

GPBB, LLC.
CONSENT OF LIENHOLDERS
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE 8th DAY OF September, 2004, PERSONALLY APPEARED BEFORE ME, JOSEPH L. PLATT, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS A MANAGING MEMBER OF GPBB, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF GPBB, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

4307
MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN WASHINGTON CO., UTAH

GPBB, LLC.
CONSENT OF LIENHOLDERS
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE 8th DAY OF September, 2004, PERSONALLY APPEARED BEFORE ME, SHANDON D. GUBLER, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS A MANAGING MEMBER OF GPBB, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF GPBB, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

4307
MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN WASHINGTON CO., UTAH

ZIONS BANK
CONSENT OF LIENHOLDERS
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE 8th DAY OF September, 2004, PERSONALLY APPEARED BEFORE ME, H. BRADLEY STUCKI, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS THE BRANCH MANAGER OF ZIONS BANK, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

4307
MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN WASHINGTON CO., UTAH

SPLIT ROCK, INC.
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE 8th DAY OF September, 2004, PERSONALLY APPEARED BEFORE ME, WELDON LARSEN, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS THE PRESIDENT OF SPLIT ROCK, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

4307
MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN WASHINGTON CO., UTAH

SPLIT ROCK, INC.
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE 8th DAY OF September, 2004, PERSONALLY APPEARED BEFORE ME, BART SMITH, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS THE SECRETARY OF SPLIT ROCK, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

4307
MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN WASHINGTON CO., UTAH

VIEWPOINT ENGINEERING ASSOCIATES
936 N. 1300 W #6, St. George, UT 84790
(435) 698-0305 (435) 698-0325 (Fax)
viewpointengineering.net

PLANNING COMMISSION APPROVAL

ON THIS 14 DAY OF October, A.D. 2004, THE PLANNING COMMISSION OF THE CITY OF IVINS, UTAH, HAVING REVIEWED THE ABOVE, THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF IVINS, UTAH, PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF IVINS, UTAH.

PLANNING COMMISSION CHAIRPERSON: _____

CONSENT OF LIENHOLDERS

THE UNDERSIGNED, JOSEPH L. PLATT AND SHANDON D. GUBLER, MANAGING MEMBERS OF GPBB, LLC, AND H. BRADLEY STUCKI, BRANCH MANAGER OF ZIONS BANK, DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOIN IN ANY AND ALL DEDICATIONS.

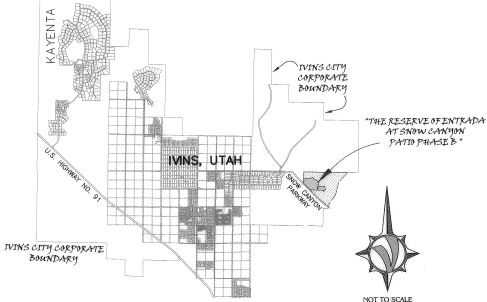
GPBB, LLC.
A UTAH LIMITED LIABILITY COMPANY
Joseph L. Platt
JOSEPH L. PLATT, MANAGING MEMBER
Shandon D. Gubler
SHANDON D. GUBLER, MANAGING MEMBER

ZIONS BANK
A UTAH CORPORATION
H. Bradley Stucki
H. BRADLEY STUCKI, BRANCH MANAGER

GENERAL NOTES

1. ALL LOTS AND PROPERTY WITHIN THIS SUBDIVISION ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN "SPLIT ROCK LLC", THE RESERVE OF ENTRADA AT SNOW CANYON OWNERS ASSOCIATION AND "IVINS CITY" DATED ON OR ABOUT AUGUST 8, 2003. SAID DEVELOPMENT AGREEMENT SHALL BE RECORDED SIMULTANEOUS WITH THIS SUBDIVISION AND THE TERMS AND CONDITIONS THEREIN ARE INTENDED TO RUN WITH THE PROPERTY WITHIN THIS SUBDIVISION AND ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION AND THE RESERVE OF ENTRADA AT SNOW CANYON OWNERS ASSOCIATION ACKNOWLEDGE AND AGREE THAT THEY HAVE READ OR HAVE THE OPPORTUNITY TO READ THE AGREEMENT AND AGREE TO BE BOUND THEREBY. (COPIES OF THE AGREEMENT MAY BE OBTAINED FROM THE IVINS CITY RECORDER OR WASHINGTON COUNTY RECORDERS OFFICE.)
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATION AND FLOOR SLABS ARE COMPILED INTO A REPORT DATED JUNE 20, 2002. A COPY OF THIS REPORT IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL COMMON AND LIMITED COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.
4. OWNERS OF LOTS WITHIN THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION WAIVE ANY CLAIMS AGAINST IVINS CITY FOR FLOOD OR DRAINAGE DAMAGE AS MORE PARTICULARLY DESCRIBED IN THE DEVELOPMENT AGREEMENT.

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.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 177128, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BOUNDARY DESCRIPTION

LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 3 AND THE NORTHEAST 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL No. 1

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF "THE RESERVE OF ENTRADA AT SNOW CANYON PHASE A - PATIO HOMES" SUBDIVISION, SAID POINT BEING S011°14'46"W 1333.71 FEET ALONG THE SECTION LINE FROM THE B.L.M. BRASS CAP AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE N89°47'01"W 378.50 FEET ALONG SAID BOUNDARY TO THE EASTERLY BOUNDARY OF "THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A" SUBDIVISION, SAID POINT BEING ON THE ARC OF AN 83.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARS N60°45'40"E; THENCE ALONG SAID SUBDIVISION BOUNDARY AS FOLLOWS: NORTHERLY 29.33 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N07°27'57"W 28.98 FEET TO THE POINT OF A 535.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 225.03 FEET ALONG THE ARC OF SAID CURVE; THENCE S75°22'01"E 133.37 FEET; THENCE N70°54'00"E 327.57 FEET ALONG SAID SUBDIVISION BOUNDARY AND AN EXTENSION THEREOF; THENCE S31°32'19"E 103.67 FEET; THENCE S09°16'35"E 81.93 FEET; THENCE S00°58'47"W 167.88 FEET; THENCE S84°01'41"W 150.52 FEET TO THE NORTHERLY BOUNDARY OF "THE RESERVE OF ENTRADA AT SNOW CANYON PHASE A - PATIO HOMES" SUBDIVISION, SAID POINT ALSO BEING ON SAID SECTION LINE; THENCE N011°44'45"E 91.97 FEET ALONG SAID SUBDIVISION BOUNDARY AND SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 3.493 ACRES MORE OR LESS.

PARCEL No. 2

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF "THE RESERVE OF ENTRADA AT SNOW CANYON PHASE A - PATIO HOMES" SUBDIVISION, SAID POINT BEING S011°14'46"W 1333.71 FEET ALONG THE SECTION LINE, AND N89°47'01"W 411.85 FEET FROM THE B.L.M. BRASS CAP AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE N89°47'01"W 570.845 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE COTTONWOOD RIGHT-OF-WAY LINE OF "SNOW CANYON PARKWAY"; THENCE N43°53'13"W 683.69 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SECTIONAL LOT 4, SAID SECTION 4; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING N00°41'03"E 378.08 FEET ALONG SAID SECTIONAL LOT LINE; THENCE N89°36'50"E 441.43 FEET; THENCE N79°37'16"E 170.69 FEET; THENCE S88°39'12"E 71.00 FEET; THENCE S43°43'06"E 160.20 FEET; THENCE S63°19'53"E 383.67 FEET TO THE WEST BOUNDARY OF "THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A" SUBDIVISION, SAID POINT ALSO BEING ON THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF SAID CURVE BEARS N74°00'38"E; THENCE ALONG SAID SUBDIVISION BOUNDARY AS FOLLOWS: SOUTHERLY 36.25 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF SAID CURVE BEARS S86°32'12"W; THENCE SOUTHERLY 24.93 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 120.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF SAID CURVE BEARS S42°03'08"E; THENCE SOUTHERLY 78.19 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S11°34'10"W 88.55 FEET TO THE POINT OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 41.99 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 565.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF SAID CURVE BEARS S65°29'33"E; THENCE SOUTHERLY 335.67 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S02°27'57"E 29.98 FEET TO THE POINT OF A 115.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 22.72 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 17.895 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS" APPLICABLE TO "THE RESERVE OF ENTRADA" DATED August 26, 2003 AND RECORDED CONCURRENTLY WITH THE PLAT OF "THE RESERVE OF ENTRADA", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS IS 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. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS, EASEMENTS OVER, ON, UNDER, AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF IVINS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE UNDERSIGNED OWNERS DO HEREBY WARRANT AND DEDICATE ALL PUBLIC ROAD AREAS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS 8th DAY OF September, A.D. 2004.

SPLIT ROCK, INC.
A UTAH CORPORATION

Weldon Larsen
WELDON LARSEN, PRESIDENT

Bart Smith
BART SMITH, SECRETARY

The Reserve of Entrada at Snow Canyon
Patio Homes Phase B

A RESIDENTIAL SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 4,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, IVINS, UTAH



CITY ENGINEER'S CERTIFICATE

I, THE IVINS CITY ENGINEER, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Oct 12, 2004
DATE Bart S. Johnson
CITY ENGINEER, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF IVINS, UTAH, HAVE REVIEWED THE ABOVE, THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B SUBDIVISION, AND BY AUTHORIZATION OF SAID CITY COUNCIL, ENDED IN THE MINUTES OF ITS MEETING OF THE 14 DAY OF October, A.D. 2004, AND DO HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL SUBDIVISIONS PERTAINING THERE TO.

ATTEST: Bill G. Hering
CITY RECORDER, IVINS, UTAH

Debra J. O'Connell
MAYOR, IVINS, UTAH

RECORDED No: 907922
STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AT THE REQUEST OF: **UNITED TITLE SERVICES**

DATE: 10-27-04, TIME: 12:14, BOOK: 1602, PAGE: 1710

FILE: 97.00

Deputy WASHINGTON COUNTY RECORDER

BUNDY SURVEYING INCORPORATED
 1037 W. 1000 S. ST. GEORGE, UT 84790
 LAND SURVEYING & MAPPING, A LEGAL DESCRIPTIONS TOPOGRAPHY & CONSTRUCTION STAKING

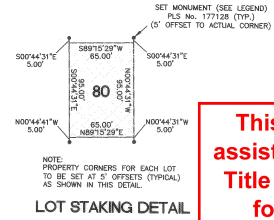
THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B

SHEET 1 OF 1
 FILE: 103-00507

SEC LOT 1 SEC LOT 4

FUTURE DEVELOPMENT

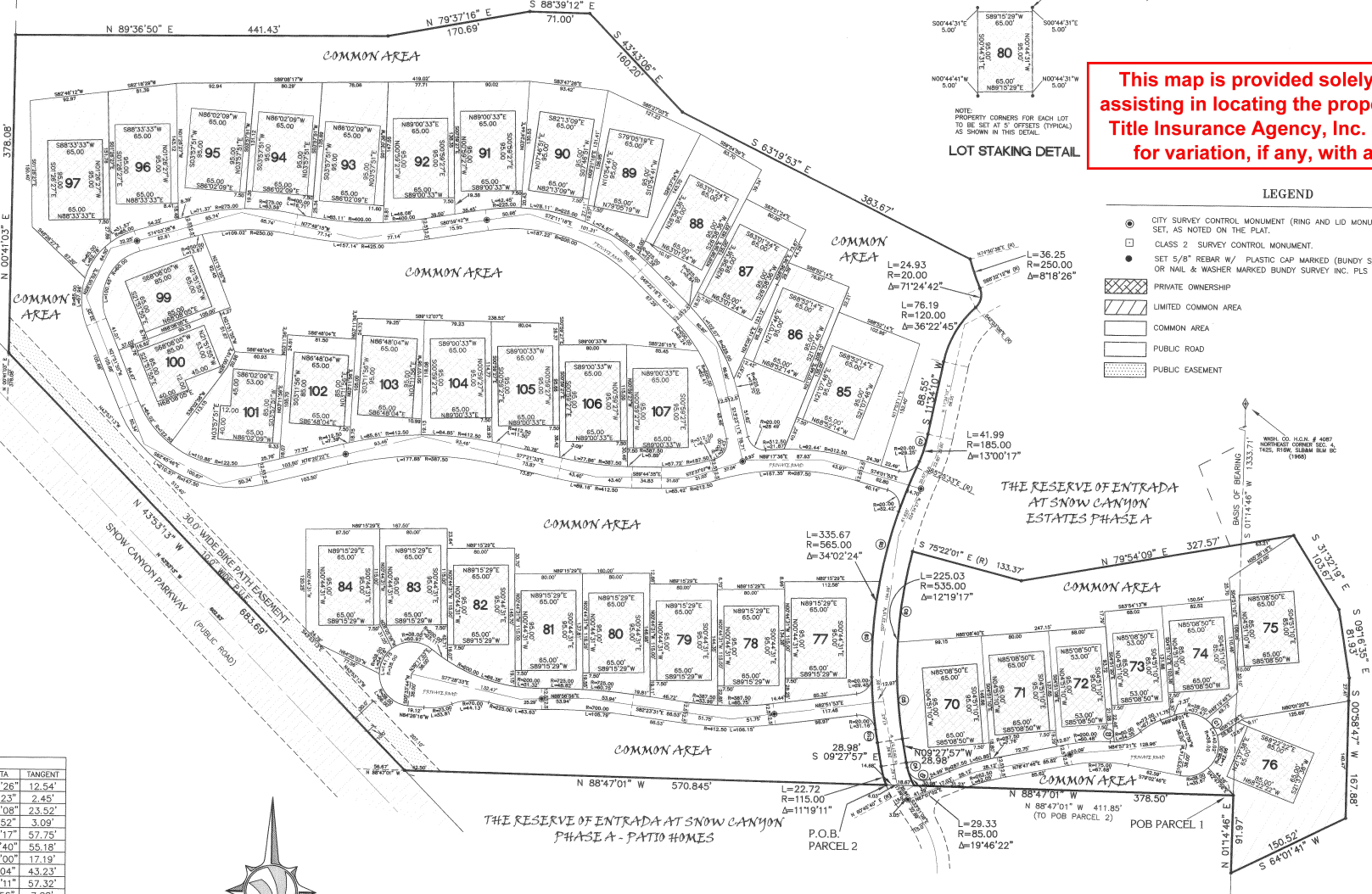
PARKWAY PARTNERS 1/2
MBP INDUSTRIES 1/2
DOC 612876



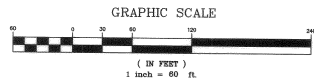
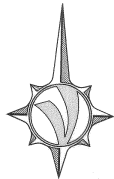
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LEGEND

- CITY SURVEY CONTROL MONUMENT (RING AND LID MONUMENT) EXISTING, OR TO BE SET, AS NOTED ON THE PLAT.
- CLASS 2 SURVEY CONTROL MONUMENT.
- SET 5/8" REBAR W/ PLASTIC CAP MARKED (BUNDY SURVEY INC. PLS 177128), OR NAIL & WASHER MARKED BUNDY SURVEY INC. PLS 177128.
- ▨ PRIVATE OWNERSHIP
- ▧ LIMITED COMMON AREA
- ▩ COMMON AREA
- ▭ PUBLIC ROAD
- ▤ PUBLIC EASEMENT



CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	38.00'	24.22'	36°31'26"	12.54'
C2	50.00'	4.89'	5°36'23"	2.45'
C3	20.00'	34.65'	99°15'08"	23.52'
C4	85.00'	6.18'	4°09'52"	3.09'
C5	535.00'	115.05'	12°19'17"	57.75'
C6	535.00'	109.97'	11°46'40"	55.18'
C7	185.00'	54.28'	10°37'00"	17.19'
C8	565.00'	86.30'	8°45'04"	43.23'
C9	565.00'	114.25'	11°35'11"	57.32'
C10	565.00'	15.77'	1°35'56"	7.88'



THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B

A RESIDENTIAL SUBDIVISION LOCATED IN THE NW 1/4 SECTION 3 & NE 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN



BUNDY SURVEYING, INCORPORATED
1950 NORTH 1000 WEST, SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 467-1100
FAX: (801) 467-1101
LAND SURVEYING & MAPPING & LEGAL DESCRIPTIONS
TOPOGRAPHY & CONSTRUCTION STAKING

THE RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES PHASE B

SHEET 2
OF SHEETS 2
FILE: 103-005079