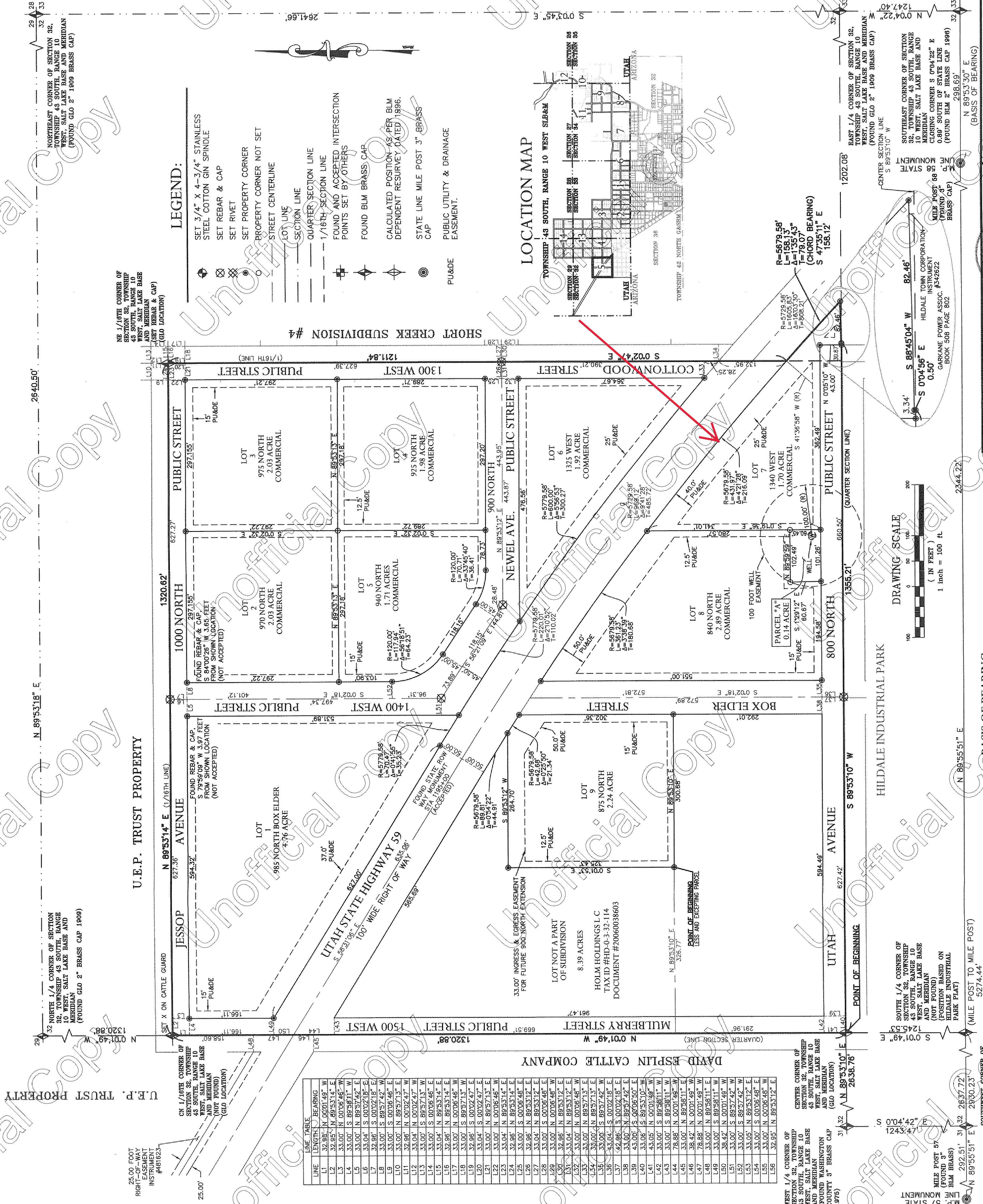


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SHORT CREEK SUBDIVISION #5

HILDALE, UTAH

LOCATED IN: SECTION 32, T43S, R10W, SLB&M



No.	Date	BY	Revision

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Parkview #4
 St. George, Utah 84770 873-3161
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com

Drawn: P.M. Date: 7/2013
 Checked: RBH
 Approved: RBH
 Scale: 1"=100'
 Job No.: 47438

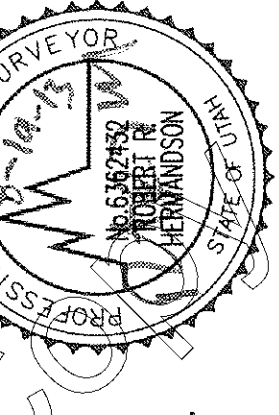
SHORT CREEK SUBDIVISION #5
 A SUBDIVISION OF THE UEP TRUST PROPERTY
 PREPARED FOR UEP TRUST (801) 328-2011
 132 PERPOINT AVE, SUITE 250 SALT LAKE CITY, UTAH 84101
 LOCATED IN: SECTION 32 T43S, R10W SLB&M

SURVEYORS CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE #6562432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-12 AND HAVE DETERMINED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT TO BE HEREAFTER KNOWN AS:

SHORT CREEK SUBDIVISION #5

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS, THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



ROBERT R. HERMANDSON
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NUMBER 6562432

DATE: 6-19-13
 STATE: UTAH
 BUSH AND GUDGELL, INC.

LEGAL DESCRIPTION:
 A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF SAID SECTION, THENCE N 0°01'49" W A DISTANCE OF 1320.88 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4; THENCE N 89°53'14" E A DISTANCE OF 1320.62 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 SAID/NE 1/4; THENCE S 0°02'4" E A DISTANCE OF 1211.84 FEET TO POINT OF BEGINNING; THENCE S 89°53'14" E A DISTANCE OF 135.43' FOR AN ARC RADIUS OF 168.13 FEET, (LONG CHORD 148.13 FEET LONG CHORD BEARING S 89°45'04" W A DISTANCE OF 82.46 FEET, THENCE S 89°53'14" E A DISTANCE OF 0.50 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE; THENCE S 89°53'10" W A DISTANCE OF 1355.21 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING:
 BEGINNING N 0°01'49" W ALONG THE QUARTER SECTION LINE 335.01 FEET AND N 89°53'10" E 328.77 FEET FROM THE CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 89°53'10" E 300.68 FEET; THENCE S 0°02'18" E 292.01 FEET; THENCE S 89°53'10" W 594.49 FEET; THENCE N 0°01'49" W 961.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF UTAH STATE HIGHWAY 59; THENCE S 58°31'08" E 565.68 FEET TO A POINT ON A 5679.58 FOOT RADIUS CURVE TO THE RIGHT; THENCE 88.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°54'22"; THENCE S 89°53'12" W 284.70 FEET; THENCE S 0°01'55" E 325.43 FEET TO THE POINT OF BEGINNING.
 CONTAINS 28.13 ACRES
 LESS A 100 FOOT WIDE RIGHT OF WAY FOR UTAH STATE HIGHWAY #69.

OWNER'S DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, BEING OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC ALLEYS, AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS SHORT CREEK SUBDIVISION #5, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS OPEN SPACES, PARKS, AND PUBLIC UTILITIES, INCLUDING EXISTING UTILITIES NOT SHOWN HEREON WITH THE FOLLOWING DIMENSIONS MEASURED ON EACH SIDE OF CENTERLINE AND BEYOND ENDS: SEWER MAIN LINES 12.5 FEET; ALL ELECTRIC LINES, POLES, GUYS AND ANCHORS 12.5 FEET; ALL OTHER UTILITY LINES 10 FEET.

ACKNOWLEDGMENT:
 STATE OF UTAH
 COUNTY OF Salt Lake
 ON THIS 20th DAY OF July, A.D. 2013, BEFORE ME PERSONALLY APPEARED BRUCE R. WISAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, AND THAT THE INSTRUMENT APPEARING ON THIS DOCUMENT WAS SIGNED BY PROPER AUTHORITY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CAPACITY AND FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 01/27/14
 NOTARY PUBLIC

NOTE:
 THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPATIONAL IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN. PLANIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS, TOGETHER WITH VISITE INVESTIGATION AND MEASUREMENTS. THE PLANIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFERREES ARE HEREBY ADVISED THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS, BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. _____
 ON THIS _____ DAY OF _____ A.D. _____ THE ABOVE PLAT HAS BEEN REVIEWED AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

WASHINGTON COUNTY SURVEYOR

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