

**DOC # 20220043843**

Map (Conveying Property) Page 1 of 3  
Gary Christensen Washington County Recorder  
09/21/2022 03:05:35 PM Fee \$ 128.00  
By SOUTHERN UTAH TITLE CO



**NAME: CRIMSON RANCH ESTATES PHASE - 1**

**LOTS: 14 MAP: 4959**

**PARCEL NUMBER: SG-5-3-3-2211**

**CRIMSON RANCH ESTATES LLC  
KENT STANGER  
CITY OF ST. GEORGE**

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 00°48'00" EAST 791.08 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 88°59'05" WEST 1,327.57 FEET;  
THENCE NORTH 00°44'42" EAST 535.40 FEET;  
THENCE SOUTH 89°00'57" EAST 1,328.08 FEET TO AND ALONG THE NORTHERLY LINE OF LOT 5, BLOCK 8 TO AND ALONG AND BEYOND THE NORTH LINE OF LOT 6, BLOCK 8, OF SAID HORATIO PICKETT'S ENTRY TO SAID SECTION LINE;

THENCE SOUTH 00°48'00" WEST 536.11 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 1,380 SQUARE FEET OR 16.33 ACRES.

**NOTICE OF CONDITIONS AND RESTRICTIONS:**

1. THESE EXISTING 110.00 FOOT MUNICIPAL UTILITY EASEMENTS ALONG ALL STREET AND ROADWAY LINES AND A 7.50 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL SIDE AND BACK YARD 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 EXISTENCE OF THE EASEMENTS.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AQEC APPLIED GEOTECH, INC. THE INVESTIGATION REPORT AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, RETAINING WALLS, AND OTHER STRUCTURES ARE AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME AWARE OF THE REPORT AND RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND OTHER STRUCTURES. CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
3. THE CITY OF ST. GEORGE STORM WATER URBAN PERMIT REQUIRED THAT EACH INDIVIDUAL HOMEOWNER ON THIS DEVELOPMENT SHALL OBTAIN AND MAINTAIN PERMITS TO MANAGE STORM WATER FROM THE DEVELOPMENT. STORM WATER MANAGEMENT CONSTRUCTION AND PLAN RESOURCES DOC. NO. 20220008141.
4. LOTS WITHIN THIS SUBDIVISION ARE NOT PAID READY. OWNER/BUILDER IS RESPONSIBLE TO FOLLOW THE CITY OF ST. GEORGE STORM WATER URBAN PERMIT REQUIREMENTS AND OBTAIN ALL NECESSARY PERMITS PRIOR TO A BUILDING PERMIT BEING ISSUED.

**MORTGAGEE AND LENDER CONSENT TO RECORD:**

STATE BANK OF SOUTHERN UTAH, A MORTGAGEE AND LENDER OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THIS PLAT, TO RECORDING PLAT, RECORDING OF GOVERNANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DOCUMENTS AND CONVEYANCES.

*Brandi Condit - Sr. Vice President*

**ACKNOWLEDGMENT:**

STATE OF UTAH  
 COUNTY OF Washington ) S.S.  
 ON THIS 23 DAY OF June IN THE YEAR 2022, BEFORE ME, Donna Thomas, A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Stanger, PROVIDING IDENTIFICATION AND ACKNOWLEDGING HE(SHE) EXECUTED THE SAME.  
 FULL NAME SIGNATURE: Kevin Stanger  
 COMMISSION NO.: 108623  
 EXPIRATION DATE: 04/8/2023  
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (9) IF ABOVE INFORMATION IS FILLED IN)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	31.48'	20.00'	90°11'03"
C2	31.35'	20.00'	89°48'57"
C3	31.50'	20.00'	90°14'21"
C4	31.33'	20.00'	89°45'39"

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	50.21'	S 89°08'00" E
L2	45.80'	N 89°08'00" W
L3	50.16'	S 89°08'23" E
L4	49.84'	S 89°06'25" E

**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND BY HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCELS, A AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

**CRIMSON RANCH ESTATES PHASE - 1**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AND MUNICIPAL UTILITY EASEMENTS BUT NOT THE USE OF THE PUBLIC, ALL LOTS, PARCELS, A, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO(ES) HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DEDICATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS, RECORDS PREVIOUSLY FOR THE ENTIRE PROJECT IN THE OFFICE OF THE WASHINGTON COUNTY CLERK, RECORDS AND MAPS DIVISION AND WAIVER PART OF THIS PLAT.

**CRIMSON RANCH ESTATES LLC,**  
 A UTAH LIMITED LIABILITY COMPANY  
 BY: Kevin Stanger  
 MANAGER (PRINT) Kevin Stanger  
 INDIVIDUAL  
Kevin Stanger

**CITY OF ST. GEORGE**

Michael Spadell  
 Mayor - LITTLE RANDELL

**ACKNOWLEDGMENT:**

STATE OF UTAH  
 COUNTY OF Washington ) S.S.  
 ON THIS 23rd DAY OF June IN THE YEAR 2022, BEFORE ME, Kesidy Allen, A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Stanger, PROVIDING IDENTIFICATION AND ACKNOWLEDGING HE(SHE) EXECUTED THE SAME.  
 FULL NAME SIGNATURE: Kesidy Allen  
 COMMISSION NO.: 714118  
 EXPIRATION DATE: January 29, 2025  
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (9) IF ABOVE INFORMATION IS FILLED IN)

**ACKNOWLEDGMENT:**

STATE OF UTAH  
 COUNTY OF Washington ) S.S.  
 ON THIS 30th DAY OF June IN THE YEAR 2022, BEFORE ME, Casey Ann Wray, A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Stanger, PROVIDING IDENTIFICATION AND ACKNOWLEDGING HE(SHE) EXECUTED THE SAME.  
 FULL NAME SIGNATURE: Casey Ann Wray  
 COMMISSION NO.: 714118  
 EXPIRATION DATE: 5/21/2024  
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (9) IF ABOVE INFORMATION IS FILLED IN)

**ACKNOWLEDGMENT:**

STATE OF UTAH  
 COUNTY OF Washington ) S.S.  
 ON THIS 30th DAY OF June IN THE YEAR 2022, BEFORE ME, Casey Ann Wray, A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Stanger, PROVIDING IDENTIFICATION AND ACKNOWLEDGING HE(SHE) EXECUTED THE SAME.  
 FULL NAME SIGNATURE: Casey Ann Wray  
 COMMISSION NO.: 714118  
 EXPIRATION DATE: 5/21/2024  
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (9) IF ABOVE INFORMATION IS FILLED IN)

**SURVEYOR'S CERTIFICATE:**

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR, NUMBER 4939716, (M.D.) I HEREBY IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN ACCORDANCE WITH SECTION 58-2-3 AS REFERENCED IN THE REQUIREMENTS AND DESCRIBED HEREIN. ALL MONUMENTS WILL BE SET AS REFERENCED TO THE SURVEY. THE SURVEY IS BEING PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYOR HAS MADE A TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PARCELS, A, PUBLIC STREETS, & MUNICIPAL EASEMENTS TO BE HEREAFTER KNOWN AS:

**CRIMSON RANCH ESTATES PHASE - 1**

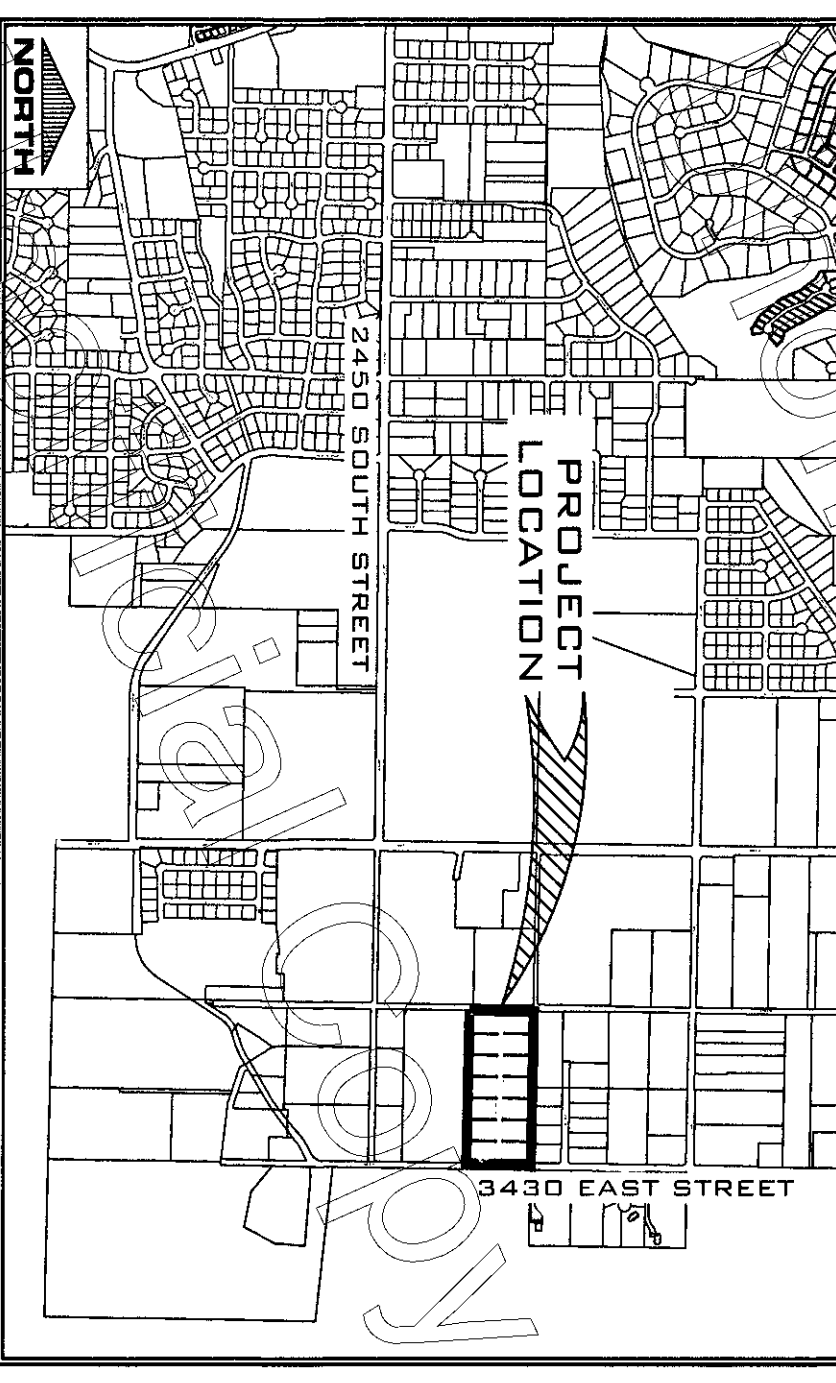
THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HERETOIN LEGAL DESCRIPTION.

Brandon E. Anderson  
 DATE: 6/21/2022  
 PROFESSIONAL LAND SURVEYOR  
 BRANDON E. ANDERSON  
 CERTIFICATE NO. 4939716

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE SECTION LINE SAID POINT BEING NORTH 00°48'00" EAST 709.708 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

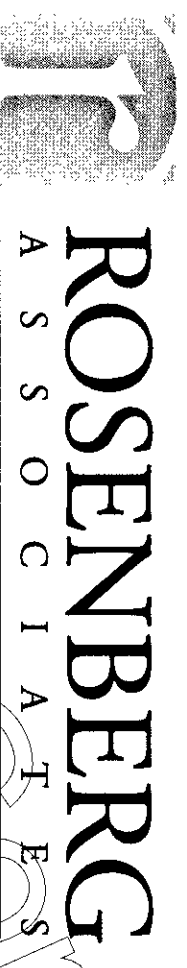
THENCE NORTH 89°59'05" EAST 1,327.57 FEET;  
 THENCE NORTH 00°44'42" EAST 535.40 FEET;  
 THENCE SOUTH 89°00'57" EAST 1,329.08 FEET TO AND ALONG THE NORTHERLY LINE OF LOT 5, BLOCK 5, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, PICKETS ENTRY TO SAID SECTION LINE, BEYOND THE NORTH LINE OF LOT 5, BLOCK 5, OR SAID MONUMENT PICKETS ENTRY THENCE SOUTH 00°48'00" WEST 536.11 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 711,380 SQUARE FEET OR 16.33 ACRES.



VICINITY MAP - LITTLE VALLEY  
 WASHINGTON COUNTY, UTAH.  
 NO SCALE

THE FINAL PLAT OF  
**CRIMSON RANCH**  
 E S T A T E S  
 P H A S E - 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3  
 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE  
 CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH



**ROSENBERG**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 A S S O C I A T E S

355 EAST RIVERGIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

CRIMSON RANCH EST. (05/19/2022)  
 FILE NUMBER: 20220043843  
 SCALE: 1" = 50'  
 C.G.A. DRAWN: B.E.A.  
 CHECKED: [Signature]

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 23rd DAY OF June, 2022.

[Signature]  
 COMMUNITY DEVELOPMENT DIRECTOR

**CITY ENGINEER APPROVAL**

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 23rd DAY OF July, 2022.

[Signature]  
 CITY ENGINEER

**CITY ATTORNEY APPROVAL**

APPROVED AS TO FORM, THIS THE 8th DAY OF July, 2022.

[Signature]  
 CITY ATTORNEY

**LAND USE AUTHORITY APPROVAL**

I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE 22nd DAY OF July, 2022.

[Signature]  
 LAND USE AUTHORITY

**TREASURER APPROVAL**

WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DATE OF 6/21/2022 THAT ALL TAXES SPECIAL ASSESSMENTS AND FEES DUE AND PAID IN FULL.

[Signature]  
 WASHINGTON COUNTY TREASURER

**RECORDED NUMBER**

DOC # 20220043843  
 (Map Conveying Property)  
 05/19/2022 05:56:56 PM  
 05/19/2022 05:56:56 PM  
 05/19/2022 05:56:56 PM

WASHINGTON COUNTY RECORDER  
[Signature]

EAST 1/4 CORNER SECTION 3  
 T. 43 S., R. 15 W., S.L.B.&M.  
 (FOUND 3/4 IN REAR CORNER  
 COUNTY REF. NO. X-1743-15  
 H.C.N. NO. 344

MAJESTIC VALLEY ESTATES

CORY P. & RACHEL A.  
 HUGHES  
 PARCEL NO. 56-5-3-3-220

DONALD R. SNOW TRS.  
 PARCEL NO. 56-6604

EVAN J.  
 WOODBURY INC.  
 PARCEL NO. 56-5-3-3-212

LESLIE DUNBAR TRUST  
 PARCEL NO. 56-5-3-3-225

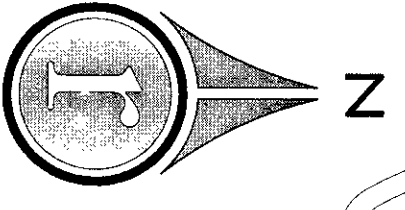
RAY S. SCHMUTZ  
 FAMILY PARTNERSHIP  
 PARCEL NO. 56-6600-A

KENT STANGER  
 PARCEL NO. 56-5-3-3-222

**ROSENBERG ASSOCIATES**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 327 East Riverside Drive, Suite A-2, St. George, Utah 84790 (Ph 435)  
 673-8886 Ft (435) 793-8971 www.RACONVLE.COM

CRIMSON RANCH EST. 05/18/2022  
 FILE NUMBER: 17-501  
 JOB NUMBER: 17-501  
 SCALE: 1"=50'

C.G.A.  
 DRAWN:  
 B.E.A.  
 CHECKED:



**LEGEND:**

- SET CORNER - 5/8" X 20" REBAR & ASSOCIATES
- PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- ◄ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ CLASS MARKING & LID MONUMENT SET WITH THIS PLAT
- ▲ SET PK WASHER AT 2.0' EXTENSION TO LID LINE

PARCEL 'A' TO BE DEDICATED TO THE CITY OF ST. GEORGE WITH THIS PLAT (19,021.90 FT. 0.44 ACRES)

SOUTHEAST CORNER SECTION 3  
 T. 43 S., R. 15 W., S.L.B.&M.  
 (FOUND 3/4 WASH. DO. CAP)  
 COUNTY H.C.N. NO. 345

791.08' (TIE)  
 N 00°48'00" E 2654.48' (MEAS.)  
 N 0°47'59" E GRID = 2654.16'  
 GROUND = 2654.42'  
 S. E. COR. TO E. 1/4 COR. SEC. 3

791.08' (TIE)  
 S 0°48'00" W 536.11'  
 BASIS OF BEARING'S

THE FINAL PLAT OF  
**CRIMSON RANCH**  
 E S T A T E S  
 P H A S E - 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3  
 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE  
 CITY OF ST. GEORGE WASHINGTON COUNTY | UTAH