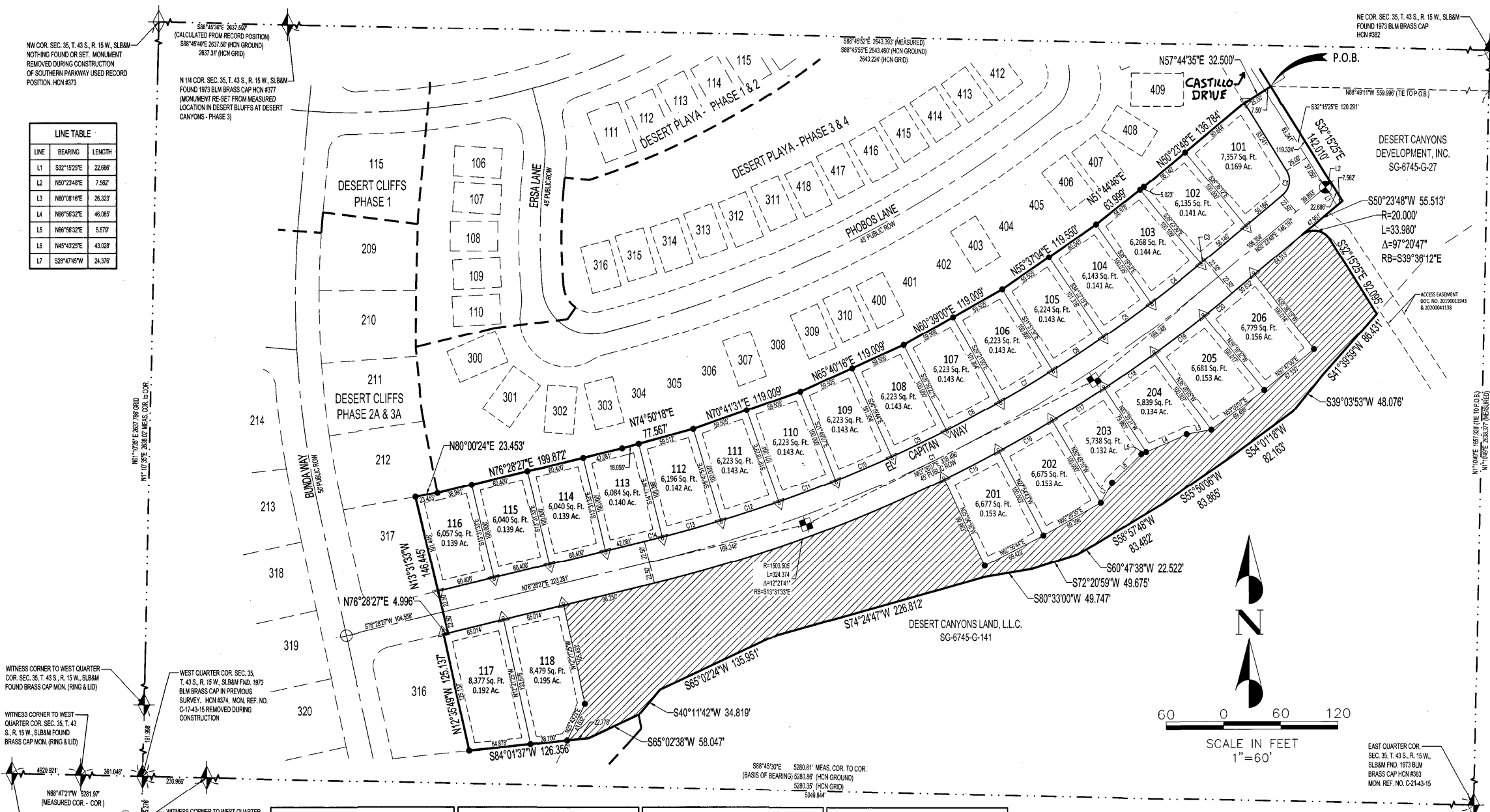


LINE TABLE

LINE	BEARING	LENGTH
L1	S32°15'25"E	22.896'
L2	N57°23'45"E	7.562'
L3	N80°08'16"E	26.323'
L4	N86°58'32"E	46.085'
L5	N66°58'32"E	5.579'
L6	N45°43'25"E	43.029'
L7	S28°47'45"W	24.376'



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 22, 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 11-25-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

DESERT RESERVE - PHASE 1 & 2

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: **NOVEMBER 17, 2021**



LEGAL DESCRIPTION:
 BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE DESERT PLAYA - PHASE 3 & 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 1657.928 FEET AND NORTH 88°49'11" WEST 559.996 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'30" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE SOUTH 32°15'25" EAST 142.010 FEET; THENCE SOUTH 50°23'48" WEST 55.513 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 39°35'11" EAST), THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 97°20'47", A DISTANCE OF 33.980 FEET; THENCE SOUTH 32°15'25" EAST 102.096 FEET; THENCE SOUTH 41°39'59" WEST 86.431 FEET; THENCE SOUTH 39°03'53" WEST 48.016 FEET; THENCE SOUTH 54°01'18" WEST 82.163 FEET; THENCE SOUTH 55°00'06" WEST 83.865 FEET; THENCE SOUTH 58°57'48" WEST 83.482 FEET; THENCE SOUTH 60°47'38" WEST 22.522 FEET; THENCE SOUTH 72°20'59" WEST 49.675 FEET; THENCE SOUTH 80°33'00" WEST 43.747 FEET; THENCE SOUTH 74°24'47" WEST 226.812 FEET; THENCE SOUTH 65°02'24" WEST 135.951 FEET; THENCE SOUTH 40°11'42" WEST 34.829 FEET; TO A POINT ON THE EASTERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 2A & 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) SOUTH 65°02'24" WEST 126.356 FEET; (2) SOUTH 84°01'37" WEST 126.356 FEET; (3) NORTH 12°35'49" WEST 125.137 FEET; (4) NORTH 76°28'27" EAST 4.996 FEET; (5) NORTH 13°31'33" WEST 146.445 FEET; AND (6) NORTH 80°00'24" EAST 2.453 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID DESERT PLAYA - PHASE 3 & 4 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (9) NINE COURSES: (1) NORTH 76°28'27" EAST 199.872 FEET; (2) NORTH 74°50'18" EAST 77.567 FEET; (3) NORTH 70°41'31" EAST 119.009 FEET; (4) NORTH 65°40'16" EAST 119.009 FEET; (5) NORTH 60°39'00" EAST 119.009 FEET; (6) NORTH 55°37'04" EAST 119.009 FEET; (7) NORTH 51°44'46" EAST 63.999 FEET; (8) NORTH 50°23'48" EAST 136.784 FEET; AND (9) NORTH 57°44'35" EAST 32.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 275,530 SQ. FT., (6.325 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, PUBLIC STREETS, COMMON AREA, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

DESERT RESERVE - PHASE 1 & 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO 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 MUNICIPAL UTILITY EASEMENTS. A PERPETUAL MUNICIPAL UTILITY EASEMENT IS CONVEYED TO THE CITY OF ST. GEORGE, OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES, BUT NOT THE GENERAL USE OF THE PUBLIC. ALL LOTS, PUBLIC STREETS, COMMON AREAS, AND MUNICIPAL UTILITY 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. THE OWNER DOES HEREBY WARRANT AND CONVEY TO THE DESERT RESERVE SUBDIVISION OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY SHOWN HEREON AS "COMMON AREA". THE UNDERSIGNED OWNER ALSO DEDICATES TO THE COMMON USE OF THE DESERT RESERVE SUBDIVISION OWNERS ASSOCIATION MEMBERS AND PROPERTY OWNERS, BUT NOT THE USE OF THE GENERAL PUBLIC, COMMON AREA AS SHOWN ON THIS PLAT. ALL LOTS AND COMMON AREAS SHOWN ON THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DESERT RESERVE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, ON THE _____ DAY OF _____, 20____, AS DOC. NO. _____ SAID DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 17 DAY OF NOVEMBER, 20 21

Ed Burgess
 DESERT CANYONS DEVELOPMENT, INC.
 BY: ED BURGESS, VICE PRESIDENT

MORTGAGEE'S CONSENT TO RECORD

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.

Kim Christensen, EVP
 STATE BANK OF SOUTHERN UTAH
 BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON

ON THIS 22 DAY OF NOVEMBER, 20 21, BEFORE ME *Kim Christensen*, 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: *Kim Christensen*
 COMMISSION NUMBER: 722122
 MY COMMISSION EXPIRES: 9/30/25
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

ACKNOWLEDGMENT

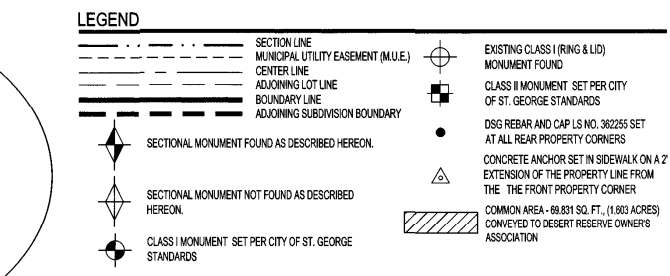
STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON

ON THIS 22 DAY OF NOVEMBER, 20 21, BEFORE ME *Julia Sheridan*, 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: *Julia Sheridan*
 COMMISSION NUMBER: 720123
 MY COMMISSION EXPIRES: 9/30/25
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

Subdivision Final Plat for
DESERT RESERVE - PHASE 1 & 2
 Located in the Northeast 1/4 of Section 35,
 Township 43 South, Range 15 West, SLB&M

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	1481.005	674.067	26°04'40"	N63°28'07"E	688.284'	C6	1458.505	63.905	2°30'38"	N66°53'04"E	63.900	C11	1458.505	63.905	2°30'38"	N69°26'12"E	63.900	C16	1503.505	64.443	2°27'21"	N60°25'42"E	64.438
C2	20.000	28.852	82°39'13"	N09°04'11"E	26.414'	C7	1458.505	63.905	2°30'38"	N69°23'42"E	63.900	C12	1458.505	63.905	2°30'38"	N71°56'50"E	63.900	C17	1503.505	64.443	2°27'21"	N59°30'21"E	64.438
C3	1458.505	5.392	0°12'45"	N50°30'09"E	5.392	C8	1458.505	63.905	2°30'38"	N61°54'19"E	63.900	C13	1458.505	63.905	2°30'38"	N74°27'27"E	63.900	C18	1503.505	64.443	2°27'21"	N58°30'59"E	64.458
C4	1458.505	66.070	2°35'44"	N51°54'22"E	66.064'	C9	1458.505	63.905	2°30'38"	N64°24'57"E	63.900	C14	1458.505	19.382	0°45'41"	N76°03'37"E	19.382	C19	1503.505	64.507	2°27'21"	N53°03'32"E	64.502
C5	1458.505	81.741	2°25'31"	N54°25'07"E	61.736'	C10	1458.505	63.905	2°30'38"	N66°55'39"E	63.900	C15	1503.505	64.470	2°27'21"	N62°50'04"E	64.465	C20	1503.505	37.812	1°28'00"	N51°06'48"E	37.811



NOTICE OF CONDITIONS AND RESTRICTIONS

1. 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.

2. 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 FLATWORK ARE COMPILED IN A REPORT DATED MARCH 11, 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.

3. THIS SUBDIVISION IS A PART OF THE DESERT RESERVE OWNERS ASSOCIATION, WHICH CONTAINS COMMON AREA AND IS SUBJECT TO THE REQUIREMENTS OF HOMEOWNERS ASSOCIATION AND CC&RS DEVELOPED FOR THIS SUBDIVISION. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE COMMON AREA, 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 THE COMMON AREA RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE. IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.

4. BY RECORDING THIS SUBDIVISION PLAT, MUNICIPAL UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS SHOWN ON THIS PLAT, FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL MUNICIPAL UTILITIES. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE. IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.



DSG ENGINEERING, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 113 East 200 North, Suite #2
 St. George, UT 84770
 Office (435) 628-2121 - Fax (435) 674-3553
 www.developmentsolutions.co

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 23 DAY OF NOVEMBER, 20 21

[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF ST. GEORGE

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 24 DAY OF NOVEMBER, 20 21

[Signature]
 CITY ENGINEER
 CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS 23 DAY OF NOVEMBER, A.D. 20 21

[Signature]
 CITY ATTORNEY
 CITY OF ST. GEORGE

LAND USE AUTHORITY APPROVAL

I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS 24 DAY OF NOV, 20 21 WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

[Signature]
 LAND USE AUTHORITY
 CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, ON THIS 24 DAY OF NOV, A.D. 20 21, HAVE REVIEWED THIS FINAL SUBDIVISION PLAT AND HAVE REVIEWED THE SPECIAL ASSESSMENTS, AND BE SUBSCRIBING TO THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID.

[Signature]
 WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20210075520

Map (Conveying Property)
 Page 1 of 2
 6/29/2021 12:41:23 PM
 8/2/2021 12:41:23 PM
 8/2/2021 12:41:23 PM

[Signature]
 WASHINGTON COUNTY RECORDER