

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into lots, Public Streets, Private Streets & Alleys, Municipal Utility Easements, and Limited Common (Neighborhood & Residential) areas (including Private Streets, & Alleys), to be hereafter known as:

"DESERT COLOR RESORT PHASE 5"

For Good and valuable consideration received, does hereby dedicate and convey to Desert Color Community Master Association, INC. for the common use and enjoyment of its members, all limited Common (Neighborhood & 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, RESERVATIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY, recorded in the office of the Washington County recorder on the 20th day of December, 2016, Document No. 2018050210, as amended, which are hereby incorporated and made part of this plat, and does hereby dedicate and convey to the City of St. George Public Streets, Municipal Utility Easements, and on, under and across all portions shown or referenced on this plat as Municipal Utility Easements and all Limited Common areas, 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.

Desert Color St. George, LLC does hereby warrant to the City of St. George and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this 19th day of September 2021

STATE OF UTAH THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LAND ADMINISTRATION

DAVID URE - DIRECTOR

APPROVED AS TO FORM Sean D. Reyes, Utah Attorney General

By: Mitchell A. Danise, SPECIAL ASSISTANT ATTORNEY GENERAL

JOINER AND CONSENT

The undersigned as lessee of all the hereon described tract of land pursuant to the development lease No. DCU 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 Administration, hereby joins in the Consents to the Above Dedication and Conveyances.

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

Mitchell A. Danise, MANAGER

Acceptance of limited Common areas, including Civic Space, Open Space, and Private Alleys

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

Mitchell A. Danise, MANAGER

NOTICE OF CONDITIONS & RESTRICTIONS

- 1. THE FOLLOWING CONDITIONS & RESTRICTIONS ENCUMBER THE PROPERTY, AS DESCRIBED HEREON IN PERPETUITY. A. Geotechnical Investigation was performed by A.G.F.C. Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior framework are compiled in a report dated March 30, 2021 and Project No. 2210118 & Over-Excavation and grading Recommendations dated March 8, 2021 Project No. 2210118. 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. 2. This development requires greater setback restriction 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. This subdivision contains private streets, alleys, and drainage. Private streets, alleys, and drainage within this subdivision shall be maintained by the City of St. George. The Association shall be responsible for the maintenance and repair of all private streets, alleys, and drainage within this subdivision. 4. The Association shall be responsible for repairing, restoring, or replacing private streets, private alleys, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of St. George. Fire lines to buildings are private and shall be maintained by the Association. 5. In addition to a visual, usual, and special assessment for maintenance of common non-municipal improvements, contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, alleys, landscaping, 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 municipal utilities. 6. By recording this subdivision plat, municipal utility easements are hereby dedicated and conveyed to the City of St. George over, under and across all portions shown or referenced on this plat as Municipal Utility Easements and all Limited Common areas (Residential & Neighborhood) and private streets, and alleys, within the subdivision for the installation, access, maintenance, and repair of all municipal utilities. 7. All sewer and water improvements are municipal utilities and maintained by the City of St. George up to and including the meters. All fire hydrants and their appurtenances within this subdivision are municipal and maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by the Association. 8. This subdivision is approved for 52 rental dwellings only. 9. Primary dwellings on lots 530-544 & lots 546-557 may be rented on a short-term basis, one rental unit per dwelling, per night and shall not be rented as two or more dwellings. 10. Carriage houses are approved on lots 530-544 & lots 546-557 may be rented on a short-term basis, one rental unit per dwelling, per night and shall not be rented as two or more dwellings. 11. The owner occupies the primary dwelling of the carriage house. 12. All short-term rentals of primary dwellings or carriage houses must either have the owner occupying one of the structures or be rented as one unit. In no case may a carriage house and primary dwelling be rented as two separate short-term rental dwellings. 13. Carriage houses are approved on lots 530-544 & lots 546-557 on this plat. 14. Lots 501, 514, 515 & lot 545 will have a separate final plat with Condo plat at a later date. Short-term rental on these lots will be addressed on those final plats.

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Washington S.S.

On the 19th day of September 2021, 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 sign and seal the above instrument in behalf of the State of Utah School and Institutional Trust Lands Administration for the uses and purposes stated herein.

NOTARY PUBLIC FULL NAME: Vicki Skemp Jones COMMISSION NUMBER: 704487 MY COMMISSION EXPIRES: 5/11/22 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6) NOTARY PUBLIC SIGNATURE: [Signature]

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Washington S.S.

On the 19th day of August 2021, appeared before me, the undersigned notary public in and for said State and County, Mitchell A. Danise, 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 FULL NAME: Michelle C. Gelle COMMISSION NUMBER: 703725 MY COMMISSION EXPIRES: September 6, 2023 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6) NOTARY PUBLIC SIGNATURE: [Signature]

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Washington S.S.

On the 19th day of August 2021, appeared before me Mitchell A. Danise, who being by me duly sworn and duly authorized as the President of Desert Color Master Association, Inc. and that he executed the foregoing owner's dedication on the 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 FULL NAME: Michelle C. Gelle COMMISSION NUMBER: 703725 MY COMMISSION EXPIRES: September 6, 2023 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6) NOTARY PUBLIC SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATE

I, Craig Coats, a Professional Land Surveyor, License Number 7248895, hold this license in accordance with Title 46 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, Residential streets (including Private Streets, & Alleys)) to be hereinafter known as:

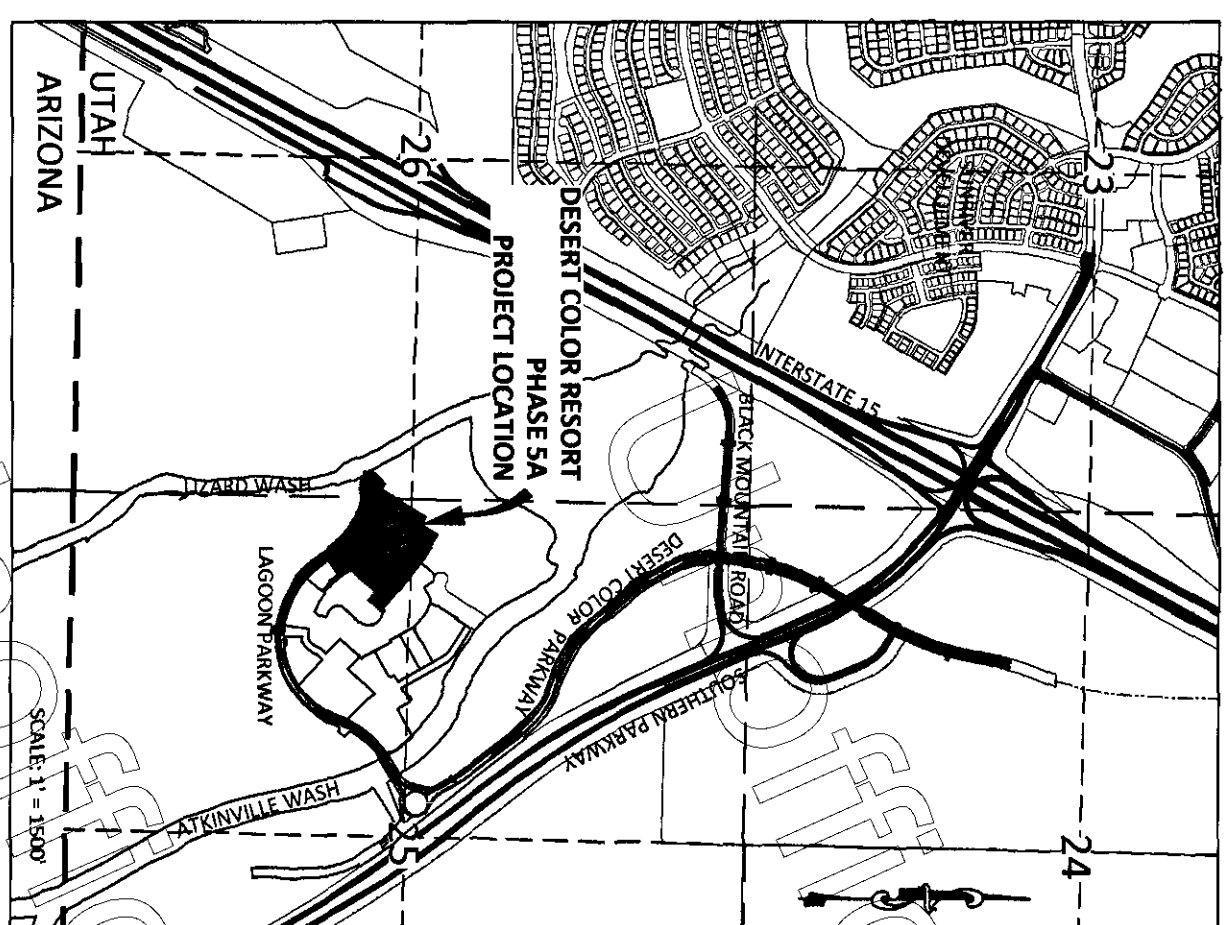
Desert Color Resort Phase 5

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Date: 8-9-21



Craig Coats, P.L.S. Certificate No. 7248895-2201



DESERT COLOR RESORT PHASE 5

LOCATED IN WASHINGTON COUNTY, UTAH SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN

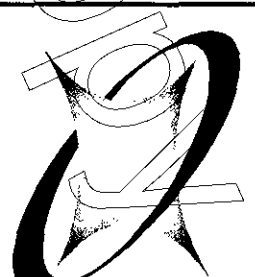
FINAL PLAT FOR

FINAL PLAT FOR DESERT COLOR RESORT PHASE 5 LOCATED IN SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M, CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

Table with 5 columns: Community Development Director Approval, City Engineer Approval, City Attorney Approval, Land Use Authority Approval, Treasurer Approval. Each column contains a signature and date.

Recorded Number

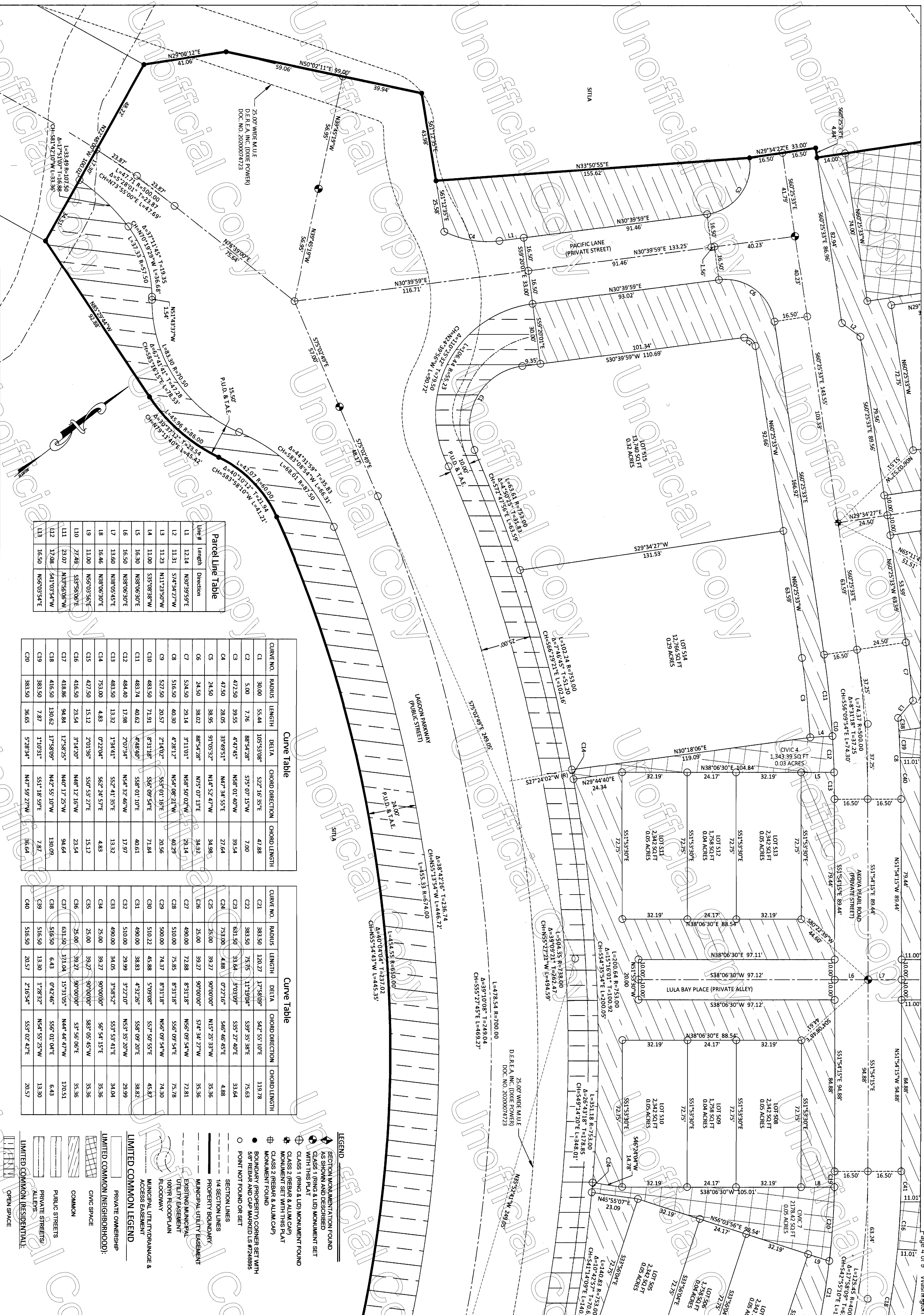
DOC # 20210068545



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

Table with columns: JOB NUMBER (4519-19), SCALE (NONE), DRAWN BY (JHC), CHECKED BY (CAC), DATE, REVISIONS, FILE NAME (DC Resort Phase 5A Final Plat)



Parcel Line Table

Line #	Length	Direction
L1	12.14	N30°39'59"E
L2	11.31	S74°34'27"W
L3	11.23	N11°23'50"W
L4	11.00	S35°08'38"W
L5	16.30	N38°06'30"E
L6	16.50	N38°06'30"E
L7	13.60	N38°05'45"E
L8	16.46	N38°06'30"E
L9	11.00	N55°03'56"E
L10	27.48	S33°56'06"E
L11	23.07	N33°56'06"W
L12	17.08	S41°03'54"W
L13	16.50	N56°03'54"E

Curve Table

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.00	55.44	105°53'08"	S27°16'35"E	47.88
C2	5.00	7.76	88°54'28"	S75°07'15"W	7.00
C3	472.50	39.55	4°47'45"	N58°01'40"W	39.54
C4	47.50	28.05	33°49'51"	N47°34'55"E	27.64
C5	24.50	36.95	91°05'32"	N14°52'47"W	34.98
C6	24.50	36.02	88°54'28"	N75°07'13"E	34.32
C7	524.50	29.14	3°11'01"	N58°50'02"W	29.14
C8	516.50	40.30	4°38'12"	N54°08'21"W	40.29
C9	527.50	20.57	2°14'02"	S53°01'18"E	20.56
C10	483.50	71.91	8°31'18"	S56°09'54"E	71.84
C11	483.74	40.62	4°48'40"	S58°01'10"E	40.61
C12	484.40	17.98	2°07'34"	N54°32'46"W	17.97
C13	484.50	13.32	1°54'41"	S52°41'35"E	13.32
C14	753.00	4.83	0°22'04"	S62°24'57"E	4.83
C15	427.50	15.12	2°01'36"	S50°53'27"E	15.12
C16	416.50	23.54	3°14'20"	N48°12'16"W	23.54
C17	418.86	94.84	12°58'25"	N40°17'25"W	94.64
C18	416.50	130.62	17°58'09"	N42°55'10"W	130.09
C19	383.50	7.87	1°10'31"	S51°18'59"E	7.87
C20	383.50	36.65	5°28'34"	N47°59'27"W	36.64

Curve Table

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	383.50	120.27	17°58'09"	S42°55'10"E	119.78
C22	383.50	75.75	11°19'04"	S39°57'38"E	75.63
C23	631.50	33.64	3°03'09"	S35°27'40"E	33.64
C24	753.00	4.88	0°22'16"	S46°46'45"E	4.88
C25	25.00	39.27	90°00'00"	N15°25'33"W	35.36
C26	25.00	39.27	90°00'00"	S74°34'27"W	35.36
C27	490.00	72.88	8°31'18"	N56°09'54"W	72.81
C28	510.00	75.85	8°31'18"	N56°09'54"W	75.78
C29	500.00	74.37	8°31'18"	N56°09'54"W	74.30
C30	510.22	45.88	5°09'08"	S57°50'55"E	45.87
C31	490.00	38.83	4°32'26"	S58°09'20"E	38.82
C32	510.00	29.99	3°27'14"	N53°35'20"W	29.99
C33	490.00	34.05	3°58'52"	S53°57'41"E	34.04
C34	25.00	39.27	90°00'00"	S6°54'15"E	35.36
C35	25.00	39.27	90°00'00"	S85°05'45"W	35.36
C36	25.00	39.27	90°00'00"	S3°56'06"E	35.36
C37	631.50	171.04	15°31'05"	N44°14'47"W	170.51
C38	516.50	6.43	0°42'46"	S56°01'04"E	6.43
C39	516.50	13.30	1°28'32"	N54°55'25"W	13.30
C40	516.50	20.57	2°16'54"	S53°07'42"E	20.57

- LEGEND**
- SECTION MONUMENTATION FOUND
 - AS SHOWN AND DESCRIBED
 - CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
 - CLASS 2 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
 - CLASS 3 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
 - BOUNDARY PROPERTY CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #728883
 - POINT NOT FOUND OR SET
 - SECTION LINES
 - 1/4 SECTION BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING MUNICIPAL UTILITY EASEMENT
 - 100% FLOODPLAIN
 - FLOODWAY
 - MUNICIPAL UTILITY DRAINAGE & ACCESS EASEMENT
- LIMITED COMMON LEGEND**
- PRIVATE OWNERSHIP
 - LIMITED COMMON (NEIGHBORHOOD):
 - COMMON
 - CIVIC SPACE
 - COMMON
 - PUBLIC STREETS
 - PRIVATE STREETS/ALLEYS
 - LIMITED COMMON (RESIDENTIAL):
 - OPEN SPACE

FINAL PLAT FOR
 DESERT COLOR RESORT PHASE 5
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

ALLIANCE CONSULTING
 A Planning and Engineering Firm

DATE	8-6-21
DRAWN BY	JHC
CHECKED BY	CAC
SCALE	1"=20'
SHEET	3
OF 8 SHEETS	

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FILE NAME: DC Resort Phase 5A Final Plat

REVISIONS	DATE

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FINAL PLAT
FOR
DESERT COLOR RESORT PHASE 5
LOCATED IN
SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
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SHEET
4
OF 8 SHEETS

Curve Table

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C3	472.50	39.55	4°47'45"	N58°01'40"W	39.54
C4	472.50	28.05	33°49'54"	N47°34'55"E	27.64
C5	24.50	38.95	91°09'32"	N14°52'47"W	34.98
C6	24.50	38.02	88°44'28"	N75°07'13"E	34.32
C7	524.50	29.14	3°11'01"	N58°50'02"W	29.14
C8	516.50	40.30	4°28'12"	N54°08'21"W	40.29
C9	527.50	20.57	2°14'02"	S53°01'16"E	20.56
C10	483.50	71.91	8°31'18"	S56°09'54"E	71.84
C11	483.74	40.62	4°48'40"	S59°01'10"E	40.61
C12	484.40	17.98	2°07'34"	N54°43'35"E	17.97
C13	483.50	13.32	1°34'41"	S52°41'35"E	13.32
C14	753.00	4.83	0°22'04"	S62°24'57"E	4.83
C15	427.50	15.12	2°01'36"	S50°53'27"E	15.12
C16	416.50	23.54	3°14'20"	N48°12'16"W	23.54
C17	418.86	94.84	12°58'25"	N40°17'25"W	94.64
C18	416.50	130.62	17°55'09"	N42°55'10"W	130.09
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C20	383.50	36.65	5°28'34"	N47°59'27"W	36.64
C21	383.50	120.27	17°58'09"	S42°55'10"E	119.78
C22	383.50	75.75	11°19'04"	S39°58'38"E	75.63
C23	631.50	33.64	3°03'09"	S35°27'40"E	33.64
C24	753.00	4.88	0°22'16"	S46°46'45"E	4.88
C25	25.00	39.27	90°00'00"	N15°25'33"W	35.36
C26	25.00	39.27	90°00'00"	S74°34'27"W	35.36
C27	490.00	72.88	8°31'18"	N56°09'54"W	72.81
C28	510.00	75.85	8°31'18"	S56°09'54"E	75.78
C29	500.00	74.37	8°31'18"	N56°09'54"W	74.30
C30	510.22	45.88	5°09'08"	S57°50'55"E	45.87
C31	490.00	38.83	4°32'26"	S58°09'20"E	38.82
C32	510.00	29.99	3°22'10"	N53°53'20"W	29.99
C33	490.00	34.05	3°58'52"	S53°53'41"E	34.04
C34	25.00	39.27	90°00'00"	S53°54'15"E	35.36
C35	25.00	39.27	90°00'00"	S83°05'45"W	35.36
C36	25.00	39.27	90°00'00"	S3°56'06"E	35.36
C37	631.50	171.04	15°31'05"	N44°44'47"W	170.51
C38	516.50	6.43	0°42'46"	S56°01'04"E	6.43
C39	516.50	13.30	1°28'32"	N54°55'25"W	13.30
C40	516.50	20.57	2°16'54"	S53°02'42"E	20.57
C41	416.50	15.12	2°04'49"	S50°51'50"E	15.12
C42	416.50	91.96	12°39'00"	N40°15'36"W	91.77

LEGEND

Line #	Length	Direction	Description
L1	12.14	N80°39'59"E	SECTION MONUMENTATION FOUND AS SHOWN AND DESCRIBED WITH THIS PLAT
L2	11.31	S74°34'27"W	CLASS 1 (RING & LID) MONUMENT SET
L3	11.23	N11°23'50"W	CLASS 2 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
L4	11.00	S35°08'38"W	BOUNDARY (PROPERTY) CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #7248895
L5	16.30	N88°06'30"E	POINT NOT FOUND OR SET
L6	16.50	N88°06'30"E	SECTION LINES
L7	13.60	N88°05'45"E	1/4 SECTION LINES
L8	16.46	N88°06'30"E	PROPERTY BOUNDARY
L9	11.00	N56°03'56"E	MUNICIPAL UTILITY EASEMENT
L10	27.49	S33°56'06"E	EXISTING MUNICIPAL UTILITY EASEMENT
L11	23.07	N53°56'06"W	100% FLOODPLAIN
L12	17.08	S41°03'34"W	FLOODPLAIN
L13	16.50	N56°03'54"E	MUNICIPAL UTILITY DRAINAGE & ACCESS EASEMENT

LIMITED COMMON LEGEND

Symbol	Description
—	PRIVATE OWNERSHIP
—	LIMITED COMMON (NEIGHBORHOOD):
—	CIVIC SPACE
—	COMMON
—	PUBLIC STREETS
—	PRIVATE STREETS
—	ALLEYS
—	LIMITED COMMON (RESIDENTIAL):
—	OPEN SPACE



UNOFFICIAL COPY

UNOFFICIAL COPY

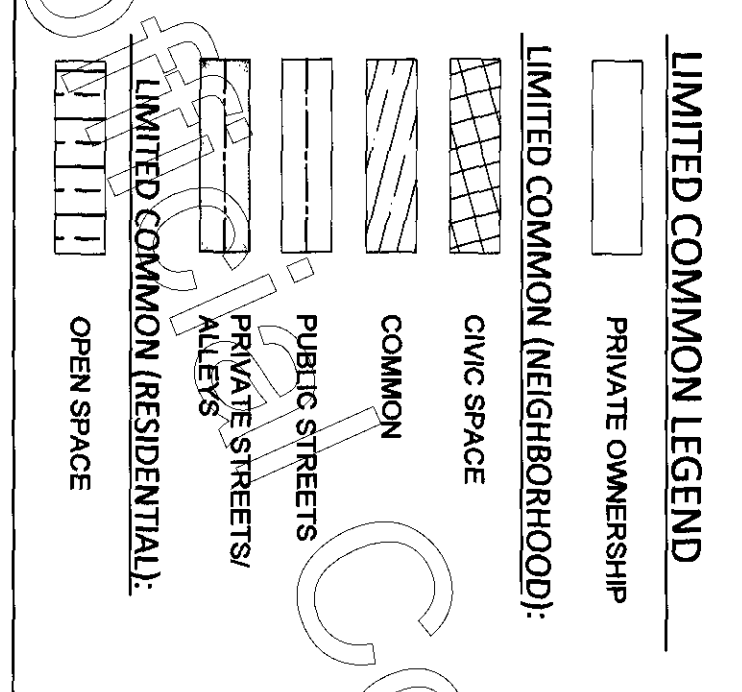


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C5	24.50	38.95	91°05'32"	N14°52'47"W	34.98
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C34	25.00	39.27	90°00'00"	S6°54'15"E	35.36
C35	25.00	39.27	90°00'00"	S83°05'45"W	35.36
C36	25.00	39.27	90°00'00"	S3°56'06"E	35.36
C37	631.50	171.04	15°31'05"	N44°44'47"W	170.51
C38	516.50	6.43	0°42'46"	S56°01'04"E	6.43
C39	516.50	13.30	1°28'32"	N54°55'25"W	13.30
C40	516.50	20.57	2°16'54"	S53°02'42"E	20.57
C41	416.50	15.12	2°04'49"	S50°51'50"E	15.12
C42	416.50	91.96	12°39'00"	N40°15'36"W	91.77

Parcel Line Table

Line #	Length	Direction
L1	12.14	N83°39'59"E
L2	11.31	S74°34'27"W
L3	11.23	N11°23'50"W
L4	11.03	S35°08'38"W
L5	16.30	N83°06'30"E
L6	16.50	N83°06'30"E
L7	13.60	N83°05'45"E
L8	16.46	N83°06'30"E
L9	11.00	N56°03'56"E
L10	27.49	S33°56'06"E
L11	23.07	N33°56'06"W
L12	17.08	S41°03'54"W
L13	16.50	N56°03'54"E



FINAL PLAT
 FOR
DESERT COLOR RESORT PHASE 5
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, 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

JOB NUMBER: 4519-19
 SCALE: 1" = 20'
 CHECKED BY: CAC
 DATE: 10/22/2021
 FILE NAME: DC Resort Phase 5A Final Plat

DATE: 10/22/2021
 SHEET: 5 OF 8



Curve Table

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.00	55.44	105°53'08"	S22°16'35"E	47.88
C2	5.00	7.76	88°54'28"	S75°07'15"W	7.00
C3	472.50	39.55	4°47'45"	N58°01'40"W	39.54
C4	47.50	28.05	33°49'51"	N47°34'55"E	27.64
C5	24.50	38.95	91°05'32"	N14°52'47"W	34.98
C6	24.50	38.02	88°54'28"	N75°07'13"E	34.32
C7	524.50	29.14	3°11'01"	N58°50'27"W	29.14
C8	516.50	40.30	4°28'12"	N54°08'21"W	40.29
C9	527.50	20.57	2°14'02"	S53°01'16"E	20.56
C10	483.50	71.91	8°31'18"	S56°09'54"E	71.84
C11	483.74	40.62	4°48'40"	S58°01'10"E	40.61
C12	484.40	17.98	2°07'34"	N54°32'46"W	17.97
C13	483.50	13.32	1°34'41"	S52°41'35"E	13.32
C14	753.00	4.83	0°22'04"	S62°24'57"E	4.83
C15	427.50	15.12	2°01'36"	S50°53'7"E	15.12
C16	416.50	23.54	3°14'20"	N48°12'16"W	23.54
C17	418.86	94.84	12°58'25"	N40°17'25"W	94.64
C18	416.50	130.62	17°58'09"	N42°55'10"W	130.09
C19	383.50	7.87	1°10'31"	S51°18'59"E	7.87
C20	383.50	36.65	5°28'34"	N47°59'27"W	36.64
C21	383.50	120.27	17°58'09"	S42°55'10"E	119.78
C22	383.50	75.75	11°19'04"	S39°35'38"E	75.63
C23	631.50	33.64	3°03'09"	S35°27'40"E	33.64
C24	753.00	4.88	0°22'16"	S46°46'45"E	4.88
C25	25.00	39.27	90°00'00"	N15°25'33"W	35.36
C26	25.00	39.27	90°00'00"	S74°34'27"W	35.36
C27	490.00	72.88	8°31'18"	N56°09'54"W	72.81
C28	510.00	75.85	8°31'18"	S56°09'54"E	75.78
C29	500.00	74.37	8°31'18"	N58°09'54"W	74.30
C30	510.22	45.88	5°09'08"	S57°50'55"E	45.87
C31	490.00	38.83	4°32'26"	S58°09'20"E	38.82
C32	510.00	29.99	3°22'10"	N53°35'20"W	29.99
C33	490.00	34.05	3°58'52"	S53°54'41"E	34.04
C34	25.00	39.27	90°00'00"	S6°54'15"E	35.36
C35	25.00	39.27	90°00'00"	S83°05'45"W	35.36
C36	25.00	39.27	90°00'00"	S3°56'06"E	35.36
C37	631.50	171.04	15°31'05"	N44°44'47"W	170.51
C38	516.50	6.43	0°42'46"	S56°01'04"E	6.43
C39	516.50	13.30	1°28'32"	N54°55'25"W	13.30
C40	516.50	20.57	2°16'54"	S53°02'42"E	20.57
C41	416.50	15.12	2°04'49"	S50°51'50"E	15.12
C42	416.50	91.96	12°39'00"	N40°13'36"W	91.77

Parcel Line Table

Line #	Length	Direction
L1	12.14	N80°39'59"E
L2	11.31	S74°34'27"W
L3	11.23	N11°23'50"W
L4	11.00	S37°08'38"W
L5	16.30	N38°06'30"E
L6	16.50	N38°06'30"E
L7	13.60	N38°05'45"E
L8	16.46	N38°06'30"E
L9	11.00	N50°03'56"E
L10	27.49	S33°56'06"E
L11	23.07	S33°56'06"E
L12	17.08	S41°03'54"W
L13	16.50	N50°03'54"E

LEGEND

SECTION MONUMENTATION FOUND
 AS SHOWN AND DESCRIBED
 CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
 CLASS 1 (RING & LID) MONUMENT FOUND
 CLASS 2 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
 CLASS 2 (REBAR & ALUM CAP) MONUMENT FOUND
 BOUNDARY PROPERTY CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #7248895
 POINT NOT FOUND OR SET
 SECTION LINES
 1/4 SECTION LINES
 PROPERTY BOUNDARY
 MUNICIPAL UTILITY EASEMENT
 EXISTING MUNICIPAL UTILITY EASEMENT
 100' R FLOODPLAIN
 FLOODWAY
 MUNICIPAL UTILITY/DRAINAGE & ACCESS EASEMENT

LIMITED COMMON LEGEND

PRIVATE OWNERSHIP
 LIMITED COMMON (NEIGHBORHOOD):
 CIVIC SPACE
 COMMON
 PUBLIC STREETS
 PRIVATE STREETS/
 ALLEYS
 LIMITED COMMON (RESIDENTIAL):
 OPEN SPACE

FINAL PLAT
 FOR
 DESERT COLOR RESORT PHASE 5
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

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

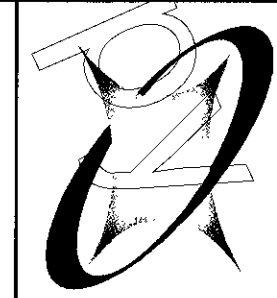
DATE: 8-6-21
 JOB NUMBER: 4515-19
 SCALE: 1" = 20'
 DRAWN BY: JHC
 CHECKED BY: CJC
 FILE NAME: DC Resort Phase 5A Final Plat

REVISIONS	DATE

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FINAL PLAT FOR
DESERT COLOR RESORT PHASE 5
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

SHEET 7 OF 8 SHEETS

Line #	Length	Direction
L1	12.14	N60°39'59"E
L2	11.31	S74°34'27"W
L3	11.23	N11°23'50"W
L4	11.00	N87°05'45"E
L5	16.30	N87°06'30"E
L6	16.50	N87°06'30"E
L7	13.60	N87°05'45"E
L8	16.46	N87°06'30"E
L9	11.00	N67°03'56"E
L10	27.49	S33°56'06"E
L11	23.07	N63°56'06"W
L12	17.08	S41°03'54"W
L13	16.50	N56°03'54"E

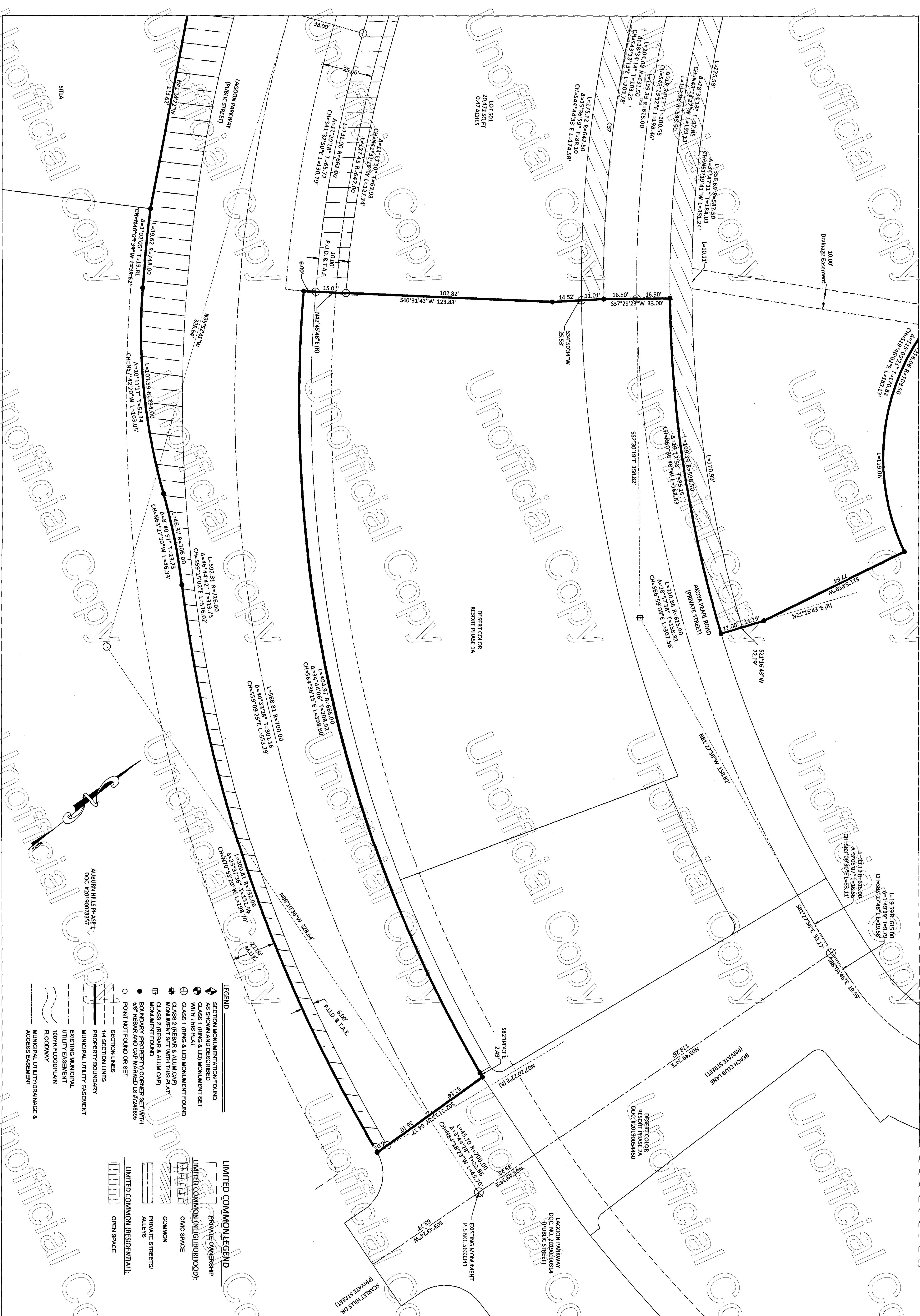
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.00	55.44	105°53'08"	S27°16'35"E	47.88
C2	5.00	7.76	88°54'28"	S75°07'15"W	7.00
C3	472.50	39.55	4°47'45"	N56°01'40"W	39.54
C4	47.50	28.05	33°49'51"	N47°34'55"E	27.64
C5	24.50	36.95	91°03'32"	N47°34'55"E	34.98
C6	24.50	36.02	88°54'28"	N75°07'13"E	34.32
C7	574.50	29.14	3°11'01"	N58°50'02"W	29.14
C8	516.50	40.30	4°29'12"	N54°08'21"W	40.29
C9	483.50	20.57	2°14'02"	S53°01'16"E	20.56
C10	483.50	71.91	8°31'18"	S56°09'54"E	71.84
C11	483.74	40.62	4°48'40"	S58°01'10"E	40.61
C12	484.40	17.98	2°07'34"	N54°32'46"W	17.97
C13	483.50	13.32	1°34'41"	S52°41'35"E	13.32
C14	753.00	4.83	0°22'04"	S62°24'57"E	4.83
C15	427.50	15.12	2°01'50"	S50°53'27"E	15.12
C16	416.50	23.54	3°14'20"	N48°12'15"W	23.54
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C31	480.00	38.83	4°42'21"	S58°09'20"E	38.82
C32	510.00	29.99	3°22'10"	N53°35'20"W	29.99
C33	480.00	34.05	3°58'52"	S53°53'41"E	34.04
C34	25.00	39.27	90°00'00"	S6°54'15"E	35.36
C35	25.00	39.27	90°00'00"	S89°05'45"W	35.36
C36	25.00	39.27	90°00'00"	S3°56'06"E	35.36
C37	631.50	171.04	15°31'05"	N44°44'47"W	170.51
C38	516.50	6.43	0°42'46"	S56°01'04"E	6.43
C39	516.50	13.30	1°28'32"	N54°55'25"W	13.30
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C42	416.50	91.96	12°39'00"	N44°15'36"W	91.77

- LEGEND**
- SECTION MONUMENTATION FOUND
 - AS SHOWN AND DESCRIBED
 - CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
 - CLASS 2 (RING & LID) MONUMENT FOUND
 - CLASS 3 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
 - CLASS 4 (REBAR & ALUM CAP) MONUMENT FOUND
 - BOUNDARY (PROPERTY CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #7248895
 - POINT NOT FOUND OR SET
 - SECTION LINES
 - 1/4 SECTION LINES
 - PROPERTY BOUNDARY
 - MUNICIPAL UTILITY EASEMENT
 - EXISTING MUNICIPAL UTILITY EASEMENT
 - 100% FLOODPLAIN
 - FLOODWAY
 - MUNICIPAL UTILITY/DRAINAGE & ACCESS EASEMENT
 - LIMITED COMMON LEGEND
 - PRIVATE OWNERSHIP
 - LIMITED COMMON (NEIGHBORHOOD):
 - CIVIC SPACE
 - COMMON
 - PUBLIC STREETS
 - PRIVATE STREETS/ALEYS
 - OPEN SPACE



AUBURN HILLS PHASE 1
 DOC. #2019002357

DESERT COLOR RESORT PHASE 5
 DOC. #2020004723



LEGEND

- SECTION MONUMENTATION FOUND
- AS SHOWN AND DESCRIBED
- CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
- CLASS 1 (RING & LID) MONUMENT FOUND
- CLASS 2 (REBAR & ALUM CAP) MONUMENT SET WITH THIS PLAT
- CLASS 2 (REBAR & ALUM CAP) MONUMENT FOUND
- BOUNDARY PROPERTY CORNER SET WITH 5/8" REBAR AND CAP MARKED US 7248898
- POINT NOT FOUND OR SET

LIMITED COMMON LEGEND

- LIMITED COMMON (PRIVATE OWNERSHIP)
- LIMITED COMMON (NEIGHBORHOOD):
- CIVIC SPACE
- COMMON
- PRIVATE STREETS/ALLEYS
- LIMITED COMMON (RESIDENTIAL):
- OPEN SPACE

SYMBOLS:

- 1/4 SECTION LINES
- PROPERTY BOUNDARY
- MUNICIPAL UTILITY EASEMENT
- EXISTING MUNICIPAL UTILITY EASEMENT
- 100YR FLOODPLAIN
- FLOODWAY
- MUNICIPAL UTILITY DRAINAGE & ACCESS EASEMENT

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REVISIONS	DATE

FILE NAME: DC Resort Phase 5A Final Plat

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CHECKED BY:	CAC
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