

Redhawk

A Residential Planned Unit Development

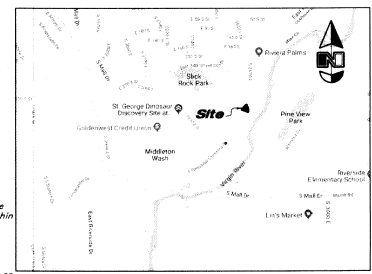
A part of the Southwest Quarter of Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah
 2019

Notice of Conditions and Restrictions

- This subdivision contains private streets and drainage. Private streets and drainage infrastructure 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 streets and drainage within this subdivision.
- The 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 municipal utilities.
- In addition to annual, usual, and special assessments for maintenance of common non-municipal improvements contained within this subdivision, the 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 and in installing, maintaining, repairing, or replacing municipal utilities.
- By recording this subdivision plat, municipal utility easements are hereby granted within all common and limited common areas (including private drives) within this subdivision for the installation, access, maintenance, and repair of all municipal utilities.
- All power, sewer, and water improvements are municipal utilities and maintained by City of St. George, up to and including the meters. All fire hydrants and their appurtenances within this subdivision are municipal and are maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by the association.
- A Geotechnical investigation was performed by GSK. The investigation results and specific recommendations for the construction of foundations, floor slabs, soils and exterior flatwork are compiled in a report dated January 16, 2018. This report is available from 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 specific recommendations as special considerations may be required for structures and landscaping.
- Owners may rent their units as short term rentals, one dwelling per lot number (19 dwellings only).

Flood Plain Restrictions

- Based on the proximity of this property to the Virgin River, homes constructed within the boundaries of this subdivision may be subject to a flooding and erosion hazard. By purchasing property within this subdivision, the purchaser assumes any and all risk of damage and loss of any kind as a result of its proximity to the Virgin River, and does indemnify and hold the City of St. George, its officers, boards, employees, agents and assigns, harmless from any and all claims of injury, damage, expense or loss of whatever nature, and by any person, related to the use of their property now and in the future, by reason of flooding, leakage, or any damage directly or indirectly caused by water, erosion, or deposition, sudden or gradual, whether surface, flood, or rainfall. The 100-year flood plain is an area defined by FEMA and the Erosion Hazard Boundary shown was adopted by the City of St. George in January of 2000 based on the river stability study completed by CHM Hill and Jt Fuller/Hydrology and Geomorphology Inc. Homeowners are encouraged to investigate and evaluate the risk prior to purchasing within the zone.
- No encroachment, fill, clearing, removal of vegetation or activity or work of any kind is allowed in the Virgin River flood plain without necessary approvals from the City, State, and Federal Agencies.



Vicinity Map
 A part of St. George, Utah
 Not to Scale

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Map representing a part of Washington County, Utah. Flood Number 49053C1035C dated 2 April, 2009. Flood Zone X is defined as "Area of Minimal Flood Hazard." Flood Zone AE is defined as a Regulatory Floodway without Base Flood Elevation (FE).

Surveyor's Certificate

I, Bruce D. Pimpor, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, limited common areas, common areas and municipal utility easements, hereafter to be known as

Redhawk - A Residential Planned Unit Development

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Southwest Quarter of Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah:

Beginning at a point located 1957.31 feet North 0°54'14" East along the Section Line and 3120.69 feet South 89°05'46" East from the South Quarter Corner of Section 28 of said Township and Range; and running thence North 35°38'57" East 55.13 feet; thence North 40°55'38" East 228.08 feet; thence North 71°32'36" East 40.14 feet; thence South 88.71 feet along the arc of a 428.50 foot radius curve to the left (Center bears North 76°15'14" East, Central Angle equals 115°14'41" and Long Chord bears South 19°40'37" East 88.55 feet); thence South 25°36'27" East 14.77 feet to the center of a 390.50 foot radius curve to the right (Center bears South 64°23'33" West, Central Angle equals 36°52'30" and Long Chord bears South 7°10'12" East 247.01 feet); thence North 68°50'55" West 308.07 feet to the point of beginning.

Contains 55,003 sq. ft. or 1.263 acres
 19 Units

6 JUNE 2019 Date
 Bruce D. Pimpor
 Bruce D. Pimpor
 Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of all the above described tract of land having caused the same to be subdivided into lots, limited common areas, common areas and municipal utility easements hereafter known as: **Redhawk**

Do hereby dedicate to the common use of the Home Owners Association, but not to the use of the general public all limited common areas, and common areas (including private streets) shown on this plat, in accordance with the terms and conditions of dedication of said limited common areas, and common areas as more fully provided in the Declaration of Covenants, Conditions, and Restrictions applicable to the documents recorded in the Office of Washington County Recorder. Said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made part of this plat. Reference is made to said Declaration for details concerning the right and obligations of parties having an acquiring interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to the City of St. George, municipal utility easements over, under and across all common and limited common areas and private roadways for the installation and maintenance of municipal utilities. The undersigned owners do hereby warrant to the City of St. George and its successors and assigns, the right to use all dedications and conveyances granted herein against the claims of all persons.

All lots, limited common areas, common areas, and easements are noted as shown.

In witness whereof I have hereunto set my hand This 10 Day of June AD, 2019.

Greg Windbacher
 By: Greg Windbacher
 IS: Managing Member

Acknowledgement

State of Utah } ss
 County of Washington

On the 10 day of June, 2019, personally appeared before me, the undersigned Notary Public, Greg Windbacher, who being by me duly sworn did say that he is the Owner of Redhawk, LLC and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: Chelsea Robinson
 Commission Number: 704303

My Commission Expires: 2/22/23

A Notary Public Commissioned in Utah
 (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Chelsea Robinson
 A Notary Public

Redhawk

A Residential Planned Unit Development

A part of the Southwest Quarter of Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah

Sheet 1 of 2

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.

Narrative

This Plat was requested by **Boch Homes to create 19 Units** for sale.

This Survey retraces and honors a previous Record of Survey by Rosenberg Associates, Job No. 5217-17-029 dated 16 April, 2017.

A line between monuments found for the South Quarter Corner and the North Quarter Corner of Section 28 was assigned the HCN bearing of North 0°54'14" East as the Basis of Bearings to retrace and honor the previous Survey.

Property Curves were placed as shown hereon.

Bedrock Townhomes Phase 2

St. George City
 SO-5-2-27-3421

Grayhawk Apartments at Rivers Edge, LLC
 SO-5-2-28-21032

J & S Farms, LTD
 SO-5-2-27-341

St. George City
 SO-5-2-27-3421

ANDERSON WAHLEN & ASSOCIATES
 2010 North Rosewood Road, Salt Lake City, Utah 84116
 801-521-8528 - andersonwahlen.net

<p>Approval of the Community Development Director</p> <p>I, Community Development Director for the City of St. George, have this <u>10</u> day of <u>June</u> A.D. 20<u>19</u> reviewed the above subdivision Final Plat and recommended the same for acceptance by the City of Saint George, UT.</p> <p><i>[Signature]</i> Community Development Director City of St. George</p>	<p>Engineer's Approval</p> <p>The herein Subdivision Final Plat has been reviewed and is approved in accordance with information on file in this office this <u>10</u> day of <u>June</u> A.D. 20<u>19</u>.</p> <p><i>[Signature]</i> Engineer City of St. George</p>	<p>Approval as to Form</p> <p>Approved as to Form this <u>10</u> day of <u>June</u> A.D. 20<u>19</u>.</p> <p><i>[Signature]</i> City Attorney City of St. George</p>	<p>Approval of Planning Commission</p> <p>On this <u>05</u> day of <u>JUNE</u> A.D. 20<u>19</u> the Planning Commission of the city of St. George, having reviewed the above Subdivision Final Plat and having found it complies with the requirements of the City's Planning Ordinance, and by authority of said Commission hereby approve said subdivision for acceptance by the City of St. George, UT.</p> <p><i>[Signature]</i> Chairman Planning Commission City of St. George</p>	<p>Approval and Acceptance by St. George City</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 this <u>10</u> day of <u>June</u> A.D. 20<u>19</u> hereby accept said Final Plat with all Commitments and obligations pertaining thereto.</p> <p><i>[Signature]</i> City Recorder - Deputy City of St. George</p> <p><i>[Signature]</i> Mayor City of St. George</p>	<p>Treasurer Approval</p> <p>I, Washington County Treasurer, certify on this <u>10</u> day of <u>June</u> A.D. 20<u>19</u> that I have reviewed the special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.</p> <p><i>[Signature]</i> Washington County Treasurer</p>	<p>Recorded # DOC # 20190040161</p> <p>State of Utah, Recorded and</p> <p>Date _____ Time _____</p> <p>Book _____ Page _____</p> <p>Fee _____</p> <p><i>[Signature]</i> Washington County Recorder</p>
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1907.21' 5252.47' 5252.48' 5252.49' 5252.50' 5252.51' 5252.52' 5252.53' 5252.54' 5252.55' 5252.56' 5252.57' 5252.58' 5252.59' 5252.60' 5252.61' 5252.62' 5252.63' 5252.64' 5252.65' 5252.66' 5252.67' 5252.68' 5252.69' 5252.70' 5252.71' 5252.72' 5252.73' 5252.74' 5252.75' 5252.76' 5252.77' 5252.78' 5252.79' 5252.80' 5252.81' 5252.82' 5252.83' 5252.84' 5252.85' 5252.86' 5252.87' 5252.88' 5252.89' 5252.90' 5252.91' 5252.92' 5252.93' 5252.94' 5252.95' 5252.96' 5252.97' 5252.98' 5252.99' 5253.00'

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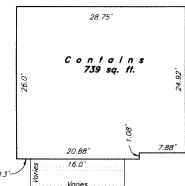
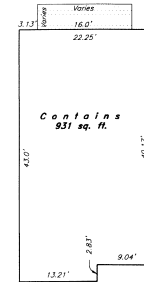
A part of the Southwest Quarter of Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah 2019



Scale: 1" = 20'

Legend

- Property Line
- Easement Line
- Site Distance and Obstacle Triangle
- Adjoiner Line
- Section Corner Found as Nailed
- Class 1 Monument (Ring & Lid) Monument set with this Plot
- Class 1 Monument (Ring & Lid) Monument Found
- Class 2 Monument (Rebar & Aluminum Cap) Monument Set with this Plot
- Set Rebar & Cap stamped AWA
- Set Nail & Washer stamped AWA
- Set scribble mark in concrete
- MUE
- Municipal Utility Easement
- Private Area
- Common Area
- Limited Common Area used exclusively by the Adjacent lot owner



Lot Details

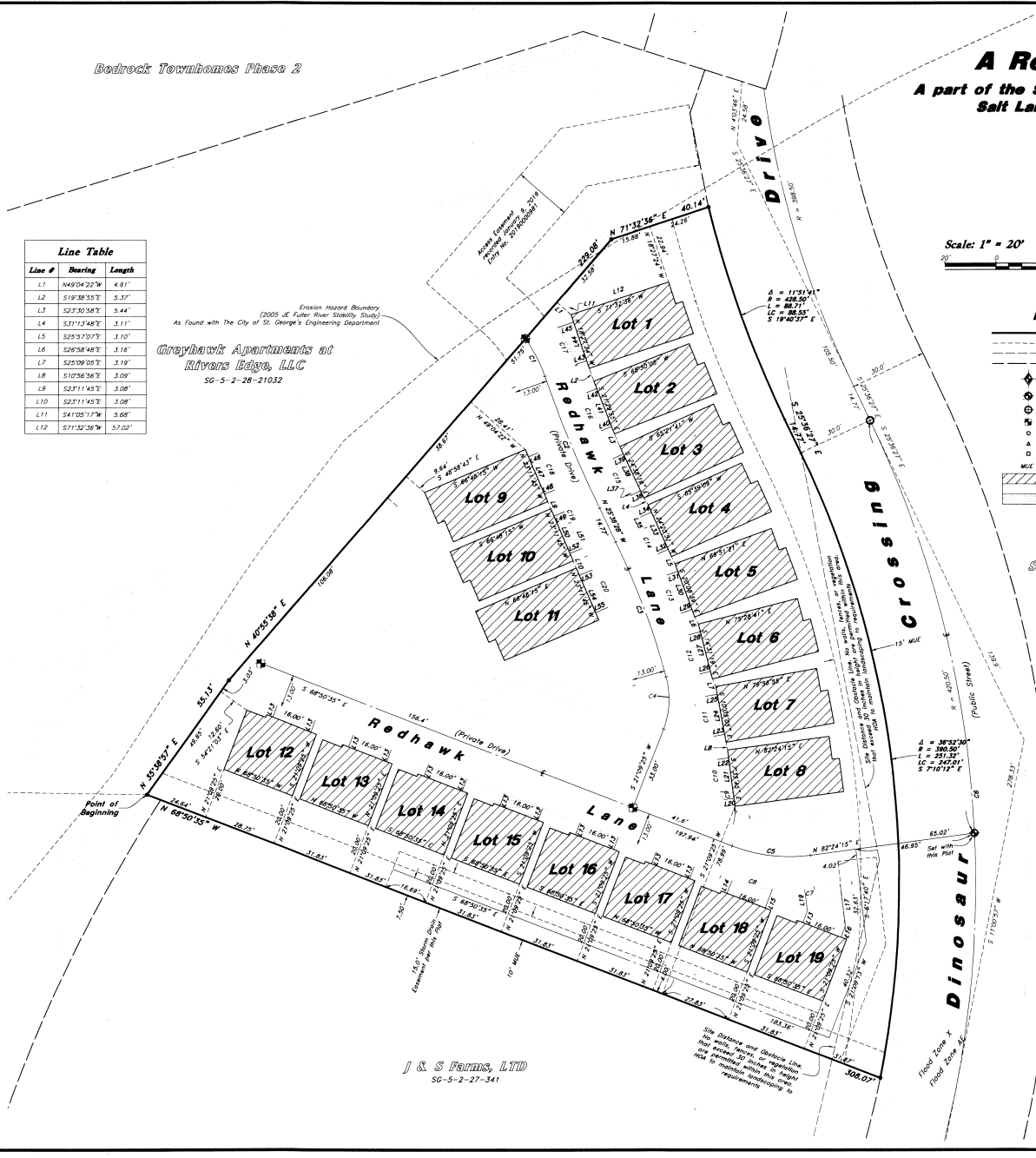
1"=10'
 All lot corners to be construed as right angles with the 2 directions of the lines shown on the plot.

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.

Line #	Bearing	Length
L1	N49°24'22"W	4.91'
L2	S19°58'55"E	5.37'
L3	S23°50'58"E	5.44'
L4	S31°13'48"E	3.11'
L5	S25°57'07"E	3.10'
L6	S26°58'48"E	3.16'
L7	S25°09'05"E	3.19'
L8	S10°56'56"E	3.09'
L9	S23°11'43"E	3.08'
L10	S23°11'43"E	3.08'
L11	S43°05'17"W	3.68'
L12	S71°32'56"W	5.02'

Erosion Hazard Boundary
 (2005 JE Guler River Stability Study)
 As Found with the City of St. George's Engineering Department

**Redhawk Apartments at
 Rivers Edge, LLC**
 SG-5-2-28-21032



Curve	Date	Radius	Length	Chord Data
C1	19°28'51"	43.00'	16.72'	N 27°01'11" W 16.87'
C2	6°16'43"	509.00'	56.03'	S 22°27'06" E 56.04'
C3	18°26'40"	310.00'	56.51'	N 20°23'08" W 56.43'
C4	38°19'13"	11.00'	20.82'	N 25°49'40" E 20.53'
C5	28°45'10"	62.00'	31.11'	S 83°31'10" E 30.79'
C6	41°42'26"	420.50'	306.09'	N 44°54'14" W 298.38'
C7	2°58'43"	75.00'	3.90'	S 83°53'37" W 3.90'
C8	18°26'02"	75.00'	16.28'	S 78°47'06" E 16.24'
C9	18°42'23"	10.00'	3.26'	S 15°46'20" E 3.25'
C10	2°16'03"	323.00'	12.78'	N 7°53'10" W 12.78'
C11	2°30'23"	323.00'	18.01'	N 11°43'49" W 18.01'
C12	2°30'23"	323.00'	18.01'	N 18°10'01" W 18.01'
C13	2°30'18"	323.00'	18.00'	N 20°35'08" W 18.00'
C14	2°00'18"	323.00'	11.30'	N 24°36'19" W 11.30'
C15	1°45'39"	496.00'	15.24'	N 24°42'58" W 15.24'
C16	1°50'54"	496.00'	16.80'	N 31°32'40" W 16.80'
C17	1°28'50"	75.00'	16.56'	N 23°31'10" W 16.52'
C18	1°45'21"	522.00'	16.00'	S 25°10'32" E 16.00'
C19	0°31'42"	522.00'	4.82'	S 25°20'35" E 4.82'
C20	3°05'13"	297.00'	16.00'	S 22°57'10" E 16.00'

Line #	Bearing	Length
L13	N 31°09'25" E	5.00'
L14	N 31°09'25" E	5.16'
L15	S 21°08'25" W	3.96'
L16	S 21°08'25" W	4.34'
L17	S 7°55'45" E	16.16'
L18	S 82°24'15" W	10.10'
L19	N 7°55'45" W	8.51'
L20	S 82°24'15" W	3.88'
L21	N 7°55'45" W	16.00'
L22	S 82°24'15" W	4.33'
L23	S 78°56'55" W	4.32'
L24	N 10°03'15" W	16.00'
L25	S 78°56'55" W	4.79'
L26	S 78°56'41" W	4.34'
L27	N 14°31'19" W	16.00'
L28	S 78°56'41" W	4.80'
L29	N 69°51'21" E	4.43'
L30	N 20°08'59" W	16.00'
L31	N 69°51'21" E	4.56'
L32	N 69°51'09" E	4.45'
L33	N 42°20'15" W	16.00'
L34	N 69°51'09" E	4.60'

Line #	Bearing	Length
L1	N 25°58'28" W	4.20'
L2	N 65°31'41" E	4.43'
L3	N 25°58'28" W	0.78'
L4	N 24°38'10" W	16.00'
L5	N 65°31'41" E	4.45'
L6	N 68°30'05" W	4.43'
L7	N 21°29'55" W	16.00'
L8	N 68°30'05" W	4.44'
L9	S 71°32'16" W	4.46'
L10	N 28°32'16" W	16.00'
L11	S 71°32'16" W	6.52'
L12	S 66°48'15" W	4.24'
L13	S 23°11'45" E	19.12'
L14	S 66°48'15" W	4.23'
L15	S 66°48'15" W	4.46'
L16	S 23°11'45" E	16.00'
L17	S 25°58'28" E	11.19'
L18	S 66°48'15" W	5.11'
L19	S 66°48'15" W	5.45'
L20	S 66°48'15" W	5.65'
L21	S 66°48'15" W	5.58'

J & S Farms, LTD
 SG-5-2-27-341

Bruce D. Ferguson
 25 June, 2019

Recorded #
 State of Utah, County of Washington,
 Recorded and Filled at the Request of

Date _____ Time _____
 Book _____ Page _____

Fee \$ _____
 Washington County Recorder