NOTICE OF CONDITIONS & RESTRICTIONS

THE FOLLOWING CONDITIONS & RESTRICTIONS ENCUMBER THE PROPERTY, AS DESCRIBED HEREON, IN PERPETUITY.

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED SEPTEMBER 5, 2018. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.

2. THIS DEVELOPMENT REQUIRES GREATER SETBACK RESTRICTIONS AS DEFINED IN THE SUPPLEMENTAL DECLARATIONS AND FROM THOSE REQUIRED BY THE CITY OF ST. GEORGE. IT IS THE RESPONSIBILITY OF THE ARCHITECTS, ENGINEERS, DESIGNERS AND BUILDERS TO VERIFY THESE SETBACK RESTRICTIONS.

3. THERE EXISTS MUNICIPAL UTILITY EASEMENT ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10 FOOT ALONG ALL STREET SIDE LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHT.

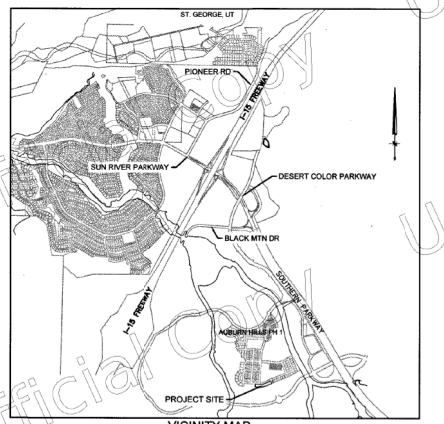
4. ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/HOMEOWNER'S ASSOCIATION AND SUBSEQUENT PURCHASERS. SAID OWNER/HOMEOWNER'S ASSOCIATION AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

5. CARRIAGE HOUSES ARE APPROVED ON LOTS 1–7 OF THIS FINAL PLAT. RENTAL OF THE CARRIAGE HOUSES IN THE TNZ RESIDENTIAL NE AND NC ZONING ARE ALLOWED ONLY IF THE RENTAL TERM IS LONGER THAN 90 DAYS AND THE PRIMARY RESIDENCE IS OWNER OCCUPIED.

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.

NOTES

1. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
2. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
3. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)



VICINITY MAP
N.T.S.

AUBURN HILLS PHASE 14A

LOCATED IN
NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, MUNICIPAL UTILITY EASEMENTS AND LIMITED COMMON (RESIDENTIAL) AREAS, TO BE HEREAFTER KNOWN AS:

AUBURN HILLS PHASE 14A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, ALL LIMITED COMMON (RESIDENTIAL) AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 20th DAY OF DECEMBER, 2018, DOCUMENT NO. 20180059210, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR THE GENERAL USE OF THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE MUNICIPAL UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS MUNICIPAL UTILITY EASEMENTS AND LIMITED COMMON RESIDENTIAL AREAS FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES. DESERT COLOR ST. GEORGE, LLC DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS. EXCEPTING AND RESERVING TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2020.

STATE OF UTAH

THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure
DAVID URE – DIRECTOR

APPROVED AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF ALL THE HEREON DESCRIBED TRACT OF LAND PURSUANT TO THE DEVELOPMENT LEASE NO. DEVL 1100, DATED SEPTEMBER 11, 2017, BETWEEN DESERT COLOR ST. GEORGE, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINSTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATIONS AND CONVEYANCES.

DESERT COLOR ST. GEORGE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

MITCHELL DANSIE, MANAGER

ACCEPTANCE OF LIMITED COMMON (RESIDENTIAL) AREAS.

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

MITCHELL DANSIE, PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 21st DAY OF September 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MITCHELL DANSIE WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DESERT COLOR ST. GEORGE, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DESERT COLOR ST. GEORGE, LLC AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Amber Williams
COMMISSION NUMBER: 709820
MY COMMISSION EXPIRES: 01-06-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 5633341, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17–23–17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO (LOTS, PUBLIC STREETS, MUNICIPAL UTILITY EASEMENTS AND LIMITED COMMON (RESIDENTIAL) AREAS, TO BE HEREINAFTER KNOWN AS:

AUBURN HILLS PHASE 14A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

9/8/2020
DATE:
BUSH AND GUDGELL INC.

ADAM S. ALLEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 5633341

PROFESSIONAL LAND SURVEYOR
NO. 5633341
ADAM S. ALLEN
STATE OF UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°30'55" EAST ALONG THE SECTION LINE 1370.30 FEET AND SOUTH 232.29 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF AUBURN HILLS PHASE 2, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH AND RUNNING THENCE ALONG SAID LINE SOUTH 88°10'36" EAST 140.33 FEET; THENCE ALONG SAID LINE AND ALSO ALONG SOUTH BOUNDARY LINE OF AUBURN HILLS PHASE 3A, OFFICAL RECORDS WASHINGTON COUNTY, UTAH THE FOLLOWING FIVE (5) COURSES: 1) EASTERLY ALONG A 380.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 80°31'28" EAST A DISTANCE OF 174.82 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 26°35'51", A DISTANCE OF 176.40 FEET, 2) NORTH 67°13'33" EAST 199.36 FEET, 3) NORTH 22°46'27" WEST 11.00 FEET, 4) EASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 67°46'27" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 22°46'27" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET AND 5) SOUTH 22°46'27" EAST 80.00 FEET; THENCE SOUTH 67°13'33" WEST 246.59 FEET; THENCE SOUTH 75°50'37" WEST 95.67 FEET; THENCE SOUTH 87°04'41" WEST 95.63 FEET; THENCE NORTH 86°10'36" WEST 148.04 FEET; THENCE NORTH 03°49'24" EAST 95.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 53,456 SQUARE FEET OR 1.23 ACRES.

STATE OF UTAH ACKNOWLEDGMENT

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

ON THE 15th DAY OF September 2020, PERSONALLY APPEARED BEFORE ME, DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Lisa Stamps-Jones
COMMISSION NUMBER: 700457
MY COMMISSION EXPIRES: 5/14/22
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 21st DAY OF September 2020, PERSONALLY APPEARED BEFORE ME MITCHELL DANSIE WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DESERT COLOR MASTER ASSOCIATION, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S 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.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Amber Williams
COMMISSION NUMBER: 709820
MY COMMISSION EXPIRES: 01-06-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

AUBURN HILLS PHASE 14A

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL	CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	LAND USE AUTHORITY APPROVAL	TREASURER APPROVAL	RECORDED No.
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 1ST DAY OF OCTOBER A.D. 2020	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 3RD DAY OF NOVEMBER A.D. 2020	APPROVED AS TO FORM, THIS THE 2nd DAY OF Oct A.D. 2020	I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE 3 DAY OF NOV 20 20 WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 4 DAY OF NOVEMBER 20 20 A.D. THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	DOC # 20200062894 Map (Conveying Property) Parcel(s): Section, Township, Range, Quarter, Quarter, Quarter, Quarter Section 11/05/2020 08:20:30 AM $14.00 By: FIRST AMERICAN TITLE CO-SG Page 1 of 3 Washington County Recorder
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ST. GEORGE	ENGINEER, CITY OF ST. GEORGE	Asst. CITY ATTORNEY, CITY OF ST. GEORGE	LAND USE AUTHORITY, CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
216 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-3991 Fax (435) 673-3661
www.bushandgudgell.com

No.	Date	By	Revision

Drawn : BRS
Checked : JM
Approved : JM
Scale : -
Job No. : 201522

AUBURN HILLS PHASE 14A
LOCATED IN
NORTHWEST CORNER OF SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE & MERIDIAN

SHEET 1
2 SHEETS
FILE: 201522FP

Unofficial Copy

Auburn Hills Ph 14A 4474
202000062894 11/05/2020 09:30:30 AM
Page 2 of 2 Washington County

AUBURN HILLS PHASE 14A

LOCATED IN
NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

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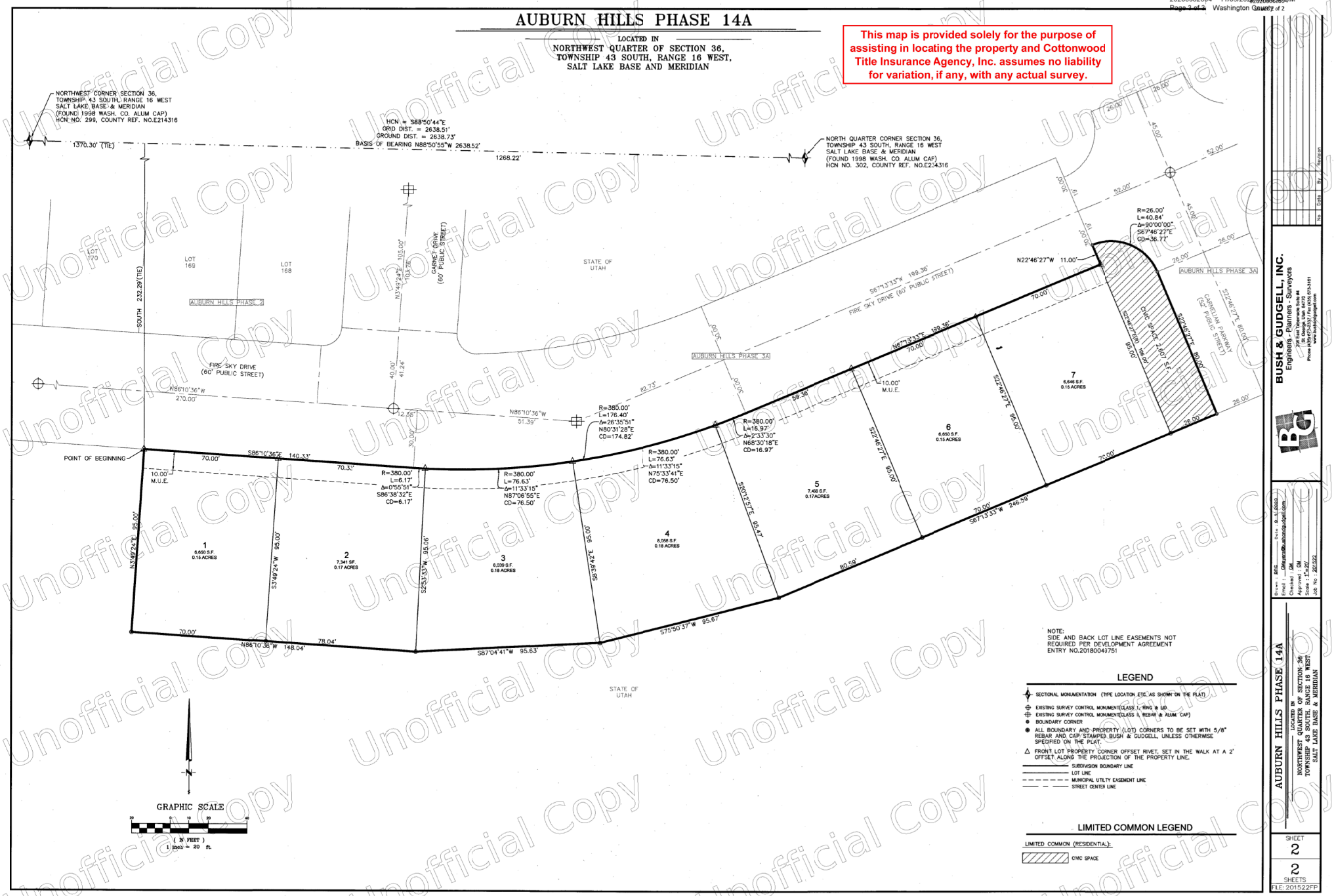

NOTE:
SIDE AND BACK LOT LINE EASEMENTS NOT REQUIRED PER DEVELOPMENT AGREEMENT ENTRY NO.20180043751

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION, ETC. AS SHOWN ON THE PLAT)
- EXISTING SURVEY CONTROL MONUMENT(CLASS I, RING & LID)
- EXISTING SURVEY CONTROL MONUMENT(CLASS II, REBAR & ALUM. CAP)
- BOUNDARY CORNER
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP, STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- FRONT LOT PROPERTY CORNER OFFSET RIVET, SET IN THE WALK AT A 2' OFFSET ALONG THE PROJECTION OF THE PROPERTY LINE.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- MUNICIPAL UTILITY EASEMENT LINE
- STREET CENTER LINE

LIMITED COMMON LEGEND

LIMITED COMMON (RESIDENTIAL):
- CIVIC SPACE

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
(St. George, Utah 84770)
Phone (435) 673-3177 Fax (435) 673-3181

AUBURN HILLS PHASE 14A
LOCATED IN NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE & MERIDIAN

Drawn : BRS Date : 8-31-2020
Email : DMayer@bushandgudgell.com
Checked : DM
Approved : DM
Scale : 1" = 20'
Job No. : 201522

SHEET 2
2 SHEETS
FILE: 201522FP

Unofficial Copy