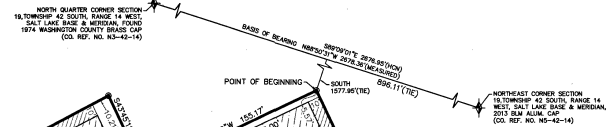


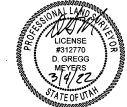
LEGEND

- SPECIFIES LIMITED COMMON AREA
SPECIFIES PRIVATE ELEMENT
SPECIFIES COMMON AREA
SPECIFIES COMMON AREA/PUBLIC ACCESS AREA
SPECIFIES PUBLIC STREET AREA
BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
PUBLIC UTILITY EASEMENT LINE (P.U.E.)
SECTION LINE
ST. GEORGE CITY 50' EASEMENT LINE
UMAPS 60' EASEMENT LINE



SURVEYOR'S CERTIFICATE

I, D. OREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-25-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREIN OWNERS, I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HEREIN INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS...



Signature of D. Oregg Meyers, Professional Land Surveyor, Utah License Number 312770.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 896.11 FEET AND DUE SOUTH 1577.95 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 43°44'30" EAST 782.25 FEET; THENCE SOUTH 47°44'48" WEST 742.02 FEET; THENCE SOUTHWESTERLY ALONG A 420.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 41°18'13" WEST A DISTANCE OF 170.03 FEET); CENTER POINT LIES NORTH 53°42'23" WEST THROUGH A CENTRAL ANGLE OF 90°77'2" A DISTANCE OF 170.03 FEET; THENCE SOUTHWESTERLY ALONG A 420.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 51°09'28" WEST A DISTANCE OF 215.48 FEET); CENTER POINT LIES NORTH 52°42'23" WEST THROUGH A CENTRAL ANGLE OF 29°43'42" A DISTANCE OF 217.82 FEET; THENCE NORTH 27°22'38" WEST 113.42 FEET; THENCE NORTHWESTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 35°54'19" WEST A DISTANCE OF 78.27 FEET); CENTER POINT LIES SOUTH 52°26'34" WEST THROUGH A CENTRAL ANGLE OF 162°1'40" A DISTANCE OF 78.25 FEET; THENCE NORTH 43°45'11" WEST 132.02 FEET; THENCE SOUTH 45°02'23" WEST 84.65 FEET; THENCE NORTH 40°17'50" WEST 102.79 FEET; THENCE SOUTH 43°50'11" WEST 81.48 FEET; THENCE NORTH 40°17'50" WEST 150.00 FEET; THENCE SOUTH 43°50'11" WEST 73.33 FEET; THENCE NORTH 40°17'50" WEST 85.00 FEET; THENCE SOUTH 43°50'11" WEST 105.69 FEET; THENCE NORTH 45°02'15" WEST 89.43 FEET; THENCE NORTH 43°50'11" WEST 505.39 FEET; THENCE SOUTH 43°50'11" EAST 68.91 FEET; THENCE NORTH 40°14'40" EAST 155.17 FEET TO THE POINT OF BEGINNING.

Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves 21 through 35 with their respective measurements.

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CALLED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS, PUBLIC EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS: RIVERBEND AT SUNRISE VALLEY PHASE 2 AND 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 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 "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 2008-0008 BOOK 2008-0008 RECORDS OF THE COUNTY OF WASHINGTON, UTAH. SAID DEDICATION 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 OR ACQUIRING AN INTEREST IN THE DEVELOPMENT OR EQUIPMENT AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, PUBLIC STREETS AND 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 WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND COVENANTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

MELON DEVELOPMENT, INC (A UTAH CORPORATION)

Signature of Pres Haney, dated March 28, 2026.

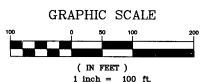
CORPORATE ACKNOWLEDGMENT

STATE of Utah, COUNTY of Washington, s.s. On the 28th day of March, 2026, I, Melissa S. H, Notary Public in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of Directors of Melon Development, Inc. and that they executed the foregoing owners' dedication on behalf of said corporation by authority of a resolution of its board of directors and they did acknowledge to me that the corporation executed the same for the purposes stated therein.

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.

RIVERBEND AT SUNRISE VALLEY PHASE 2

LOCATED IN THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



GENERAL NOTES

- 1. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY...
2. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS...
3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS...
4. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT...
5. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS...
6. ALL COMMON AND LIMITED COMMON AREAS AND SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES...
7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE PROTECTION OF FOUNDATIONS AND SHALLOW FOUNDATIONS ARE COMPILED IN A REPORT DATED DECEMBER 2024...
8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS...
9. BEARINGS SHOWN ON LOT LINES REPRESENT THE SAME VALUE OF OPPOSITE LINES IN EACH LOT...
10. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS...
11. ALL INTERSECTIONS CONTAIN A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE...
12. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF THE TANGENT POINT OF THE CURVE RETURN AT ALL INTERSECTIONS.

Approval and Acceptance section with fields for APPROVAL OF PUBLIC WORKS, ENGINEER'S APPROVAL, APPROVAL AS TO FORM, APPROVAL OF THE PLANNING COMMISSION, APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH, TREASURER APPROVAL, and RECORDED No. Includes signatures and dates.

Vertical sidebar containing 'BUSH & GUDGELL, INC. Engineers - Planners - Surveyors' logo and contact information, and 'RIVERBEND AT SUNRISE VALLEY PHASE 2' title block with sheet number 1 of 1.