



MAP

NAME: DESERT COLOR ATKINVILLE RESORT SUBDIVISION

LOTS: 2 MAP: 4733

PARCEL NUMBER: SG-5-3-31-433-SLL

THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LAND  
ADMINISTRATION  
DESERT COLOR ST. GEORGE, LLC  
DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°54'49" EAST ALONG THE SECTION LINE 1558.84 FEET AND NORTH 445.95 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 64°28'07" WEST 158.42 FEET; THENCE NORTH 60°21'59" WEST 152.41 FEET; THENCE NORTH 56°01'01" WEST 123.50 FEET; THENCE NORTH 47°10'25" WEST 78.82 FEET; THENCE NORTH 38°29'31" EAST 281.66 FEET; THENCE NORTH 41°25'39" EAST 175.55 FEET; THENCE NORTH 17°17'20" EAST 42.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DESERT COLOR PARKWAY AND NORTHERLY LINE OF LAGOON PARKWAY, DOCUMENT NO. 20190000314, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINES THE FOLLOWING SIXTEEN (16) COURSES: 1) SOUTH 72°36'22" EAST 39.39 FEET, 2) SOUTHEASTERLY ALONG A 716.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 64°46'23" EAST A DISTANCE OF 119.44 FEET), CENTER POINT LIES SOUTH 20°26'32" WEST THROUGH A CENTRAL ANGLE OF 09°34'09", A DISTANCE OF 119.58 FEET, 3) SOUTHEASTERLY ALONG A 199.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 53°13'24" EAST A DISTANCE OF 46.89 FEET), CENTER POINT LIES SOUTH 30°00'41" WEST THROUGH A CENTRAL ANGLE OF 13°31'50", A DISTANCE OF 46.99 FEET, 4) SOUTH 46°27'29" EAST 55.90 FEET, 5) SOUTH 48°31'21" EAST 14.27 FEET, 6) SOUTHEASTERLY ALONG A 704.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°24'34" EAST A DISTANCE OF 151.73 FEET), CENTER POINT LIES SOUTH 39°24'15" WEST THROUGH A CENTRAL ANGLE OF 12°22'23", A DISTANCE OF 152.03 FEET, 7) SOUTH 46°17'30" EAST 82.96 FEET, 8) SOUTH 37°58'14" EAST 426.72 FEET, 9) SOUTHEASTERLY ALONG A 951.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 34°54'05" EAST A DISTANCE OF 101.83 FEET), CENTER POINT LIES SOUTH 52°01'46" WEST THROUGH A CENTRAL ANGLE OF 06°08'17", A DISTANCE OF 101.88 FEET, 10) SOUTH 29°49'52" EAST 77.84 FEET, 11) SOUTH 28°56'18" EAST 101.78 FEET, 12) SOUTHERLY ALONG A 127.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 03°07'22" EAST A DISTANCE OF 111.05 FEET), CENTER POINT LIES SOUTH 61°03'42" WEST THROUGH A CENTRAL ANGLE OF 51°37'51", A DISTANCE OF 114.89 FEET, 13) SOUTH 14°57'04" WEST 16.30 FEET, 14) SOUTH 16°38'30" WEST 76.49 FEET, 15) SOUTHWESTERLY ALONG A 136.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST A DISTANCE OF 96.38 FEET), CENTER POINT LIES NORTH 73°14'04" WEST THROUGH A CENTRAL ANGLE OF 41°20'47", A DISTANCE OF 98.50 FEET AND 16) SOUTH 58°06'43" WEST 6.87 FEET; THENCE LEAVING SAID LINE AND RUNNING NORTH 38°08'37" WEST 43.89 FEET; THENCE NORTH 29°51'55" WEST 34.28 FEET; THENCE NORTH 32°13'08" WEST 51.59 FEET; THENCE NORTH 35°13'53" WEST 22.53 FEET; THENCE NORTH 37°46'32" WEST 28.54 FEET; THENCE NORTH 43°25'49" WEST 102.53 FEET; THENCE NORTH 44°14'19" WEST 59.37 FEET; THENCE NORTH 46°27'25" WEST 47.79 FEET; THENCE NORTH 49°06'08" WEST 82.23 FEET; THENCE NORTH 54°35'07" WEST 99.92 FEET; THENCE NORTH 59°19'25" WEST 68.70 FEET; THENCE NORTH 68°14'13" WEST 152.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 489,791 SQUARE FEET OR 11.24 ACRES.



NOTICE OF CONDITIONS & RESTRICTIONS

THE FOLLOWING CONDITIONS & RESTRICTIONS ENCOMBER THE PROPERTY, AS DESCRIBED HEREON, IN PERPETUITY. 1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC., THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPLETED IN A REPORT DATED SEPTEMBER 5, 2018. THIS REPORT IS AVAILABLE FROM THE CONSULTING ENGINEER, BUSH & GUDGELL, INC., 205 EAST TABERNACLE SUITE #4, ST. GEORGE, UTAH 84770. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND THE CONSULTING ENGINEER'S RECOMMENDATIONS AS SPECIFIC CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING. 2. THE RESPONSIBILITY OF THE ARCHITECT, ENGINEER, DESIGNER AND BUILDERS TO VERIFY THE SUPPLEMENTAL DECLARATIONS AND FROM THOSE REQUIRED BY THE CITY OF ST. GEORGE. 3. ALL SEWER AND WATER IMPROVEMENTS ARE MINOR/LOCAL UTILITIES AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITH THIS SUBDIVISION ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. 4. CARRIAGE HOUSES ARE APPROVED ON LOTS 1 & LOT 2 OF THIS FINAL PLAT. RENEWALS OF THE CARRIAGE HOUSES IN THE TAZ RESIDENTIAL NE AND NW QUARTERS ARE ALLOWED ONLY IF THE RENTAL TERM IS LONGER THAN 90 DAYS AND THE PRINCIPAL RESIDENCE IS OWNER OCCUPIED.

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

CORPORATE ACKNOWLEDGMENT

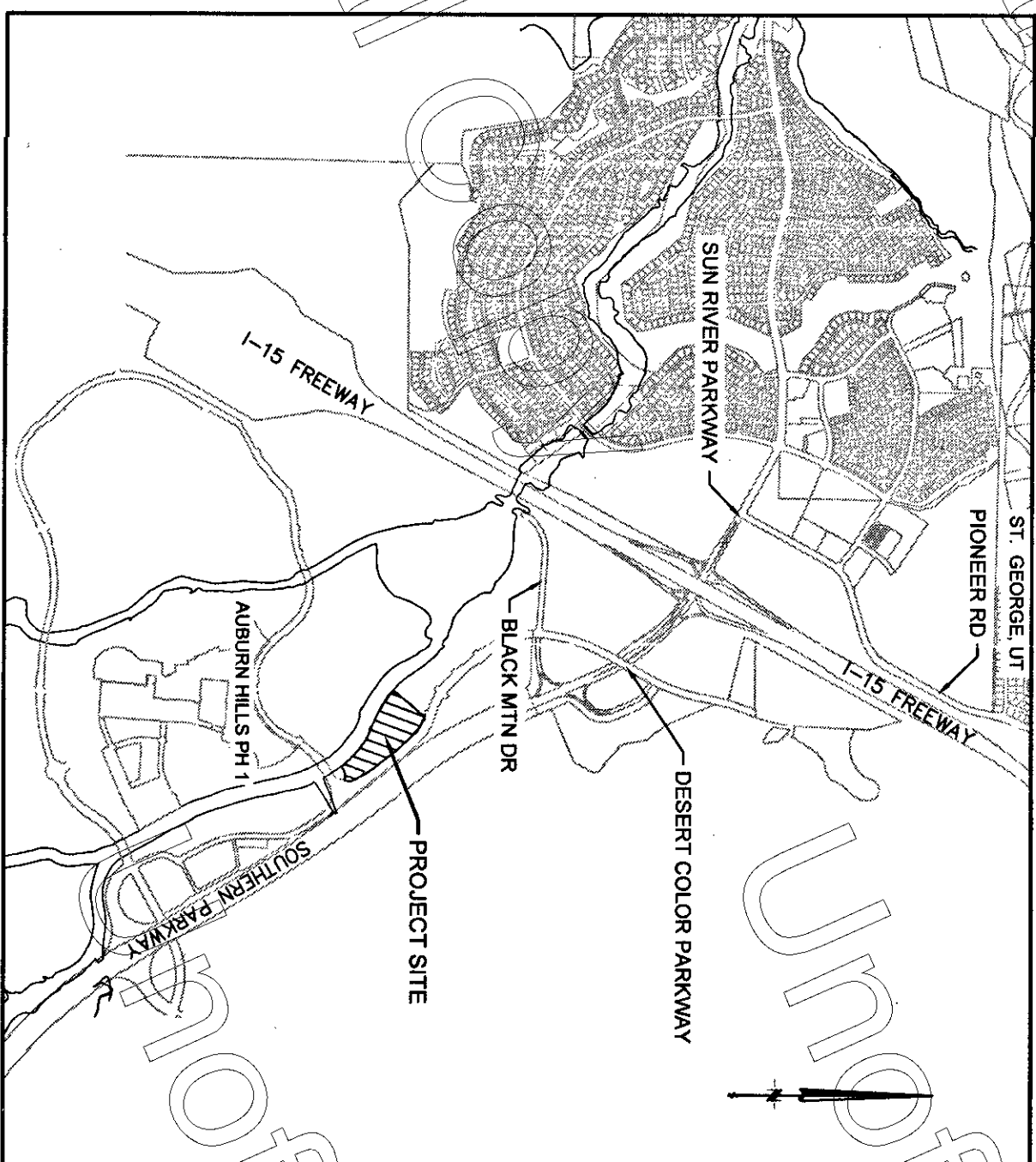
STATE OF Utah } COUNTY OF Washington } s.s.

ON THE 6 DAY OF October 2021, PERSONALLY APPEARED BEFORE ME MITCHELL DANSE, WHO BEING BY ME DULY SWORN DO SAY THAT HE IS THE PRESIDENT OF DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. AND HE DID ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF THE BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Michelle C. Giddie  
NOTARY PUBLIC FULL NAME: Michelle C. Giddie  
COMMISSION NUMBER: 703335  
MY COMMISSION EXPIRES: September 6, 2023  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

DESERT COLOR ATKINVILLE RESORT SUBDIVISION

LOCATED IN SOUTHWEST 1/4 OF SECTION 25, AND NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



OWNER AND CONSENT: THE UNDERSIGNED AS LESSEE OF ALL THE HEREIN DESCRIBED TRACT OF LAND PURSUANT TO THE DEVELOPMENT LEASE NO. DEVL 1100, DATED SEPTEMBER 20, 2011, BETWEEN DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. AND THE STATE OF UTAH, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DECLARATIONS AND CONVEYANCES.

DESERT COLOR ST. GEORGE, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah } COUNTY OF Washington } s.s.

ON THE 6 DAY OF October 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MITCHELL DANSE, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DESERT COLOR ST. GEORGE, LLC AND HE DID ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID COMPANY AND HE DID ACKNOWLEDGE TO ME THAT THE COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Michelle C. Giddie  
NOTARY PUBLIC FULL NAME: Michelle C. Giddie  
COMMISSION NUMBER: 703335  
MY COMMISSION EXPIRES: September 6, 2023  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

NOTES

- 1. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
2. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
3. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

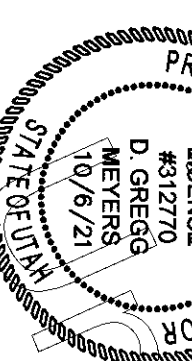
LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
EXISTING SURVEY CONTROL MONUMENTS (CLASS I, RING & IUD)
EXISTING SURVEY CONTROL MONUMENTS (CLASS II, REBAR & ALUMINUM CAP)
ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
BOUNDARY CORNER NOT SET
ADJOINING LOT LINE
STREET CENTER LINE
LIMITED COMMON (RESIDENTIAL)
CIRC SPACE

SURVEYOR'S CERTIFICATE

I, D. GREG WATERS, A PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 312770, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 59 CHAPTER 22 PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN THAT BY AUTHORITY OF THE HEIREN OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBMITTED THE SAME INTO RECORD TO BE HERINAFTER KNOWN AS DESERT COLOR ATKINVILLE RESORT SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAMPED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 10/06/2021  
BUSH AND GUDGELL, INC.



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT LIES SOUTH 88°54'48" EAST ALONG THE SECTION LINE 1589.84 FEET AND NORTH 44°56 FEET; FROM THE WEST QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 64°28'07" WEST 158.42 FEET; THENCE NORTH 60°17'59" WEST 152.41 FEET; THENCE NORTH 58°01'01" WEST 123.50 FEET; THENCE NORTH 47°10'25" WEST 78.82 FEET; THENCE NORTH 38°29'31" EAST 281.66 FEET; THENCE NORTH 41°25'39" EAST 175.55 FEET; THENCE NORTH 17°17'20" EAST 42.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE DESERT COLOR PARKWAY AND WEST THEREFROM ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (LONG CHORD BEARS SOUTH 41°25'39" EAST 175.55 FEET; DISTANCE OF 191.44 FEET) A 716.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 64°46'22" EAST 419.44 FEET) ALONG A 198.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 69°34'09" A DISTANCE OF 46.89 FEET) ALONG A 131.70 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°26'20" WEST 55.90 FEET) SOUTH 48°31'21" EAST 14.27 FEET TO THE POINT OF BEGINNING. CONTAINING 488,791 SQUARE FEET OR 11.24 ACRES.

OWNER'S DEDICATION

DESERT COLOR ATKINVILLE RESORT SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, HEREBY DEDICATES AND CONVEYS TO DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. FOR THE EXERCISE AND ENJOYMENT OF ITS MEMBERS, THE AREA SHOWN ON THIS PLAT AS CIRC SPACE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. THE LOTS AND CIRC SPACE ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR THE DESERT COLOR COMMUNITY RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 20th DAY OF DECEMBER, 2018, DOCUMENT NO. 2018050210 WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

STATE OF UTAH

LANDS ADMINISTRATION

DAVID URE - DIRECTOR  
APPROVED AS ATTORNEY GENERAL  
SPECIAL ASSISTANT ATTORNEY GENERAL

STATE OF UTAH ACKNOWLEDGMENT

STATE OF Utah } COUNTY OF Salt Lake } s.s.

ON THE 10th DAY OF October 2021, PERSONALLY APPEARED BEFORE ME DAVID URE, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC: Lisa Stegmann  
NOTARY PUBLIC FULL NAME: Lisa Stegmann  
COMMISSION NUMBER: 5-11-22  
MY COMMISSION EXPIRES: 5-11-22  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

DESERT COLOR ATKINVILLE RESORT SUBDIVISION

LOCATED IN SOUTHWEST 1/4 OF SECTION 25 & NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

RECORDED NO. DOC # 20210074288

WASHINGTON COUNTY TREASURER: [Signature]

Project information including Drawn by: BRS, Date: 10/20/2021, Checked by: DGM, Approved by: DGM, Scale: 1" = 100', Job No: 211568, and BUSH & GUDGELL, INC. logo and contact information.