Big Water
Lake Powell
Page
Bryce Canyon National Park
Zion National Park
Grand Canyon National Park
Glen Canyon National Park
Navajo Nat. Mon.
Navajo Nat. Rec. Area
Dixie Nat. For.
Fishlake Nat. For.
Manti-La Sal Nat. For.
Kaibab Nat. For.
Coconino Nat. For.
Navajo Nat. Res.
Navajo Nat. Res.
Navajo Nat. Res