

NOTICE OF CONDITIONS & RESTRICTIONS

- 1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY G.A.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FINISHES ARE SET FORTH IN A REPORT DATED MARCH 20, 2021...

NOTES

- 1. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
2. ALL BEARING ARE DERIVED FROM THE BASIS OF BEARING SWIMM HEREIN.

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 11, 2017, BETWEEN DESERT COLOR SHORES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINTLY AND SEVERALLY CONSENTS TO THE ABOVE DEDICATIONS AND CONVEYANCES.

DESERT COLOR ST. GEORGE, LLC

(A UTAH LIMITED LIABILITY COMPANY)

MITCHELL WOODKOCK

ACCEPTANCE OF LIMITED COMMON (NEIGHBORHOOD & RESIDENTIAL) AREAS

Signature of Mitchell Woodcock, Director

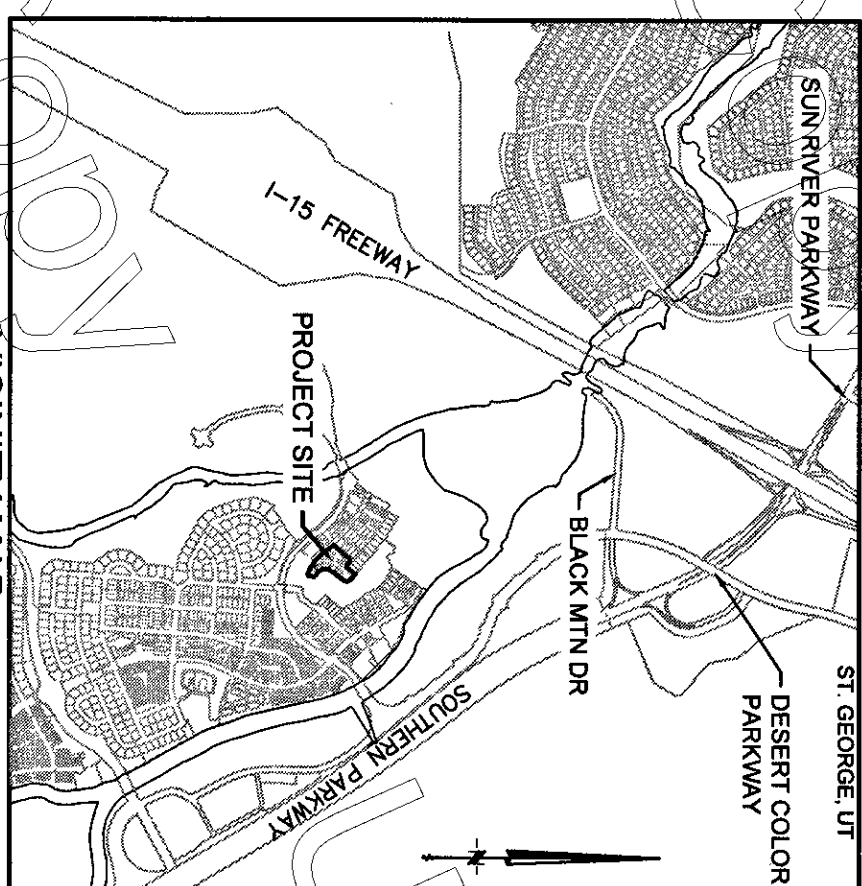
DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MITCHELL WOODKOCK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DESERT COLOR ST. GEORGE, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED TO DO SO BY THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

CORPORATE ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington 2022, PERSONALLY APPEARED BEFORE ME, RYAN COATES, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DESERT COLOR MASTER ASSOCIATION, INC., AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

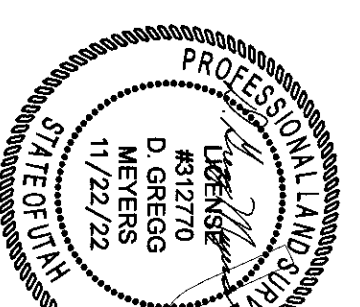


SURVEYOR'S CERTIFICATE

I, D. GREG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 312770, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 36 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 HEREIN OWNERS I HAVE SURVEYED THE TRACT OF LAND INTO LOTS, NEIGHBORHOOD UTILITY EASEMENTS, LIMITED COMMON (NEIGHBORHOOD & RESIDENTIAL) AREAS, INCLUDING PRIVATE ALLEYS TO BE HEREAFTER KNOWN AS:

WATERS EDGE AT DESERT COLOR SHORES

DATE: 11/22/2022
BY: D. GREG MEYERS AND GUDGELL INC.



BOUNDARY DESCRIPTION

ALL OR LOT 542, DESERT COLOR RESORT PHASE 5, DOCUMENT NO. 20210088545, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT LIES SOUTH 01°14'25" WEST ALONG THE SECTION LINE 474.67 FEET AND DUE EAST 579.42 FEET FROM THE WEST QUARTER CORNER...

OWNER'S DEDICATION

WATERS EDGE AT DESERT COLOR SHORES

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS, NEIGHBORHOOD UTILITY EASEMENTS, AND LIMITED COMMON (NEIGHBORHOOD & RESIDENTIAL) AREAS INCLUDING PRIVATE ALLEYS, TO BE HEREAFTER KNOWN AS:

STATE OF UTAH ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington 2022, PERSONALLY APPEARED BEFORE ME, MICHELLE WOODKOCK, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND SHE DID DULY ACKNOWLEDGE THAT SHE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

WATERS EDGE AT DESERT COLOR SHORES

LOCATED IN SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

TREASURER APPROVAL

WASHINGTON COUNTY TREASURER TERRY G. GUNTER, ON THIS 8 DAY OF DECEMBER 2022, HAS REVIEWED THIS FINAL SUBDIVISION PLAN AND HAS REVIEWED THE ASSASSMENTS AND FEES PAID AND OWING ON THIS SUBDIVISION FINAL PLAN HAVE BEEN PAID IN FULL.

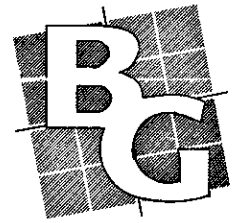
RECORDED No.

DOC # 20220052446



BUSH & GUDGELL, INC. Engineers - Planners - Surveyors

205 East Tabernacle Suite #4, Salt Lake City, UT 84103. Phone (435) 433-7337 Fax (435) 673-3161



Drawn by: BRS Date: 11/22/2022
Email: gmeyers@bushandguggell.com
Checked by: DGM
Approved by: DGM
Scale:
Job No: 211546

WATERS EDGE AT DESERT COLOR SHORES
LOCATED IN SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

SHEETS 3

NOTE:
 SEE SHEET 3 FOR LOT 101-109 & LOT 111-114 DIMENSIONS

LEGEND

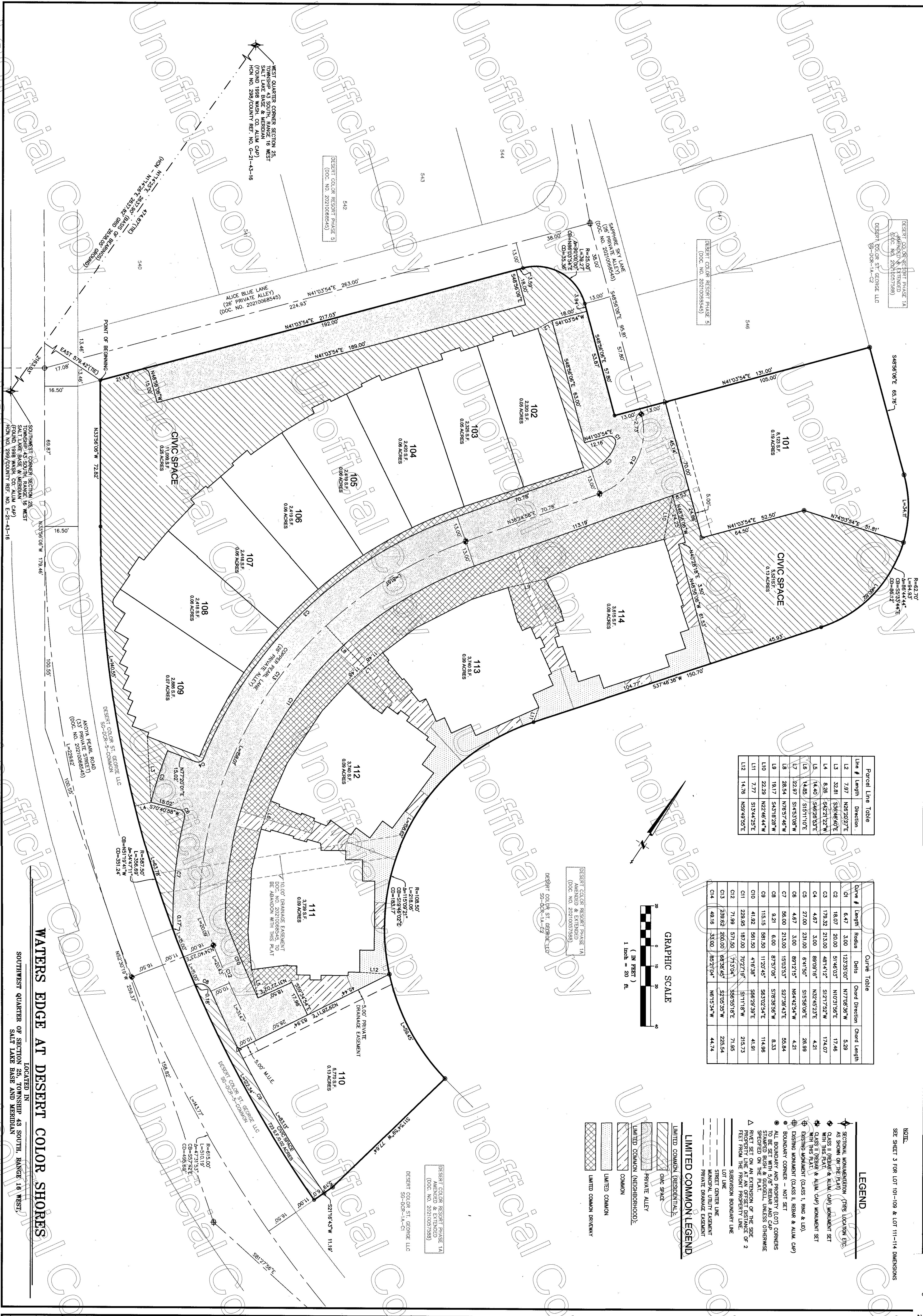
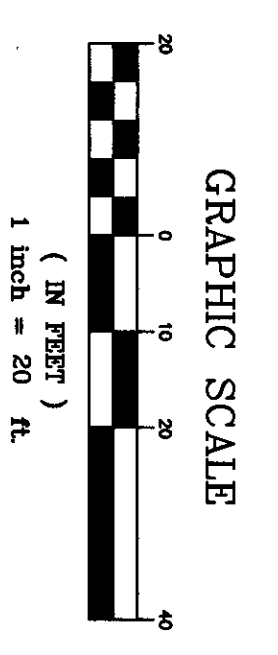
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
- CLASS II (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAN
- CLASS II (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAN
- EXISTING MONUMENT (CLASS I, RING & LID)
- BOUNDARY CORNER - NOT SET
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP SCHEDULED ON THE PLAN, UNLESS OTHERWISE SPECIFIED
- PROPERTY LINE AT AN OFFSET DISTANCE OF 2 FEET FROM THE FRONT PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTER LINE
- MINICIPAL UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT

LIMITED COMMON LEGEND

- LIMITED COMMON (RESIDENTIAL)
- DMC SPACE
- PRIVATE ALLEY
- LIMITED COMMON (NEIGHBORHOOD)
- COMMON
- LIMITED COMMON
- LIMITED COMMON DRIVEWAY

Curve #	Length	Radius	Date	Chord Direction	Chord Length
C1	6.47	3.00	123°35'00"	N77°08'36"W	5.28
C2	18.07	20.00	51°46'03"	N10°31'56"E	17.46
C3	178.32	213.00	48°14'12"	S12°17'52"W	174.07
C4	4.67	3.00	89°09'16"	N32°45'23"E	4.21
C5	27.00	231.00	64°15'00"	S15°58'06"E	26.99
C6	4.67	3.00	89°12'15"	N64°42'54"W	4.21
C7	56.00	213.00	150°25'24"	S27°38'43"E	55.84
C8	9.21	6.00	87°37'08"	S78°38'58"W	8.33
C9	115.15	581.50	11°20'45"	S63°02'54"E	114.96
C10	41.92	561.50	4°16'38"	S66°29'39"E	41.91
C11	229.95	187.00	70°22'19"	S11°18'18"W	215.73
C12	71.99	571.50	7°13'04"	S66°55'18"E	71.95
C13	239.62	200.00	68°38'45"	S27°05'57"W	225.54
C14	48.18	33.00	85°21'04"	N61°53'47"W	44.74

Parcel Line #	Length	Direction
L1	7.97	N25°20'27"E
L3	32.81	S36°48'40"E
L4	8.28	S42°21'22"W
L5	14.40	S46°29'53"E
L6	14.85	S15°11'00"E
L7	32.97	S14°32'08"W
L8	28.54	N78°57'46"W
L9	18.17	S43°19'28"W
L10	22.29	N22°46'44"W
L11	7.77	S13°44'25"E
L12	14.76	N59°49'55"E



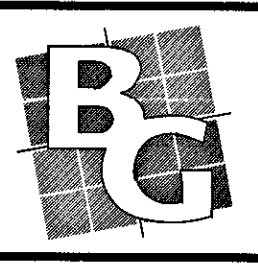
WATERS EDGE AT DESERT COLOR SHORES

LOCATED IN
 SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

WATERS EDGE AT DESERT COLOR SHORES

LOCATED IN
 SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

Drawn : BRS Date : 11/22/2022
 Email : gmayers@bushandgudgell.com
 Checked : DGM
 Approved : DGM
 Scale : 1" = 20'
 Job No : 211546



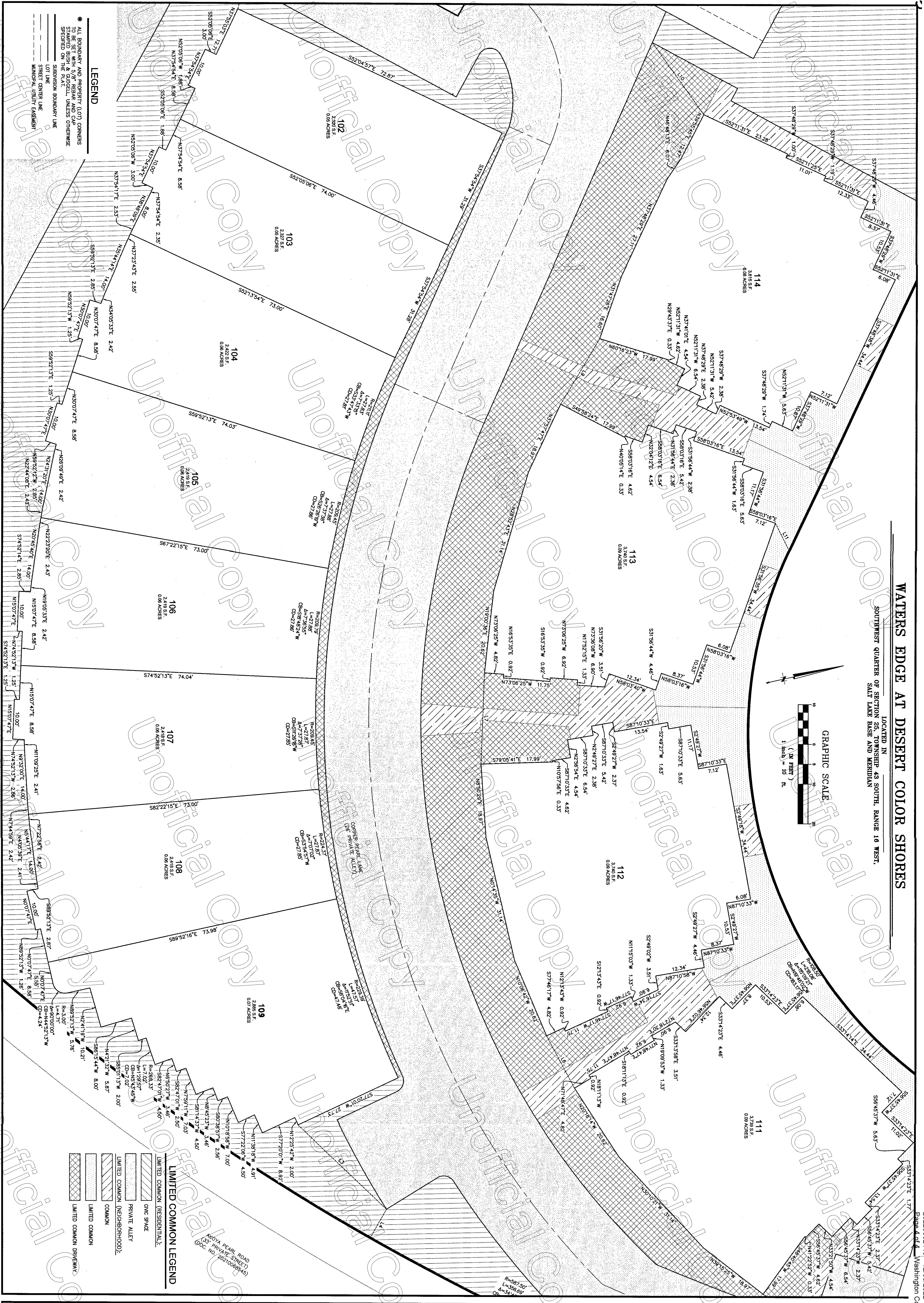
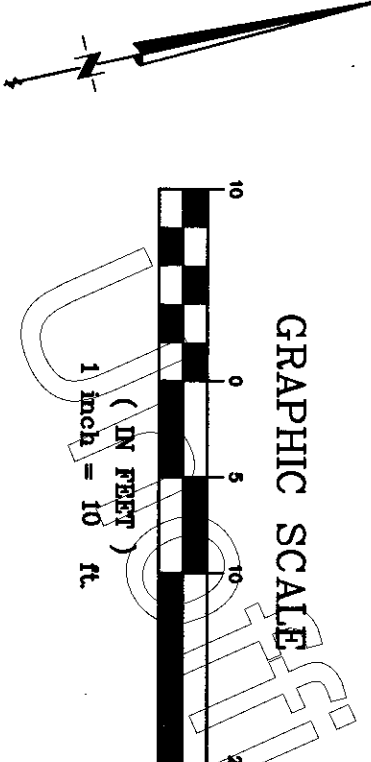
BUSH & GUDGELL, INC.
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 205 East Tabernacle Suite #4
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No	Date	By	Revision

SHEETS
 3
 FILE: 211546

WATERS EDGE AT DESERT COLOR SHORES

LOCATED IN
SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN



LEGEND

- ALL BOUNDARY AND PROPERTY (LOT) CORNERS SHOWN BY BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- SUBDIVISION BOUNDARY LINE
- STREET CENTER LINE
- MUNICIPAL UTILITY EASEMENT
- LOT LINE

LIMITED COMMON LEGEND

- [Hatched Pattern] LIMITED COMMON (RESIDENTIAL)
- [Hatched Pattern] OVC SPACE
- [Hatched Pattern] PRIVATE ALLEY
- [Hatched Pattern] LIMITED COMMON (NEIGHBORHOOD)
- [Hatched Pattern] COMMON
- [Hatched Pattern] LIMITED COMMON DRIVEWAY

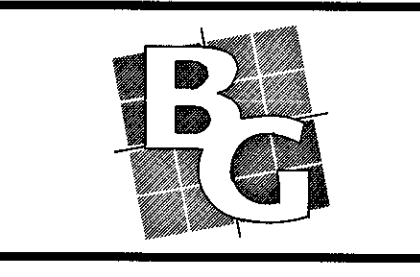
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TOWNSHIP 43 SOUTH, RANGE 16 WEST,
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Drawn by: BRS Date: 11/22/2022
Email: gmeviera@bushandgudgell.com
Checked by: DGM
Approved by: DGM
Scale: 1" = 10'
Job No.: 211546

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3 SHEETS

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