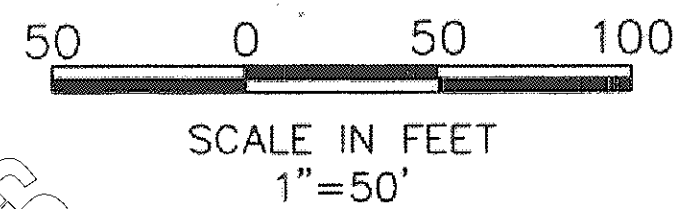


E 1/4 COR. SEC. 16, T43S, R15W, SLB&M FOUND 1998 WASH. CO. ALUMINUM CAP H.C.N. #322 (MON. RECORD #P-13-43-15)

- LEGEND**
- SECTION LINE
 - - - - PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
 - CENTER LINE
 - BOUNDARY LINE
 - ◆ FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
 - ◇ SECTIONAL MONUMENT NOT FOUND
 - ◆ CLASS I MONUMENT TO BE SET PER CITY OF ST. GEORGE STANDARDS
 - ⊕ EXISTING CLASS I (RING & UID) MONUMENT FOUND
 - ⊕ CLASS II MONUMENT TO BE SET PER CITY OF ST. GEORGE STANDARDS
 - ⊕ EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
 - R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
 - ⊠ CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 3' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	45.00'	70.83'	90°10'52"	45.14'
C2	20.00'	31.48'	90°10'52"	20.06'
C3	20.00'	31.35'	89°49'08"	19.94'
C4	20.00'	31.48'	90°10'52"	20.06'
C5	50.00'	25.05'	28°42'29"	12.80'
C6	50.00'	49.87'	57°08'43"	27.23'
C7	50.00'	51.81'	59°22'16"	28.50'
C8	50.00'	27.12'	33°04'51"	13.90'
C9	50.00'	25.05'	28°42'29"	12.80'

NOTE TO LOT OWNERS
 THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.



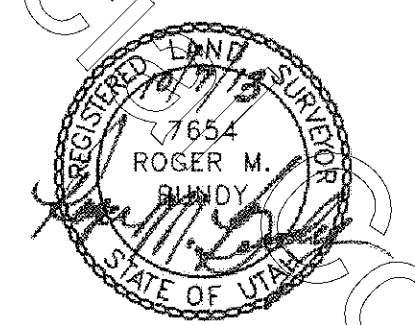
R&B SURVEYING, INC.
 257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
 PH: (435) 673-2918 • FAX: (435) 673-2918

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOW PARK - PHASE 2

DATE: Oct. 7, 2013



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, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOW PARK - PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 9 DAY OF Oct, 2013.

[Signature]
 DEVCO PROPERTIES, LLC
 BY: BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., MANAGER OF DEVCO PROPERTIES, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } ss
 WASHINGTON COUNTY }
 ON THE 9 DAY OF October, 2013 PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC. WHO IS MANAGER OF DEVCO PROPERTIES, LLC, AND BEING EMPOWERED AND AUTHORIZED BY THE DEVCO PROPERTIES, LLC, OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: Debra Samler
 COMMISSION NUMBER: 651925
 MY COMMISSION EXPIRES: 2-13-2016
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (IF ABOVE INFORMATION IS PROVIDED,
 NO STAMP IS REQUIRED PER UTAH CODE,
 TITLE 46, CHAPTER 1, SECTION 16)

[Signature]
 NOTARY PUBLIC

LEGAL DESCRIPTION:

BEGINNING AT A POINT N88°48'33"W 1906.81 FEET ALONG THE SECTION LINE AND SOUTH, 173.20 FEET FROM THE NORTHEAST CORNER OF SECTION 16, T43S, R15W, SLB&M, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE BOARD OF EDUCATION OF THE WASHINGTON COUNTY SCHOOL DISTRICT, BODY POLITICAL, PROPERTY AS DESCRIBED IN DOCUMENT NO. 20080015629 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF "MEADOW PARK PHASE 1 SUBDIVISION" AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOC# 2010041834), RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SCHOOL DISTRICT PROPERTY THE FOLLOWING TWO (2) COURSES: S88°36'39"E 570.55 FEET; THENCE N68°12'15"E, 18.15 FEET TO THE NORTHWEST CORNER OF "THE VILLAGE AT LITTLE VALLEY PHASE 1 AMENDED AND EXTENDED SUBDIVISION" AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOCUMENT# 20130013224); THENCE S1°22'26"W, 542.72 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION AND THE WEST BOUNDARY OF "THE VILLAGE AT LITTLE VALLEY PHASE 2 SUBDIVISION" AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOCUMENT# 20130021707); THENCE LEAVING SAID SUBDIVISION BOUNDARY RUNNING N88°36'39"W, 162.33 FEET; THENCE S1°34'13"E, 17.42 FEET; THENCE N88°36'39"W, 425.47 FEET TO A POINT ON THE EASTERLY BOUNDARY SAID "MEADOW PARK PHASE 1 SUBDIVISION"; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: N1°34'13"E, 114.00 FEET; THENCE N1°23'21"E, 50.00 FEET; THENCE N88°36'39"W, 1.78 FEET; THENCE N1°34'13"E, 226.00 FEET; THENCE S88°36'39"E, 0.83 FEET; THENCE N1°23'21"E, 50.00 FEET; THENCE N1°34'13"E, 113.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.40 ACRES

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.

Subdivision Final Plat for
MEADOW PARK - PHASE 2
 Located in the Northeast Quarter of Section 16,
 Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN REPORT NO. 2130385 DATED MAY 13, 2013. 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. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

<p style="text-align: center;">APPROVAL OF THE PLANNING AND ZONING OFFICIAL</p> <p>I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE <u>15</u> DAY OF <u>October</u>, A.D. 20<u>13</u>, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.</p> <p style="text-align: center;"><i>[Signature]</i> PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE</p>	<p style="text-align: center;">ENGINEER'S APPROVAL</p> <p>THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS <u>14</u> DAY OF <u>NOVEMBER</u>, A.D. 20<u>13</u>.</p> <p style="text-align: center;"><i>[Signature]</i> ENGINEER CITY OF ST. GEORGE</p>	<p style="text-align: center;">APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE <u>6th</u> DAY OF <u>November</u>, A.D. 20<u>13</u>.</p> <p style="text-align: center;"><i>[Signature]</i> CITY ATTORNEY CITY OF ST. GEORGE</p>	<p style="text-align: center;">APPROVAL OF THE PLANNING COMMISSION</p> <p>ON THIS THE <u>22</u> DAY OF <u>October</u>, A.D. 20<u>13</u> 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 APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.</p> <p style="text-align: center;"><i>[Signature]</i> CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p style="text-align: center;">APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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 <u>7</u> DAY OF <u>November</u>, A.D. 20<u>13</u> HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p style="text-align: center;"><i>[Signature]</i> ATTTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p style="text-align: center;"><i>[Signature]</i> MAYOR CITY OF ST. GEORGE</p>	<p style="text-align: center;">TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS <u>6</u> DAY OF <u>March</u>, A.D. 20<u>14</u> THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p style="text-align: center;"><i>[Signature]</i> WASHINGTON COUNTY TREASURER</p>	<p style="text-align: center;">RECORDED NUMBER</p> <p style="text-align: center; font-size: 1.2em;">DOC # 2014006766</p> <p style="text-align: center;"><i>[Signature]</i> WASHINGTON COUNTY RECORDER</p>
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**OWNER'S ACKNOWLEDGEMENT
OF WATER IMPACT FEES:**

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., MANAGER OF DEVCO PROPERTIES, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

[Signature]

DEVCO PROPERTIES, LLC
BY: BRETT BURGESS, PRESIDENT OF
DEVELOPMENT SOLUTIONS GROUP, INC.,
MANAGER OF DEVCO PROPERTIES, LLC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
(WATER IMPACT FEES)**

STATE OF UTAH }
WASHINGTON COUNTY }ss

ON THE 9 DAY OF October, 2013, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC. WHO IS MANAGER OF DEVCO PROPERTIES, LLC, AND BEING EMPOWERED AND AUTHORIZED BY THE DEVCO PROPERTIES, LLC, OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: Deborah Samler
COMMISSION NUMBER: 651925
MY COMMISSION EXPIRES: 9-13-2016
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

[Signature]
NOTARY PUBLIC

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THEREIN;
- b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
- c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: *[Signature]*
TITLE: Executive Vice President

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH }
COUNTY OF WASHINGTON }s.s

ON THIS 7 DAY OF October, 2013, PERSONALLY APPEARED BEFORE ME, Kim Christensen WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE Exec Vice Pres OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: R. Annette Kirkland
COMMISSION NUMBER: 602322
MY COMMISSION EXPIRES: 12-8-14
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

[Signature]
NOTARY PUBLIC

**MORTGAGEE'S CONSENT
TO OWNER'S CONSENT OF WATER IMPACT FEES**

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: *[Signature]*
TITLE: Executive Vice President

**CORPORATE ACKNOWLEDGMENT
(WATER IMPACT FEES)**

STATE OF UTAH }
COUNTY OF WASHINGTON }s.s

ON THIS 7 DAY OF October, 2013, PERSONALLY APPEARED BEFORE ME, Kim Christensen WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE Exec Vice Pres OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: R. Annette Kirkland
COMMISSION NUMBER: 602322
MY COMMISSION EXPIRES: 12-8-14
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

[Signature]
NOTARY PUBLIC

**ACKNOWLEDGEMENT BY WASHINGTON COUNTY
WATER CONSERVANCY DISTRICT:**

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HJELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE 10 DAY OF Oct., 2013, PERSONALLY APPEARED BEFORE ME, BARBARA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: Melanie Massey
COMMISSION NUMBER: 664326
MY COMMISSION EXPIRES: 5-4-14
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
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[Signature]
NOTARY PUBLIC

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Subdivision Final Plat for
MEADOW PARK - PHASE 2
Located in the Northeast Quarter of Section 16,
Township 43 South, Range 15 West, SLB&M