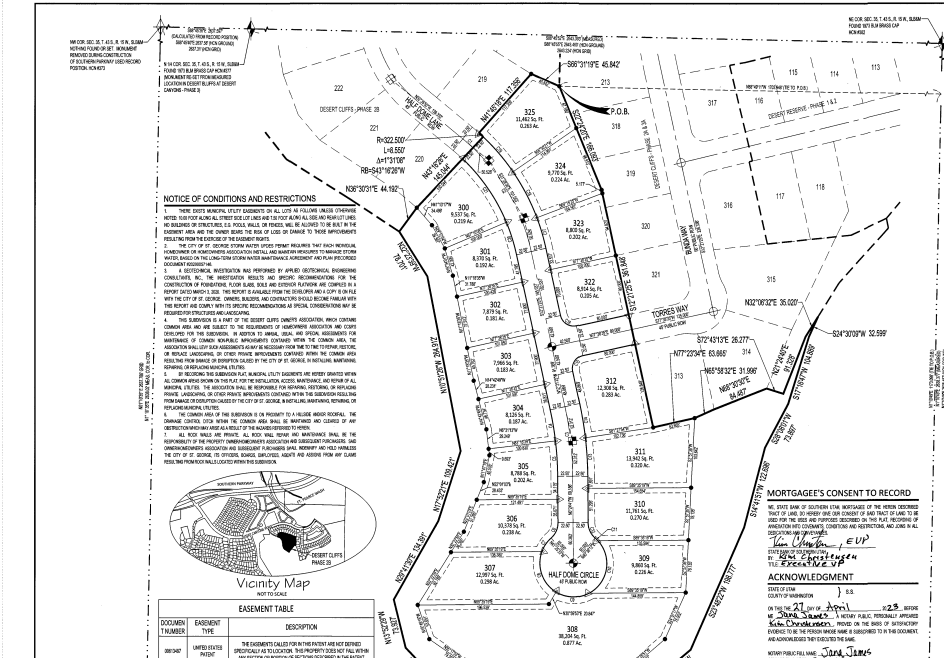

SURVEYOR'S CERTIFICATE:

I, JEREMIAH PEDERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362195, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. 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 17-23-17, MARK 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 CLIFFS - PHASE 3B

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: APRIL 25, 2023

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 2A & 2B SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 07°59'05" EAST ALONG THE SECTION LINE, A DISTANCE OF 1275.08 FEET AND NORTH 89°58'11" WEST 2193.846 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; (BASIS OF BEARING BEING SOUTH 89°47'31" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35); AND RUNNING THENCE ALONG THE BOUNDARY OF SAID DESERT CLIFFS - PHASE 2A & 2B SUBDIVISION THE FOLLOWING (8) EIGHT COURSES: (1) SOUTH 72°43'12" EAST 56.689 FEET; (2) SOUTH 32°09'32" EAST 35.020 FEET; (3) SOUTH 36°30'31" EAST 44.192 FEET; (4) NORTH 87°58'12" EAST 32.599 FEET; (5) NORTH 80°58'50" EAST 84.487 FEET; (6) SOUTH 72°43'12" EAST 26.277 FEET; (7) NORTH 27°24'48" EAST 83.338 FEET; AND (8) NORTH 32°30'32" EAST 35.020 FEET; THENCE SOUTH 24°09'09" WEST 32.599 FEET; THENCE SOUTH 17°56'47" WEST 104.898 FEET; THENCE SOUTH 38°08'07" WEST 73.897 FEET; THENCE SOUTH 24°34'51" WEST 122.496 FEET; THENCE SOUTH 27°47'22" WEST 158.771 FEET; THENCE SOUTH 07°59'05" WEST 112.658 FEET; THENCE SOUTH 82°58'08" WEST 66.508 FEET; THENCE SOUTH 07°59'05" WEST 80.859 FEET; THENCE SOUTH 82°58'08" WEST 65.397 FEET; THENCE NORTH 07°59'05" WEST 112.658 FEET; THENCE NORTH 27°47'22" EAST 158.771 FEET; THENCE NORTH 24°34'51" EAST 122.496 FEET; THENCE NORTH 38°08'07" EAST 73.897 FEET; THENCE NORTH 17°56'47" EAST 104.898 FEET; THENCE NORTH 24°09'09" EAST 32.599 FEET; THENCE NORTH 87°58'12" EAST 32.599 FEET; THENCE NORTH 80°58'50" EAST 84.487 FEET; THENCE NORTH 27°24'48" EAST 83.338 FEET; THENCE NORTH 32°30'32" EAST 35.020 FEET; THENCE NORTH 07°59'05" EAST 1275.08 FEET; THENCE NORTH 82°58'08" WEST 2193.846 FEET; THENCE NORTH 07°59'05" EAST 304.922 FEET; THENCE NORTH 12°22'38" WEST 78.255 FEET TO THE SOUTHERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 38°30'32" EAST 44.192 FEET; (2) NORTH 44°30'32" EAST 28.284 FEET; (3) NORTH 89°30'32" EAST 84.497 FEET; (4) NORTH 45°30'32" EAST 28.284 FEET; (5) NORTH 38°30'32" EAST 44.192 FEET; THENCE NORTH 12°22'38" EAST 208.421 FEET; THENCE NORTH 32°53'32" WEST 204.522 FEET; THENCE NORTH 12°22'38" WEST 78.255 FEET TO THE SOUTHERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 38°30'32" EAST 44.192 FEET; (2) NORTH 44°30'32" EAST 28.284 FEET; (3) NORTH 89°30'32" EAST 84.497 FEET; (4) NORTH 45°30'32" EAST 28.284 FEET; (5) NORTH 38°30'32" EAST 44.192 FEET; THENCE NORTH 12°22'38" EAST 208.421 FEET; THENCE NORTH 32°53'32" WEST 204.522 FEET; THENCE NORTH 12°22'38" WEST 78.255 FEET TO THE SOUTHERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 38°30'32" EAST 44.192 FEET; (2) NORTH 44°30'32" EAST 28.284 FEET; (3) NORTH 89°30'32" EAST 84.497 FEET; (4) NORTH 45°30'32" EAST 28.284 FEET; (5) NORTH 38°30'32" EAST 44.192 FEET; THENCE NORTH 12°22'38" EAST 208.421 FEET; THENCE NORTH 32°53'32" WEST 204.522 FEET; THENCE NORTH 12°22'38" WEST 78.255 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.445 SQ. FT., (7.229 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 CLIFFS - PHASE 3B

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, UNDER AND ADJACENT TO 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 ON 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 CLIFFS 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 CLIFFS 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 CLIFFS SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, ON THE 1ST DAY OF APRIL, 2021, AS DOC. NO. 20210023386 AND 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 HEREUNTO SET MY HAND THIS 25 DAY OF April, 2023.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THIS 25 DAY OF April, 2023 BEFORE ME Joann Pickett, 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 Joann Pickett
COMMISSION NUMBER 705023
MY COMMISSION EXPIRES: Oct 3, 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
AND STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 105

JOANN PICKETT
Notary Public State of Utah
Commission # 705023
My Commission Expires On
October 03, 2023

Joann Pickett
NOTARY PUBLIC

Subdivision Final Plat

DESERT CLIFFS - PHASE 3B

Located in the Northeast Quarter of Section 35,
Township 43 South, Range15 West, SLB&M

SHEET 1 OF 1

CITY SURVEYOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THE FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 27 DAY OF April, 20 23
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 28 DAY OF April, 20 23
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 1st DAY OF November, 20 23
CITY ENGINEER
CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM, THIS 24th DAY OF April, A.D. 20 23
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 THE 13 DAY OF November, 20 23 WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, DO HEREBY CERTIFY THAT THE 25 DAY OF April, 2023 ALL SPECIAL ASSESSMENTS, AND TAXES HAVE BEEN PAID IN FULL. THIS SUBDIVISION FINAL PLAT HAS BEEN APPROVED.
David Hirschi
WASHINGTON COUNTY TREASURER

RECORDED NUMBER
DOC # 20240012791
Page 2 of 2
Russell Shirts
Washington County Recorder
04/25/2024 02:56:57 PM
Fee $ 0.00 By DSG ENGINEERING, INC.
WASHINGTON COUNTY RECORDER

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