

SURVEYOR'S CERTIFICATE

I, RONALD G. WINTERDA, A REGISTERED LAND SURVEYOR, HOLDING LICENSE NO. 179383, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE FOLLOWING DESCRIBED TRACT OF LAND. FURTHER THAT THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED:

"THE COTTON MANOR PHASE #2 AMENDED"

A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHER CERTIFY THAT THE REFERENCED MARKERS AS SHOWN ON THIS PLAN ARE TO BE LOCATED AS SHOWN AND ARE OR WILL BE SUFFICIENT TO RECREATE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

PANEL A: BEGINNING AT A POINT WHICH IS 507°30'07" 138.800 FEET ALONG THE SECTION LINE AND 500'00"00"0"0"0" TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, LAND SURVEY MONUMENT AT THE INTERSECTION OF THE CENTRALS OF 300 NORTH AND 2460 EAST, THENCE SOUTH 82°27'09" WEST 122.90 FEET, THENCE NORTH 12°23'58" WEST 84.00 FEET, ALONG THE ARC OF SAID CURVE, THENCE WEST 84°00'00" FEET, THENCE SOUTH 82°27'09" WEST 122.90 FEET, THENCE NORTH 26.00 FEET, THENCE WEST 84°00'00" FEET, THENCE SOUTH 11.248 FEET TO THE SOUTH LINE CONTAINING 1.200 ACRES, MORE OR LESS.

PANEL B: BEGINNING AT A POINT WHICH IS 507°30'07" 138.800 FEET ALONG THE SECTION LINE AND 500'00"0"0"0"0" TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, LAND SURVEY MONUMENT AT THE INTERSECTION OF THE CENTRALS OF 300 NORTH AND 2460 EAST, THENCE SOUTH 82°27'09" WEST 122.90 FEET, THENCE NORTH 12°23'58" WEST 84.00 FEET, THENCE SOUTH 82°27'09" WEST 122.90 FEET, THENCE NORTH 26.00 FEET, THENCE WEST 84°00'00" FEET, THENCE SOUTH 11.248 FEET TO THE POINT OF BEGINNING, CONTAINING 0.350 ACRES, MORE OR LESS.

10-25-94
DATE:
BUSH AND GIBPELL, INC.



RONALD G. WINTERDA
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 179383

GRAPHIC SCALE



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE HERETO DESCRIBED TRACT OF LAND, IN RECORDING THIS PLAN OF:

"THE COTTON MANOR PHASE #2 AMENDED"

HAVE GRANTED THE SAME TO BE SUBDIVIDED INTO PRIVATE CONDOMINIUM AND COMMON AREA ENCLOSED HERETO (HEREINAFTER), SO HEREBY DEVOTED TO THE COMMON USE OF THE CITY THEREIN, BUT NOT TO THE USE OF THE SEVERAL PARTS, ALL COMMON AREAS (INCLUDING PRIVATE WALKWAYS) SHOWN ON THIS PLAN, SHALL BE MAINTAINED IN THE SAME CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE COTTON MANOR PHASE, DATED 05-28-94, AT ANY TIME, AND CONTRACTS AND DEEDS IN THE STATE OF UTAH, WHICH REFERENCE SAID AREA AND RECORDS BY THE OFFICE OF THE REGISTRATION AND RESTRICTIONS IS HEREBY REPEALED. SAID DEDICATION OF COMMON AREAS, CONVEYANCE, CONTRACTS, AND DEEDS CONTAINING THE ABOVE DESCRIBED TRACT OF LAND, SHALL BE VOID AND INOPERATIVE. A SUPPLEMENTAL DECLARATION DATED AND RECORDED 10-25-94, BY COTTON MANOR PHASE 2B, IN THE OFFICE OF THE REGISTRATION AND RESTRICTIONS IS ALSO RECORDED, HEREBY BEING MADE PART OF THIS PLAN.

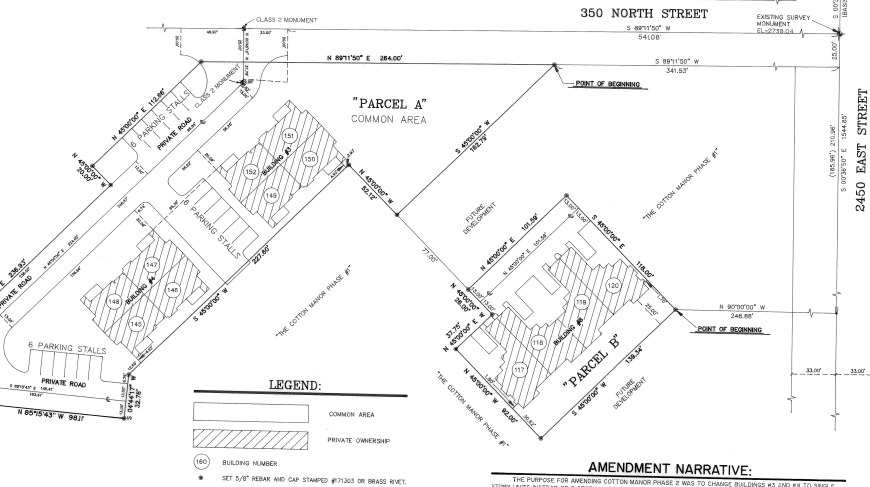
DOLF VENTURES, INC.
(A UTAH CORPORATION)

Diane H. Margardt (Resident)

PROPERTY ALLIANCE, INC.
(A UTAH CORPORATION)

Diane H. Margardt (Resident)

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



AMENDMENT NARRATIVE:

THIS PLAN FOR AMENDING COTTON MANOR PHASE 2B HAS TO CHANGE BUILDINGS AS SHOWN TO INCREASE THE NUMBER OF PARKING STALLS PER UNIT.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 25th DAY OF OCTOBER 1994

I, DOLLY VILLIERS AND DOLLY VILLIERS AND DAVID VILLIERS PERSONALLY APPEARED BEFORE ME, DAVID VILLIERS, A NOTARY PUBLIC, AND THEY HAVE DECLARED THE FOREGOING SIGNATURES, ON BEHALF OF SAID CORPORATION, TO BE THE SIGNATURES OF THE PRESIDENTS AND VICE PRESIDENTS AND THAT THE CORPORATION DECLARED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

10-25-94

MY COMMISSION EXPIRES:

Jerry Z. Babb
NOTARY PUBLIC, RESIDING IN WASHINGTON COUNTY, UTAH

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 25th DAY OF OCTOBER 1994

I, DOLLY VILLIERS AND DOLLY VILLIERS PERSONALLY APPEARED BEFORE ME, DAVID VILLIERS, A NOTARY PUBLIC, AND THEY HAVE DECLARED THE FOREGOING SIGNATURES, ON BEHALF OF SAID CORPORATION, TO BE THE SIGNATURES OF THE PRESIDENTS AND VICE PRESIDENTS AND THAT THE CORPORATION DECLARED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

10-25-94

MY COMMISSION EXPIRES:

Jerry Z. Babb
NOTARY PUBLIC, RESIDING IN WASHINGTON COUNTY, UTAH

GENERAL NOTES:

- 1. ALL COMMON LIMITED COMMON AREAS AND PRIVATE ROADS ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE CITY OF GEORGE CITY, UTAH. THE CITY OF GEORGE CITY, UTAH, IS REQUESTING THAT THE HOME OWNER'S ASSOCIATION TO ASSIST ITS MEMBERS TO REPAIR STREETS WARE NECESSARY TO REPAIR OR REPLACE PUBLIC UTILITIES AS SHOWN THEREON.
- 2. BUILDINGS THERE ARE PERPENDICULAR TO BOUNDARY LINES EXCEPT WHERE NOTED.

"THE COTTON MANOR PHASE 2 AMENDED"

A CONDOMINIUM DEVELOPMENT LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

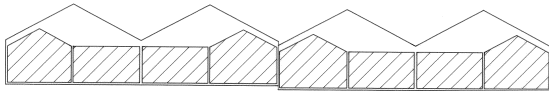
APPROVAL OF PLANNING COMMISSION ON THIS 25 th DAY OF OCTOBER 1994 THE PLANNING COMMISSION HAS REVIEWED THE ABOVE DIVISION AND RECOMMENDED THAT IT BE ACCEPTED BY THE CITY. ST. GEORGE CITY PLANNING COMMISSION CHAIRMAN	APPROVAL OF CITY PLANNER ON THIS 25 th DAY OF OCTOBER 1994 THE CITY PLANNER HAS REVIEWED THE ABOVE DIVISION AND RECOMMENDED THAT IT BE ACCEPTED BY THE CITY. ST. GEORGE CITY PLANNER	ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE ANnotated Code 17-1-1, WHICH PROVIDES THAT THIS OFFERING PLAN SHALL BE: OFFERING PLAN	APPROVAL AS TO FORM I HAVE APPROVED AS TO FORM THIS OFFERING PLAN. OFFERING PLAN	APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY THE MAYOR AND CITY COUNCIL OF THE CITY OF GEORGE CITY HAVE REVIEWED THE ABOVE DIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, HEREBY ACCEPTS THE CITY'S INTEREST IN THE ABOVE OFFERING PLAN. ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO, SHALL BE THE RESPONSIBILITY OF THE OFFEROR. ST. GEORGE CITY MAYOR	RECORDED # 60912 FILED AT THE COUNTY OF WASHINGTON, UTAH DEPARTMENT OF HERETICALLY RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK DATE: 10-25-94 BY: ST. GEORGE CITY CLERK OFFICE OF THE COUNTY CLERK WASHINGTON COUNTY, UTAH
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

BUSH & GIBPELL, INC.
Registered - Surveyors
1000 SOUTH CENTER
SALT LAKE CITY, UTAH 84143

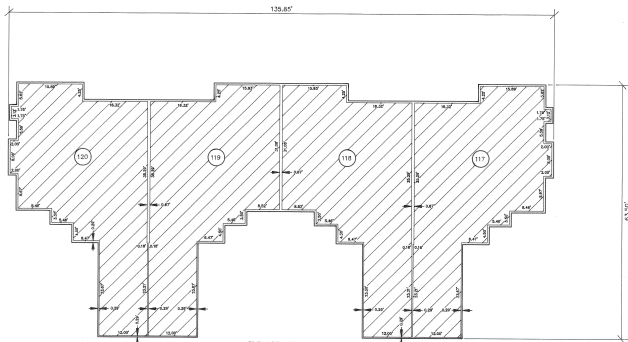
"THE COTTON MANOR PHASE 2 AMENDED"
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

BUILDING #8
(UNITS #117-120)

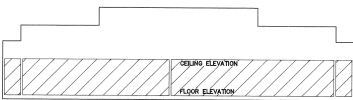
ELEVATIONS			
UNIT #	FLOOR	CEILING	CATHEDRAL CEILING
120	2746.20	2749.20	2753.50
119	2746.20	2748.20	2753.50
118	2739.20	2748.20	2752.50
117	2739.20	2748.20	2752.50



PROFILE VIEW



PLAN VIEW
BUILDING 8 (UNITS 117-120)



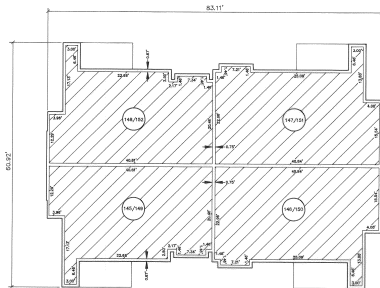
PROFILE VIEW

BUILDING #4
(UNITS #43-148)

ELEVATIONS		
UNIT #	FLOOR	CEILING
145	2746.80	2754.80
148	2746.80	2754.80
147	2746.80	2754.80
148	2746.80	2754.80

BUILDING #3
(UNITS #49-152)

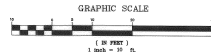
ELEVATIONS		
UNIT #	FLOOR	CEILING
149	2748.80	2757.80
150	2748.80	2757.80
151	2748.80	2757.80
152	2748.80	2757.80



PLAN VIEW
BUILDINGS 3, 4 (UNITS 145-152)

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DESIGNATES PRIVATE OWNERSHIP



"THE COTTON MANOR PHASE 2 AMENDED"

A CONDOMINIUM DEVELOPMENT LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN

BUSH & GUDGEHL, INC.
Registered Professional Surveyors
1000 W. 1000 S.
SALT LAKE CITY, UT 84143
PHONE: 325-1111
FAX: 325-1112



Scale: 1" = 10' (Vertical)
Scale: 1" = 10' (Horizontal)

"THE COTTON MANOR PHASE 2 AMENDED"
LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN

<p>APPROVAL OF PLANNING COMMISSION</p> <p>ON THIS 22ND DAY OF FEBRUARY, A.D. 2016, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, UTAH, HAS REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.</p> <p><i>[Signature]</i> ST. GEORGE CITY PLANNING COMMISSION CHAIRMAN</p>	<p>APPROVAL OF CITY PLANNER</p> <p>ON THIS 22ND DAY OF FEBRUARY, A.D. 2016, THE CITY PLANNER OF ST. GEORGE CITY HAS REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.</p> <p><i>[Signature]</i> ST. GEORGE CITY PLANNER</p>	<p>ENGINEER'S APPROVAL</p> <p>THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 22ND DAY OF FEBRUARY, A.D. 2016.</p> <p><i>[Signature]</i> ST. GEORGE CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 22ND DAY OF FEBRUARY, A.D. 2016.</p> <p><i>[Signature]</i> ST. GEORGE CITY ATTORNEY</p>	<p>APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY</p> <p>BE, THE BOARD AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND THE CITY ENGINEER'S AND CITY PLANNER'S RECOMMENDATIONS IN THE VILLAGES OF MERIDIAN AND WASHINGTON, UTAH, AND HEREBY ACCEPT IT WITH ALL COMMITMENTS AND UNDERTAKINGS PERTAINING THEREON.</p> <p><i>[Signature]</i> ATTEST: CITY RECORDER</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK.</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>FILE # _____</p> <p>WASHINGTON COUNTY RECORDER</p>
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