OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE SAID DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

BUILT LOTS SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO ST. GEORGE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS STREETS AND PUBLIC UTILITY EASEMENTS FOR THE USES AND PURPOSES NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO ST. GEORGE CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FORT PIERCE INDUSTRIAL PARK H.O.A. RECORDED AS ENTRY NO. 20190016864, AS SUPPLEMENTED BY THE 30TH AMENDMENT AND RESTATEMENT OF THE SAID CC&RS RECORDED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20190016864, ARE INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19 DAY OF September 2025

BUILT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

Todd Sielberg

MANAGER - (PRINT NAME) Todd Sielberg

ACKNOWLEDGMENT:

STATE OF UTAH)S.S.
COUNTY OF Salt Lake)

ON THIS 19th DAY OF Sept IN THE YEAR 2025 BEFORE ME Wenda L. Scott A NOTARY PUBLIC, PERSONALLY APPEARED Todd Sielberg 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.

FULL NAME SIGNATURE: Wenda L. Scott
FULL NAME PRINT: Wenda L. Scott
COMMISSION NO.: 739692
EXPIRATION DATE: 10-9-28
(OFFICIAL SEAL NOT REQUIRED IN UTAH CODE R1-1-3 (2) (F))
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah

DO NOT STAMP

FORT PIERCE INDUSTRIAL PARK H.O.A.

PRESIDENT - (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF UTAH)S.S.
COUNTY OF WASHINGTON)

ON THIS ____ DAY OF ____ IN THE YEAR ____ BEFORE ME ____ A NOTARY PUBLIC, PERSONALLY APPEARED ____ 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.

FULL NAME SIGNATURE: ____
FULL NAME PRINT: ____
COMMISSION NO.: ____
EXPIRATION DATE: ____
(OFFICIAL SEAL NOT REQUIRED IN UTAH CODE R1-1-3 (2) (F))
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF ____

DO NOT STAMP

MORTGAGEE CONSENT TO RECORD:

KEYBANK LIFE INSURANCE COMPANY, A LOUISIANA CORPORATION AND CREDITOR OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

MANAGER (PRINT NAME) JASON C. OVERDAHL

ACKNOWLEDGMENT:

STATE OF Utah)S.S.
COUNTY OF Salt Lake)

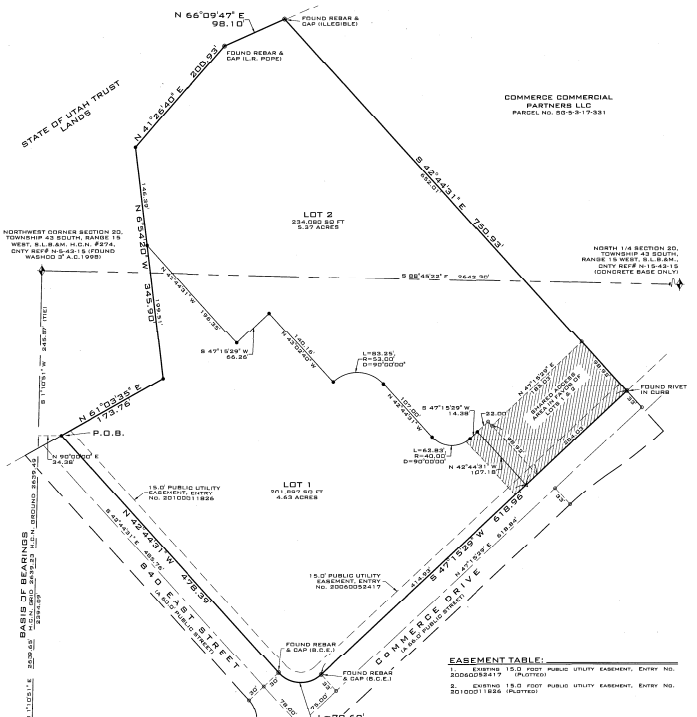
ON THIS 19th DAY OF Sept IN THE YEAR 2025 BEFORE ME Wenda L. Scott A NOTARY PUBLIC, PERSONALLY APPEARED Jason C. Overdahl PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: Wenda L. Scott
FULL NAME PRINT: Wenda L. Scott
COMMISSION NO.: 739692
EXPIRATION DATE: 10-9-28
(OFFICIAL SEAL NOT REQUIRED IN UTAH CODE R1-1-3 (2) (F))
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah

DO NOT STAMP

NOTICE OF CONDITIONS & RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES INC. DATED JULY 19, 2022. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE CONTAINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. THE CITY OF ST. GEORGE STORM WATER UPDES PERMIT REQUIRES THAT EACH INDIVIDUAL OWNER OR ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER, BASED ON THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT AND PLAN, RECORDED DOCUMENT #20220044807.



WEST 1/4 SECTION 20, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M. H.C.N. #277, CNTY REF L-W-8-15 (LOCATED ON PREVIOUS SURVEYS)

EASEMENT TABLE:

1. EXISTING 15.0 FOOT PUBLIC UTILITY EASEMENT, ENTRY NO. 20060052417 (PLOTTED)
2. EXISTING 15.0 FOOT PUBLIC UTILITY EASEMENT, ENTRY NO. 20100051926 (PLOTTED)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938715, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSURE ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS HAVE BEEN MADE TO ACCEPTABLE MEASURING STANDARDS. I FURTHER CERTIFY THAT I AM FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

BUILT LOTS SUBDIVISION

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

9/18/2025
DATE

BRANDON E. ANDERSON

CERTIFICATE NO. 4938715

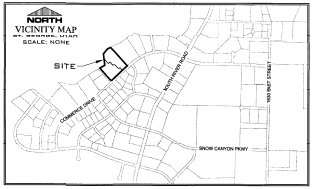
STATE OF UTAH
9/18/25
BRANDON E. ANDERSON
4938715
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 01°15'51" WEST 245.57 FEET ALONG THE SECTION LINE AND EAST 34.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 61°03'35" EAST 173.76 FEET;
THENCE NORTH 06°54'20" WEST 345.90 FEET;
THENCE NORTH 41°26'40" EAST 200.93 FEET;
THENCE NORTH 66°09'47" EAST 98.10 FEET;
THENCE NORTH 42°44'31" EAST 750.93 FEET TO THE WESTERLY LINE OF COMMERCE DRIVE, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20060052417;
THENCE SOUTH 47°15'29" WEST 619.99 FEET ALONG SAID WESTERLY LINE OF COMMERCE DRIVE TO A POINT OF CURVATURE WITH A 45.00 FOOT RADIUS CURVE, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20100051926;
THENCE ALONG SAID NORTHEASTERLY LINE OF SAID EAST STREET THE FOLLOWING (2) COURSES:
THENCE WESTERLY 70.69 FEET ALONG AN ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 42°44'31" WEST, LONG CHORD BEARS NORTH 87°44'22" WEST 63.64 FEET WITH A CENTRAL ANGLE OF 90°00'19" (SAID CURVE);
THENCE NORTH 42°44'31" WEST 478.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,976 SQUARE FEET OR 10.01 ACRES.



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- SET PK NAIL/WASHER
- FOUND AS NOTED
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- NOTHING SET OR FOUND
- FOUND/REFERENCE MONUMENTATION AS SHOWN AND DESCRIBED
- SECTION MONUMENTATION (NOT FOUND)
- SHARED ACCESS AGREEMENT AREA IN FAVOR OF ADJACENT PROPERTY

N

0 60 120
SCALE: 1"=60'

THE FINAL PLAT OF BUILT LOTS SUBDIVISION

LOCATED IN N.W. 1/4 SECTION 20, & THE S.W. 1/4 SECTION 17, TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

PAGE 1 OF 1

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2-2, ST. GEORGE, UTAH 84770
PH (435) 673-8586 FX (435) 673-8597 - WWW.RADIVIL.COM

FPLAT.DWG	07/14/2025	G.S.A.
FILE NUMBER:	DATE:	DRAWN:
14539-24	1" = 60'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

CITY SURVEYOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND I FIND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY. APPROVAL ON THIS 22 DAY OF SEPTEMBER, 20 25
CITY SURVEYOR
CITY OF ST. GEORGE

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND I FIND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY. APPROVAL ON THIS 22 DAY OF SEPTEMBER, 20 25
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ST. GEORGE

CITY ENGINEER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND I FIND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY. APPROVAL ON THIS 6TH DAY OF October, 20 25
CITY ENGINEER
CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM, THIS THE 27 DAY OF October, 20 25
CITY ATTORNEY
CITY OF ST. GEORGE

LAND USE AUTHORITY APPROVAL
I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION AND ACCEPTED THE DEDICATION, AND FEES ARE PAID IN FULL, THIS THE 27 DAY OF October, 20 25, WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREIN.
LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 29 DAY OF October, A.D. 20 25 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES ARE PAID IN FULL.
WASHINGTON COUNTY TREASURER

RECORDED NUMBER
DOC # 20250037356
Recorded at the request of
WASHINGTON COUNTY RECORDER
Date 10/29/2025 Time 3:56 PM
Fee $0.00 Book - Page - Entry 20250037356
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND THE SEAL OF MY OFFICE
WASHINGTON COUNTY RECORDER (DEPUTY)