

SURVEYOR'S CERTIFICATE

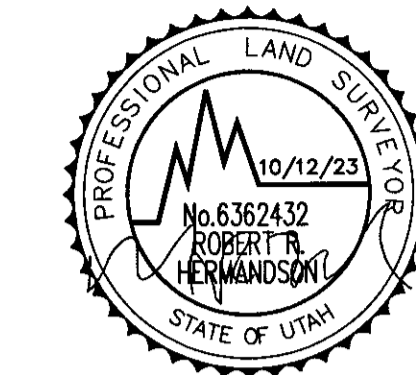
I, ROBERT R. HERMANDSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 6362432, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT AND HAVE CONDUCTED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-2-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. I CERTIFY THAT BY AUTHORITY OF THE HEIREN OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAN AND HAVE SUBDIVIDED THE SAME TRACT INTO A SINGLE LOT, AND EASEMENTS TO BE HERINAFTER KNOWN AS:

PEG PHASE 1B SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

10/12/2023

DATE:
BUSH AND GUDGELL, INC.



Robert R. Hermanson
ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND, THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°54'49" EAST ALONG THE SECTION LINE 563.12 FEET AND DUE NORTH 1283.19 FEET, FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 76°44'42" WEST 1.65 FEET; THENCE NORTH 66°17'26" WEST 21.25 FEET; THENCE NORTH 58°25'46" WEST 21.27 FEET; THENCE NORTH 46°22'37" WEST 8.66 FEET; THENCE NORTH 31°51'38" WEST 11.49 FEET; THENCE NORTH 30°37'48" WEST 8.16 FEET; THENCE NORTH 58°51'20" WEST 10.50 FEET; THENCE NORTH 65°02'23" WEST 11.87 FEET; THENCE NORTH 74°42'34" WEST 15.79 FEET; THENCE NORTH 73°27'00" WEST 18.18 FEET; THENCE NORTH 74°01'45" WEST 28.70 FEET; THENCE NORTH 73°45'46" WEST 13.51 FEET; THENCE NORTH 61°10'43" WEST 28.35 FEET; THENCE NORTH 74°15'17" WEST 130.13 FEET; THENCE NORTH 61°19'08" WEST 18.46 FEET; THENCE NORTH 50°10'50" WEST 49.06 FEET; THENCE NORTH 50°10'50" WEST 150.12 FEET; THENCE NORTH 32°59'21" WEST 181.33 FEET; THENCE NORTH 34°05'13" WEST 55.45 FEET; THENCE NORTH 05°28'14" WEST 114.04 FEET; THENCE NORTH 51°25'37" WEST 7.32 FEET; THENCE NORTH 47°27'32" EAST 170.50 FEET; THENCE NORTH 33°01'47" WEST 69.36 FEET; THENCE NORTH 73°57'40" EAST 53.47 FEET; THENCE SOUTH 33°03'07" EAST 73.08 FEET; THENCE EASTERLY ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 77°40'54" EAST A DISTANCE OF 27.41 FEET), CENTER POINT LIES NORTH 56°58'13" EAST THROUGH A CENTRAL ANGLE OF 89°18'16" A DISTANCE OF 30.39 FEET; THENCE NORTH 57°39'58" EAST 330.03 FEET TO THE WEST RIGHT OF WAY LINE OF DESERT COLOR PARKWAY, A PUBLIC ROADWAY DEDICATED BY DOCUMENT NO. 2019000314, OPTICAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE A SOUTHEASTERLY ALONG A 2549.00 FOOT RADIUS NON-TANGENT CURVE TO THE 01°22'07", A DISTANCE OF 60.89 FEET, (3) SOUTH 28°53'33" EAST 69.24 FEET; THENCE SOUTH 20°33'32" EAST A DISTANCE OF 139.88 FEET; CENTER POINT LIES NORTH 75°37'40" EAST THROUGH A CENTRAL ANGLE OF 12°22'25", A DISTANCE OF 140.16 FEET, (2) SOUTHEASTERLY ALONG A 2549.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 27°28'44" EAST A DISTANCE OF 60.88 FEET), CENTER POINT LIES NORTH 63°15'16" EAST THROUGH A CENTRAL ANGLE OF 01°22'07", A DISTANCE OF 60.89 FEET, (3) SOUTH 28°53'33" EAST 69.24 FEET; THENCE SOUTH 40°58'58" EAST THROUGH A CENTRAL ANGLE OF 0°54'44", A DISTANCE OF 40.58 FEET, (5) SOUTHEASTERLY ALONG A 199.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 27°28'44" EAST A DISTANCE OF 21.43 FEET), CENTER POINT LIES SOUTH 59°25'02" WEST THROUGH A CENTRAL ANGLE OF 0°10'27", A DISTANCE OF 21.44 FEET, (6) SOUTH 24°24'31" EAST 62.75 FEET; THENCE SOUTHERLY ALONG A 201.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 28°18'39" EAST A DISTANCE OF 34.46 FEET), CENTER POINT LIES NORTH 66°30'29" EAST THROUGH A CENTRAL ANGLE OF 93.20 FEET, (7) SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 52°53'14" WEST A DISTANCE OF 5.08 FEET), CENTER POINT LIES SOUTH 27°22'12" EAST THROUGH A CENTRAL ANGLE OF 19°29'08", A DISTANCE OF 5.10 FEET; THENCE SOUTHWESTERLY ALONG A 51.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°31'47" EAST A DISTANCE OF 9.67 FEET), CENTER POINT LIES NORTH 48°51'20" WEST THROUGH A CENTRAL ANGLE OF 10°46'33", A DISTANCE OF 9.69 FEET; THENCE SOUTH 53°55'13" WEST 21.93 FEET; THENCE NORTH 63°07'47" EAST A DISTANCE OF 13.27 FEET; THENCE SOUTH 26°58'13" WEST 14.94 FEET; THENCE SOUTH 56°22'16" WEST 148.02 FEET; THENCE SOUTH 33°01'47" EAST 4.17 FEET; THENCE SOUTHEASTERLY ALONG A 9.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 55°31'47" EAST A DISTANCE OF 7.27 FEET), CENTER POINT LIES NORTH 56°58'13" EAST THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 7.48 FEET; THENCE SOUTH 78°01'47" EAST 8.79 FEET; THENCE SOUTH 33°01'47" EAST 66.41 FEET; THENCE SOUTH 11°58'13" WEST 8.79 FEET; THENCE SOUTHERLY ALONG A 9.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 10°31'47" EAST A DISTANCE OF 7.27 FEET), CENTER POINT LIES SOUTH 78°01'47" EAST THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 7.46 FEET; THENCE SOUTHEASTERLY ALONG A 19.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 54°16'13" EAST A DISTANCE OF 14.13 FEET), CENTER POINT LIES NORTH 56°58'13" EAST THROUGH A CENTRAL ANGLE OF 42°28'53", A DISTANCE OF 14.46 FEET; THENCE SOUTH 14°29'21" WEST 4.68 FEET; THENCE SOUTH 56°58'13" WEST 53.67 FEET; THENCE SOUTH 33°01'47" EAST 29.34 FEET; THENCE SOUTHEASTERLY ALONG A 188.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 37°02'03" EAST A DISTANCE OF 26.33 FEET), CENTER POINT LIES NORTH 56°58'13" EAST THROUGH A CENTRAL ANGLE OF 08°03'33", A DISTANCE OF 26.35 FEET; THENCE SOUTH 22°34'30" WEST 91.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 375,496 SQUARE FEET OR 8.62 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED ON THIS PLAT, HEREBY SUBDIVIDE IT INTO A SINGLE LOT, A STORM DRAIN EASEMENT, AND INGRESS AND EGRESS MUNICIPAL UTILITY AND DRAINAGE EASEMENT TO BE HEREAFTER KNOWN AS:

PEG PHASE 1B SUBDIVISION

THE LOT IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR THE DESERT COLOR COMMUNITY RECORDED IN THE OFFICE OF THE COUNTY CLERK, WASHINGTON COUNTY, UTAH, ON THE 26TH DAY OF JULY, 2020, DOCUMENT NO. 20200033512, AS AMENDED BY THE FIRST AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY RECORDED FEBRUARY 23, 2021, AS DOCUMENT NO. 20210012425, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, A STORM DRAIN EASEMENT, AND INGRESS AND EGRESS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS OVER, ON, UNDER AND ACROSS THE PORTIONS OF LAND SHOWN OR REFERENCED ON THIS PLAT AS A STORM DRAIN EASEMENT, AND INGRESS AND EGRESS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

EXCEPTING AND RESERVING TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

WOODPEG DESERT COLOR MF 1, LLC (A UTAH LIMITED LIABILITY COMPANY)

Robert H. Schmidt
BY: *Robert H. Schmidt*
ITS: *Manager*

OWNERS ACKNOWLEDGEMENT

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

ON THIS 17th DAY OF October IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Stacy Emme, Robert Schmidt, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Stacy Emme
COMMISSION NUMBER: 716055
MY COMMISSION EXPIRES: 01-23-2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

STAMP NOT REQUIRED PER UTAH CODE 46-1-16(7)

PEG PHASE 1B SUBDIVISION

LOCATED IN
NW1/4 OF SECTION 25 & NE1/4 SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

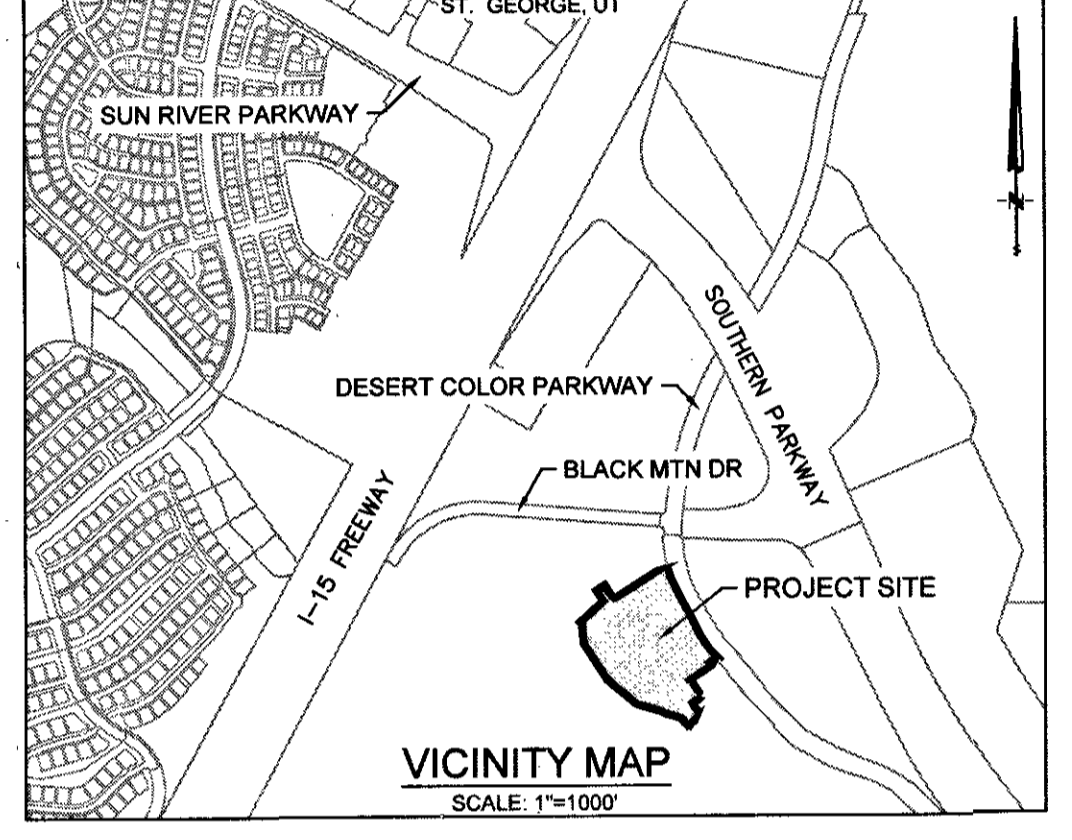
NOTICE OF CONDITIONS & RESTRICTIONS

THE FOLLOWING CONDITIONS & RESTRICTIONS ENCUMBER THE PROPERTY, AS DESCRIBED HEREON, IN PERPETUITY.

- 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 COMPILED IN A REPORT DATED AUGUST 4, 2021. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY 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.
- THIS DEVELOPMENT REQUIRES GREATER SETBACK RESTRICTIONS AS DEFINED IN THE SUPPLEMENTAL DECLARATIONS AND FROM THOSE REQUIRED BY THE CITY OF ST. GEORGE. IT IS THE RESPONSIBILITY OF THE ARCHITECTS, ENGINEERS, DESIGNERS AND BUILDERS TO VERIFY THESE SETBACK RESTRICTIONS.
- THE CITY OF ST. GEORGE STORM WATER UPDES PERMIT REQUIRES THAT EACH INDIVIDUAL HOMEOWNER OR HOMEOWNERS ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER, BASED ON THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT AND PLAN (RECORDED DOCUMENT #20230010203).
- LOTS WITHIN THIS SUBDIVISION ARE PART OF THE OVERALL DESERT COLOR COMMUNITY MASTER DEVELOPMENT, WHICH CONTAINS COMMON AREA, ARE SUBJECT TO THE REQUIREMENTS OF THE HOMEOWNERS ASSOCIATION AND CC&R'S DEVELOPED FOR THIS SUBDIVISION. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-MUNICIPAL IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, 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.

NOTES

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



Line #	Length	Direction
L1	9.95	S35°55'26"E
L2	12.04	N54°04'34"E
L3	7.89	S43°07'59"E
L4	20.12	S28°37'18"E
L5	19.57	S33°01'47"E
L6	12.99	S57°08'08"W
L7	15.00	S32°51'52"E
L8	13.03	N57°08'08"E
L9	5.50	S56°58'13"W
L10	15.00	S33°01'47"E
L11	5.50	N56°58'13"E
L12	39.29	S33°01'47"E
L13	13.50	S56°58'13"E
L14	15.00	N33°01'47"W
L15	13.50	N56°58'13"E
L16	17.70	N88°23'37"E
L17	20.92	N56°58'13"E
L18	15.00	N33°01'47"W
L19	20.17	S56°58'13"W

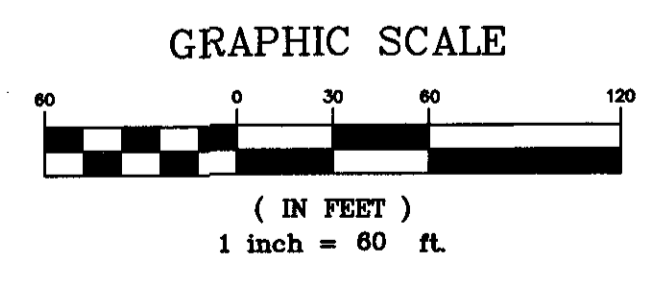
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	30.46	19.50	89°29'14"	N11°42'50"E	27.45
C16	28.65	664.00	2°28'21"	N16°01'39"W	28.65
C17	30.87	19.50	60°41'44"	N12°19'06"E	27.74

EASEMENT VACATION

A PORTION OF THE ATKINVILLE UTILITY EASEMENT (DOC. NO. 20190012836) AS SHOWN HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°54'49" EAST ALONG THE SECTION LINE 457.50 FEET AND DUE NORTH 1404.26 FEET FROM THE WEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 56°57'19" EAST 55.31 FEET; THENCE NORTH 06°51'39" WEST 322.55 FEET; THENCE NORTH 06°48'49" WEST 169.32 FEET; THENCE NORTH 83°11'11" EAST 25.00 FEET; THENCE SOUTH 06°48'49" EAST 169.31 FEET; THENCE SOUTH 06°51'39" EAST 338.10 FEET; THENCE SOUTH 56°57'19" WEST 53.26 FEET; THENCE NORTH 68°14'20" WEST 30.59 FEET, TO THE POINT OF BEGINNING.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.39	19.50	89°18'16"	S77°40'54"E	27.41
C2	140.16	649.00	12°22'25"	S20°33'32"E	139.88
C3	60.89	2549.00	1°22'07"	S27°25'48"E	60.88
C4	40.58	2549.00	0°54'44"	S30°07'36"E	40.58
C5	21.44	199.00	6°10'27"	S27°29'44"E	21.43
C6	34.51	201.00	9°50'09"	S28°18'39"E	34.46
C7	93.21	2561.00	2°05'07"	S34°16'17"E	93.20
C8	18.77	15.00	71°41'57"	N81°22'21"W	17.57
C9	5.10	15.00	19°29'08"	S52°53'14"W	5.08
C10	9.69	51.50	10°46'33"	S48°31'56"W	9.67
C11	7.46	9.50	45°00'00"	S55°31'47"E	7.27
C12	7.46	9.50	45°00'00"	S10°31'47"E	7.27
C13	14.46	19.50	42°28'53"	S54°16'13"E	14.13
C14	26.35	188.50	8°00'33"	S37°02'03"E	26.33



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- EXISTING SURVEY CONTROL MONUMENT (CLASS I, RING & LD)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT LINE
- ADJOINING LOT LINE
- STREET CENTER LINE
- STORM DRAIN EASEMENT
- INGRESS AND EGRESS, MUNICIPAL UTILITY, AND DRAINAGE EASEMENT
- EASEMENT AREA VACATED WITH THIS PLAT. ATKINVILLE UTILITY EASEMENT (DOC. NO. 20190012836)

DOCUMENT NO. 20090000918	SITLA DEVELOPMENT EASEMENT 1335
DOCUMENT NO. 20190012836	ATKINVILLE UTILITY EASEMENT
DOCUMENT NO. 20190000314	15' P.U.D. & T.A. EASEMENT

CITY SURVEYOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 25 DAY OF October A.D. 2023.

Jane
CITY SURVEYOR, CITY OF ST. GEORGE

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 25 DAY OF October A.D. 2023.

DaBl
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 02 DAY OF November A.D. 2023.

Anthony
CITY ENGINEER, CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE 30 DAY OF October A.D. 2023.

Alicia
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 23 DAY OF October A.D. 2023 WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

Heath
LAND USE AUTHORITY, CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 3 DAY OF October A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

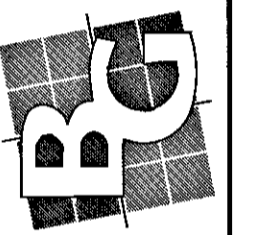
David Whitehead
WASHINGTON COUNTY TREASURER

RECORDED No.

DOC # **20230033206**
Page 1 of 2

David
WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Telemachus Suite #4
St. George, Utah 84770
Phone (435) 675-2537 Fax: (435) 675-3181
www.bushandgudgell.com



Date: 10-12-2023
Drawn by: BRS
Checked by: BRL
Approved by: BRL
Scale: 1" = 60'
Job No.: 221656

LOCATED IN
NW1/4 OF SEC 25 & NE1/4 SEC 26, T-43-S, R-16-W, SJRGM
ST. GEORGE, UTAH
PREPARED FOR: PEG COMPANIES

PEG PHASE 1B SUBDIVISION
SHEET 1
1 SHEETS
FILE: 221646