



MAP

NAME: AUBURN HILLS PHASE 3B

LOTS: 30 MAP: 4589

PARCEL: SG-6-3-36-410

**DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC
DESERT COLOR ST GEORGE LLC**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25, AND THE NORTH HALF OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF AUBURN HILLS PHASE 3A, OFFICIAL RECORDS, WASHINGTON COUNTY RECORDER, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 88°50'55" WEST 251.77 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 67°13'33" EAST 233.94 FEET, 2) NORTH 22°46'27" WEST 15.00 FEET, 3) NORTH 67°13'33" EAST 155.00 FEET, 4) NORTH 22°46'27" WEST 24.14 FEET, AND 5) NORTH 67°13'33" EAST 192.39 FEET; THENCE SOUTH 29°09'26" EAST 93.32 FEET; THENCE SOUTH 30°08'23" EAST 129.69 FEET; THENCE SOUTH 61°30'56" WEST 38.11 FEET; THENCE SOUTHWESTERLY ALONG A 826.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 53°27'28" WEST A DISTANCE OF 231.57 FEET), CENTER POINT LIES SOUTH 28°29'04" EAST THROUGH A CENTRAL ANGLE OF 16°06'56", A DISTANCE OF 232.33 FEET; THENCE NORTH 44°36'00" WEST 7.82 FEET; THENCE SOUTHWESTERLY ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°18'46" WEST A DISTANCE OF 85.19 FEET), CENTER POINT LIES NORTH 44°36'00" WEST THROUGH A CENTRAL ANGLE OF 21°49'33", A DISTANCE OF 85.71 FEET; THENCE SOUTH 67°13'33" WEST 122.54 FEET; THENCE SOUTHERLY ALONG A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 06°28'39" WEST A DISTANCE OF 188.27 FEET), CENTER POINT LIES SOUTH 68°23'56" WEST THROUGH A CENTRAL ANGLE OF 56°09'25", A DISTANCE OF 196.03 FEET; THENCE SOUTHWESTERLY ALONG A 689.94 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°35'31" WEST A DISTANCE OF 240.33 FEET), CENTER POINT LIES NORTH 55°26'17" WEST THROUGH A CENTRAL ANGLE OF 20°03'37", A DISTANCE OF 241.56 FEET; THENCE WESTERLY ALONG A 200.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 74°04'34" WEST A DISTANCE OF 312.18 FEET), CENTER POINT LIES NORTH 35°22'40" WEST THROUGH A CENTRAL ANGLE OF 102°36'13", A DISTANCE OF 358.15 FEET; THENCE NORTH 22°46'27" WEST 156.57 FEET; THENCE NORTH 67°13'33" EAST 1.00 FEET; THENCE NORTH 22°46'27" WEST 60.00 FEET; THENCE SOUTH 67°13'33" WEST 1.00 FEET; THENCE NORTH 22°46'27" WEST 95.00 FEET TO SAID SOUTH BOUNDARY LINE; THENCE NORTH 67°13'33" EAST ALONG SAID LINE 421.06 FEET TO THE POINT OF BEGINNING.

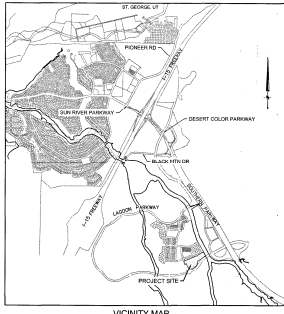
CONTAINING 366,686 SQUARE FEET OR 8.42 ACRES.

NOTICE OF CONDITIONS & RESTRICTIONS

- THE FOLLOWING LANDINGS & BUILDINGS ENLARGE THE PROPERTY, AS DESCRIBED HEREIN, IN PERPETUITY:
 - A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLOWING ARE COMPILED IN A REPORT DATED 08/11/2010. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY OF THIS REPORT SHALL BE FILED 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.
 - THIS DEVELOPMENT REQUIRES UNUSUAL SPECIAL ASSURANCES AS SET FORTH IN THE SUPPLEMENTAL DECLARATIONS AND FROM THOSE REQUIRED BY THE CITY OF ST. GEORGE. IT IS THE RESPONSIBILITY OF THE ARCHITECTS, ENGINEERS, DESIGNERS AND BUILDERS TO VERIFY THESE SPECIAL RESTRICTIONS.
 - ALL PRIVATE YARDS SHALL BE MAINTAINED BY THE LOT OWNER. ALL LANDSCAPING WITHIN THE LIMITED COMMON AREA (RESIDENTIAL) SHALL BE MAINTAINED BY DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. (THE "ASSOCIATION").
 - IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-MUNICIPAL IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL Levy Special Assessments AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE ALLEYS, LANES, 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.
 - BY RECORDING THIS SUBDIVISION PLAT, MUNICIPAL UTILITY EXEMPTIONS ARE HEREBY GRANTED WITHIN ALL LIMITED COMMON AREAS (RESIDENTIAL) WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL MUNICIPAL UTILITIES THERE AS TO EXISTING MUNICIPAL UTILITY EXEMPTIONS OF ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 1800 FOOT ALONG ALL STREET SIDE LOT LINES.
 - ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY THE 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.
 - ALL PULL WALLS AND PRIVATE ALLY WALLS SHALL REMAIN AND MAINTAINABLE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/OWNERS' ASSOCIATION AND SUBSEQUENT PURCHASERS. SAID OWNER/OWNERS' ASSOCIATION AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARD, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
 - CARRIAGE HOUSES ARE APPROVED ON ALL LOTS IN THIS FINAL PLAT, SO LONG AS THE MINIMUM TERM OF THE RENTAL IS AT LEAST NINETY (90) DAYS OR GREATER. IN THE TWO RESIDENTIAL AND TWO AND THE PRIMARY RESIDENCE ON THE LOT IS OWNED OCCUPIES.

NOTES

- DIMENSIONS SHOW THE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOW HEREIN.
- ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE BLUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)



AUBURN HILLS PHASE 3B

LOCATED IN
SOUTH 1/2 OF SECTION 20 & NORTH 1/2 OF SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE HEREDIN DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC STREETS, MUNICIPAL UTILITY EXEMPTIONS AND LIMITED COMMON (RESIDENTIAL) AREAS, TO BE HEREINAFTER KNOWN AS:

AUBURN HILLS PHASE 3B

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, ALL LIMITED COMMON (RESIDENTIAL) AREAS SHOWN ON THIS PLAT, AND TO THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS AND EXEMPTIONS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS, EXCEPTING AND RESERVING TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUSTS, LANDS ADMINISTRATION, THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 26 DAY OF March 2021

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.
(A UTAH LIMITED LIABILITY COMPANY)

MICHELLE DANSE, MANAGER

ACCEPTANCE OF LIMITED COMMON (RESIDENTIAL) AREAS.

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

MICHELLE DANSE, PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah, County of Washington, ss. I, _____, do hereby acknowledge that I am a member of the LIMITED LIABILITY COMPANY DESCRIBED IN THE ABOVE INSTRUMENT.

ON THE 26 DAY OF March 2021, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MICHELLE DANSE, WHO BEING BY ME FULLY SWORN, DID SAY THAT HE IS THE MANAGER OF DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID COMPANY AND CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID KNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Michelle L. Danse
NOTARY PUBLIC FULL NAME: Michelle L. Danse
COMMISSION NUMBER: 323339
MY COMMISSION EXPIRES: September 6, 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(5)

CORPORATE ACKNOWLEDGMENT

STATE OF Utah, County of Washington, ss. I, _____, do hereby acknowledge that I am a member of the LIMITED LIABILITY COMPANY DESCRIBED IN THE ABOVE INSTRUMENT.

ON THE 26 DAY OF March 2021, I PERSONALLY APPEARED BEFORE ME, MICHELLE DANSE, WHO BEING BY ME FULLY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID COMPANY AND CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID KNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Michelle L. Danse
NOTARY PUBLIC FULL NAME: Michelle L. Danse
COMMISSION NUMBER: 323339
MY COMMISSION EXPIRES: September 6, 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(5)

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANN, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 824242, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 80 CHAPTER 20, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 19-21-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE RECTOR I HAVE MADE A SURVEY OF THE GROUND SHOWN ON THIS PLAT AND HAVE DISCOVERED THE SAME TRACT INTO LOTS, PUBLIC STREETS, MUNICIPAL UTILITY EXEMPTIONS AND LIMITED COMMON (RESIDENTIAL) AREAS TO BE HEREINAFTER KNOWN AS:

AUBURN HILLS PHASE 3B

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 3/26/21
BY: ROBERT R. HERMANN, P.L.S.
BUSBY AND GUDCELL, INC.



ROBERT R. HERMANN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 824242

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 20, AND THE NORTH HALF OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF AUBURN HILLS PHASE 3A, OFFICIAL RECORDS, WASHINGTON COUNTY RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 89°55'57" WEST 201.77 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 87°13'23" EAST 131.14 FEET; (2) NORTH 22°02'27" WEST 16.00 FEET; (3) NORTH 89°55'57" WEST 43.10 FEET; (4) NORTH 22°02'27" WEST 24.14 FEET; AND (5) NORTH 87°13'23" EAST 192.59 FEET; THENCE SOUTH 29°02'28" EAST 83.32 FEET; THENCE SOUTH 50°02'27" EAST 128.84 FEET; THENCE SOUTH 81°02'27" WEST 100.00 FEET; THENCE SOUTHWESTERLY ALONG A 600.00 FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARS SOUTH 53°27'28" WEST A DISTANCE OF 231.57 FEET; CENTER POINT LIES SOUTH 28°04'04" EAST THROUGH A CENTRAL ANGLE OF 109°02'27" A DISTANCE OF 232.53 FEET; THENCE NORTH 44°00'00" WEST 7.82 FEET; THENCE SOUTHWESTERLY ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, LONG CHORD BEARS SOUTH 50°04'00" WEST A DISTANCE OF 80.79 FEET; CENTER POINT LIES NORTH 44°00'00" WEST THROUGH A CENTRAL ANGLE OF 27°04'00" A DISTANCE OF 80.79 FEET; THENCE SOUTH 87°13'23" WEST 122.54 FEET; THENCE SOUTHWESTERLY ALONG A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, LONG CHORD BEARS SOUTH 05°04'00" WEST A DISTANCE OF 188.03 FEET; THENCE SOUTHWESTERLY ALONG A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, LONG CHORD BEARS SOUTH 05°04'00" WEST A DISTANCE OF 188.03 FEET; CENTER POINT LIES SOUTH 87°13'23" WEST THROUGH A CENTRAL ANGLE OF 89°02'27" A DISTANCE OF 188.03 FEET; THENCE SOUTHWESTERLY ALONG A 688.84 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, LONG CHORD BEARS SOUTH 41°33'31" WEST A DISTANCE OF 241.56 FEET; THENCE WESTERLY ALONG A 200.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, LONG CHORD BEARS NORTH 73°04'00" WEST A DISTANCE OF 38.15 FEET; CENTER POINT LIES NORTH 33°04'00" WEST THROUGH A CENTRAL ANGLE OF 102°36'13" A DISTANCE OF 38.15 FEET; THENCE NORTH 22°42'27" WEST 158.57 FEET; THENCE NORTH 87°13'23" EAST 120.00 FEET; THENCE NORTH 22°42'27" WEST 80.00 FEET; THENCE SOUTH 87°13'23" WEST 1.00 FEET; THENCE NORTH 22°42'27" WEST 80.00 FEET TO SAID SOUTH BOUNDARY LINE; THENCE NORTH 87°13'23" EAST ALONG SAID LINE 421.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 306,685 SQUARE FEET OR 8.42 ACRES.

BUSBY & GUDCELL, INC.
Professional Land Surveyors
1000 East 1000 South, Suite 100
St. George, Utah 84770
Phone: (435) 633-1111
Fax: (435) 633-1112



STATE OF UTAH
COUNTY OF WASHINGTON
AUBURN HILLS PHASE 3B
SHEET 1 OF 2
DATE: 3/26/21

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.
MICHELLE DANSE, MANAGER

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.
MICHELLE DANSE, PRESIDENT

AUBURN HILLS PHASE 3B

<p>COMMUNITY DEVELOPMENT DEPARTMENT CITY OF ST. GEORGE</p> <p>HEREBY CERTIFY THAT THIS INSTRUMENT IS THE FINAL SUBDIVISION PLAT AND HAS BEEN APPROVED BY THE CITY OF ST. GEORGE ON THIS 26 DAY OF March 2021.</p> <p>COMMISSIONER: [Signature]</p>	<p>CITY ENGINEER APPROVAL CITY OF ST. GEORGE</p> <p>HEREBY CERTIFY THAT THE ENGINEER HAS REVIEWED THIS PLAT AND APPROVES THE SAME ON THIS 26 DAY OF March 2021.</p> <p>ENGINEER: [Signature]</p>	<p>CITY ATTORNEY APPROVAL CITY OF ST. GEORGE</p> <p>HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND APPROVE THE SAME ON THIS 26 DAY OF March 2021.</p> <p>CITY ATTORNEY: [Signature]</p>	<p>LAND USE AUTHORITY APPROVAL CITY OF ST. GEORGE</p> <p>HEREBY CERTIFY THAT THE LAND USE AUTHORITY HAS REVIEWED THIS PLAT AND APPROVES THE SAME ON THIS 26 DAY OF March 2021.</p> <p>LAND USE AUTHORITY: [Signature]</p>	<p>TAX ASSESSOR APPROVAL WASHINGTON COUNTY</p> <p>HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND APPROVE THE SAME ON THIS 26 DAY OF March 2021.</p> <p>TAX ASSESSOR: [Signature]</p>	<p>RECORDED BY WASHINGTON COUNTY RECORDER</p> <p>DOC # 20210023519 RECORDED ON: 3/26/21</p> <p>RECORDER: [Signature]</p>
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