

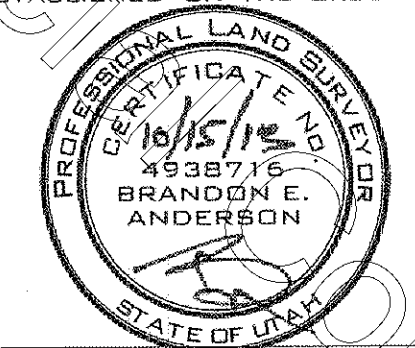
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

GENERAL NOTES AND RESTRICTIONS:

- 1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED... 2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE... 3. ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC... 4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS... 5. IN ADDITION TO ANNUAL, UNUSUAL, AND SPECIAL ASSESSMENTS... 6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED... 7. ALL ROCK WALLS ARE PRIVATE... 8. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED... 9. ALL COMMON AND LIMITED COMMON AREAS... 10. NO SIDEWALK PRIVACY WALLS SHALL BE CONSTRUCTED... 11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS... 12. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNERS ASSOCIATION TO ASSESS ITS MEMBERS...

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO UNITS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREINAFTER KNOWN AS:



SHADOWHAWK TOWNHOMES

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

DATE: 10/15/13

BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 13B, SAID POINT BEING SOUTH 00°44'13" WEST 1,717.06 FEET ALONG THE SECTION LINE AND EAST 1062.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING: THENCE NORTH 77°52'37" WEST 25.49 FEET; THENCE NORTHWESTERLY 52.30 FEET ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 12°07'23" EAST LONG CHORD BEARS NORTH 62°53'39" WEST 51.71 FEET WITH A CENTRAL ANGLE OF 29°57'56"); THENCE NORTH 47°54'41" WEST 170.56 FEET; THENCE NORTHERLY 100.47 FEET ALONG AN ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 42°05'19" EAST LONG CHORD BEARS NORTH 09°31'59" WEST 93.13 FEET WITH A CENTRAL ANGLE OF 76°45'25"); THENCE NORTH 28°50'44" EAST 43.78 FEET; THENCE NORTHERLY 47.29 FEET ALONG AN ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 61°09'16" WEST LONG CHORD BEARS NORTH 18°00'27" EAST 47.01 FEET WITH A CENTRAL ANGLE OF 21°40'35"); THENCE NORTHEASTERLY 29.21 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°49'51" EAST LONG CHORD BEARS NORTH 49°00'42" EAST 26.68 FEET WITH A CENTRAL ANGLE OF 83°41'05"); THENCE SOUTH 89°08'46" EAST 178.87 FEET; THENCE SOUTH 00°50'30" WEST 250.02 FEET; THENCE SOUTH 12°15'13" WEST 84.91 FEET TO THE POINT OF BEGINNING. CONTAINING 1.40 ACRES.

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 UNITS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

SHADOWHAWK TOWNHOMES

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ENTRY NO. [blank], AND RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO 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 16 DAY OF OCTOBER 2013.

GARR & LYLE, L.L.C., A UTAH LIMITED LIABILITY COMPANY

Dennis J. Garr

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

ON THE 16 DAY OF OCTOBER 2013, PERSONALLY APPEARED BEFORE ME DENNIS J. GARR WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF GARR & LYLE, L.L.C., A UTAH LIMITED LIABILITY COMPANY 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 GARR & LYLE, L.L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: Kristin M. Lyle FULL NAME PRINT: KRISTIN CERTONIO COMMISSION NO.: 453849 EXPIRATION DATE: 3-12-2016 A NOTARY COMMISSIONED IN THE STATE OF UTAH (STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

THE FINAL PLAT OF SHADOWHAWK TOWNHOMES

(A 15 UNIT PLANNED UNIT DEVELOPMENT) LOCATED IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

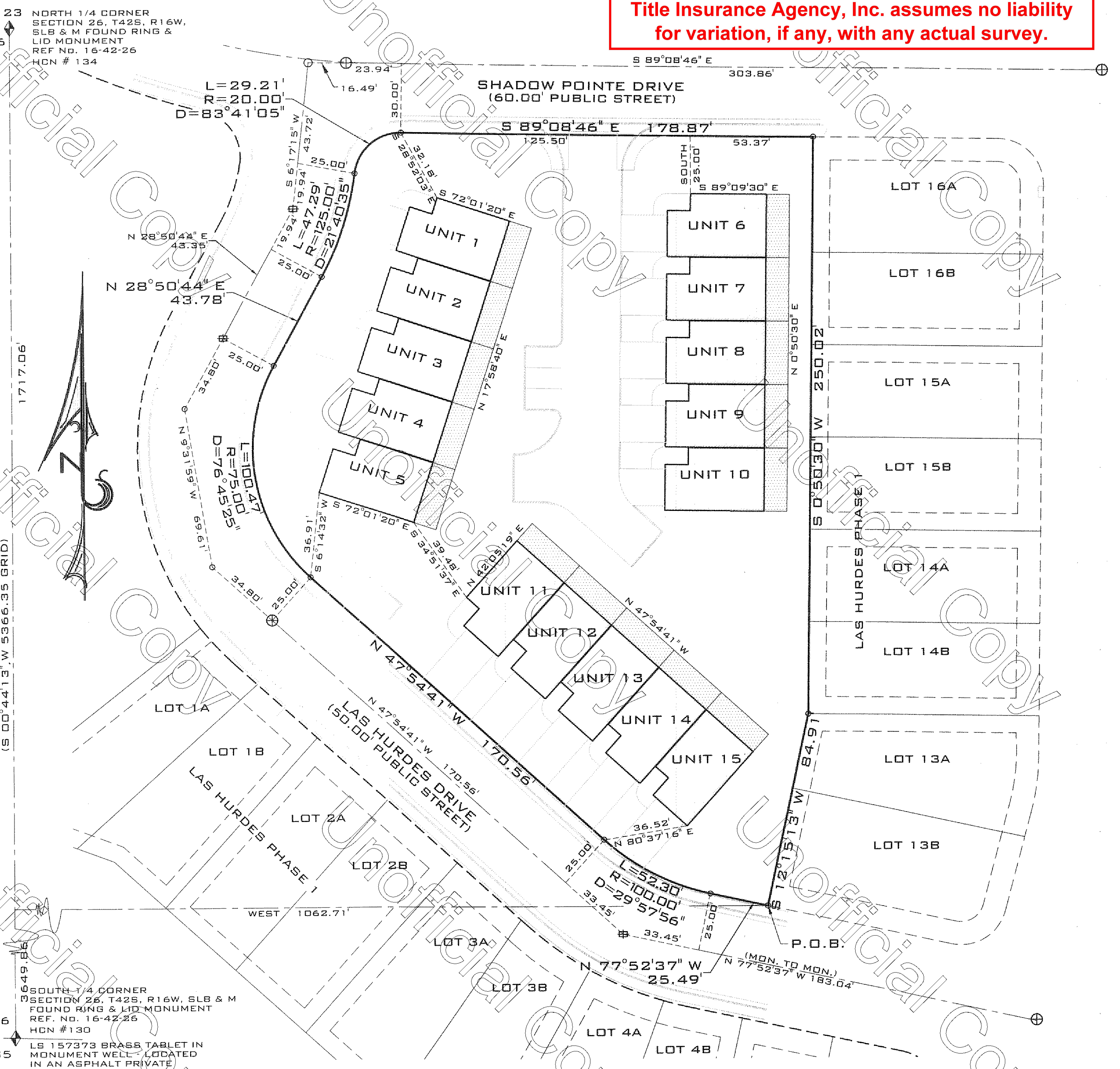
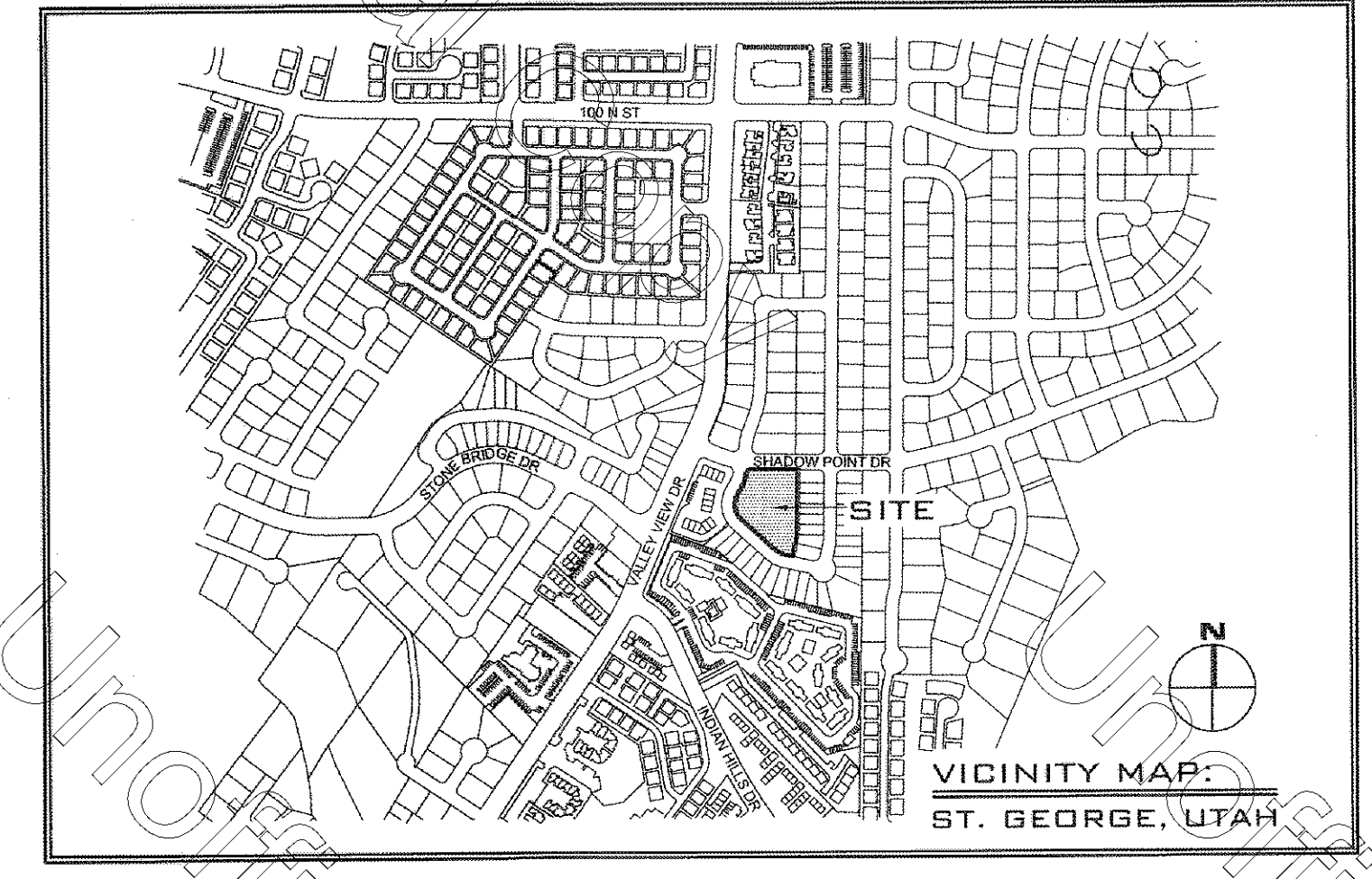


Table with 5 columns and 2 rows showing dimensions for a typical 5-RLEX building layout.

- LEGEND: FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED, NOTHING SET OR FOUND, FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I, FOUND SURVEY CONTROL MONUMENT - CLASS II, PRIVATE OWNERSHIP, LIMITED COMMON AREA, COMMON AREA.

GEOTECHNICAL INVESTIGATION: A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AEGC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 6 2003. 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.

5-RLEX BUILDING LAYOUT (TYPICAL): NO SCALE

ROSENBERG ASSOCIATES CIVIL ENGINEERS - LAND SURVEYORS 352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 WWW.RACIVIL.COM

APPROVAL OF THE PLANNING AND ZONING OFFICIAL: I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS 15th DAY OF OCTOBER, A.D. 2013, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

ENGINEER'S APPROVAL: THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 16th DAY OF OCTOBER, A.D. 2013.

APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS THE 16th DAY OF OCTOBER, A.D. 2013.

APPROVAL OF THE PLANNING COMMISSION: ON THIS THE 22nd DAY OF OCTOBER, A.D. 2013 THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVES THIS 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 FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORD IN THE MINUTES OF ITS MEETING OF THE 14 DAY OF OCTOBER, A.D. 2013 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREON.

TREASURER APPROVAL: I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 15th DAY OF OCTOBER 2013 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION AND SHOWN ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.

RECORDED NUMBER: DOC # 20130041098