NAME: Dixie Springs Subdivision Amendment & Extension

UNITS: 1414 MAP: 1482 FILE: 9

CCD, L.C.

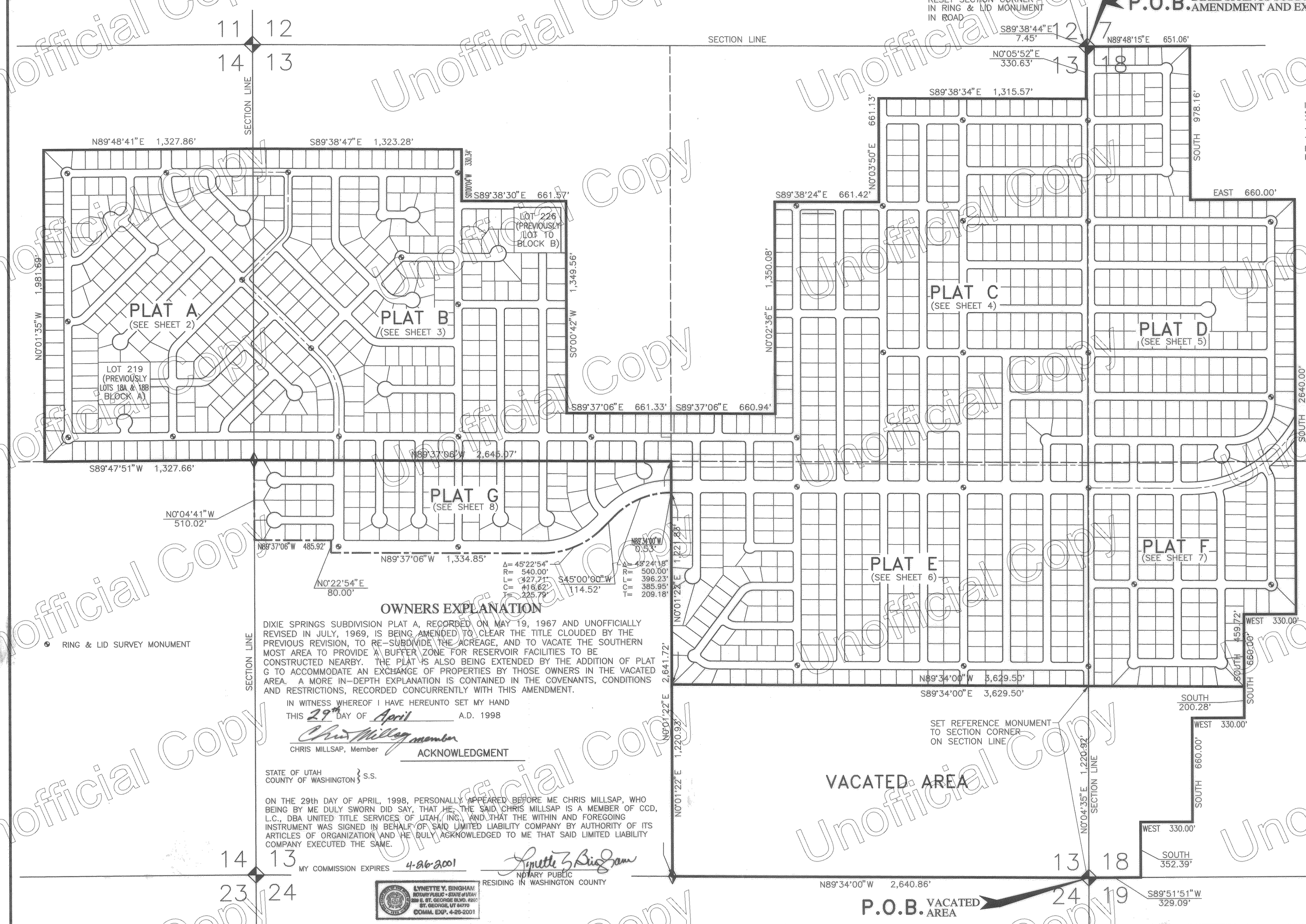
00601291 Bk 1208 Pg 0886
RUSSELL SHIRTS ✱ WASHINGTON CO RECORDER
1998 MAY 01 09:47 AM FEE$1651.00 BY RS
FOR: UNITED TITLE SERVICES

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION BOUNDARY DESCRIPTION

BEGINNING AT THE NW CORNER OF SECTION 18, T42S, R13W, SLB&M; THENCE ALONG THE SECTION LINE N89°48'15"E, 651.06 FEET; THENCE SOUTH 978.16 FEET; THENCE EAST, 660.00 FEET; THENCE SOUTH, 2,640.00 FEET; THENCE WEST, 330.00 FEET; THENCE SOUTH 459.72 FEET; THENCE N89°34'00"W, 3,629.50 FEET; THENCE N0°01'22"E, 1,221.83 FEET; THENCE N89°34'00"W, 0.53 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT LIES S0°24'18"W); THENCE ALONG THE ARC 396.23 FEET THROUGH A DELTA ANGLE OF 45°24'18"; THENCE S45°00'00"W, 114.52 FEET TO THE POINT OF CURVE OF A 540.00 FOOT CURVE TO THE RIGHT; THENCE ALONG THE ARC 427.71 FEET THROUGH A DELTA ANGLE OF 45°22'54"; THENCE N89°37'06"W, 1,334.85 FEET; THENCE N0°22'54"E, 80.00'; THENCE N89°37'06"W, 485.92 FEET, TO A POINT ON THE WEST SECTION LINE OF SECTION 13, T42, R14W, SLB&M; THENCE N0°04'41"W ALONG THE SECTION LINE 510.02 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE S89°47'51"W, 1,327.66 FEET; THENCE N0°01'35"W, 1,981.69 FEET; THENCE N89°48'41"E, 1,327.86 FEET; THENCE S89°38'47"E, 1,323.28 FEET; THENCE S0°00'04"W, 330.34 FEET; THENCE S89°38'30"E, 661.57 FEET; THENCE S0°00'42"W, 1,349.56 FEET; THENCE S89°37'06"E, 661.33 FEET; THENCE S89°37'06"E, 660.94 FEET; THENCE N0°02'36"E, 1,350.08 FEET; THENCE S89°38'24"E, 661.42 FEET; THENCE N0°03'50"E, 661.13 FEET; THENCE S89°38'34"E, 1,315.57 FEET; THENCE N0°05'52"E, 330.63 FEET, TO A POINT ON THE NORTH LINE OF SECTION 13, T42S, R14W; THENCE S89°38'44"E, 7.45 FEET TO THE POINT OF BEGINNING. CONTAINING 472.23 ACRES MORE OR LESS.

Unofficial Copy

Dixie Springs Subdivision Amendment and Extension



OWNERS EXPLANATION

DIXIE SPRINGS SUBDIVISION PLAT A, RECORDED ON MAY 19, 1967 AND UNOFFICIALLY REVISED IN JULY, 1969, IS BEING AMENDED TO CLEAR THE TITLE CLOUDED BY THE PREVIOUS REVISION, TO RE-SUBDIVIDE THE ACREAGE, AND TO VACATE THE SOUTHERN MOST AREA TO PROVIDE A BUFFER ZONE FOR RESERVOIR FACILITIES TO BE CONSTRUCTED NEARBY. THE PLAT IS ALSO BEING EXTENDED BY THE ADDITION OF PLAT G TO ACCOMMODATE AN EXCHANGE OF PROPERTIES BY THOSE OWNERS IN THE VACATED AREA. A MORE IN-DEPTH EXPLANATION IS CONTAINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED CONCURRENTLY WITH THIS AMENDMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
THIS 29th DAY OF April A.D. 1998

Chris Millsap member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-26-2001

Lynette Y. Bingham
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

LYNETTE Y. BINGHAM
NOTARY PUBLIC • STATE of UTAH
288 E. ST. GEORGE BLVD. #201
ST. GEORGE, UT 84770
COMM. EXP. 4-26-2001

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

Dixie Springs Subdivision Amendment and Extension

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION BOUNDARY DESCRIPTION

BEGINNING AT THE NW CORNER OF SECTION 18, T42S, R13W, SLB&M; THENCE ALONG THE SECTION LINE N89°48'15"E, 651.06 FEET; THENCE SOUTH 978.16 FEET; THENCE EAST, 660.00 FEET; THENCE SOUTH, 2,640.00 FEET; THENCE WEST, 330.00 FEET; THENCE SOUTH 459.72 FEET; THENCE N89°34'00"W, 3,629.50 FEET; THENCE N0°01'22"E, 1,221.83 FEET; THENCE N89°34'00"W, 0.53 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT LIES S0°24'18"W); THENCE ALONG THE ARC 396.23 FEET THROUGH A DELTA ANGLE OF 45°24'18"; THENCE S45°00'00"W, 114.52 FEET TO THE POINT OF CURVE OF A 540.00 FOOT CURVE TO THE RIGHT; THENCE ALONG THE ARC 427.71 FEET THROUGH A DELTA ANGLE OF 45°22'54"; THENCE N89°37'06"W, 1,334.85 FEET; THENCE N0°22'54"E, 80.00'; THENCE N89°37'06"W, 485.92 FEET, TO A POINT ON THE WEST SECTION LINE OF SECTION 13, T42, R14W, SLB&M; THENCE N0°04'41"W ALONG THE SECTION LINE 510.02 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE S89°47'51"W, 1,327.66 FEET; THENCE N0°01'35"W, 1,981.69 FEET; THENCE N89°48'41"E, 1,327.86 FEET; THENCE S89°38'47"E, 1,323.28 FEET; THENCE S0°00'04"W, 330.34 FEET; THENCE S89°38'30"E, 661.57 FEET; THENCE S0°00'42"W, 1,349.56 FEET; THENCE S89°37'06"E, 661.33 FEET; THENCE S89°37'06"E, 660.94 FEET; THENCE N0°02'36"E, 1,350.08 FEET; THENCE S89°38'24"E, 661.42 FEET; THENCE N0°03'50"E, 661.13 FEET; THENCE S89°38'34"E, 1,315.57 FEET; THENCE N0°05'52"E, 330.63 FEET, TO A POINT ON THE NORTH LINE OF SECTION 13, T42S, R14W; THENCE S89°38'44"E, 7.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 472.23 ACRES MORE OR LESS.

BOUNDARY DESCRIPTION OF VACATED AREA

BEGINNING AT THE SW CORNER OF SECTION 18, T42S, R13W, SLB&M; THENCE ALONG THE SECTION LINE N89°34'00"W, 2,640.86 FEET TO THE SOUTH 1/4 CORNER OF SECTION 13, T42, R14W, SLB&M; THENCE N0°01'22"E, 1,220.93 FEET; THENCE S89°34'00"E, 3,629.50 FEET; THENCE SOUTH, 200.28 FEET; THENCE WEST, 330.00 FEET; THENCE SOUTH, 660.00 FEET; THENCE WEST, 330.00 FEET; THENCE SOUTH, 352.39 FEET; THENCE S89°51'51"W, 329.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 91.30 ACRES MORE OR LESS.

DATE: 4/29/98 Val J. Haws
PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH
VAL J. HAWS
CREAMER & NOBLE INC.
135 EAST TABERNACLE
ST. GEORGE, UTAH 84770

Sheet 1 of 8

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 150 300 600

DRAWN BY: LOB	CHECKED BY: VJH	DATE:

COUNTY TREASURER'S CERTIFICATE
Chris M. Ritt HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.
4-30-98 DATE — WASHINGTON COUNTY TREASURER

PLANNING COMMISSION
APPROVED THIS 28th DAY OF March A.D. 19 98 BY THE COUNTY PLANNING COMMISSION.
Sylvia Langmuir CHAIRMAN, PLANNING COMMISSION

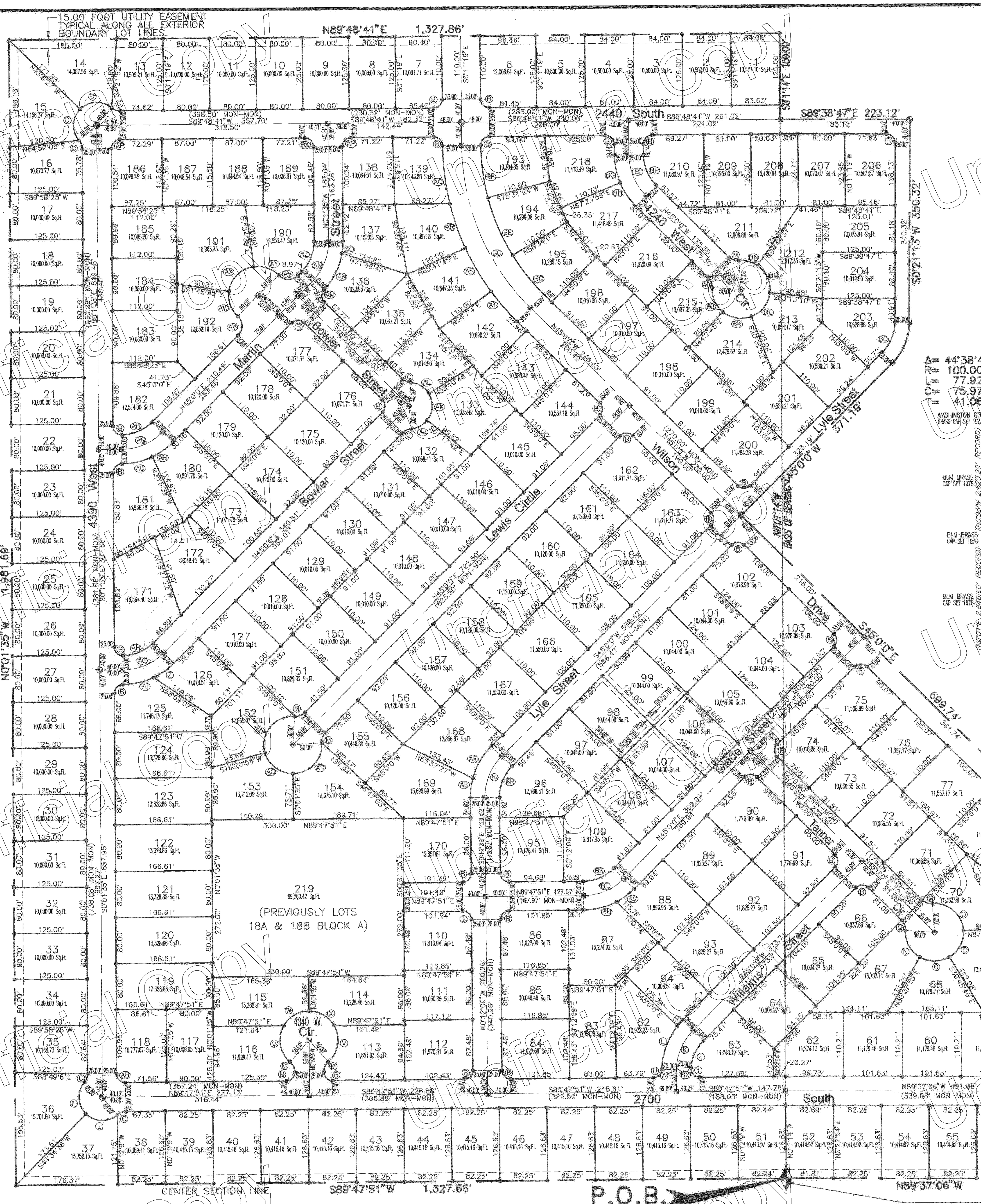
COUNTY SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-29-98 DATE — Ronald L. Whitehead COUNTY SURVEYOR

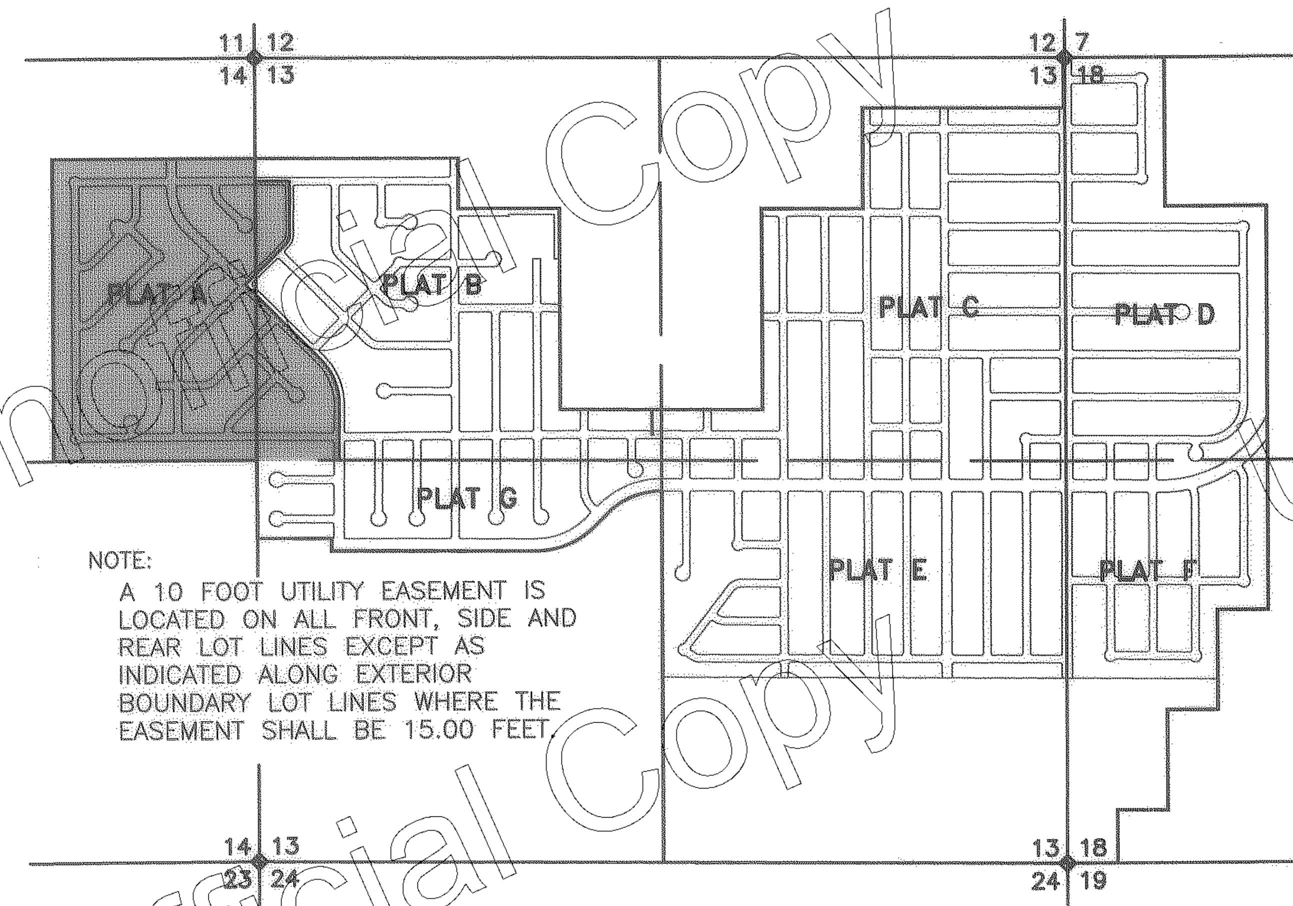
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 30th DAY OF April A.D. 19 98
Eric A. Ludlow COUNTY ATTORNEY

ACCEPTANCE
PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 19 98 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Carolyn Coates Field, Deputy COUNTY CLERK — Gaylen Neilson CHAIRMAN

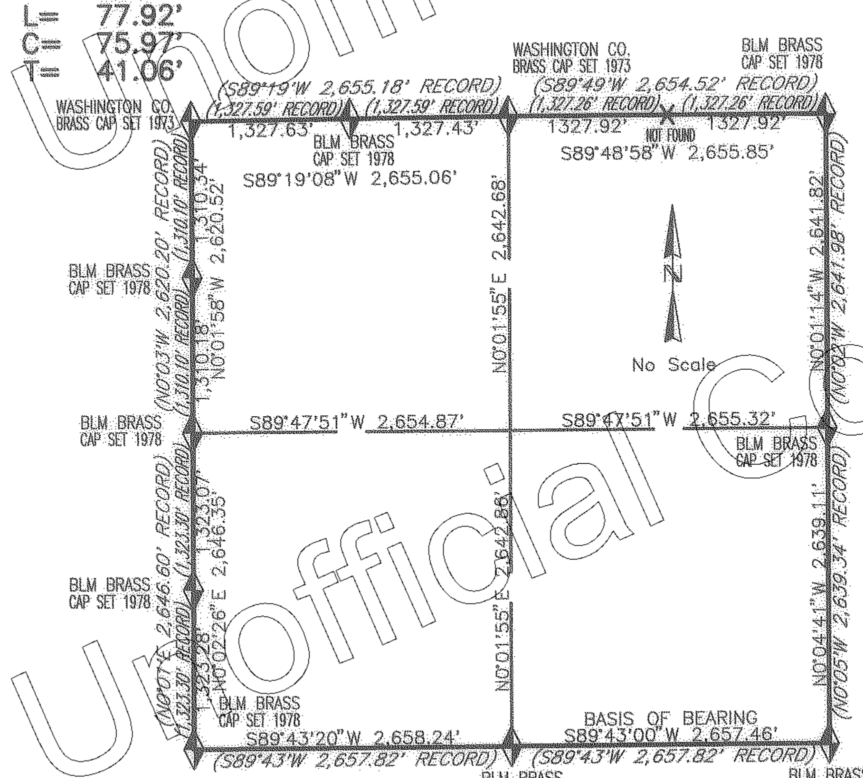
RECORDED No. 601291
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: United Title Services
DATE: 05-01-98 TIME: 9:47 AM BOOK: 1208 PAGE: 886
FEE $1,651.00 Russell Shirts COUNTY RECORDER

Unofficial Copy





NOTE:
A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.



NOTE:
RECORD – BLM DEPENDENT RESURVEY 1978 APPROVED 1982
ARP SURVEY – 1995

SECTION 14, T42S, R14W, SLB&M.

	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
A	2°19'09"	100.00'	4.05'	4.05'	2.02'
B	90°00'00"	15.00'	23.56'	21.21'	15.00'
C	40°22'03"	23.00'	16.20'	15.87'	8.45'
D	85°17'11"	40.00'	59.54'	54.19'	36.84'
E	85°08'50"	40.00'	59.44'	54.12'	36.75'
F	85°45'50"	40.00'	59.87'	54.44'	37.15'
G	90°10'55"	15.00'	23.61'	21.25'	15.05'
H	90°24'08"	15.00'	23.67'	21.29'	15.11'
I	95°25'04"	15.00'	24.98'	22.19'	16.49'
J	39°47'05"	75.00'	52.08'	51.04'	27.14'
K	39°47'05"	100.00'	69.44'	68.05'	36.18'
L	36°32'43"	125.00'	79.73'	78.38'	41.27'
M	48°53'16"	23.00'	19.62'	19.03'	10.45'
N	63°25'19"	50.00'	55.36'	52.56'	30.89'
O	61°13'43"	50.00'	53.43'	50.93'	29.59'
P	62°05'58"	50.00'	54.19'	51.58'	30.10'
Q	91°01'33"	50.00'	79.44'	71.34'	50.90'
R	07°55'33"	367.00'	50.77'	50.73'	25.42'
S	17°40'46"	367.00'	113.24'	112.79'	57.08'
T	17°31'43"	367.00'	112.28'	111.84'	56.58'
U	87°40'51"	15.00'	22.95'	20.78'	14.40'
V	78°50'15"	50.00'	68.80'	63.50'	41.10'
W	60°15'10"	50.00'	52.58'	50.19'	29.01'
X	59°50'52"	50.00'	52.23'	49.89'	28.78'
Y	06°20'17"	125.00'	13.83'	13.82'	6.92'
Z	20°09'05"	125.00'	43.96'	43.74'	22.21'
AA	109°32'22"	50.00'	95.59'	81.68'	70.80'
AB	90°10'34"	15.00'	23.61'	21.25'	15.05'
AC	74°22'29"	50.00'	64.90'	60.44'	37.93'
AD	93°51'41"	50.00'	81.91'	73.05'	53.49'
AE	32°24'45"	125.12'	70.78'	69.84'	36.37'
AF	29°43'13"	125.00'	64.84'	64.12'	33.17'
AG	44°58'25"	100.00'	78.49'	76.49'	41.39'
AH	44°58'25"	75.00'	58.87'	57.37'	31.05'
AI	24°49'20"	125.00'	54.15'	53.73'	27.51'
AJ	46°39'46"	40.00'	32.58'	31.68'	17.25'
AK	70°31'30"	40.00'	49.24'	46.19'	28.28'
AL	53°32'51"	40.00'	37.38'	36.04'	20.18'
AM	87°41'04"	15.00'	22.96'	20.78'	14.41'
AN	32°54'20"	125.00'	71.79'	70.81'	36.91'
AO	09°48'18"	125.00'	21.39'	21.37'	10.72'
AP	89°50'16"	15.00'	23.52'	21.18'	14.96'
AQ	13°25'15"	433.00'	101.42'	101.19'	50.95'
AR	10°41'32"	433.00'	80.80'	80.69'	40.52'
AS	11°34'50"	433.00'	87.52'	87.37'	43.91'
AT	09°07'04"	433.00'	68.90'	68.83'	34.53'
AU	25°04'01"	125.00'	54.89'	54.25'	27.79'
AV	91°34'12"	23.00'	36.76'	32.97'	23.64'
AW	54°45'36"	50.00'	47.79'	45.94'	25.90'
AX	74°13'57"	50.00'	64.78'	60.34'	37.84'
AY	54°08'50"	50.00'	47.25'	45.51'	25.56'
AZ	45°01'35"	75.00'	58.94'	57.43'	31.09'
BA	90°09'44"	15.00'	23.60'	21.24'	15.04'
BB	45°01'35"	100.00'	78.59'	76.58'	41.45'
BC	13°34'00"	367.00'	86.90'	86.70'	43.65'
BD	44°48'41"	400.00'	312.84'	304.93'	164.91'
BE	16°57'24"	367.00'	108.61'	108.22'	54.71'
BF	14°17'17"	367.00'	91.52'	91.28'	46.00'
BG	22°24'43"	125.00'	48.90'	48.58'	24.76'
BH	22°23'58"	125.00'	48.87'	48.56'	24.75'
BI	44°48'41"	100.00'	78.21'	76.23'	41.23'
BJ	54°50'13"	50.00'	47.85'	46.05'	25.94'
BK	59°28'56"	50.19'	52.11'	49.80'	28.68'
BL	62°47'17"	50.00'	54.79'	52.09'	30.51'
BM	62°01'53"	50.00'	54.13'	51.53'	30.06'
BN	38°38'13"	50.00'	33.72'	33.08	17.53'
BO	44°38'47"	75.00'	58.44'	56.97'	30.00'
BP	44°48'41"	75.00'	58.66'	57.17'	30.92'
BQ	2°14'52"	367.00'	14.40'	14.40'	7.20'
BR	45°12'09"	75.00'	59.17'	57.65'	31.22'
BS	44°47'51"	75.00'	58.64'	57.16'	30.91'
BT	44°47'51"	100.00'	78.19'	76.21'	41.21'
BU	27°18'30"	125.00'	59.58'	59.02'	30.37'
BV	17°29'21"	125.00'	38.16'	38.01'	19.23'
BX	3°05'55"	100.00'	5.41'	5.41'	2.70'

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT

BLM BRASS CAP SET 1978
WEST 1/4 CORNER
SECTION 13
T42S, R14W, SLB&M

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

Dixie Springs Subdivision Amendment and Extension PLAT "A"

BOUNDARY DESCRIPTION

BEGINNING AT THE W1/4 CORNER OF SECTION 13 T42S, R14W, SLB&M; THENCE S89°47'51"W, 1,327.66 FEET ALONG THE EAST/WEST CENTER SECTION LINE TO THE SOUTHWEST CORNER OF THE SE1/4, NE1/4 OF SECTION 14; THENCE N0°01'35"W, 1,981.69 FEET ALONG THE WEST LINE OF THE E1/2, NE1/4 OF SECTION 14; THENCE N89°48'41"E, 1,327.86 FEET, TO THE WEST LINE OF PLAT B DIXIE SPRINGS SUBDIVISION; THENCE ALONG SAID WEST LINE S0°01'14"E, 150.00 FEET, TO A POINT ON THE CENTERLINE OF 2440 SOUTH STREET; THENCE S89°38'47"E, 223.12 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF LYLE STREET; THENCE S0°21'13"W, 350.32 FEET ALONG SAID CENTERLINE TO THE POINT OF CURVE OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC 77.92 FEET; THENCE S45°00'00"W, 371.19 FEET TO A POINT ON THE CENTERLINE OF WILSON DRIVE; THENCE S45°00'00"E, 699.74 FEET ALONG THE CENTER LINE TO THE POINT OF CURVE OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC 316.82 FEET; THENCE S0°22'54"W, 370.41 FEET TO A POINT ON THE EAST/WEST CENTER SECTION LINE OF SECTION 13, T42S, R14W SLB&M; THENCE N89°37'06"W, 538.02 FEET TO THE W1/4 CORNER OF SAID SECTION 13 AND THE P.O.B.
CONTAINING 72.76 ACRES.

BASIS FOR BEARING: N0°01'14"W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: 4/29/98 [signature: Val J. Haws]
VAL J. HAWS
CREAMER & NOBLE INC.
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770

PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., dba UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION , THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS–OF–WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "A"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK A WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

[signature: Chris Millsap, member]
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-26-2001 [signature: Lynette Y. Bingham]
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

LYNETTE Y. BINGHAM NOTARY PUBLIC • STATE of UTAH 880 E. ST. GEORGE BLVD. #200 ST. GEORGE, UT 84770 COMM. EXP. 4-26-2001

Sheet 2 of 8

Dixie Springs Subdivision Amendment and Extension PLAT "A"

DS–PLATA

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB | CHECKED BY: VJH | DATE:

COUNTY TREASURER'S CERTIFICATE

I, Alis M Ritz HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.
4-30-98 [signature]
DATE WASHINGTON COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS 10th DAY OF March A.D. 1998 BY THE COUNTY PLANNING COMMISSION.
[signature]
CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-29-98 [signature: Ronald G. Whitehead]
DATE COUNTY SURVEYOR

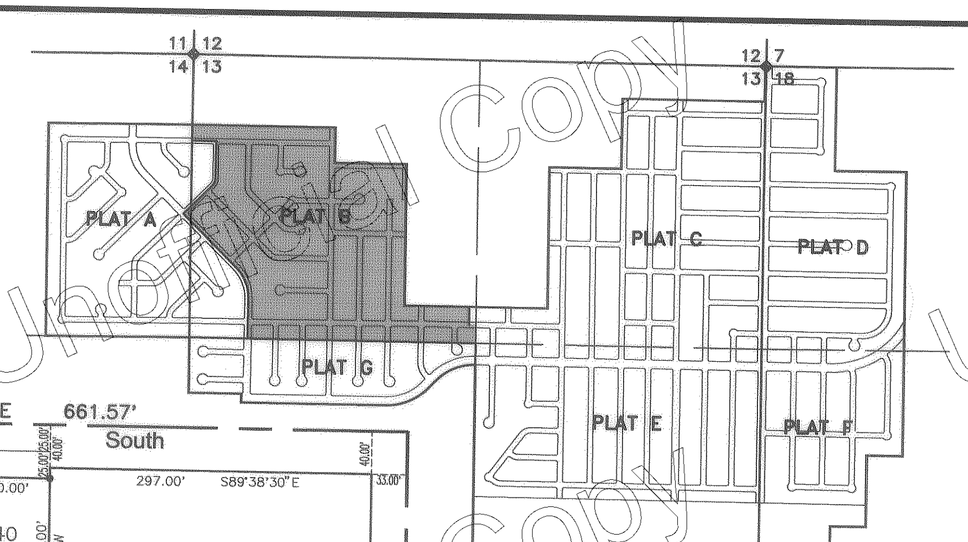
APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998
[signature: Eric A. Ludlow]
COUNTY ATTORNEY

ACCEPTANCE

PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
[signature: Carolyn Butterfield, Deputy] [signature: Jay M. Aldred]
COUNTY CLERK CHAIRMAN

RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: ______
DATE: ______ TIME: ______ BOOK: ______ PAGE: ______
FEE $ ______ COUNTY RECORDER



	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
A	89°37'33"	15.00'	23.46'	21.14'	14.90'
B	90°21'09"	15.00'	23.65'	21.28'	15.09'
C	90°00'00"	15.00'	23.56'	21.21'	15.00'
D	40°22'03"	23.00'	16.20'	15.87'	8.45'
E	38°21'43"	40.00'	26.78'	26.28'	13.91'
F	89°34'43"	40.00'	62.54'	56.36'	39.71'
G	42°47'41"	40.00'	29.88'	29.19'	15.67'
H	48°53'16"	23.00'	19.62'	19.03'	10.45'
I	90°18'51"	50.00'	78.81'	70.90'	50.27'
J	62°02'36"	50.00	54.14'	51.54'	30.07'
K	61°46'20"	50.00'	53.91'	51.33'	29.91'
L	63°38'46"	50.00'	55.54'	52.73'	31.03'
M	89°38'51"	15.00'	23.47'	21.15'	14.91'
N	90°20'31"	15.00'	23.65'	21.28'	15.09'
O	70°13'25"	40.00'	49.03'	46.01'	28.12'
P	56°51'54"	40.00'	39.00'	37.47'	21.21'
Q	45°21'13"	75.00'	59.37'	57.83'	31.34'
R	45°21'13"	100.00'	79.16'	77.11'	41.78'
S	4°41'57"	125.00'	10.25'	10.25'	5.13'
T	27°34'59"	125.00'	60.18'	59.60'	30.68'
U	13°04'17"	125.00'	28.52'	28.46'	14.32'
V	32°49'42"	125.00'	71.62'	70.64'	36.82'
W	11°49'05"	125.00'	25.78'	25.74'	12.94'
X	44°38'47"	100.00'	77.92'	75.97'	41.06'
Y	88°15'26"	50.00'	77.02'	69.63'	48.50'
Z	64°58'07"	50.00'	56.70'	53.71'	31.83'
AA	61°06'57"	50.00'	53.33'	50.84'	29.52'
AB	63°26'03"	50.00'	55.36'	52.57'	30.90'
AC	22°19'03"	75.00'	29.22'	29.04'	14.80'
AD	45°21'13"	15.00'	11.87'	11.57'	6.27'
AE	89°39'29"	15.00'	23.47'	21.15'	14.91'
AF	90°22'12"	15.00'	23.66'	21.28'	15.10'
AG	22°18'33"	75.00'	29.20'	29.02'	14.79'
AH	44°37'06"	100.00'	77.87'	75.92'	41.03'
AI	13°55'19"	125.00'	30.37'	30.30	15.26'
AJ	50°43'28"	125.00'	67.03'	66.23'	34.34'
AK	22°18'33"	125.00'	48.67'	48.36'	24.65'
AL	89°37'48"	15.00'	23.47'	21.14'	14.90'
AM	38°52'52"	50.00'	33.93'	33.28'	17.65'
AN	62°38'34"	50.00'	54.67'	51.98'	30.43'
AO	74°32'33"	50.00'	65.05'	60.56'	38.05'
AP	63°35'29"	50.00'	55.49'	52.69'	31.00'
AQ	38°07'04"	50.00'	33.26'	32.65'	17.27'
AR	12°59'47"	433.00'	98.22'	98.01'	49.32'
AS	9°13'14"	433.00'	69.68'	69.61'	34.92'
AT	9°18'22"	433.00'	70.33'	70.25'	35.24'
AU	10°48'18"	433.00'	81.66'	81.54'	40.95'
AV	3°03'12"	433.00'	23.08'	23.07'	11.54'
AW	90°20'48"	15.00'	23.65'	21.28'	15.09'
AX	89°39'12"	15.00'	23.47'	21.15'	14.91'
AY	90°21'34"	15.00'	23.66'	21.28'	15.09'
AZ	76°39'27"	15.00'	20.07'	18.61'	11.86'
BA	76°18'39"	50.00'	66.59'	61.78'	39.28'
BB	84°58'51"	50.00'	74.16'	67.54'	45.80'
BC	60°02'31"	50.00'	53.40'	50.03'	28.89'
BD	35°19'26"	50.00'	30.83'	30.34	15.92'

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

Dixie Springs Subdivision Amendment and Extension
PLAT "B"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SECTION 13, T42S, R14W, SLB&M, S89°37'06"E, 538.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 13, SAID POINT BEING ON THE CENTER LINE OF WILSON DRIVE; THENCE ALONG THE SAID CENTERLINE N0°22'54"E, 370.41 FEET TO THE POINT OF A 400 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC 316.82 FEET; THENCE N45°00'00"W, 699.74 FEET TO A POINT ON THE CENTERLINE OF LYLE STREET; THENCE ALONG THE SAID CENTERLINE N45°00'00"E, 371.19 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC 77.92 FEET; THENCE N0°21'13"E, 350.32 FEET TO A POINT ON THE CENTERLINE OF 2440 SOUTH STREET; THENCE ALONG SAID CENTERLINE N89°38'47"W, 223.12 FEET TO THE WEST SECTION LINE OF SAID SECTION 13; THENCE ALONG THE SECTION LINE N0°01'14"W, 150.00 FEET; THENCE S89°38'47"E, 1,323.28 FEET; THENCE S0°00'04"W, 330.34 FEET; THENCE S89°38'30"E, 661.57 FEET; THENCE S0°00'42"W, 1,349.56 FEET; THENCE S89°37'06"E, 599.93 FEET; THENCE S0°22'54"W, 150.75 FEET; THENCE S89°37'06"E, 62.34 FEET TO THE CENTER SECTION LINE OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE S0°01'22"W, 151.63 FEET TO THE CENTER SECTION CORNER OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE N89°37'06"W, 2,107.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 77.27 ACRES.
BASIS FOR BEARING: N0°01'14"W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST SECTION CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: 4/29/98 Val J. Haws

PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH

VAL J. HAWS
CREAMER & NOBLE INC.
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., (dba) UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION , THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS-OF-WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension
PLAT "B"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK B WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

Chris Millsap, member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

LYNNETTE Y. BINGHAM NOTARY PUBLIC • STATE of UTAH 239 E. ST. GEORGE BLVD. #202 ST. GEORGE, UT 84770 COMM. EXP. 4-26-2001

MY COMMISSION EXPIRES 4-26-2001

Lynnette Y. Bingham
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

NOTE:
A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER – NOT FOUND

Sheet 3 of 8

Dixie Springs Subdivision Amendment and Extension
PLAT "B"

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB | CHECKED BY: | DATE:

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.
4-30-98 DATE — WASHINGTON COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS 10th DAY OF March A.D. 1998 BY THE COUNTY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-29-98 DATE — COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998
COUNTY ATTORNEY

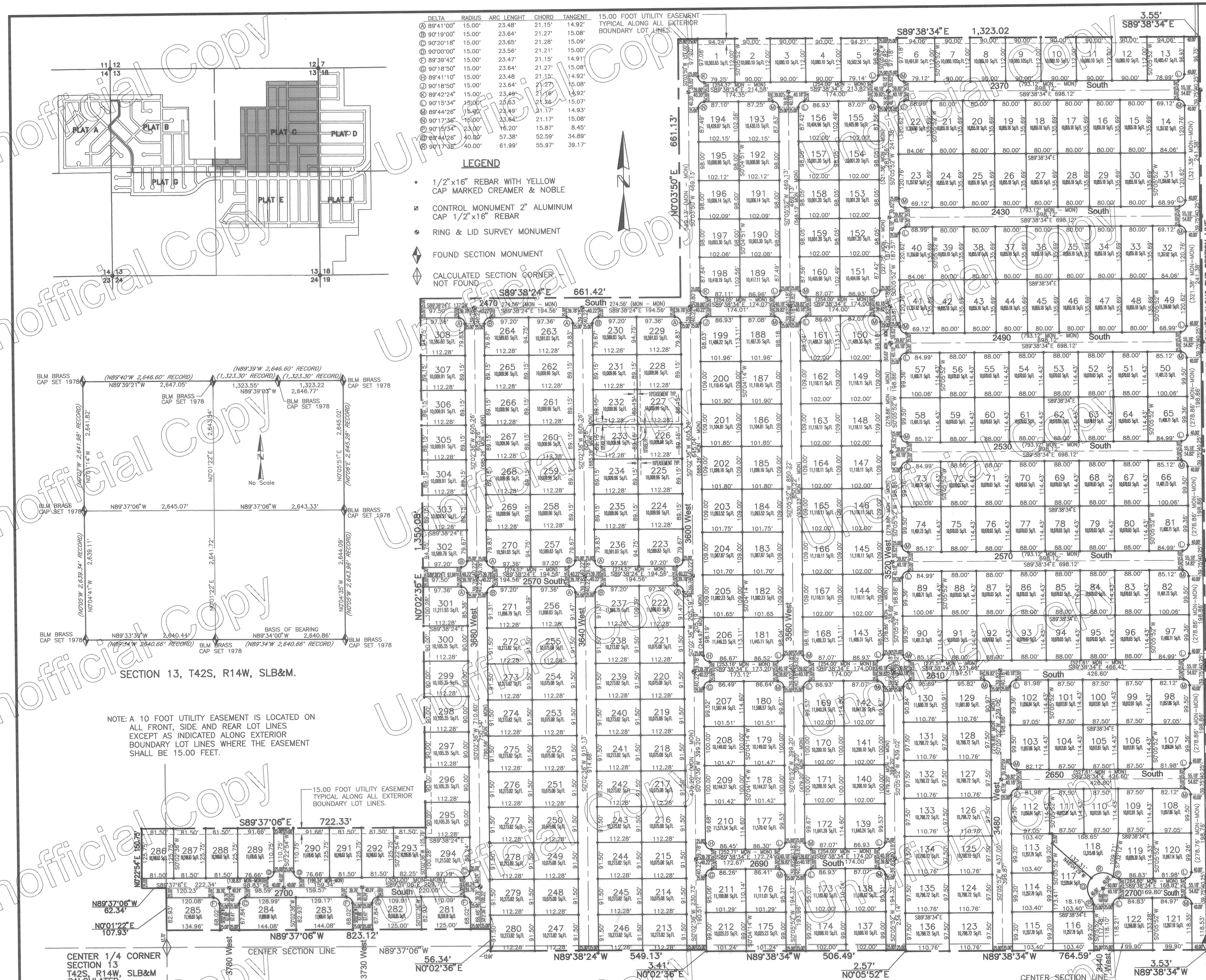
ACCEPTANCE

PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
COUNTY CLERK — CHAIRMAN

RECORDED No.

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE $
COUNTY RECORDER

Unofficial Copy



	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
A	89°41'00"	15.00'	23.48'	21.15'	14.92'
B	90°19'00"	15.00'	23.64'	21.27'	15.08'
C	90°20'18"	15.00'	23.65'	21.28'	15.09'
D	90°00'00"	15.00'	23.56'	21.21'	15.00'
F	89°39'42"	15.00'	23.47'	21.15'	14.91'
G	90°18'50"	15.00'	23.64'	21.27'	15.08'
H	89°41'10"	15.00'	23.48'	21.15'	14.92'
I	90°18'50"	15.00'	23.64'	21.27'	15.08'
J	89°42'24"	15.00'	23.49'	21.16'	14.92'
L	90°15'34"	15.00'	23.63'	21.26'	15.07'
M	89°44'26"	15.00'	23.49'	21.17'	14.93'
N	90°17'36"	15.00'	23.64'	21.17'	15.08'
O	90°15'34"	23.00'	16.20'	15.87'	8.45'
Q	89°44'26"	40.00'	57.38'	52.59'	34.89'
R	90°17'36"	40.00'	61.99'	55.97'	39.17'

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER - NOT FOUND

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

Dixie Springs Subdivision Amendment and Extension PLAT "C"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE CENTER SECTION LINE N89°51'19"E, 3.54 FEET FROM THE EAST 1/4 CORNER OF SECTION 13, T42S, R14W, SLB&M; THENCE S0°05'52"W, 17.90 FEET; THENCE N89°38'34"W, 3.53 FEET TO THE EAST SECTION LINE OF SAID SECTION 13; THENCE N89°38'34"W, 764.59 FEET; THENCE N0°05'52"E, 2.57 FEET; THENCE N89°38'34"W, 506.49 FEET; THENCE N0°02'36"E, 3.41 FEET; THENCE N89°38'24"W, 549.13 FEET; THENCE N0°02'36"E, 56.34 FEET; THENCE N89°37'06"W, 823.12 FEET TO THE CENTER SECTION LINE OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE N0°01'22"E, 107.93 FEET; THENCE N89°37'06"W, 62.34 FEET; THENCE N0°22'54"E, 150.75 FEET; THENCE S89°37'06"E, 722.33 FEET; THENCE N0°02'36"E, 1,350.08 FEET TO A POINT ON THE NORTH LINE OF 2470 SOUTH STREET; THENCE S89°38'24"E, 661.42 FEET ALONG SAID NORTH ROW LINE TO A POINT ON THE WEST LINE OF 3600 WEST STREET; THENCE N0°03'50"E, 661.13 FEET ALONG SAID WEST ROW OF LINE; THENCE S89°38'34"E, 1,323.02 FEET TO THE EAST SECTION LINE OF SAID SECTION 13; THENCE S89°38'34"E, 3.55 FEET TO THE CENTERLINE OF 3400 WEST STREET; THENCE S0°05'52"W, 2,314.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.
CONTAINING 100.15 ACRES
BASIS FOR BEARING: N0°05'51"E BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST SECTION CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: 4/29/98

PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH

VAL J. HAWS
CREAMER & NOBLE INC.
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., dba UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS-OF-WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "C"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK C WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

BY: CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-26-2001

NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

LYNETTE Y. BINGHAM NOTARY PUBLIC • STATE of UTAH 880 E. ST. GEORGE BLVD. #B20 ST. GEORGE, UT 84770 COMM. EXP. 4-26-2001

P.O.B.
BLM BRASS CAP SET 1978
EAST 1/4 CORNER
SECTION 13
T42S, R14W, SLB&M

Sheet 4 of 8

Dixie Springs Subdivision Amendment and Extension PLAT "C"

DS-PLATC

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB | CHECKED BY: | DATE:

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.

4-30-98
DATE: WASHINGTON COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS March DAY OF A.D. 1998 BY THE COUNTY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Whitehead
DATE: COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998

COUNTY ATTORNEY

ACCEPTANCE

PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 30th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

COUNTY CLERK | CHAIRMAN

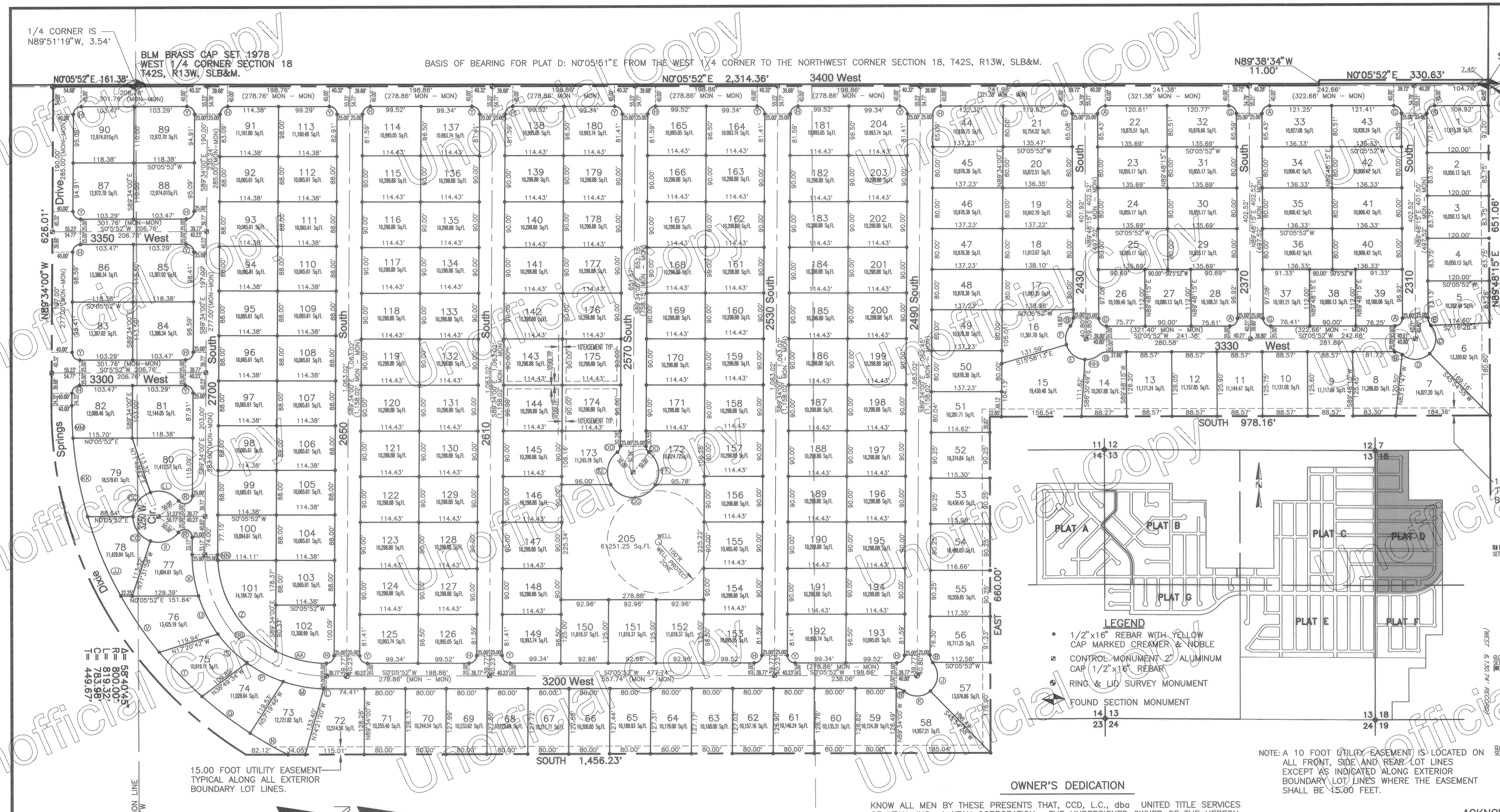
RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

FEE $ COUNTY RECORDER

Unofficial Copy



	DELTA	RADIUS	ARC	LENGHT	CHORD	TANGENT
(A)	90°17'37"	15.00'	23.64'	21.27'	15.08'
(B)	40°22'03"	23.00'	16.20'	15.87'	8.45'
(C)	86°28'43"	40.00'	60.37'	54.80'	37.61'
(D)	84°33'01"	40.00'	59.03'	53.82'	36.37'
(E)	70°32'35"	40.00'	49.25'	46.20'	28.29'
(F)	56°08'32"	40.00	39.19'	37.65'	21.33'
(G)	89°42'23"	15.00'	23.48'	21.19'	14.92'
(H)	89°39'52"	15.00'	23.47'	21.15'	14.91'
(I)	89°23'28"	40.00'	62.41'	56.27'	39.58'
(K)	81°00'31"	40.00'	56.55'	51.96'	34.17'
(L)	1°13'17"	262.60'	5.60'	5.60'	2.80'
(M)	17°36'19"	262.60'	80.69'	80.37'	40.67'
(N)	6°23'31"	760.00'	84.78'	84.74'	42.44'
(P)	17°28'45"	262.60'	80.11'	79.80'	40.37'
(Q)	6°56'01"	760.00'	118.50'	118.38'	59.37'
(R)	14°41'04"	15.00'	37.89'	28.34'	43.18'
(S)	17°41'36"	262.60'	81.09'	80.77'	40.87'
(T)	9°07'14"	760.00'	120.98'	120.85'	60.62'
(U)	18°21'19"	262.60'	84.13'	83.77'	42.43'
(V)	10°05'41"	760.00'	133.90'	133.73'	47.12'
(X)	17°58'52"	262.60'	82.41'	82.08'	41.55'
(Y)	90°20'08"	15.00'	23.65'	21.28'	15.09'
(Z)	59°33'34"	212.60'	221.00'	211.19'	121.66'
(AA)	27°51'07"	212.60'	103.35'	102.33'	52.72'
(BB)	90°20'08"	237.60'	374.62'	337.00'	239.00'
(CC)	71°37'50"	50.00'	62.51'	58.52'	36.08'
(DD)	52°01'12"	15.00'	13.62'	13.16'	7.32'
(EE)	81°43'49"	50.00'	71.32'	65.43'	43.26'
(FF)	81°13'01"	50.00'	70.88'	65.09'	42.87'
(GG)	121°05'35"	50.00'	105.67'	87.08'	88.54'
(HH)	43°45'23"	40.00'	30.55'	29.81'	16.06'
(II)	69°43'07"	50.00'	60.84'	57.16'	34.83'
(JJ)	12°41'42"	760.00'	168.39'	168.05'	84.54'
(KK)	11°54'11"	760.00'	157.89'	157.60'	79.23'
(LL)	70°23'25"	50.00'	61.43'	57.64'	35.26'
(MM)	4°45'43"	760.00'	63.85'	63.81'	31.93'
(NN)	25°25'28"	212.60'	10.85'	10.85'	5.43'

15.00 FOOT UTILITY EASEMENT TYPICAL ALONG ALL EXTERIOR BOUNDARY LOT LINES.

NOTE: A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "D"

BASIS FOR BEARING: N0°05'51"E BETWEEN THE W1/4 CORNER AND THE NW CORNER, SECTION 18, T42S, R13W, SLB&M.

DATE: 4/29/98 Val J. Haws

PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH

VAL J. HAWS
CREAMER & NOBLE, INC.
335 EAST TABERNACLE
ST. GEORGE, UTAH 84770

BOUNDARY DESCRIPTION

BEGINNING AT THE NW CORNER OF SECTION 18 T42S, R13W, SLB&M; THENCE N89°48'15"E, 651.06 FEET ALONG THE NORTH SECTION LINE OF SECTION 18 TO A POINT ON THE EASTERLY LINE OF DIXIE SPRINGS PROPERTY; THENCE SOUTH, 978.16 FEET ALONG SAID PROPERTY LINE; THENCE EAST, 660.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 1,456.23 FEET ALONG SAID PROPERTY LINE TO A POINT BETWEEN PLAT D AND PLAT F DIXIE SPRINGS SUBDIVISION, SAID POINT ALSO BEING THE CENTER LINE OF DIXIE SPRINGS DRIVE & ON A 800.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT LIES N58°14'45"W); THENCE ALONG THE ARC 819.32 FEET THROUGH A DELTA ANGLE OF 58°40'45"; THENCE N89°34'00"W, 626.01 FEET ALONG THE CENTERLINE OF DIXIE SPRINGS DRIVE TO THE CENTERLINE OF 3400 WEST STREET; THENCE N0°05'52"E, 161.38 FEET ALONG THE CENTERLINE OF 3400 WEST STREET TO A POINT ON THE east/west CENTER SECTION LINE OF SAID SECTION 18 (WEST 1/4 CORNER OF SAID SECTION 18 LIES N89°51'19"W, 3.54 FEET); THENCE N0°05'52"E, 2,314.36 FEET ALONG THE CENTERLINE OF 3400 WEST STREET; THENCE N89°38'34"W, 11.00 FEET; THENCE N0°05'52"E, 330.63 FEET TO A POINT ON THE NORTH LINE OF SECTION 13, T42S, R14W, SLB&M; THENCE S89°38'44"E, 7.45 FEET TO THE NW CORNER OF SECTION 18 AND THE POINT OF BEGINNING. CONTAINING 68.08 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., dba UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION , THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS-OF-WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "D"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK D WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

BY: Chris Millsap, member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: LYNETTE Y. BINGHAM NOTARY PUBLIC • STATE OF UTAH 185 E. ST. GEORGE BLVD. #200 ST. GEORGE, UT 84770 COMM. EXP. 2-20-01

Lynette Y. Bingham
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

Sheet 5 of 8

Dixie Springs Subdivision Amendment and Extension PLAT "D"

DS-PLATD

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB	CHECKED BY:	DATE:

COUNTY TREASURER'S CERTIFICATE

I, Alis M. Ritz HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL

4-30-98 DATE — Alis M. Ritz WASHINGTON COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS 12th DAY OF March A.D. 1998 BY THE COUNTY PLANNING COMMISSION.

DATE — Sylvia Seegmiller CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — Kenneth L. Adkins COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998

Eric A. Burdow COUNTY ATTORNEY

ACCEPTANCE

PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

Carolyn Sutterfield, Deputy — Gaylen M. Eldredge CHAIRMAN

RECORDED No.

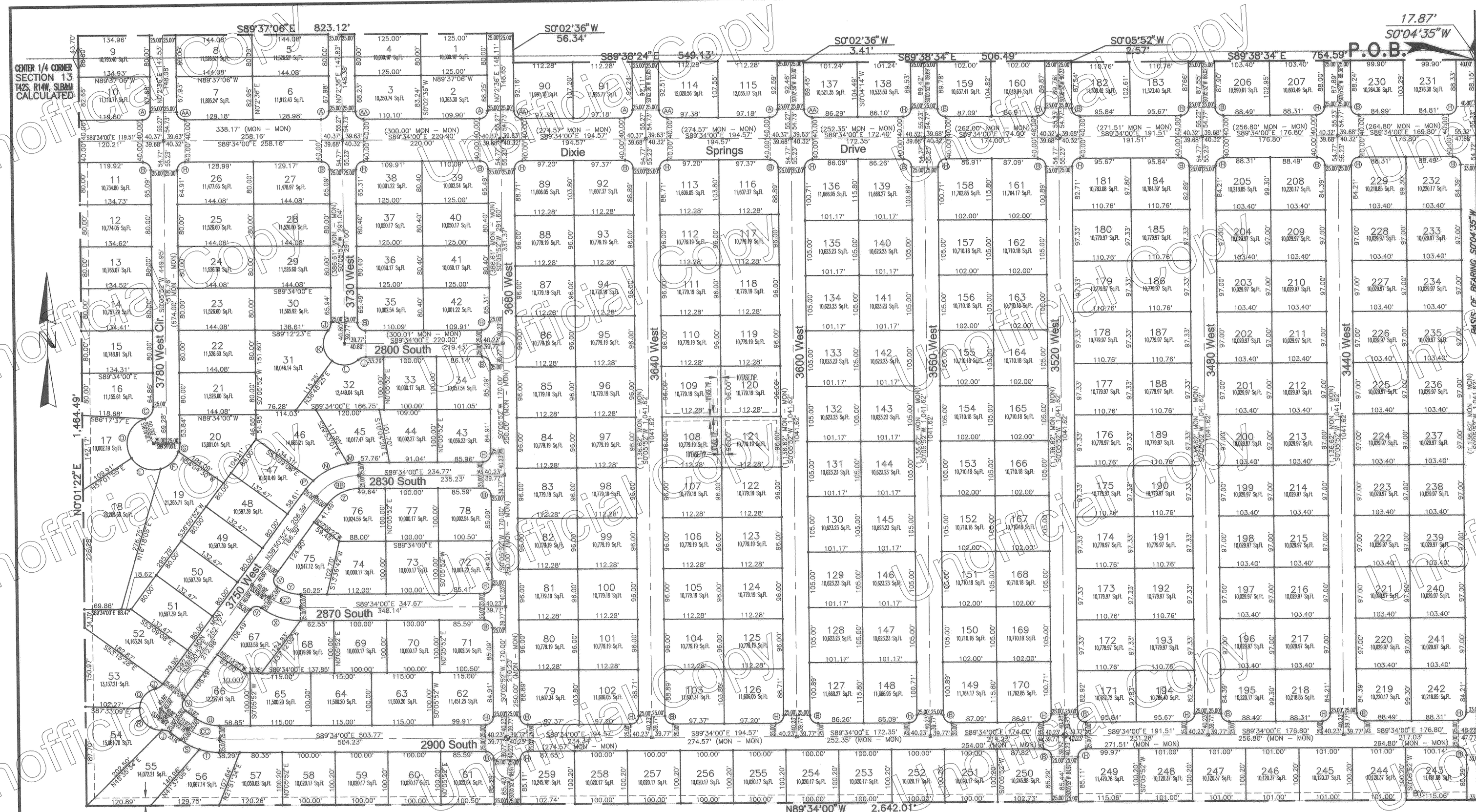
STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:

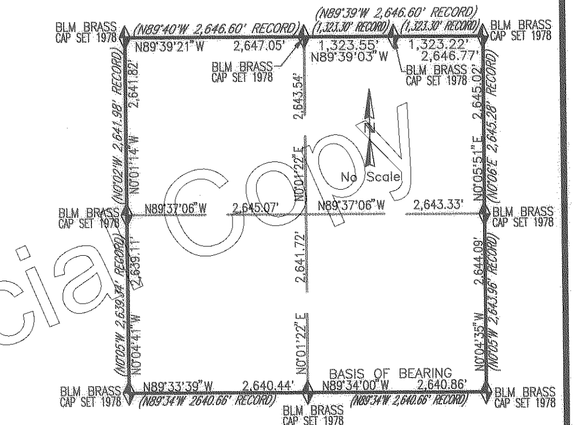
DATE: ____ TIME: ____ BOOK: ____ PAGE: ____

FEE $ ____ COUNTY RECORDER

Unofficial Copy



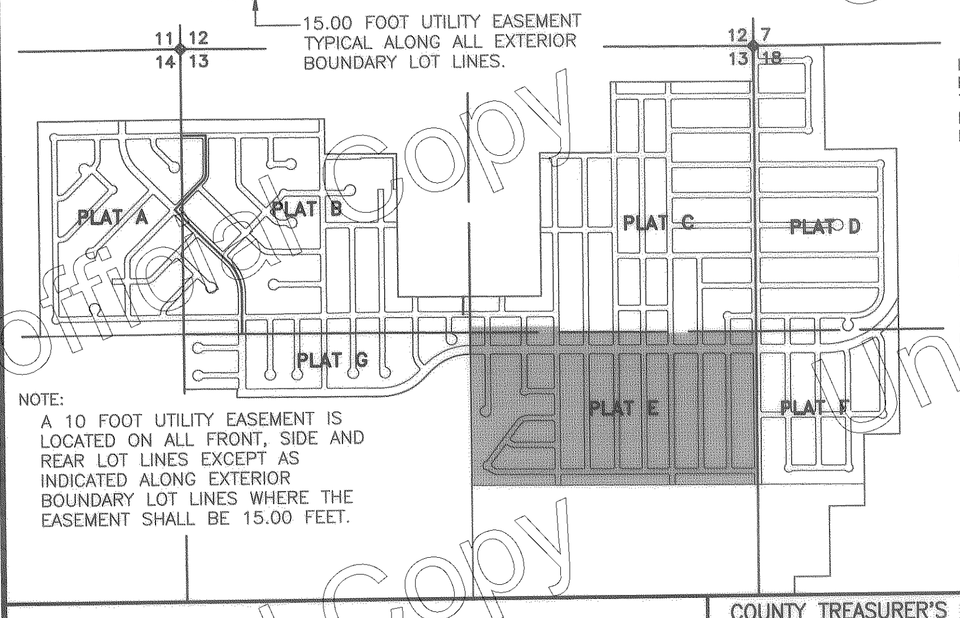
	DELTA	RADIUS	ARC	LENGHT	CHORD	TANGENT
A	90°33'24"	15.00'	23.68'	21.29'	15.10'
B	89°38'52"	15.00'	23.47'	21.15'	14.91'
C	71°38'04"	23.00'	28.76'	26.92'	16.60'
D	104°42'03"	50.00'	91.37'	79.18'	64.81'
E	72°26'09"	50.00'	63.21'	59.09'	36.62'
F	55°41'22"	50.00'	48.60'	46.71'	26.41'
G	18°48'33"	50.00'	16.41'	16.34'	8.28'
H	90°20'08"	15.00'	23.65'	21.28'	15.09'
J	40°22'03"	23.00'	16.20'	15.87'	8.45'
K	93°39'30"	40.00'	65.39'	58.35'	42.64'
L	76°44'29"	40.00'	53.58'	49.66'	31.67'
M	9°47'15"	125.00'	21.35'	21.33'	10.70'
N	33°56'44"	125.00'	74.06'	72.98'	38.15'
P	9°51'09"	125.00'	21.49'	21.47'	10.77'
Q	74°46'05"	40.00'	52.20'	48.57'	30.56'
R	95°58'02"	40.00'	67.00'	59.44'	44.40'
S	18°44'34"	125.00'	40.89'	40.71'	20.63'
T	17°40'18"	125.00'	38.55'	38.40'	19.43'
U	36°24'52"	75.00'	47.67'	46.87'	24.67'
V	90°00'00"	15.00'	23.56'	21.21'	15.00'
W	56°24'52"	125.00'	79.44'	78.11'	41.12'
X	36°24'52"	75.00'	47.67'	46.87'	24.67'
Y	53°35'08"	75.00'	70.14'	67.61'	37.87'
AA	89°38'36"	15.00'	23.46'	21.14'	14.90'
BB	53°35'08"	100.00'	93.52'	90.15'	50.50'
CC	36°24'52"	100.00'	63.56'	62.49'	32.89'



SECTION 13, T42S, R14W, SLB&M.

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER – NOT FOUND



NOTE:
A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

Dixie Springs Subdivision Amendment and Extension
PLAT "E"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S0°04'35"W, 17.87 ALONG THE EAST LINE OF SECTION 13, T42S, R14W, SLB&M, FROM THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S89°38'34"E, 3.53 FEET; THENCE S0°05'52"W, 1,405.30 FEET ALONG THE CENTERLINE OF 3400 WEST STREET; THENCE N89°34'00"W, 3.01 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE N89°34'00"W, 2,642.01 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 13; THENCE N0°01'22"E, 1,464.49 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 13; THENCE S89°37'06"E, 823.12 FEET; THENCE S0°02'36"W, 56.34 FEET; THENCE S89°38'24"E, 549.13 FEET; THENCE S0°02'36"W, 3.41 FEET; THENCE S89°38'34"E, 506.49 FEET; THENCE S0°05'52"W, 2.57 FEET; THENCE S89°38'34"E, 764.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 86.54 ACRES

BASIS FOR BEARING: S0°04'35"W BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: 4/29/98

VAL J. HAWS
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770
CREAMER & NOBLE INC.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS–OF–WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension
PLAT "E"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK E WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

Chris Millsap, member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-26-2001

LYNETTE T. BINGHAM
NOTARY PUBLIC • STATE of UTAH
888 E. ST. GEORGE BLVD. #202
ST. GEORGE, UT 84770
COMM. EXP. 4-26-2001

NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

Sheet 6 of 8

Dixie Springs Subdivision Amendment and Extension
PLAT "E"

DS–PLAT

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB | CHECKED BY: | DATE:

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.

4-30-98
DATE: WASHINGTON COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS 12th DAY OF March A.D. 19 98
BY THE COUNTY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

4-29-98
DATE — COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF April A.D. 19 98

COUNTY ATTORNEY

ACCEPTANCE

PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 19 98
AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

COUNTY CLERK — CHAIRMAN

RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON

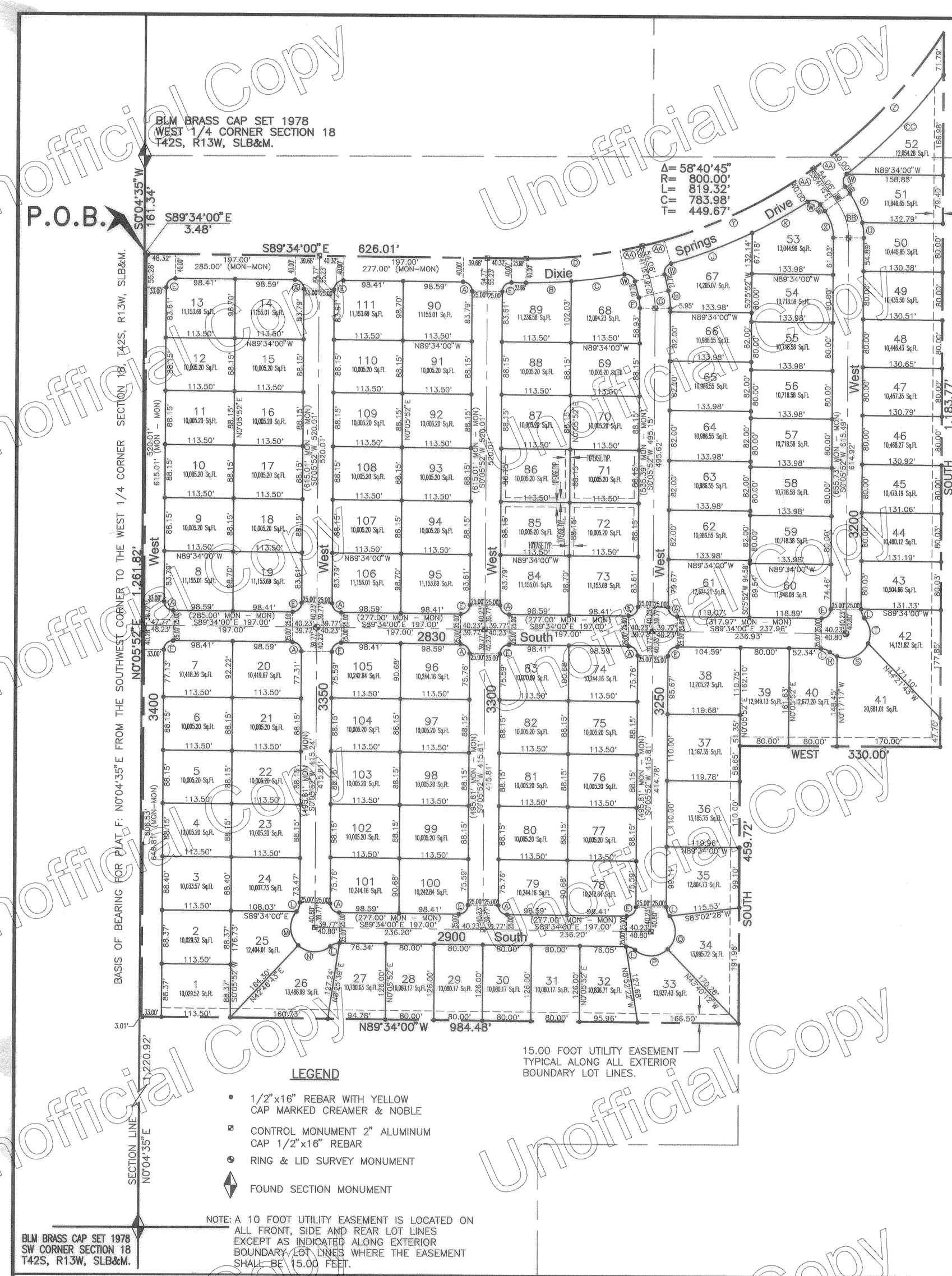
RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

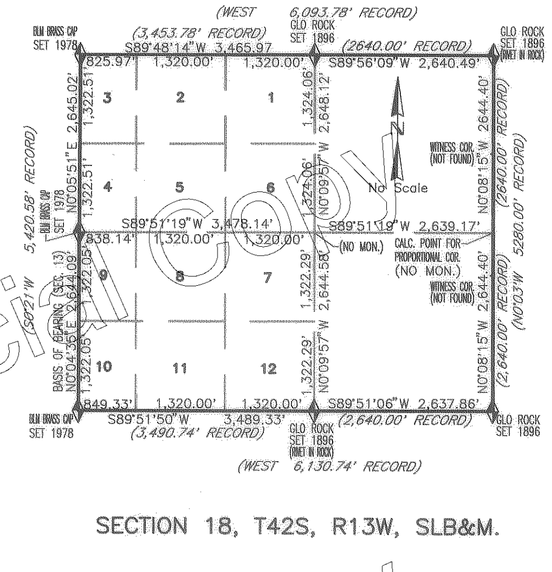
FEE $

COUNTY RECORDER

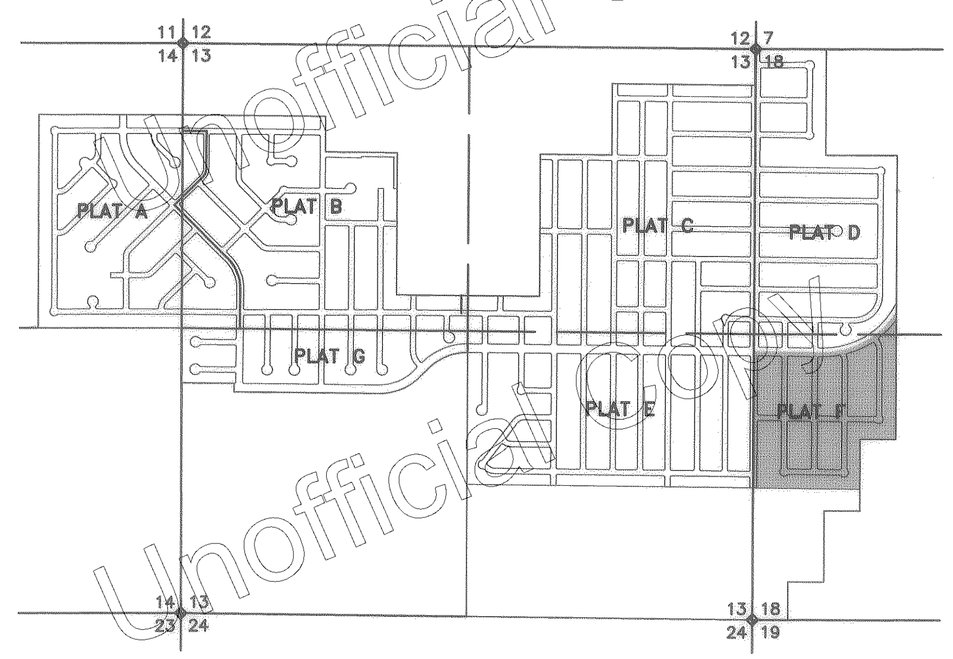
Unofficial Copy



	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
A	89°39'52"	15.00'	23.47'	21.15'	14.91'
B	5°05'11"	840.00'	74.81'	74.79'	37.43'
C	6°01'51"	840.00'	88.42'	88.38'	44.25'
D	11°08'02"	800.00'	115.46'	155.21'	77.97'
E	90°20'08"	15.00'	23.65'	21.28'	15.09'
F	13°28'47"	75.00'	17.65'	17.60'	8.86'
G	13°28'47"	100.00'	23.53'	23.47'	11.82'
H	13°28'47"	125.00'	29.41'	29.34'	14.77'
I	5°48'39"	840.00'	85.19'	85.16'	42.63'
K	7°10'30"	840.00'	105.19'	105.12'	52.66'
L	40°22'03"	23.00'	16.20'	15.87'	8.45'
M	87°41'12"	40.00'	61.22'	55.42'	38.42'
N	82°42'47"	40.00'	57.74'	52.86'	35.21'
P	84°28'15"	40.00'	58.97'	53.77'	36.31'
Q	86°36'00"	40.00'	60.46'	54.87'	37.69'
R	19°46'43"	40.00'	13.81'	13.74'	6.97'
S	87°49'12"	40.00'	61.31'	55.48'	38.51'
T	63°28'20"	40.00'	44.31'	42.08'	24.74'
U	11°35'50"	125.00'	25.30'	25.26'	12.69'
V	24°11'17"	125.00'	52.77'	52.38'	26.78'
W	9°46'01"	125.00'	22.86'	20.71'	14.31'
X	35°47'07"	75.00'	46.84'	46.09'	24.21'
Y	15°56'33"	800.00'	236.56'	235.70'	119.15'
Z	19°52'36"	800.00'	277.53'	276.14'	140.17'
AA	2°40'53"	800.00'	37.44'	37.44'	18.72'
BB	35°47'07"	100.00'	62.46'	61.45'	32.28'
CC	15°42'35"	840.00'	230.31'	229.59'	115.88'



SECTION 18, T42S, R13W, SLB&M.



SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "F"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S0°04'35"W, 161.34 FEET ALONG THE WEST LINE OF SECTION 18) & S89°34'00"E, 3.48 FEET FROM THE WEST 1/4 CORNER, SECTION 18, T42S, R13W, SLB&M, SAID POINT BEING ON THE CENTERLINE OF 3400 WEST STREET AND THE CENTER LINE OF DIXIE SPRINGS DRIVE; THENCE S89°34'00"E, 626.01 FEET ALONG THE CENTERLINE OF DIXIE SPRINGS DRIVE TO THE POINT OF CURVE OF A 800.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT LIES N0°26'00"E); THENCE ALONG THE ARC 819.32 FEET THROUGH A DELTA ANGLE OF 58°40'45" TO A POINT ON THE EASTERLY LINE OF DIXIE SPRINGS PROPERTY; THENCE SOUTH, 1,183.77 FEET ALONG SAID PROPERTY LINE; THENCE WEST, 330.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH, 459.72 FEET ALONG SAID PROPERTY LINE; THENCE N89°34'00"W, 984.48 FEET TO A POINT ON THE CENTERLINE OF 3400 WEST STREET; THENCE N0°05'52"E 1,261.82 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 36.33 ACRES MORE OR LESS.

BASIS FOR BEARING: N0°04'35"E BETWEEN THE SW CORNER AND THE W1/4 CORNER SECTION 18, T42S, R13W, SLB&M.

DATE: 4/29/98 Val J. Haws

PROFESSIONAL LAND SURVEYOR No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH

VAL J. HAWS
CREAMER & NOBLE INC.
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS-OF-WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension PLAT "F"

AN AMENDMENT TO DIXIE SPRINGS SUBDIVISION PLAT A BLOCK F WHEREIN WASHINGTON COUNTY HAS AGREED TO TRADE THE ROADS PREVIOUSLY DEDICATED FOR THE ROADS SET FORTH HEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

BY: Chris Millsap, member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-26-2001 Lynette Y. Bingham
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

LYNETTE Y. BINGHAM NOTARY PUBLIC • STATE of UTAH 589 E. ST. GEORGE BLVD. #2 ST. GEORGE, UT 84770 COMM. EXP. 4-26-2001

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT

NOTE: A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.

15.00 FOOT UTILITY EASEMENT TYPICAL ALONG ALL EXTERIOR BOUNDARY LOT LINES.

Sheet 7 of 8

Dixie Springs Subdivision Amendment and Extension PLAT "F"

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB	CHECKED BY:	DATE:

COUNTY TREASURER'S CERTIFICATE
Alis M Ritz HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL.
4-30-98 DATE — WASHINGTON COUNTY TREASURER

PLANNING COMMISSION
APPROVED THIS 12th DAY OF March A.D. 1998 BY THE COUNTY PLANNING COMMISSION.
Sylvia Lamoreaux
CHAIRMAN, PLANNING COMMISSION

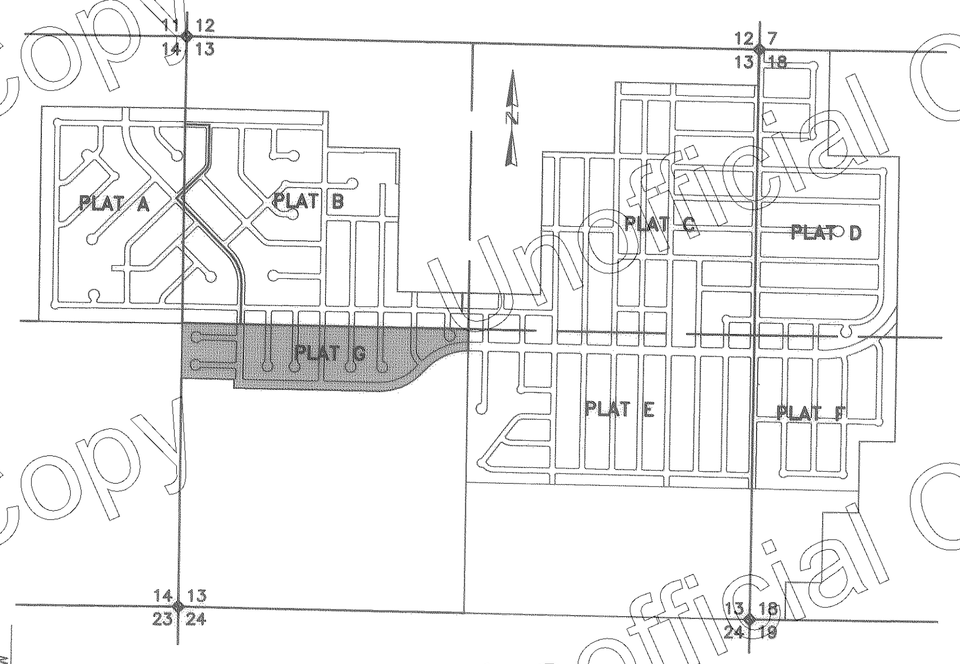
COUNTY SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-29-98 DATE — COUNTY SURVEYOR
STATE OF UTAH No. 177303 REGISTERED LAND SURVEYOR

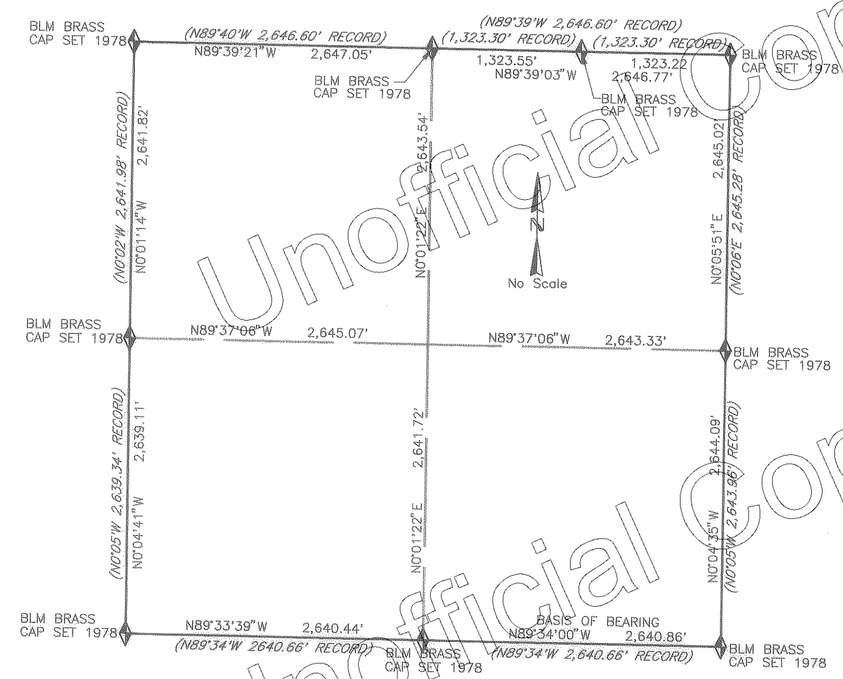
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998
Eric A. Lindlow
COUNTY ATTORNEY

ACCEPTANCE
PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Carolyn Butterfield, Deputy — COUNTY CLERK
Gary Pulsipher — CHAIRMAN
STATE OF UTAH COUNTY OF WASHINGTON

RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE $ _____ COUNTY RECORDER

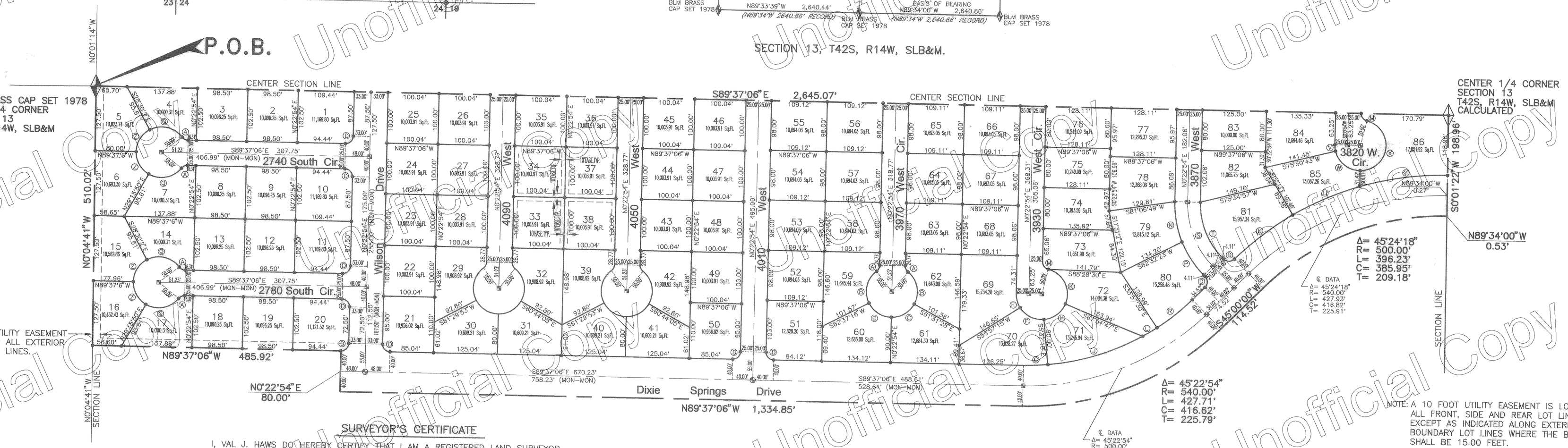
Unofficial Copy





SECTION 13, T42S, R14W, SLB&M.

	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
(A)	52°01'12"	15.00'	13.62'	13.16'	7.32'
(B)	79°46'51"	50.00'	69.62'	64.10'	41.79'
(C)	62°14'22"	50.00'	54.31'	51.68'	30.19'
(D)	90°00'00"	15.00'	23.56'	21.21'	15.00'
(E)	69°37'20"	50.00'	60.78'	57.09'	34.77'
(F)	62°20'32"	50.00'	54.53'	51.87'	30.34'
(G)	5°54'06"	460.00'	47.38'	47.36'	23.71'
(H)	62°22'29"	50.00'	54.43'	51.78'	30.27'
(I)	24°19'07"	460.00'	195.35'	193.89'	99.17'
(J)	96°21'46"	50.00'	85.84'	75.88'	57.89'
(L)	4°06'21"	460.00'	32.96'	32.96'	16.49'
(M)	76°39'27"	15.00'	20.07'	18.61'	11.86'
(N)	22°52'40"	200.00'	79.86'	79.33'	40.47'
(P)	22°30'14"	200.00'	78.55'	78.05'	39.79'
(Q)	80°54'08"	50.00'	70.60'	64.88'	42.63'
(R)	11°02'30"	460.00'	88.65'	88.51'	44.46'
(S)	45°22'54"	175.00'	138.61'	135.02'	73.17'
(T)	45°22'54"	150.00'	118.81'	115.73'	62.72'
(U)	14°07'47"	580.00'	143.03'	142.67'	71.88'
(V)	14°32'11"	50.00'	12.69'	12.65'	6.38'
(W)	75°50'43"	50.00'	66.19'	61.46'	38.96'
(X)	166°16'33"	50.00'	145.10'	99.28'	415.49'
(Y)	17°08'44"	580.00'	173.56'	172.99'	87.43'
(Z)	61°07'04"	50.00'	53.34'	50.84'	29.52'



NOTE: A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE BASEMENT SHALL BE 15.00 FEET.

SURVEYOR'S CERTIFICATE

I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOW AS

Dixie Springs Subdivision Amendment and Extension
PLAT "G"

BASIS FOR BEARING: S89°37'06"E BETWEEN THE W1/4 CORNER AND THE E1/4 CORNER, SECTION 13, T42S, R14W, SLB&M.

DATE: 4/29/98

No. 158367 VAL J. HAWS REGISTERED STATE OF UTAH SURVEYOR

VAL J. HAWS
CREAMER & NOBLE INC.
455 EAST TABERNACLE
ST. GEORGE, UTAH 84770

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 13, T42S, R14W, SLB&M; THENCE S89°37'06"E, ALONG THE east/west CENTER SECTION LINE 2,645.07 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE S0°01'22"W ALONG THE north/south CENTER SECTION LINE 198.96 FEET; THENCE N89°34'00"W, 0.53 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT LIES S0°24'18"W); THENCE ALONG THE ARC 396.23 FEET THROUGH A DELTA ANGLE OF 45°24'18"; THENCE S45°00'00"W, 114.52 FEET TO THE POINT OF CURVE OF A 540.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC 427.71 FEET THROUGH A DELTA ANGLE OF 45°22'54"; THENCE N89°37'06"W, 1,334.85 FEET; THENCE N0°22'54"E, 80.00 FEET; THENCE N89°37'06"W, 485.92 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE N0°04'41"W ALONG THE SECTION LINE 510.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.28 ACRES.

LEGEND

- 1/2" x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER – NOT FOUND

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., dba UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION , THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS–OF WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

Dixie Springs Subdivision Amendment and Extension
PLAT "G"

IN WITNESS WHEREOF I HAVE HEREUNTO SET my HAND THIS 29th DAY OF April A.D. 1998

BY: Chris Millsap, member
CHRIS MILLSAP, Member

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE 29th DAY OF APRIL, 1998, PERSONALLY APPEARED BEFORE ME CHRIS MILLSAP, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CHRIS MILLSAP IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

LYNETTE Y. BINGHAM NOTARY PUBLIC STATE OF UTAH 288 E-ST. GEORGE BLVD. STE. 2 ST. GEORGE, UT 84770 COMM. EXP. 4-26-2001

MY COMMISSION EXPIRES 4-26-2001

NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

Sheet 8 of 8

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB	CHECKED BY:	DATE:

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL
4-30-98 DATE — WASHINGTON COUNTY TREASURER

PLANNING COMMISSION
APPROVED THIS 6th DAY OF May A.D. 1998 BY THE COUNTY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
4-29-98 DATE — COUNTY SURVEYOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1998
COUNTY ATTORNEY

ACCEPTANCE
PRESENTED TO THE WASHINGTON COUNTY COMMISSION ON THE 20th DAY OF April A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
COUNTY CLERK — CHAIRMAN

Dixie Springs Subdivision Amendment and Extension
PLAT "G"
DS–PLATG

RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE $
COUNTY RECORDER

Unofficial Copy