



MAP

NAME: **KACHINA CLIFFS PHASE 2 – ENTRADA AT SNOW CANYON AMENDED**

LOTS: **17** MAP #**3692**

PARCEL: **SG-KCAE-2-26 THROUGH SG-KCAE-2-42**

**DOUBLE DRAGON INVESTMENTS, LLC
DEBORAH S. KELLER**

SCOTT H. KELLER

BOUNDARY DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, AND THE NORTHEAST 1/4 SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY BOUNDARY LINE OF "KACHINA SPRINGS EAST PHASE II", AT A POINT N01°16'04"E 787.34 FEET ALONG THE SECTION LINE, AND EAST 1245.89 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE ARC OF AN 825.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS N43°58'48"E; RUNNING THENCE ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: NORTHWESTERLY 229.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N30°04'12"W 309.95 FEET TO THE POINT OF A 775.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 228.80 FEET ALONG THE ARC OF SAID CURVE TO THE EASTERLY BOUNDARY LINE OF "KACHINA CLIFFS PHASE 1 – ENTRADA AT SNOW CANYON"; THENCE RUNNING ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: N43°00'53"E 50.00 FEET; THENCE N49°33'01"E 139.81 FEET; THENCE LEAVING SAID BOUNDARY LINE AND RUNNING S40°52'30"E 291.48 FEET; THENCE S89°27'58"E 218.21 FEET ALONG THE 1/16 LINE; THENCE S01°18'26"W 263.54 FEET ALONG THE 1/16 LINE; THENCE S38°33'10"E 135.92 FEET; THENCE S55°33'36"E 155.78 FEET; THENCE S79°24'15"E 185.12 FEET; THENCE S83°03'29"E 108.23 FEET; THENCE S56°17'49"E 119.20 FEET; THENCE S52°29'14"E 174.89 FEET; THENCE S14°49'11"W 155.97 FEET; THENCE S42°25'56"W 126.21 FEET; THENCE S38°21'28"E 72.61 FEET; THENCE S63°25'30"W 277.68 FEET; THENCE S52°53'25"W 240.33 FEET; THENCE S43°31'02"W 224.10 FEET; THENCE S51°14'24"W 150.34 FEET; THENCE S58°01'22"W 129.35 FEET; THENCE S76°02'17"W 225.70 FEET TO A POINT ON THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S38°18'36"W; THENCE NORTHWESTERLY 32.50 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF AN 80.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS N32°06'10"E; THENCE NORTHWESTERLY 57.72 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 70.00 FOOT RADIUS COMPOUND CURVE; THE RADIUS POINT OF WHICH BEARS N70°30'31"E; THENCE NORTHERLY 0.96 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF AN 80.00 FOOT RADIUS COMPOUND CURVE, THE RADIUS POINT OF WHICH BEARS N71°17'39"E; THENCE NORTHERLY 72.72 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 250.00 FOOT RADIUS COMPOUND CURVE, THE RADIUS POINT OF WHICH BEARS S56°37'15"E; THENCE NORTHEASTERLY 105.20 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N57°29'21"E 243.20 FEET TO THE POINT OF A 225.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 111.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N52°20'45"W 50.70 FEET TO A POINT ON THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N63°15'58"W; THENCE NORTHEASTERLY 10.94 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 525.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS S66°50'56"E; THENCE NORTHEASTERLY 391.62 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N65°53'27"E 94.95 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 39.51 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 275.00 FOOT RADIUS COMPOUND CURVE, THE RADIUS POINT OF WHICH BEARS S65°20'56"W; THENCE NORTHWESTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N61°52'22"W 63.35 FEET TO THE POINT OF AN 825.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 228.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING. CONTAINING 17.269 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 28, CHAPTER 22, OF THE PROFESSIONAL ENGINEERING ACT AND THAT I HAVE VERIFIED ALL MEASUREMENTS, I FURTHER CERTIFY THAT THIS PLAN IS ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE HEREON OWNERS, THIS SURVEY WAS COMPLETED AS SHOWN AND DESCRIBED BELOW AND IS TO BE HEREINAFTER KNOWN AS:

KACHINA CLIFFS PHASE 2 - ENTRADA AT SNOW CANYON AMENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, EASEMENTS, PRIVATE ROADS AND PRIVATE BUILDING ENVELOPES, AS SHOWN ON THIS PLAN.



KEVAN L. BUNDY PLS No. 177128

BOUNDARY DESCRIPTION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, AND THE NORTHEAST 1/4 SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY BOUNDARY LINE OF KACHINA SPRINGS EAST PHASE II, AT A POINT N51°18'47"E 793.24 FEET ALONG SECTION 3 LINE, EAST 145.89 FEET TO THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE ARC OF AN 825.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS N43°58'48"E, RUNNING THENCE ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: NORTHWESTERLY 229.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N30°14'12"W 309.95 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 16 WEST TO THE EASTERLY BOUNDARY LINE OF KACHINA CLIFFS PHASE 2 - ENTRADA AT SNOW CANYON, THENCE RUNNING ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: N43°00'53"E 50.00 FEET; THENCE M49°33'01"E 159.61 FEET; THENCE LEAVING SAID BOUNDARY LINE AND RUNNING S40°52'30"E 291.48 FEET; THENCE S89°27'58"E 218.21 FEET ALONG THE 1/16 LINE, THENCE S07°18'26"W 283.54 FEET ALONG THE 1/16 LINE, THENCE S38°33'10"E 135.92 FEET; THENCE S55°33'36"E 155.78 FEET; THENCE S39°24'15"E 181.72 FEET; THENCE S83°03'29"E 106.65 FEET; THENCE S82°21'49"E 119.28 FEET; THENCE S52°29'14"E 174.88 FEET; THENCE S82°43'25"W 240.33 FEET; THENCE S42°31'02"W 224.10 FEET; THENCE S51°14'24"W 150.34 FEET; THENCE S89°01'22"W 129.35 FEET; THENCE S76°02'17"W 225.70 FEET TO THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S38°18'35"W; THENCE NORTHWESTERLY 32.50 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N65°53'27"E 84.95 FEET TO THE POINT OF AN 80.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N70°30'31"E; THENCE NORTHERLY 0.96 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF AN 80.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N71°17'39"E; THENCE NORTHERLY 72.72 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF AN 80.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS N32°08'10"E; THENCE NORTHWESTERLY 57.72 FEET TO THE POINT OF TANGENCY; THENCE N65°53'27"E 84.95 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S52°03'56"W; THENCE NORTHWESTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N61°52'22"W 63.39 FEET TO THE POINT OF AN 825.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY 228.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING. CONTAINING 17.269 ACRES MORE OR LESS.

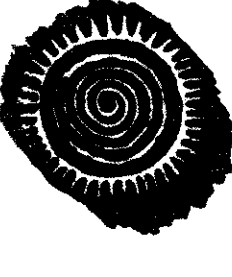
OWNERS DEDICATION

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, COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREINAFTER KNOWN AS: KACHINA CLIFFS PHASE 2 - ENTRADA AT SNOW CANYON AMENDED DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF ANY PUBLIC, ALL COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAN IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF "THE ENTRADA AT SNOW CANYON AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED JUNE 22, 1996 BOOK 1077, PG 0439. BY REASON OF THE DECLARATION OF ANNEXATION DATED JANUARY 15, 2007, SAID COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAN. REFERENCE IS MADE TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, UTAH, ALL PUBLIC UTILITIES AND DRAINAGE RESERVING HOWEVER, TO THE STATE OF UTAH, THE ENJOYMENT INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE OF THE LANDS SO CONVEYED AND DEDICATED. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED AND PUBLIC STREETS AND THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

DOUBLE DRAGON INVESTMENTS, LLC
BY: SCOTT H. KELLER, MANAGER

DEBORAH S. KELLER
SCOTT H. KELLER

KACHINA CLIFFS PHASE 2 - ENTRADA AT SNOW CANYON AMENDED

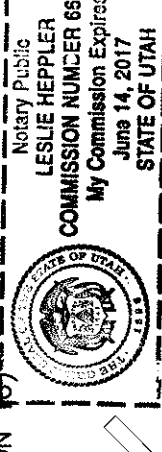


(A PLANNED UNIT DEVELOPMENT) LOCATED IN THE SE 1/4 SECTION 3, AND THE NE 1/4 SECTION 10, T 42 S, R 16 W, SLB&M - ST. GEORGE, UTAH

OWNERS' ACKNOWLEDGMENT (INDIVIDUALS)

STATE OF UTAH COUNTY OF WASHINGTON } } S.S. ON THE 13 DAY OF June 2016 PERSONALLY APPEARED BEFORE ME DEBORAH S. KELLER, AND SCOTT H. KELLER, WHO BEING PERSONALLY KNOWN BY ME OR SATISFACTORILY PROVED TO ME THEIR IDENTITY, DID DULY ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

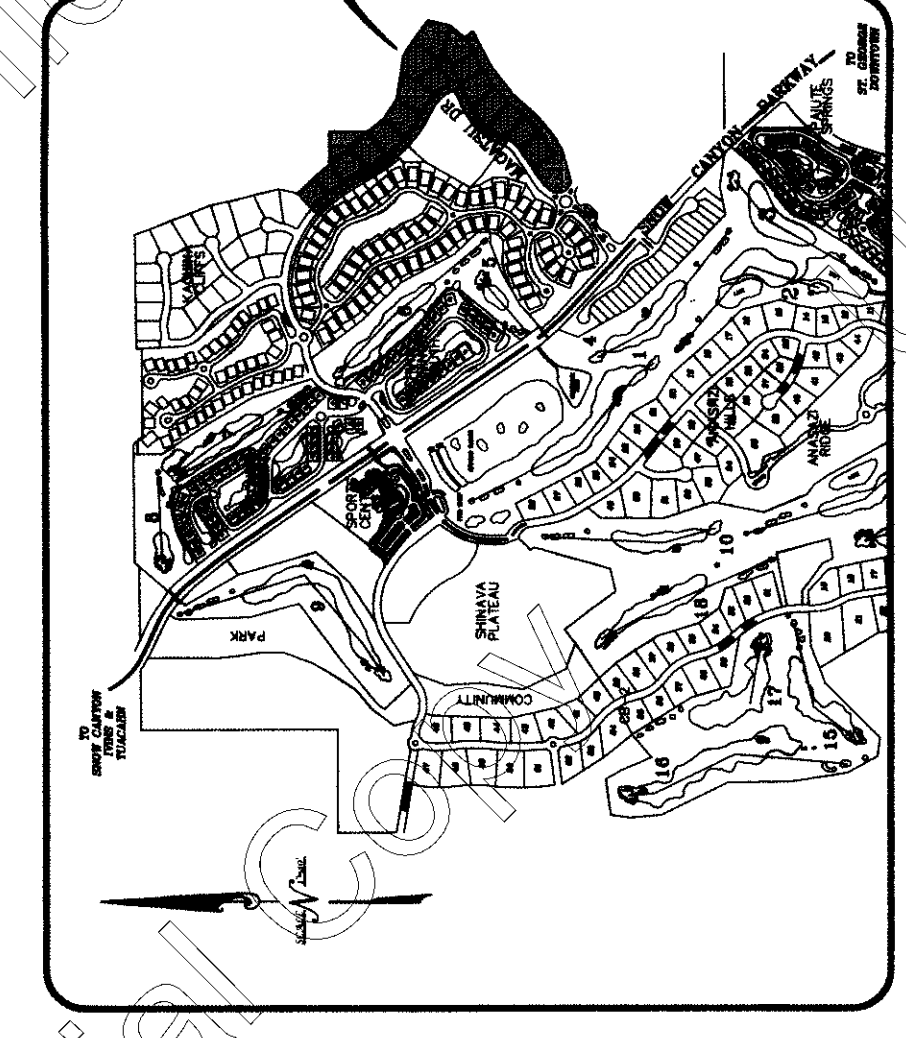
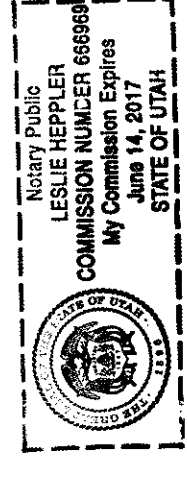
NOTARY PUBLIC FULL NAME: Leslie Hepler
COMMISSION NUMBER: 616799
MY COMMISSION EXPIRES: 06/17/17
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 40)



ACKNOWLEDGMENT (LLC)

STATE OF UTAH COUNTY OF WASHINGTON } } S.S. ON THE 15 DAY OF June 2016 PERSONALLY APPEARED BEFORE ME SCOTT H. KELLER, WHO BEING PERSONALLY KNOWN BY ME OR SATISFACTORILY PROVED TO ME HIS IDENTITY, DID DULY ACKNOWLEDGE TO ME THAT HE IS THE MANAGER OF DOUBLE DRAGON INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Leslie Hepler
COMMISSION NUMBER: 616799
MY COMMISSION EXPIRES: 06/17/17
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)



NOTES

- 1. A 7.50 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 7.50 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- 2. AN EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. GEORGE FOR ACCESS BY LAW ENFORCEMENT, FIRE AND EMERGENCY PERSONNEL.
- 3. THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A HILLSIDE AND/OR ENGINEER HAZARDOUS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF HAZARDOUS NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.
- 4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS INCORPORATED (AGENCI), ST. GEORGE, UTAH 84770 (435) 671-4800. THE INVESTIGATION REPORT IS AVAILABLE TO THE PUBLIC. THE REPORT IS DATED MARCH 22, 2005, PROJECT NO. 2942748. THIS REPORT IS AVAILABLE FROM THE DEVELOPER, DOUBLE DRAGON INVESTMENTS, LLC, 351 S. WALKER DR. (435) 819-1998. CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- 5. ALL COMMON AREAS AND 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 CITY OF ST. GEORGE'S POLICIES AND ORDINANCES AND TO THE CITY'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS WHERE NECESSARY AND TO REPAIR OR BUILD PUBLIC UTILITIES (SEE DECLARATION).
- 6. BUILDING SETBACK REQUIREMENTS:
 - REAR YARD: 10' MIN.
 - FRONT YARD: 10' MIN.ASSESSMENT OF THE BUILDING ENVELOPES FOR EACH LOT. THESE SETBACKS WILL APPLY TO ALL BUILDINGS - NO DISTURB AREAS.
- 7. OWNERS AND BUILDERS ON LOTS 28 THROUGH 30 SHOULD TAKE SPECIAL CARE TO PLACE AND MAINTAIN CURBS AND EASEMENTS THROUGH THE LOTS TO THE STREET. A SITE GRADING EXCESS DRAINAGE FROM THE HILLSIDE THROUGH THE LOTS TO THE STREET IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT.

GENERAL NOTES AND RESTRICTIONS

- 1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. PRIVATE STREETS WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
- 2. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE SEWER AND DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.
- 3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE. THE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- 4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE, PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 5. IN ADDITION TO ANNUAL USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY TO MAINTAIN, REPAIR, RESTORE, OR REPLACE SUCH IMPROVEMENTS. PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY DRAINAGE IMPROVEMENTS IN INCLUDING MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 6. 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 GAS, CABLE TV, TELEPHONE, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.
- 7. 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.
- 8. ALL FRONT LOT CORNERS ARE SET WITH 5/8" REBAR TOPPED WITH PLASTIC CAPS AND OFFSETS TO FRONT LOT CORNERS ARE SET WITH NAIL & WASHERS IN CONCRETE CURB AT A TYPICAL DISTANCE OF 11.50' ON EXTENSION OF LOT LINES (OFFSET DISTANCES WHICH ARE NOT TYPICAL ARE LABELED ON PLAT).

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS 14 DAY OF July 2016 REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.

Wally A. Stephens, ENGINEER CITY OF ST. GEORGE
PLANNING AND ZONING MANAGER CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH THE CITY OF ST. GEORGE PLANNING AND ZONING CODE, AND WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 28th DAY OF July 2016.

Wally A. Stephens, ENGINEER CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 27th DAY OF June A.D. 2016. THE ABOVE SUBDIVISION FINAL PLAT AND 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, UTAH.

N.H. Hales, Assistant CITY ATTORNEY CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE 28th DAY OF June A.D. 2016 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, UTAH.

N.H. Hales, Assistant CITY ATTORNEY CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORD IN THE MINUTES OF ITS MEETING OF THE DAY OF July A.D. 2016 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

Mayor: Wally A. Stephens, CITY OF ST. GEORGE
CITY RECORDER: N.H. Hales, CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORITY OF SAID CITY COUNCIL RECORD IN THE MINUTES OF ITS MEETING OF THE DAY OF July A.D. 2016 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

WASHINGTON COUNTY TREASURER: D. J. Swartz, CITY OF ST. GEORGE

RECORDED NUMBER

DOC # 20160027936

WASHINGTON COUNTY RECORDER: L. Smith

No	Date	By	Revision

BUNDY SURVEYING INCORPORATED
 351 S. VALLEY VIEW DR. 35 ST. GEORGE, UTAH 84778
 PHONE: (435) 619-1990
 LAND SURVEYING & MAPPING & LEGAL DESCRIPTIONS
 TOPOGRAPHY & CONSTRUCTION STAKING

KACHINA CLIFFS PH 2-ENTRADA AT SNOW CANYON AMENDED
 LOCATED IN THE SE 1/4 SECTION 3, T 42 S, R 16 W, SLB&M
 ST. GEORGE, WASHINGTON COUNTY, UTAH
 SHEET 20F 2 OF SHEETS 2

LEGEND

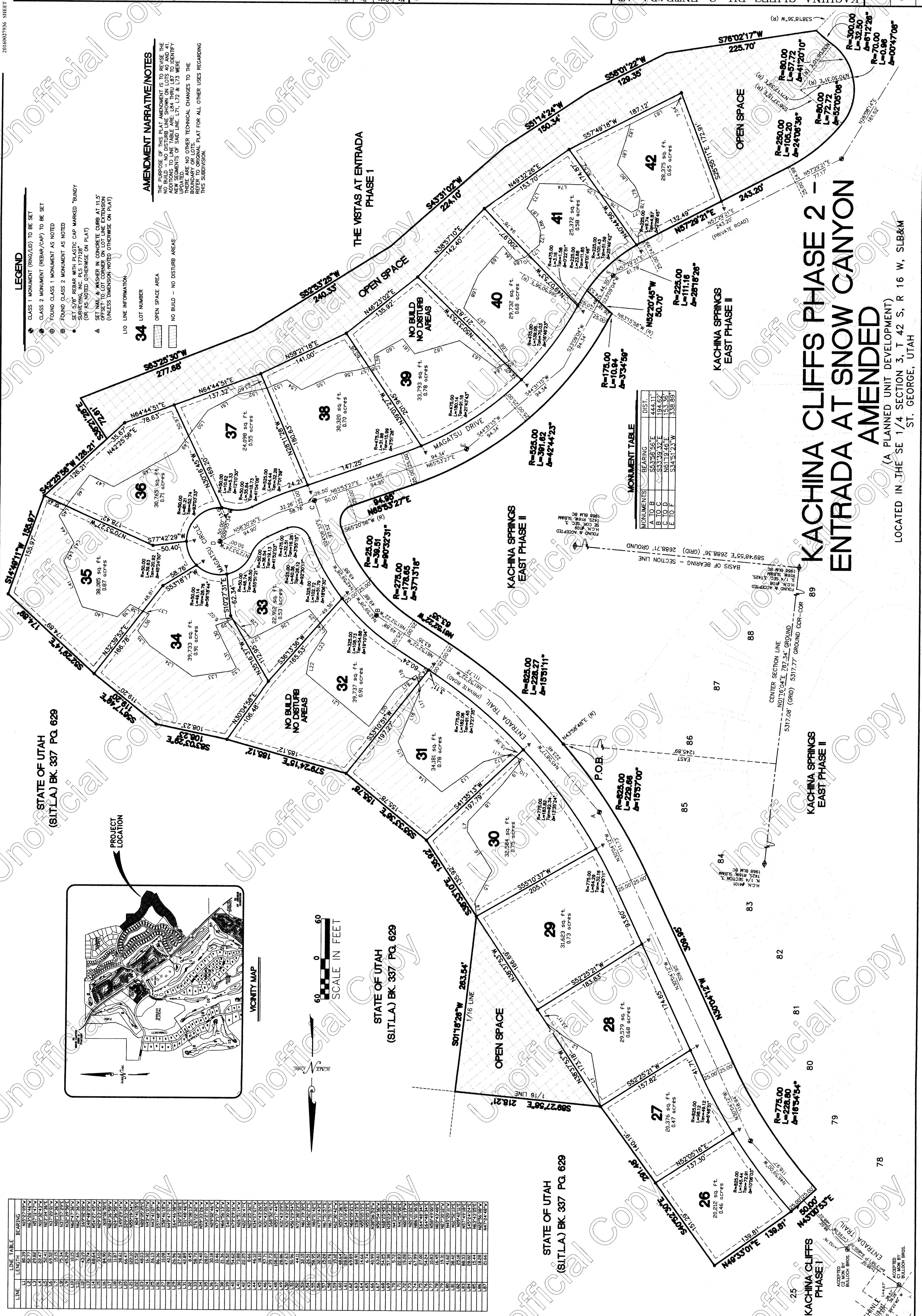
- CLASS 1 MONUMENT (RING/LID) TO BE SET
- CLASS 2 MONUMENT (REBAR/CAF) TO BE SET
- FOUND CLASS 1 MONUMENT AS NOTED
- FOUND CLASS 2 MONUMENT AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "BUNDY SURVEYING, INC. PLUS 177128" (OR AS NOTED OTHERWISE ON PLAN)
- SET NAIL & WASHER IN CONCRETE CURB AT 11.5" OFFSET TO LOT CORNER OR LOT LINE EXTENSION (UNLESS DIMENSION NOTED OTHERWISE ON PLAN)

AMENDMENT NARRATIVE/NOTES

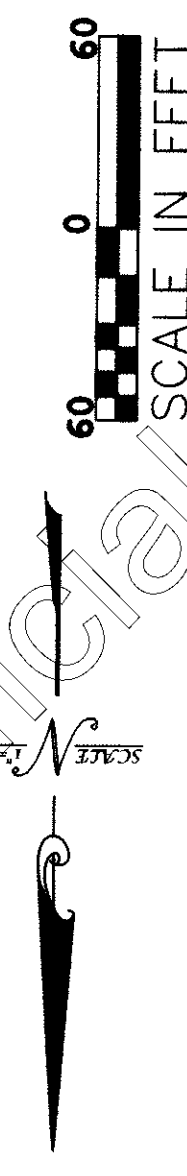
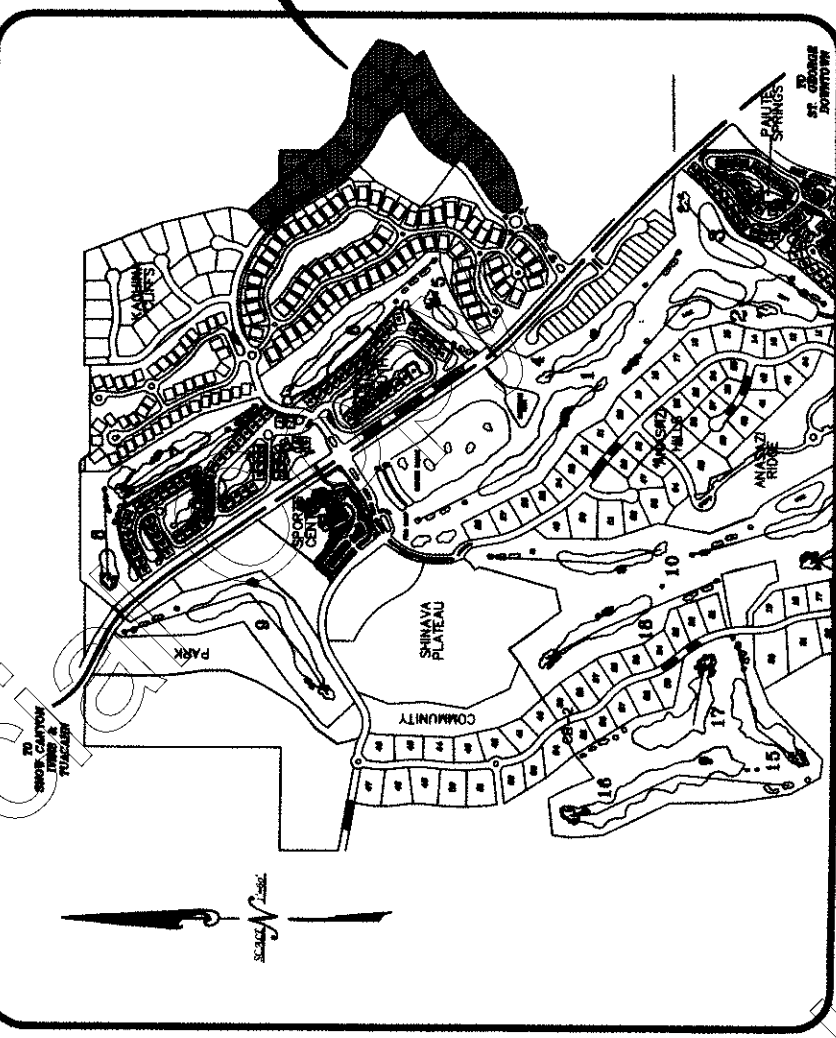
THE PURPOSE OF THIS PLAN AMENDMENT IS TO REVISION THE NO BUILD - NO DISTURB LINE SHOWN ON LOTS 40 AND 41. ADDITIONS TO LINE TABLE ARE: L84, L85, L86, L87 TO IDENTIFY UPDATES TO THIS PLAN. L84, L85, L86, L87 TO IDENTIFY UPDATES TO THIS PLAN. L84, L85, L86, L87 TO IDENTIFY UPDATES TO THIS PLAN.

MONUMENT TABLE

MONUMENTS	BEARING	DIST.
A TO B	S5°25'55"E	44.11'
B TO C	S33°33'32"E	194.62'
C TO D	N61°19'46"E	153.36'
E TO F	S34°51'23"W	338.89'



STATE OF UTAH
 (S.I.T.L.A.) BK. 337 PG. 629



LINE	LENGTH	BEARING
L1	58.71	N52°25'42"E
L2	59.71	N52°25'42"E
L3	59.71	N52°25'42"E
L4	59.71	N52°25'42"E
L5	59.71	N52°25'42"E
L6	59.71	N52°25'42"E
L7	59.71	N52°25'42"E
L8	59.71	N52°25'42"E
L9	59.71	N52°25'42"E
L10	59.71	N52°25'42"E
L11	59.71	N52°25'42"E
L12	59.71	N52°25'42"E
L13	59.71	N52°25'42"E
L14	59.71	N52°25'42"E
L15	59.71	N52°25'42"E
L16	59.71	N52°25'42"E
L17	59.71	N52°25'42"E
L18	59.71	N52°25'42"E
L19	59.71	N52°25'42"E
L20	59.71	N52°25'42"E
L21	59.71	N52°25'42"E
L22	59.71	N52°25'42"E
L23	59.71	N52°25'42"E
L24	59.71	N52°25'42"E
L25	59.71	N52°25'42"E
L26	59.71	N52°25'42"E
L27	59.71	N52°25'42"E
L28	59.71	N52°25'42"E
L29	59.71	N52°25'42"E
L30	59.71	N52°25'42"E
L31	59.71	N52°25'42"E
L32	59.71	N52°25'42"E
L33	59.71	N52°25'42"E
L34	59.71	N52°25'42"E
L35	59.71	N52°25'42"E
L36	59.71	N52°25'42"E
L37	59.71	N52°25'42"E
L38	59.71	N52°25'42"E
L39	59.71	N52°25'42"E
L40	59.71	N52°25'42"E
L41	59.71	N52°25'42"E
L42	59.71	N52°25'42"E
L43	59.71	N52°25'42"E
L44	59.71	N52°25'42"E
L45	59.71	N52°25'42"E
L46	59.71	N52°25'42"E
L47	59.71	N52°25'42"E
L48	59.71	N52°25'42"E
L49	59.71	N52°25'42"E
L50	59.71	N52°25'42"E
L51	59.71	N52°25'42"E
L52	59.71	N52°25'42"E
L53	59.71	N52°25'42"E
L54	59.71	N52°25'42"E
L55	59.71	N52°25'42"E
L56	59.71	N52°25'42"E
L57	59.71	N52°25'42"E
L58	59.71	N52°25'42"E
L59	59.71	N52°25'42"E
L60	59.71	N52°25'42"E
L61	59.71	N52°25'42"E
L62	59.71	N52°25'42"E
L63	59.71	N52°25'42"E
L64	59.71	N52°25'42"E
L65	59.71	N52°25'42"E
L66	59.71	N52°25'42"E
L67	59.71	N52°25'42"E
L68	59.71	N52°25'42"E
L69	59.71	N52°25'42"E
L70	59.71	N52°25'42"E
L71	59.71	N52°25'42"E
L72	59.71	N52°25'42"E
L73	59.71	N52°25'42"E
L74	59.71	N52°25'42"E
L75	59.71	N52°25'42"E
L76	59.71	N52°25'42"E
L77	59.71	N52°25'42"E
L78	59.71	N52°25'42"E
L79	59.71	N52°25'42"E
L80	59.71	N52°25'42"E
L81	59.71	N52°25'42"E
L82	59.71	N52°25'42"E
L83	59.71	N52°25'42"E
L84	59.71	N52°25'42"E
L85	59.71	N52°25'42"E
L86	59.71	N52°25'42"E
L87	59.71	N52°25'42"E

STATE OF UTAH
 (S.I.T.L.A.) BK. 337 PG. 629

KACHINA CLIFFS PHASE 2 - ENTRADA AT SNOW CANYON AMENDED

(A PLANNED UNIT DEVELOPMENT)
 LOCATED IN THE SE 1/4 SECTION 3, T 42 S, R 16 W, SLB&M
 ST. GEORGE, UTAH

ACCEPTED BY BULLOCK BROS. SURVEYING
 ACCEPTED BY BULLOCK BROS. SURVEYING
 ACCEPTED BY BULLOCK BROS. SURVEYING