



DATE	4/28/18
JOB NUMBER	4398-17
SCALE	1" = 50'
DRAWN BY	JHC
CHECKED BY	
DATE	2-7-19
City Comments	5-13-19
FILE NAME	Phase 1 Plat

LEGAL DESCRIPTION
 Beginning at a point which is South 88°45'38" East 590.17 feet along the South section line and North 00°00'00" East 1381.62 feet from the South 1/4 corner of Section 25, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North 01°20'13" East 50.00 feet; thence North 88°38'43" West 128.78 feet to the point of curvature of a curve to the left having a radius of 225.00 feet; thence Southwesterly 58.55 feet along the arc of said curve through a central angle of 14°54'32" to a point of tangency; thence North 01°20'57" East 686.17 feet; thence South 88°47'36" East 222.48 feet to the point of curvature of a curve to the right having a radius of 20.00 feet; thence Southwesterly 31.46 feet along the arc of said curve through a central angle of 90°07'50" to the point of non-tangency; thence South 88°20'57" East 20.00 feet to a point on the arc of a curve to the right having a radius of 20.00 feet; thence Northwesterly 31.37 feet along the arc of said curve through a central angle of 89°52'10" to the point of tangency; thence North 88°39'47" East, to the point of tangency; thence South 88°47'36" East 4.01 feet to the point of curvature of a curve to the right having a radius of 120.00 feet; thence Southwesterly 136.00 feet along the arc of said curve through a central angle of 64°55'55" to the point of tangency; said point also being a point on the Western Right of Way of Tech Ridge Drive; thence along said Western Right of Way through the following four (4) courses: South 23°51'38" East 259.07 feet to the point of curvature of a curve to the left having a radius of 760.00 feet; thence Southwesterly 353.43 feet along the arc of said curve through a central angle of 26°38'41"; the radial direction bears North 66°08'20" East, to the point of tangency; thence South 50°30'18" East 162.14 feet to the point of curvature of a curve to the right having a radius of 440.00 feet; thence Southwesterly 22.25 feet along the arc of said curve through a central angle of 02°53'53"; the radial direction bears South 39°40'30" West, to a point on the arc of a non-tangency curve to the left having a radius of 50.00 feet; thence Northwestwesterly 70.03 feet along the arc of said curve through a central angle of 80°14'59"; the radial direction bears South 42°44'20" West, to the point of reverse curvature of a curve to the right having a radius of 245.00 feet; thence Southwesterly 80.01 feet along the arc of said curve through a central angle of 18°42'40" to a point of a non-tangency; thence North 88°38'43" West 542.03 feet to the point of beginning.
 Contains 10.03 acres.

OWNER'S DEDICATION
 KNOW-ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land hereby caused the same to be subdivided into lots, owner parcels, private drives, public streets, and municipal utility easements to be known hereinafter as:
 "TECH RIDGE PHASE 1 SUBDIVISION"
 CITY OF ST. GEORGE
 SG-6-2-25-201

OWNER'S ACKNOWLEDGMENT
 STATE OF UTAH, County of Washington, ss: I, Isaac Barlow, 2019, appeared before me, Isaac Barlow, Notary Public, on the 25th day of May, 2019, and acknowledged that he is the owner of the above described land and that he executed the foregoing instrument as his free and voluntary act and deed.
 In witness whereof we have hereunto set our hands this 25th day of May, 2019.
 Isaac Barlow, Notary Public
 My Commission Expires: May 21, 2015
 A NOTARY PUBLIC COMMISSIONED IN UTAH

SUBDIVISOR'S CERTIFICATE
 I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as provided by the Utah State Board of Professional Engineers and Land Surveyors and that I hold certificate of registration (license) number 12345. I further certify that the information shown on this plat and that the information shown on this plat is sufficient to accurately establish the horizontal boundaries of the real property, and that the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME: Isaac Barlow
 COMMISSION NUMBER: 684755
 MY COMMISSION EXPIRES: May 21, 2015
 A NOTARY PUBLIC COMMISSIONED IN UTAH

INNOVATIVE PROPERTY HOLDINGS LLC
 SG-1221-D-1-A
 ENTRY NO. 20130043472

Michael W. Bradshaw, R.L.S.
 Certificate No. 8804681
 Date: 5/29/19

TECH RIDGE PHASE 1 SUBDIVISION

FOR FINAL PLAT

LOCATED IN WASHINGTON COUNTY, UTAH
 SECTION 25
 TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR
 Planning and Zoning Official for the City of St. George, have this 21st day of May, A.D. 2019, reviewed the above Subdivision Plat and recommended the same for acceptance by the City of St. George, UT.

APPROVAL OF THE ENGINEER'S APPROVAL
 The hereon Subdivision Plat has been reviewed and is approved in accordance with the information on file in this office this 5th day of June, A.D. 2019.

APPROVAL AS TO FORM
 Approved as to Form, this the 20th day of May, A.D. 2019.

APPROVAL OF THE PLANNING COMMISSION
 On this the 21st day of August, A.D. 2018, the Planning Commission of the City of St. George, having reviewed the above Subdivision Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said Subdivision for acceptance by the City of St. George, UT.

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH
 We, the Mayor and City Council of the City of St. George, UT, have reviewed the above Subdivision Plat and by authorization of said City Council, record in the minutes of its meeting of the 16th day of September, A.D. 2018, hereby accept said Subdivision Plat with all commitments and obligations pertaining thereto.

FINAL PLAT - TECH RIDGE PHASE 1 FOR ST. GEORGE CITY LOCATED IN SECTION 25 TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M, CITY OF ST. GEORGE, WASH. CO., UTAH

Community Development Director City of St. George	Engineer City of St. George	City Attorney City of St. George	Chairman Planning Commission City of St. George	Attest: City Recorder City of St. George	Mayor City of St. George	Washington County Treasurer	Washington County Recorder	SHEET 1 OF 2 SHEETS
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GENERAL NOTES & RESTRICTIONS

1. This plat relates to real property known as Tech Ridge Mixed-use Master Planned Development which is subject to that certain Declaration of Covenants, Conditions Restriction and Grant of Easements for Tech Ridge Mixed-use Master Planned Development ("Declaration"), that has been or will be recorded in the Office of the Washington County Recorder, which shall set forth the restrictions and general plan of improvement for the property described in this plat. Capitalized terms not otherwise defined in this plat shall have the meanings ascribed to such terms in the Declaration.
2. All power, sewer, and water improvements are municipal and maintained by the City of St. George respectively, up to and including the meters, all fire hydrants and their appurtenances within this subdivision are municipal and are maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by Owners.
3. Declarant and Owners of Private Roads, landscaping, Streetscape, or other private improvements shall be responsible for repairing, restoring, or replacing Private Roads, landscaping, Streetscape, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of St. George in installing, maintaining, repairing or replacing public power, water, sewer, and drainage improvements.
4. By recording this subdivision plat and the Declaration, Declarant does grant certain municipal utility easements within the Maintenance Areas and Facilities and Lots as depicted within this subdivision and further described in the Declaration for installation, access, maintenance, and repair of Utility Lines.
5. The basis of bearing is the South line of Section 25, T42S, R16W, S18&M from the Southwest Corner of Section 25 to the South 1/4 Corner of Section 25 the bearing is North 88°45'38" West and measures 2655.83 feet.
6. A Geotechnical Investigation was performed by Landmark Testing and Engineering. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior framework are compiled in a report dated May 4, 2018. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders, and contractors should become familiar with this report and comply with its recommendations as special considerations may be required for structures and landscaping.
7. All landscape located within a public Right of Way is to be owned by the City and maintained by Declarant.

CROSS-PARKING AND CROSS-ACCESS EASEMENT NOTE:

Declarant does hereby grant and establish in favor of the Owners (and their Occupants and Permittees) of Lots 1, 2, & 3 and for the benefit of the Lots & Property subject to applicable Parking Easement Agreements, a perpetual and non-exclusive cross-easement for ingress and egress into, out of, over, over and across Parcel #2 with the Parking Areas and access drives designated by the Declarant from time-to-time on such lots and for the parking of vehicles in the parking spaces designated including as located on Parcel #2, as more particularly described in the Declaration.

MORTGAGEE CONSENT TO RECORD - ABUNDANT LIFE FOUNDATION

ABUNDANT LIFE FOUNDATION, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the use and purposes described in the plat, to recording Plat, recording of Covenants, Conditions and Restrictions and Joins in all dedications and conveyances.

By: *Thomas C. Peterson*
Secretary / Treasurer

STATE OF UTAH)
COUNTY OF Washington) ss:

On the 24th day of May, 2019, personally appeared before me Thomas C. Peterson a Notary Public in and for the State of Utah, known to me to be the person whose name is subscribed to the foregoing Declaration, and that said person acknowledged to me that he executed the Declaration and that the Declaration was signed by him on behalf of Abundant Life Foundation.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Thomas Peterson

COMMISSION NUMBER: 700308

MY COMMISSION EXPIRES: 5/1/22

A NOTARY PUBLIC COMMISSION IN UTAH

MORTGAGEE CONSENT TO RECORD - TR INVESTOR GROUP A, LLC

TR INVESTOR GROUP A, LLC, a Utah Limited Liability Company, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the use and purposes described in the plat, to recording of Covenants, Conditions and Restrictions and Joins in all dedications and conveyances.

By: *David M. Nelson*

STATE OF UTAH)
COUNTY OF Washington) ss:

On the 23rd day of May, 2019, personally appeared before me David M. Nelson, who being by the duly sworn and acknowledged Notary Public, known to me to be the person whose name is subscribed to the foregoing Declaration, and that said person acknowledged to me that he executed the Declaration and that the Declaration was signed by him on behalf of TR Investor Group A, LLC.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: David M. Nelson

COMMISSION NUMBER: 691725

MY COMMISSION EXPIRES: Aug 24 2019

A NOTARY PUBLIC COMMISSION IN UTAH

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.

FINAL PLAT
FOR
TECH RIDGE PHASE 1
SUBDIVISION
LOCATED IN
WASHINGTON COUNTY, UTAH
SECTION 25
TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN

FINAL PLAT - TECH RIDGE PHASE 1
FOR
ST. GEORGE CITY
LOCATED IN SECTION 25
TOWNSHIP 42 SOUTH, RANGE 16 WEST S18&M,
CITY OF ST. GEORGE, WASH. CO., UTAH



ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

DATE:	4/26/18
JOB NUMBER:	4498-17
SCALE:	1" = 50'
DRAWN BY:	JHC
CHECKED BY:	JHC
REVISIONS	DATE
City Comments	2-7-19
City Comments	5-13-19
FILE NAME:	Phase 1 Plat

SHEET
2
OF 2 SHEETS