

BASIS OF BEARINGS:  
 2686.24' GROUND MEAS.  
 (WOODS 30"E 2685.89' GRID DIST. REC.)  
 SURVEYOR DATA ON RE-MEAS.

ENTRADA AT SNOW CANYON COUNTRY CLUB (GOLF COURSE)

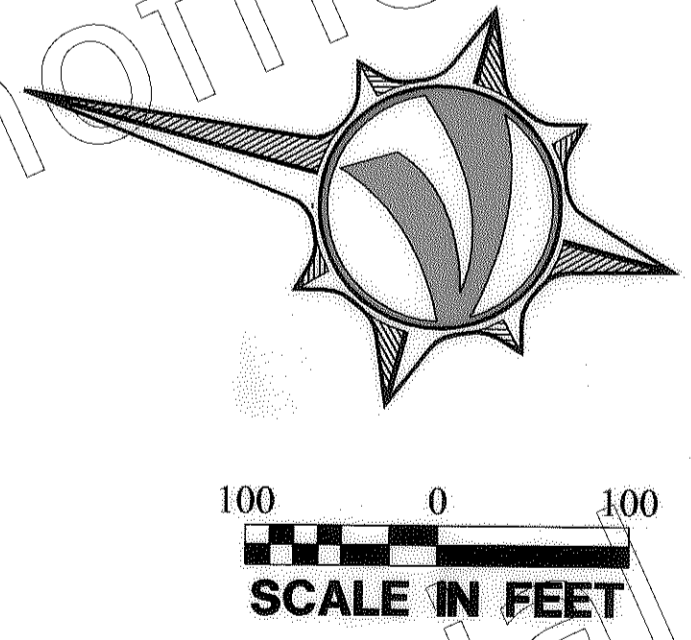
2E SUNSET LAND HOLDINGS, LLC

LEGEND

- ◆ FOUND SECTIONAL MONUMENTATION AS NOTED
- ◆ CLASS 1 MONUMENT (RING/LID) TO BE SET
- ◆ CLASS 2 MONUMENT (REBAR/CAP) TO BE SET
- ◆ FOUND CLASS 1 MONUMENT AS NOTED
- ◆ FOUND CLASS 2 MONUMENT AS NOTED
- ◆ SET 5/8" REBAR WITH PLASTIC GAP MARKER "VIEWPOINTENG" BET 4804865 (OR AS NOTED OTHERWISE ON PLAT)
- ◆ SET NAIL & WASHER IN CONCRETE CURB AT 0.33' OFFSET TO LOT CORNER ON LOT LINE EXTENSION (UNLESS DIMENSION NOTED OTHERWISE ON PLAT)
- ◆ SET SECTION REFERENCE MONUMENT - 5/8" REBAR SET IN LAVA ROCK WITH ALUMINUM CAP MARKED "VIEWPOINTENG" BET 4804865 AND THE DISTANCE AND OFFSET DIRECTION ARROW
- 12 LOT NUMBER
- NO BUILD - NO DISTURB AREAS (SEE NOTES ON SHEET 2)
- LIMITED BUILD AREAS (SEE NOTES ON SHEET 2 AND CC&RS FOR ALLOWANCES AND RESTRICTIONS)

MONUMENT TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A TO B	N 68°45'02" W	312.085'	K TO L	S 27°29'40" E	342.875'
B TO C	S 73°29'55" W	190.13'	L TO M	S 63°23'24" E	267.71'
C TO D	S 42°38'22" W	193.07'	M TO N	S 84°27'35" E	329.35'
D TO E	S 12°35'49" W	357.87'	N TO O	N 70°48'13" E	214.95'
E TO F	S 02°28'10" E	368.38'	O TO P	N 81°40'50" E	161.70'
F TO G	S 23°56'32" E	343.945'	P TO Q	S 39°13'59" E	161.70'
G TO H	S 15°54'46" E	212.405'	Q TO R	S 20°15'27" E	276.10'
H TO I	S 00°07'35" E	283.79'	R TO S	S 32°05'24" E	404.03'
I TO J	S 07°19'32" E	373.135'	S TO T	S 74°10'31" E	170.50'
J TO K	S 17°24'36" E	253.895'	T TO U	N 65°56'33" E	152.72'

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.



ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1

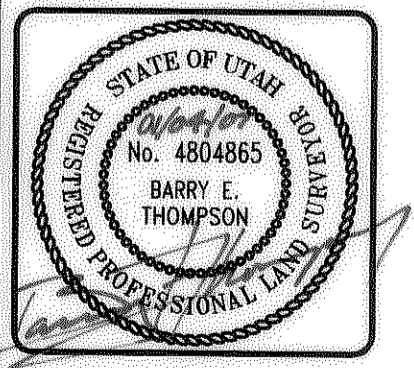
LOCATED IN:  
 THE E 1/2 OF SECTION 9, AND THE W 1/2 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE CITY BASE & MERIDIAN

<b>PLANNING AND ZONING APPROVAL</b> ST. GEORGE CITY PLANNING AND ZONING ADMINISTRATOR, HAVE THIS DAY REVIEWED THE ABOVE SUBDIVISION AND RECOMMEND SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE ON THIS 29 <sup>TH</sup> DAY OF JANUARY, A.D. 2008. <i>Bob Nicholson</i> PLANNING AND ZONING ADMINISTRATOR, ST. GEORGE CITY	<b>CITY ENGINEER'S APPROVAL</b> THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 29 <sup>TH</sup> DAY OF JANUARY, A.D. 2008. <i>David M. Munn</i> (ASST.) ENGINEER, ST. GEORGE CITY	<b>APPROVAL OF PLANNING COMMISSION</b> ON THIS 29 <sup>TH</sup> DAY OF JANUARY, A.D. 2008, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, REVIEWED THE ABOVE SUBDIVISION AND RECOMMEND SAME FOR ACCEPTANCE BY THE CITY. <i>David M. Munn</i> CHAIRMAN, ST. GEORGE CITY PLANNING COMMISSION	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 15 <sup>TH</sup> DAY OF FEBRUARY, A.D. 2008. <i>Paul Houston</i> ATTORNEY, ST. GEORGE CITY	<b>APPROVAL AND ACCEPTANCE</b> WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN ITS MINUTES OF THE MEETING OF THE 15 <sup>TH</sup> DAY OF FEBRUARY, A.D. 2008, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. <i>Gay Croque</i> RECORDER <i>Daniel R. McFadden</i> MAYOR, ST. GEORGE CITY	<b>RECORDER'S ACCEPTANCE</b> DOC # 20070007545 Map (Conveying Property) Page 1 of 1 Registered in the Office of the County Recorder, Salt Lake County, Utah, on 02/12/2008 04:37:59 PM. \$ 62.00. UTAH TITLE SERVICES. <i>Sandy Franks</i> DEPUTY WASHINGTON COUNTY RECORDER
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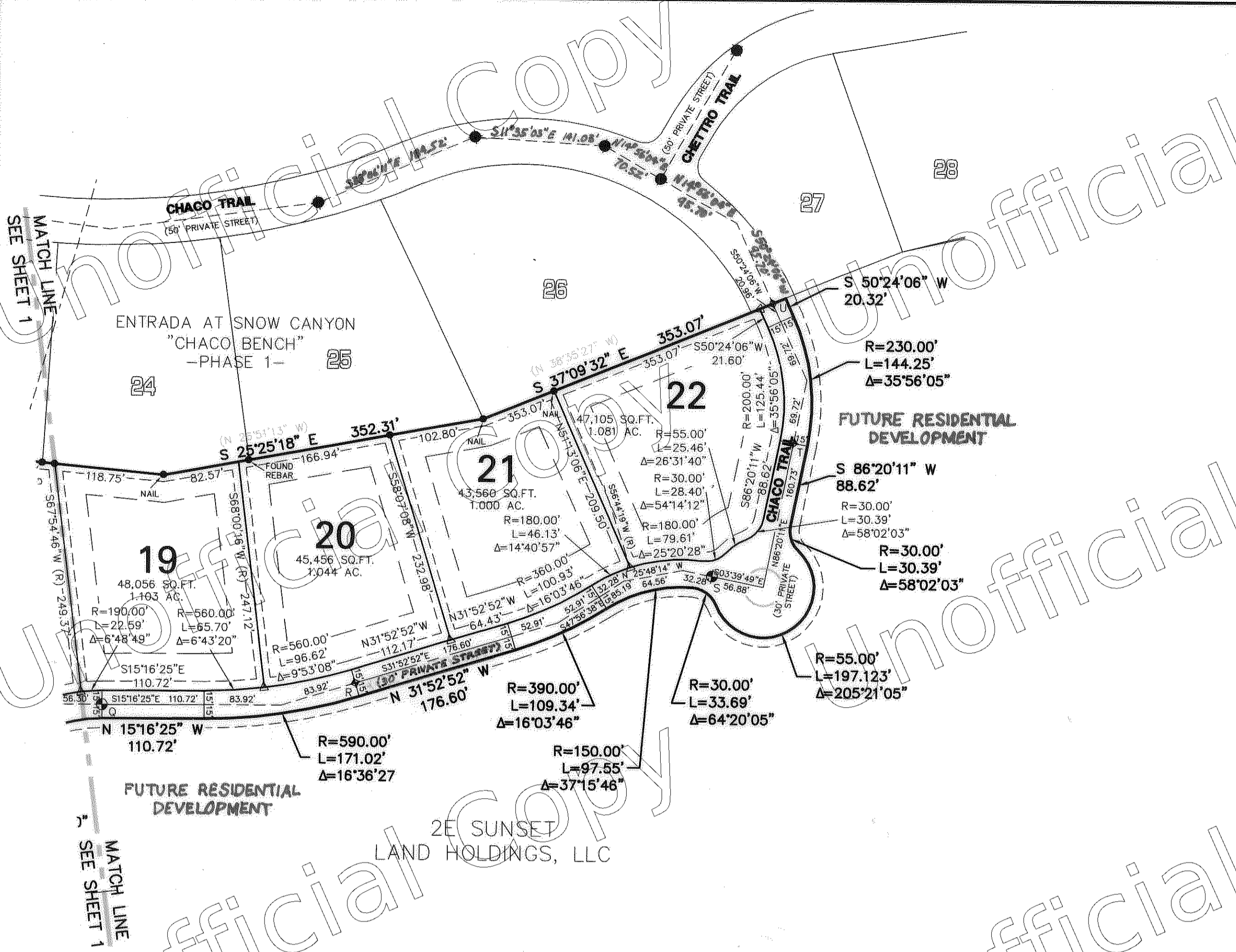
No.	Description of Revisions

**VIEWPOINT ENGINEERING ASSOCIATES**  
 935 N. 1300 W. #8 St. George, UT 84770  
 (435) 688-0305 (435) 688-0325 (Fax)  
 viewpointengineering.net

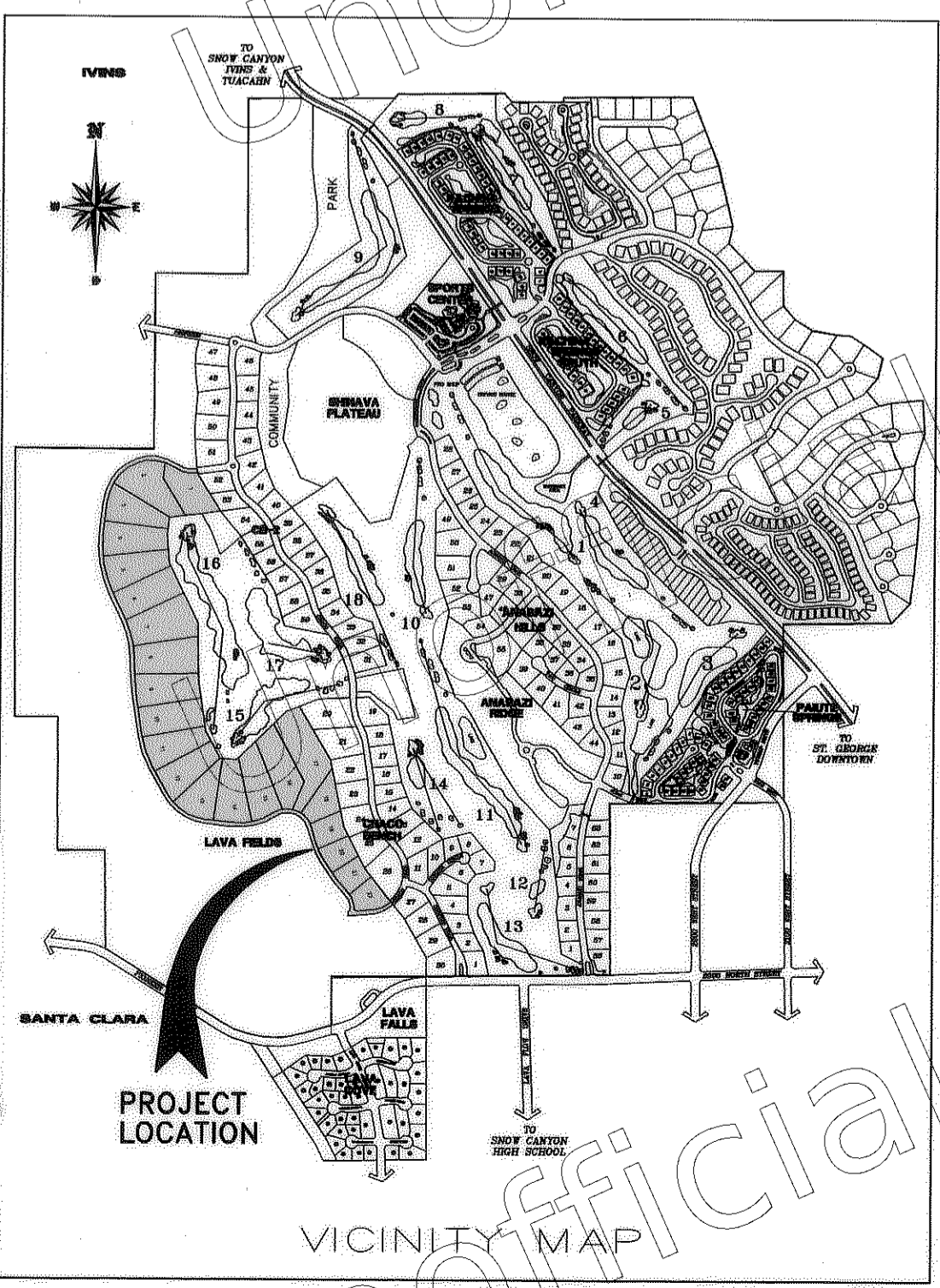
FINAL PLAT OF ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1 FOR SPLIT ROCK DEVELOPMENT GROUP LOCATED IN THE E 1/2 OF SEC. 9, AND THE W 1/2 OF SEC. 10, T. 42 S., R. 16 W., SLB&M, ST. GEORGE, UTAH



Project: 104-0024
File: 104-0024-FP-P1
Date: MAR. 01, 2008
Drafted by: BET
Review by: BET
Scale: 1" = 100'
Sheet No. 1 OF 2



- NOTES AND RESTRICTIONS:**
- A 7.50 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG BOTH SIDES OF ALL PRIVATE STREETS AND A 7.50 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.
  - AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. GEORGE FOR ACCESS BY LAW ENFORCEMENT, FIRE AND EMERGENCY PERSONNEL.
  - NOTICE OF HAZARD: BY PURCHASING PROPERTY WITHIN THIS PLAT, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A GOLF COURSE AND DOES NOT INTEND TO HOLD THE CITY OF ST. GEORGE, THE DEVELOPER AND ENGINEER, HARMLESS FROM ANY AND ALL RISKS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.
  - A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS INCORPORATED (A.C.E.C.), ST. GEORGE, UTAH 84770 (435) 673-6880. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLOWTWORK, ARE COMPILED IN A REPORT DATED DECEMBER 14, 2004. (PROJECT NO. 2041850) 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.
  - ALL PRIVATE ROADS ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF ST. GEORGE TO REQUIRE THE ENTRADA PROPERTY OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS WHERE NEEDED AND TO REPAIR OR REPLACE PUBLIC UTILITIES (SEE DECLARATION).
  - BUILDING SETBACK REQUIREMENTS:  
FRONT YARD: 40' MIN.  
SIDE YARD: 30' MIN.  
REAR YARD-LOTS 1 THRU 17: 0' MIN. AT THE NO BUILD-NO DISTURB AND LIMITED BUILD AREAS.  
REAR YARD-LOTS 18 THRU 22: 30' MIN.  
THE SETBACK LOCATIONS ARE INDICATED ON THIS PLAT.  
ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY THE ENTRADA PROPERTY OWNER'S ASSOC. C&R'S. REFERENCE THE BUILDING ENVELOPES FOR EACH LOT.
  - THERE IS A BEARING ROTATION OF 1°25'55" CLOCKWISE TO CONVERT THE BEARINGS OF THE ENTRADA AT SNOW CANYON "CHACO BENCH" - PHASE 1 - FINAL PLAT TO GRID BEARINGS.
  - THE AREAS DESIGNATED AS "NO BUILD-NO DISTURB" SHALL BE MAINTAINED IN AN UNDISTURBED AND NATURAL STATE IN PERPETUITY.
  - ALL IMPROVEMENTS MADE TO OR ON ANY LOT, INCLUDING ANY LIMITED BUILD AREA, ARE SUBJECT TO THE APPROVAL OF THE ENTRADA DESIGN REVIEW COMMITTEE, THE ENTRADA PROPERTY OWNER'S ASSOCIATION, AND ANY OTHER APPROVALS AND PERMITS THAT MAY BE REQUIRED BY THE CITY OF ST. GEORGE.
  - THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ENTRADA PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
  - ALL PRESSURIZED SEWER SYSTEM IMPROVEMENTS, INCLUDING THE LIFT STATION, AND DRAINAGE WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ENTRADA PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID PRESSURIZED SEWER SYSTEM WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE.
  - ALL SEWER, POWER, AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE UP TO AND INCLUDING THE METERS (TO THE RIGHT-OF-WAY LINE FOR SEWER), ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS (RESIDENCES AND/OR OUT BUILDINGS) ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) THEY SERVE.
  - THE ENTRADA PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, 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 PUBLIC POWER, WATER, AND SEWER IMPROVEMENTS.
  - IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ENTRADA PROPERTY OWNER'S ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, 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 POWER, WATER, AND SEWER IMPROVEMENTS.
  - BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.
  - THE CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR & CAP PRIOR TO OBTAINING A BUILDING PERMIT.



**OWNER'S DEDICATION**  
Know all men by these presents: That the undersigned owners of all the above described tract of land, having caused the same to be subdivided into lots and private roads, to be hereafter known as:  
**ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1**  
Do hereby dedicate to the common use of the property owners, but not to the use of the general public, all private roads shown on this plat in accordance with the terms and conditions of "The Corrective Third Amended and Restated Declaration of Covenants, Conditions and Restrictions" recorded September 12, 2006 as Document No. 20060041971. By reason of the Declaration of Annexation dated [redacted] and recorded concurrently with the plat of Entrada at Snow Canyon "Chaco West" - Phase 1 said declaration of covenants, conditions and restrictions 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 an interest in this development. For good and valuable consideration received, the owner hereby dedicates and conveys to the City of St. George, easements over, on, under, and across all private roadways and easements noted and/or shown for the installation and maintenance of public utilities and drainage. Reserving however, to the State of Utah, the entire interest of the State of Utah in the mineral estate of the lands so conveyed and dedicated. The undersigned owner does hereby warrant to the City of St. George and its successors and assigns, title to all property dedicated and conveyed and private streets and the right to use all easements granted herein against the claims of all persons.

**SPLIT ROCK, INC.**  
A UTAH CORPORATION  
WELDON LARSEN, PRESIDENT  
BARTLEY SMITH, SECRETARY

**CORPORATE ACKNOWLEDGMENT**  
COUNTY OF WASHINGTON } S.S.  
STATE OF UTAH }  
ON THIS 4th DAY OF January 2009, PERSONALLY APPEARED BEFORE ME WELDON LARSEN AND BARTLEY SMITH, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF SPLIT ROCK, INC., A UTAH CORPORATION, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION; BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS OR AUTHORITY OF ITS BYLAWS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.  
MY COMMISSION EXPIRES: 12-16-2007

LOIS A. WOODARD  
NOTARY PUBLIC STATE OF UTAH  
1240 E. 100 S. #8  
ST. GEORGE, UT 84790  
COMM. EXPIRES 12-16-2007

**CONSENT OF LIEN HOLDER**  
ENTRADA LAND COMPANY, L.L.C. IS A GENERAL PARTNER OF MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP. BY THE AUTHORITY OF THE PARTNERSHIP AGREEMENT OF SAID MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP, AND THAT THE COMPANY, L.L.C., A UTAH LIMITED LIABILITY COMPANY, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINS IN ANY AND ALL DEDICATIONS.

MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP  
BY: ENTRADA LAND COMPANY, L.L.C. GENERAL PARTNER  
BY: Brent Beesley, MANAGER

**LIEN HOLDER'S ACKNOWLEDGMENT (LLC)**  
COUNTY OF Washington } S.S.  
STATE OF UTAH }  
ON THIS 4th DAY OF January 2009, PERSONALLY APPEARED BEFORE ME BRENT BEESLEY, WHO IS PERSONALLY KNOWN TO ME (OR SATISFACTORILY PROVED TO ME), AND WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGER OF ENTRADA LAND COMPANY, L.L.C., WHICH IS THE GENERAL PARTNER OF MOSS FARM INVESTMENTS, A UTAH GENERAL PARTNERSHIP, AND THAT HE EXECUTED THE FOREGOING CONSENT OF LIEN HOLDER ON BEHALF OF SAID PARTNERSHIP AND HE ACKNOWLEDGED BEFORE ME THAT THE PARTNERSHIP EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.  
MY COMMISSION EXPIRES: 12-16-2007

LOIS A. WOODARD  
NOTARY PUBLIC STATE OF UTAH  
1240 E. 100 S. #8  
ST. GEORGE, UT 84790  
COMM. EXPIRES 12-16-2007

**CONSENT OF LIEN HOLDER**  
THE UNDERSIGNED, TWO E SUNSET LAND HOLDINGS, L.L.C., MORTGAGEE OF RECORD OF ENTRADA AT SNOW CANYON "CHACO WEST" - RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS.

TWO E SUNSET LAND HOLDINGS, L.L.C.  
A UTAH LIMITED LIABILITY COMPANY  
BY: Bartley Smith, MANAGER  
WELDON LARSEN, MANAGER

**LIEN HOLDER'S ACKNOWLEDGMENT (LLC)**  
COUNTY OF WASHINGTON } S.S.  
STATE OF UTAH }  
ON THIS 4th DAY OF January 2009, PERSONALLY APPEARED BEFORE ME BARTLEY SMITH AND WELDON LARSEN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE MANAGERS OF TWO E SUNSET LAND HOLDINGS, L.L.C., AND THAT THEY EXECUTED THE FOREGOING CONSENT OF LIEN HOLDER IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SAID "TWO E SUNSET LAND HOLDINGS, L.L.C."  
MY COMMISSION EXPIRES: 12-16-07

LOIS A. WOODARD  
NOTARY PUBLIC STATE OF UTAH  
1240 E. 100 S. #8  
ST. GEORGE, UT 84790  
COMM. EXPIRES 12-16-2007

**SURVEYOR'S CERTIFICATE**  
I, Barry E. Thompson, St. George Utah, do hereby certify that I am a licensed land surveyor, and that I hold Certificate of Registration No. 4804865 as prescribed by the laws of the state of Utah. I further certify that by the authority of the owner, I have made a survey of the tract of land shown on this plat and described below to be hereafter known as:  
**ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1**  
and that said tract of land has been subdivided into lots and private streets as shown on this plat, I have verified measurements and placed monuments as represented on this plat.

Barry E. Thompson, P.L.S.  
Registration No. 4804865

**BOUNDARY DESCRIPTION**  
The Basis of Bearings for this plat is the west line of Section 10, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, from west quarter corner to the northeast corner of said section, both being 1986 BLM brass caps. The bearing is North 00°58'30" East and measures 2686.30 feet on the ground (2685.96 feet grid) as shown on the City of St. George HCN Map.  
Beginning at the northwest corner of Lot 20, Entrada at Snow Canyon "Chaco Bench" - Phase 1, official records of Washington County, Utah, said point lies North 00°58'30" East 750.28 feet along the section line and North 90°00'00" East 391.20 feet from the west quarter corner of Sections 40, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence coincident with the boundary of said Phase 1 in the following four (4) courses: South 29°34'58" East 462.54 feet (thence South 09°41'31" East 524.23 feet; thence South 25°25'18" East 352.31 feet; thence South 37°09'32" East 353.07 feet; thence leaving said boundary South 50°24'06" West 20.32 feet to the point of curvature of a 230.00 foot radius curve concave northerly; thence westerly 144.25 feet along the arc of said curve through a central angle of 35°56'05" to the point of tangency; thence South 86°20'11" West 88.62 feet to the point of curvature of a 30.00 foot radius curve concave southeasterly; thence southeasterly 30.39 feet along the arc of said curve through a central angle of 58°02'03" to the point of reverse curvature of a 30.00 foot radius curve concave northeasterly; thence 197.12 feet along the arc of said curve through a central angle of 205°21'05" to the point of reverse curvature of a 30.00 foot radius curve concave northeasterly; thence northeasterly 33.69 feet along the arc of said curve through a central angle of 64°20'05" to the point of compound curvature of a 150.00 foot radius curve concave southeasterly; thence northeasterly 97.55 feet along the arc of said curve through a central angle of 37°15'46" to the point of reverse curvature of a 390.00 foot radius curve concave northeasterly; thence northeasterly 109.34 feet along the arc of said curve through a central angle of 16°03'46" to the point of tangency; thence North 31°52'52" West 178.60 feet to the point of curvature of a 590.00 foot radius curve concave northeasterly; thence northeasterly 171.02 feet along the arc of said curve through a central angle of 16°36'27" to the point of tangency; thence North 15°16'25" West 110.72 feet to the point of curvature of a 160.00 foot radius curve concave southerly; thence northeasterly 280.49 feet along the arc of said curve through a central angle of 107°00'00" to the point of reverse curvature of a 490.00 foot radius curve concave northerly; thence westerly 344.92 feet along the arc of said curve through a central angle of 40°19'53" to the point of tangency; thence North 81°56'32" West 212.70 feet to the point of curvature of a 390.00 foot radius curve concave northeasterly; thence northeasterly 370.61 feet along the arc of said curve through a central angle of 54°26'52" to the point of tangency; thence North 27°29'40" West 254.65 feet to the point of curvature of a 740.00 foot radius curve concave easterly; thence northerly 280.49 feet along the arc of said curve through a central angle of 20°10'08" to the point of tangency; thence North 07°19'32" West 293.36 feet to the point of curvature of a 1,240.00 foot radius curve concave easterly; thence northerly 161.27 feet along the arc of said curve through a central angle of 07°27'07" to the point of tangency; thence North 00°07'35" East 132.86 feet to the point of curvature of a 660.00 foot radius curve concave westerly; thence northerly 277.25 feet along the arc of said curve through a central angle of 24°04'07" to the point of tangency; thence North 23°56'32" West 220.07 feet to the point of curvature of a 890.00 foot radius curve concave easterly; thence northerly 500.69 feet along the arc of said curve through a central angle of 32°13'59" to the point of tangency; thence North 08°17'27" East 207.98 feet to the point of curvature of a 440.00 foot radius curve concave southeasterly; thence northeasterly 274.28 feet along the arc of said curve through a central angle of 35°42'58" to the point of compound curvature of a 340.00 foot radius curve concave southerly; thence easterly 485.47 feet along the arc of said curve through a central angle of 81°48'36" to the point of reverse curvature of a 210.00 foot radius curve concave northerly; thence easterly 152.33 feet along the arc of said curve through a central angle of 41°33'43" to the point of tangency; thence North 84°15'18" East 5.81 feet to a point on the westerly boundary of Entrada at Snow Canyon Chaco Bench - Phase 2-, of said official records; thence coincident with said westerly boundary in the following two (2) courses: South 05°44'42" East 40.00 feet; thence South 30°56'52" East 331.56 feet; thence leaving said westerly boundary South 84°15'09" West 143.22 feet to an angle point in Parcel 7 of the Entrada at Snow Canyon Country Club property, Entry Number 886559 of said official records; thence coincident with the boundary of said Parcel 7 in the following ten (10) courses: South 84°15'18" West 247.61 feet; thence South 08°29'25" West 132.27 feet; thence South 03°04'19" East 209.69 feet; thence South 24°33'53" East 499.22 feet; thence South 00°24'24" West 438.86 feet; thence South 07°23'15" East 379.13 feet; thence South 27°36'15" East 231.70 feet; thence South 81°53'21" East 125.51 feet; thence North 46°47'11" East 525.03 feet; thence North 69°54'08" East 103.24 feet to said northwest corner of Lot 20 and the point of beginning. Contains 52.018 acres.

**LEGEND**

- ◆ FOUND SECTIONAL MONUMENTATION AS NOTED
- ◆ CLASS 1 MONUMENT (RING/LID) TO BE SET
- ◆ CLASS 2 MONUMENT (REBAR/CAP) TO BE SET
- ◆ FOUND CLASS 1 MONUMENT AS NOTED
- ◆ FOUND CLASS 2 MONUMENT AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED
- VIEWPOINT#BET 4804865 (OR AS NOTED OTHERWISE ON PLAT)
- ▲ SET NAIL & WASHER IN CONCRETE CURB AT 0.33' OFFSET TO LOT CORNER ON LOT LINE EXTENSION (UNLESS DIMENSION NOTED OTHERWISE ON PLAT)

12 LOT NUMBER

SCALE IN FEET

**ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1**  
LOCATED IN:  
THE E 1/2 OF SECTION 9, AND THE W 1/2 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE CITY BASE & MERIDIAN

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.

Project : 104-0024  
File : 104-0024-FP\_P1  
Date : MAR. 01, 2006  
Drafted by : BET  
Review by : BET

Scale : 1" = 100'

Sheet No. 2 OF 2

VIEWPOINT ENGINEERING ASSOCIATES  
935 N 1300 W #8 St. George, UT 84770  
(435) 688-0305 (435) 688-0325 (Fax)  
viewpointengineering.net

FINAL PLAT OF ENTRADA AT SNOW CANYON "CHACO WEST" - PHASE 1 FOR SPLIT ROCK DEVELOPMENT GROUP LOCATED IN THE E 1/2 OF SEC. 9, AND THE W 1/2 OF SEC. 10, T. 42 S. R. 16 W. SLB6W, ST. GEORGE, UTAH