

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into Lots, Private Streets & Alleys, Municipal Utility and Drainage Access Easements, and Limited Common (Neighborhood) and Limited Common (Residential) areas (Including Private Streets, & Alleys), to be hereafter known as:

"DESERT COLOR RESORT PHASE 4B AND PHASE 6"

For good and valuable consideration received, does hereby dedicate and convey to Desert Color Community Master Association, INC. for the common use and enjoyment of its members, all Limited Common (Neighborhood & Residential) areas shown on this plat, in accordance with the terms and conditions of dedication of said Limited Common areas as more particularly set forth in the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY, recorded in the office of the Washington County recorder on the 29th day of July, 2020, DOCUMENT NO. 20200039512, FIRST AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY RECORDED February 23, 2021 AS DOCUMENT NO. 20210012428, which are hereby incorporated and made part of this plat, and does hereby dedicate and convey to the City of St. George, Municipal Utility and Drainage Access Easements over, on, under and across all portions shown or referenced on this plat as Municipal Utility and Drainage Access Easements and all Limited Common (Neighborhood and Residential) areas. ALL CIVIC AND COMMON SPACES, REFERENCED ON THIS PLAT ARE CONVEYED SUBJECT TO THE EXPRESS COVENANT AND RESTRICTION THAT THE CIVIC AND COMMON SPACES ARE TO BE USED AND MAINTAINED SOLELY FOR RECREATIONAL USES SUCH AS COMMUNITY POOLS, PARKS, TRAILS, PLAYGROUNDS, TRAIL SYSTEMS, LANDSCAPING, COMMUNITY POOLS, CLUBS, AND OTHER RECREATION AMENITIES TO ENHANCE THE DESERT COLOR COMMUNITY. THIS RESTRICTION RUNS WITH THE LAND, IS BINDING ON SUCCESSORS AND ASSIGNS, AND IS ENFORCEABLE BY THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, THE DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC., ADJACENT LANDOWNERS, AND EACH OF THEIR SUCCESSORS AND OR/ASSIGNS THROUGH ANY PROCEEDINGS AT LAW OR IN EQUITY. Excepting and reserving to the State of Utah, School and Institutional Trust Lands Administration the entire interest in the mineral estate, including all coal, oil, gas and other minerals in all lands so conveyed and dedicated.

Desert Color St. George, LLC does hereby warrant to the City of St. George and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this 2nd day of JUNE 2023

STATE OF UTAH

THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LAND ADMINISTRATION

Michelle E. McConkie - DIRECTOR By: Sean D. Reyes, Utah Attorney General

APPROVED AS TO FORM Sean D. Reyes, Utah Attorney General

JOINER AND CONSENT

The undersigned as OWNER AND LESSEE OF the hereon described tract of land pursuant to the development lease No. DEVL 1100, Dated September 11, 2017, between DESERT COLOR ST. GEORGE, LLC, A Utah Limited Liability Company and the State of Utah acting through The School and Institutional Trust Lands Administration, hereby joins in the Consents to the Above dedication and conveyances.

DESERT COLOR ST. GEORGE, LLC

(A UTAH LIMITED LIABILITY COMPANY)

Mitchell A. Dansie, MANAGER

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC

Ryan Coates, PRESIDENT Acceptance of Limited Common areas, including Civic Space, Open Space, and Private Alleys

NOTICE OF CONDITIONS & RESTRICTIONS

THE FOLLOWING CONDITIONS & RESTRICTION ENCUMBER THE PROPERTY, AS DESCRIBED HERON IN PERPETUITY.

- 1. A Geotechnical Investigation was performed by A.G.E.C. inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, Over-Excavation and Grading, and exterior flatwork are compiled in a report dated May 17, 2022 and Project No. 2212454. 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 as special considerations may be required for structures and landscaping.
2. This development requires greater setback restriction as defined 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 setback restrictions.
3. This subdivision contains private streets, alleys, and drainage. Private streets, alleys, 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, alleys, and drainage within this subdivision.
4. The Association shall be responsible for repairing, restoring, or replacing private streets, private alleys, 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.
5. In addition to annual, usual, and special assessment 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, alleys, 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.
6. By recording this subdivision plat, municipal utility easements are hereby dedicated and conveyed to the City of St. George over, on, under and across all portions shown or referenced on this plat as Municipal Utility Easements and all Limited Common areas (Residential & Neighborhood), and private streets, and alleys, within the subdivision for the installation, access, maintenance, and repair of all municipal utilities.
7. All 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.
8. This subdivision is approved for 53 rental dwellings only.
9. Primary dwellings on lots 401-416, 424-428, & Lots 601-618 may be rented on a short-term basis, one rental unit per dwelling, per night and shall not be rented as two or more dwellings.
10. Carriage houses may be rented out as short-term rentals if:
a. It is rented together with the primary dwelling; or
b. The owner occupies the primary dwelling or the carriage house.
11. All short-term rentals of primary dwellings or carriage houses must either have the owner occupying one of the structures or be rented as one unit. In no case may a carriage house and primary dwelling be rented as two separate short-term rental dwellings.
12. Carriage houses are approved on lots 401-416, 424-428, & Lots 601-618 on this plat.
13. Lots 619 is the well house for the Desert Color Community.
14. Do to the proximity to the floodplain no basements will be allowed.
15. The City of St. George Storm Water UPDES Permit required that each individual homeowner or Homeowner Association install and maintain measures to manage storm water, based on the Long-Term Storm Water Maintenance Agreement and Plan (Recorded as Document No. 20220045516 and 20220045515)

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Salt Lake S.S.

On the 15th day of June, 2023, appeared before me Michelle E. McConkie, who being by me duly sworn did say that she is the director of State of Utah School and institutional Trust Lands Administration, and she did duly acknowledge that she executed the above instrument on behalf of the state of Utah School and Institutional Trust Lands Administration for the uses and purposes stated herein.

NOTARY PUBLIC NOTARY PUBLIC FULL NAME: Tonya L. Matheson COMMISSION NUMBER: 230032 MY COMMISSION EXPIRES: 3-17-2024 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

Tonya L. Matheson NOTARY PUBLIC SIGNATURE

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Washington S.S.

On the 2 day of March, 2023, before me, Michelle C Gedde a notary public, Personally appeared, Mitchell A. Dansie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.

NOTARY PUBLIC NOTARY PUBLIC FULL NAME: Michelle C Gedde COMMISSION NUMBER: 203335 MY COMMISSION EXPIRES: September 6, 2023 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

Michelle C Gedde NOTARY PUBLIC SIGNATURE

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Washington S.S.

On the 2 day of June, 2023, before me, Michelle C Gedde a notary public, Personally appeared, Ryan Coates, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.

NOTARY PUBLIC NOTARY PUBLIC FULL NAME: Michelle C Gedde COMMISSION NUMBER: 203335 MY COMMISSION EXPIRES: September 6, 2023 A NOTARY PUBLIC COMMISSION IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

Michelle C Gedde NOTARY PUBLIC SIGNATURE

SURVEYOR'S CERTIFICATE

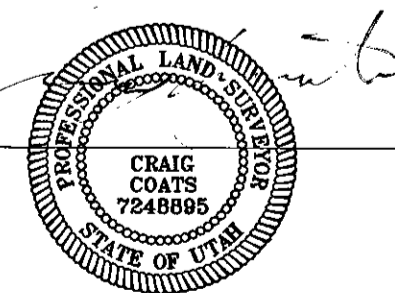
I, Craig Coats, a Professional Land Surveyor, License Number 7248895, hold this license in accordance with Title 58 chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the heron owners I have made a survey of the tract of land as shown on this plat and have subdivided the same tract into (Lots, Private Streets, Alleys and Lanes Municipal Utility Easements and Limited Common (Neighborhood & Residential areas (Including Private Streets, & Alleys)) to be hereinafter known as:

Desert Color Resort Phase 4B and Phase 6

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

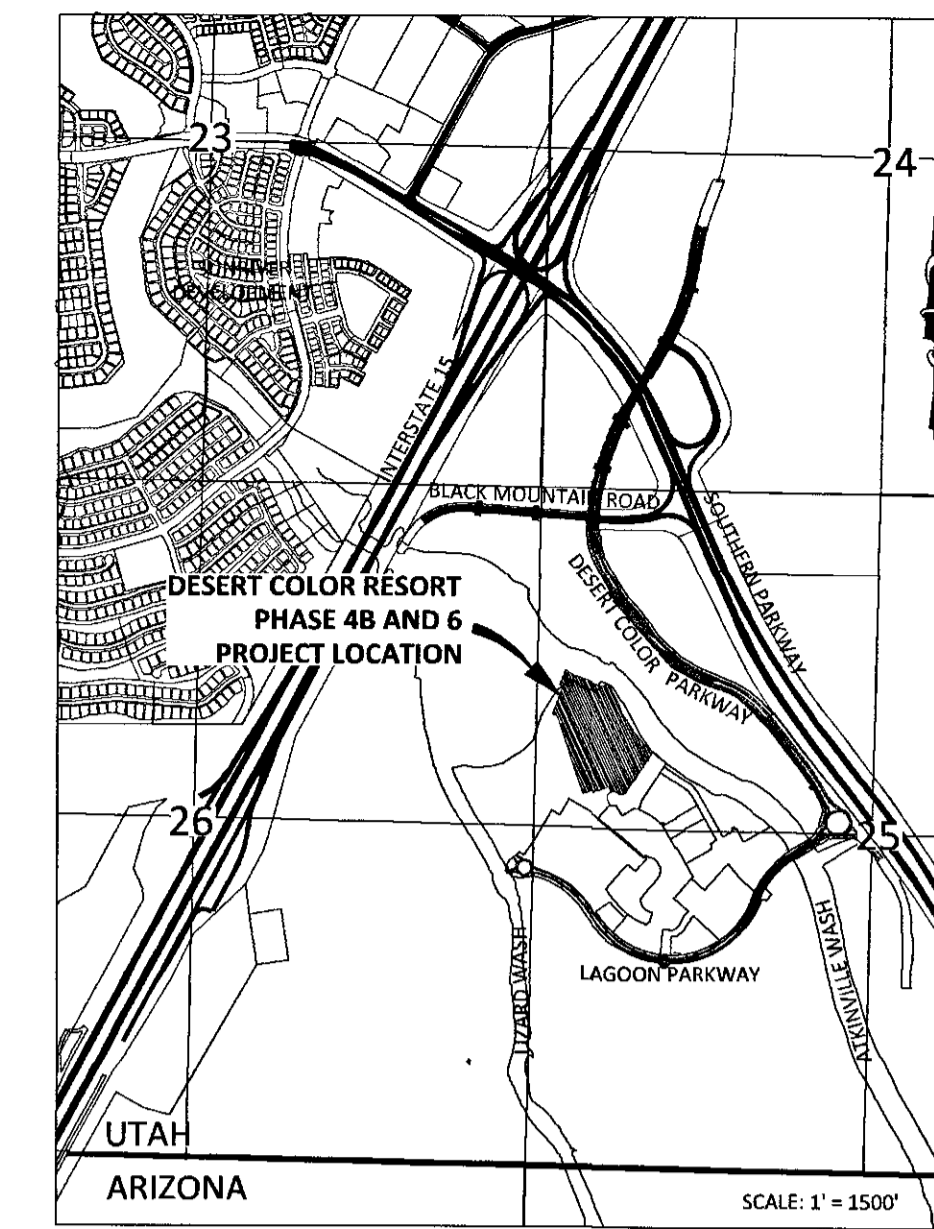
Date: 6-1-2023

Craig Coats, P.L.S.



Certificate No. 7248895-2201

Table with 8 columns: City Surveyor Approval, Community Development Director Approval, City Engineer Approval, City Attorney Approval, Land Use Authority Approval, Treasurer Approval, Recorded Number, and a final column for the Washington County Recorder. Each column contains a signature and a statement of approval.



VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point which is South 01°09'22" West 2336.12 feet along the West section line and North 90°00'00" East 240.78 feet from the Northwest corner of Section 25 Township 43 South Range 16 West of the Salt Lake Base and Meridian and running thence North 18°04'45" West 489.15 feet to a point on the arc of a non-tangent curve to the left having a radius of 95.50 feet; thence Northeasterly 47.97 feet along the arc of said curve through a central angle of 28°46'56", the radial direction bears North 41°27'11" West, to the point of tangency; thence North 19°45'53" East 293.65 feet; thence North 70°14'07" West 22.01 feet; thence North 19°45'53" East 125.86 feet; thence South 59°33'09" East 81.58 feet; thence South 69°55'59" East 215.80 feet; thence North 83°08'20" East 68.00 feet; thence South 28°22'09" East 158.66 feet; thence South 20°55'41" East 87.65 feet; thence South 33°49'37" East 106.49 feet; thence South 31°29'52" East 58.71 feet; thence South 38°45'59" East 156.76 feet; thence South 59°20'45" East 61.51 feet to a point on the Northwesterly boundary line of Desert Color Resort Phase 4 as shown on the official plat thereof recorded as Document No. 20200039412 in the office of the Washington County Recorder in said County in the State of Utah; thence along said Northwesterly boundary through the following five (5) courses: South 33°26'52" West 381.84 feet to a point on the arc of a non-tangent curve to the right having a radius of 45.00 feet; thence Southwesterly 76.54 feet along the arc of said curve through a central angle of 97°26'56" to the point of reverse curvature of a curve to the left having a radius of 50.00 feet; thence Southwesterly 147.60 feet along the arc of said curve through a central angle of 169°08'29" to a point on of non-tangency; thence South 63°58'05" West 3.74 feet to a point on the arc of a non-tangent curve to the left having a radius of 45.00 feet; thence Southeasterly 19.93 feet along the arc of said curve through a central angle of 25°22'45", the radial direction bears North 63°58'05" East, to a point of non-tangency said point being a point on the Northwesterly boundary line of Desert Color Resort Ph 1A Amended and Extended as shown on the official plat thereof recorded as Document No. 20210057588 in the office of said County Recorder; thence along said Northwesterly boundary line South 41°24'48" West 140.03 feet to a point on the Northerly boundary line of Desert Color Resort Ph 5 as shown on the official plat thereof recorded as Document No. 20210068545 in the office of said County Recorder; thence along said Northerly boundary line through the following four (4) courses: North 51°54'15" West 39.85 feet; thence North 60°25'33" West 220.00 feet; thence South 29°34'27" West 144.85 feet; thence North 60°25'33" West 74.02 feet; thence leaving said Northerly boundary line North 29°34'25" East 217.59 feet to the point of beginning. Contains 12.94 acres.

FINAL PLAT FOR DESERT COLOR RESORT PHASE 4B AND PHASE 6 LOCATED IN WASHINGTON COUNTY, UTAH SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN

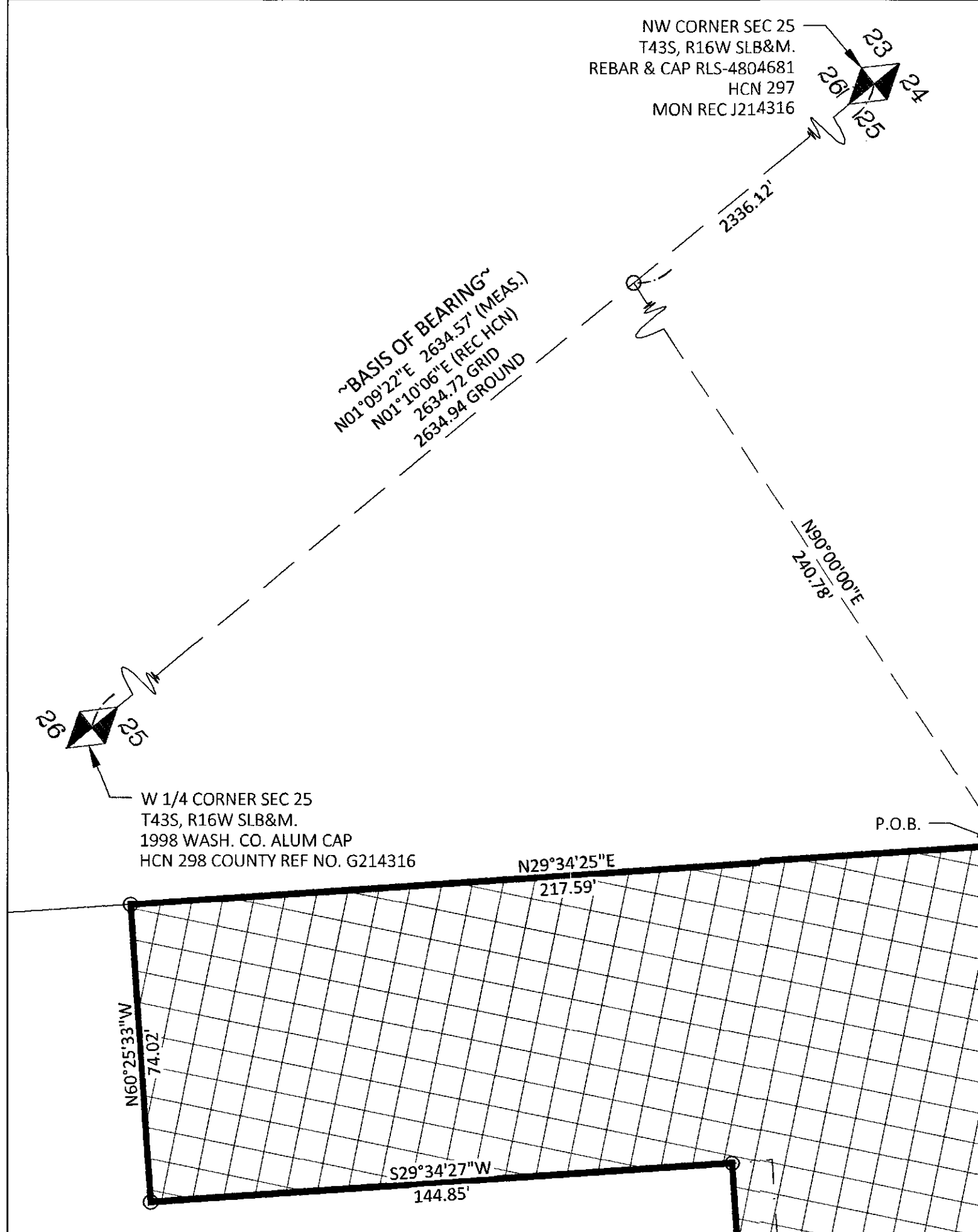
Vertical sidebar containing: Date (6-01-23), Job Number (4519-P6), Scale (NONE), Drawn by (JHC), Checked by (CAC), Revisions table, Alliance Consulting logo, Alliance Consulting A Planning and Engineering Firm, 2303 N Coral Canyon Blvd Suite 201, Washington, Utah 84780-0577, Tel (435) 679-8060 Fax (435) 679-8065, Final Plat for Desert Color Resort Phase 4B and Phase 6, Section 25 Township 43 South, Range 16 West S&B&M, City of St. George, Washington County, Utah, Sheet 1 of 4 sheets.

DATE:	6-01-23
JOB NUMBER:	4519-P6
SCALE:	1" = 30'
DRAWN BY:	JHC
CHECKED BY:	CAC
DATE:	
REVISIONS:	
DATE	
DESCRIPTION	

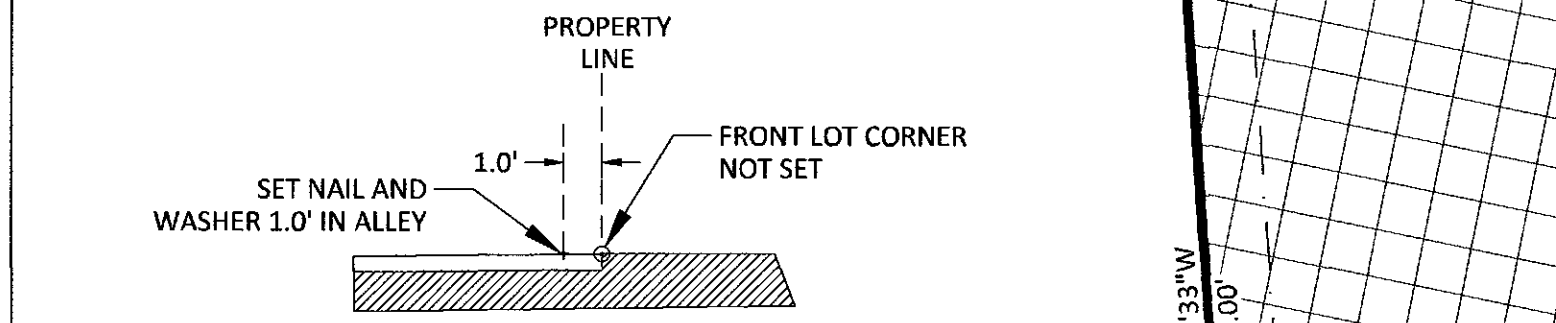
ALLIANCE CONSULTING
 A Planning and Engineering Firm

2303 N Coral Canyon Blvd, Suite 201, Washington, Utah 84780-4677
 Tel: (435) 673-8080 Fax: (435) 673-8085

FINAL PLAT
 FOR
DESERT COLOR RESORT PHASE 4B AND PHASE 6
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH



NOTE: A nail and washer stamped LS #7248895 will be set at points where the extension of each lot line intersects 1.0' in Alley Way.



- LEGEND**
- SECTION MONUMENTATION FOUND AS SHOWN AND DESCRIBED
 - CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
 - CLASS 1 (RING & LID) MONUMENT FOUND
 - CLASS 2 (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAT
 - CLASS 2 (REBAR & ALUM. CAP) MONUMENT FOUND
 - BOUNDARY (PROPERTY) CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #7248895
 - POINT NOT FOUND OR SET
 - SECTION LINES
 - 1/4 SECTION LINES
 - PROPERTY BOUNDARY
 - MUNICIPAL UTILITY & DRAINAGE ACCESS EASEMENT
 - 100YR FLOODPLAIN
 - FLOODWAY

- LEGEND**
- PRIVATE OWNERSHIP
 - LIMITED COMMON (NEIGHBORHOOD):
 - CIVIC SPACE
 - COMMON
 - PRIVATE STREETS/ ALLEYS
 - LIMITED COMMON (RESIDENTIAL):
 - OPEN SPACE

EASEMENT TABLE

Entry Number	Document Date	Type of Easement	Plattable/Shown	Notes
20200002746	1/17/2020	Municipal Utility Easement	Plattable	Municipal Utility Easements as shown on the plat map
202000039413	7/29/2020	Municipal Utility Easement	Plattable	Municipal Utility Easements No. 2352
20190012836	4/8/2019	Utility Easement	Plattable	Utility Easement No. 2221
20200002746	1/17/2020	Utility Easement	Plattable	Utility Easement No. 2221 Amendment No. 1
20210048912	7/21/2021	Utility Easement	Plattable	Utility Easement No. 2221 Amendment No. 2
20210063439	9/28/2021	Municipal Utility Easement	Plattable	Municipal Utility Easement Easement No. 2456

DESERT COLOR RESORT PHASE 1A SUBDIVISION DOC. NO. 20210002172

DESERT COLOR RESORT PHASE 4 SUBDIVISION DOC. NO. 20200039412

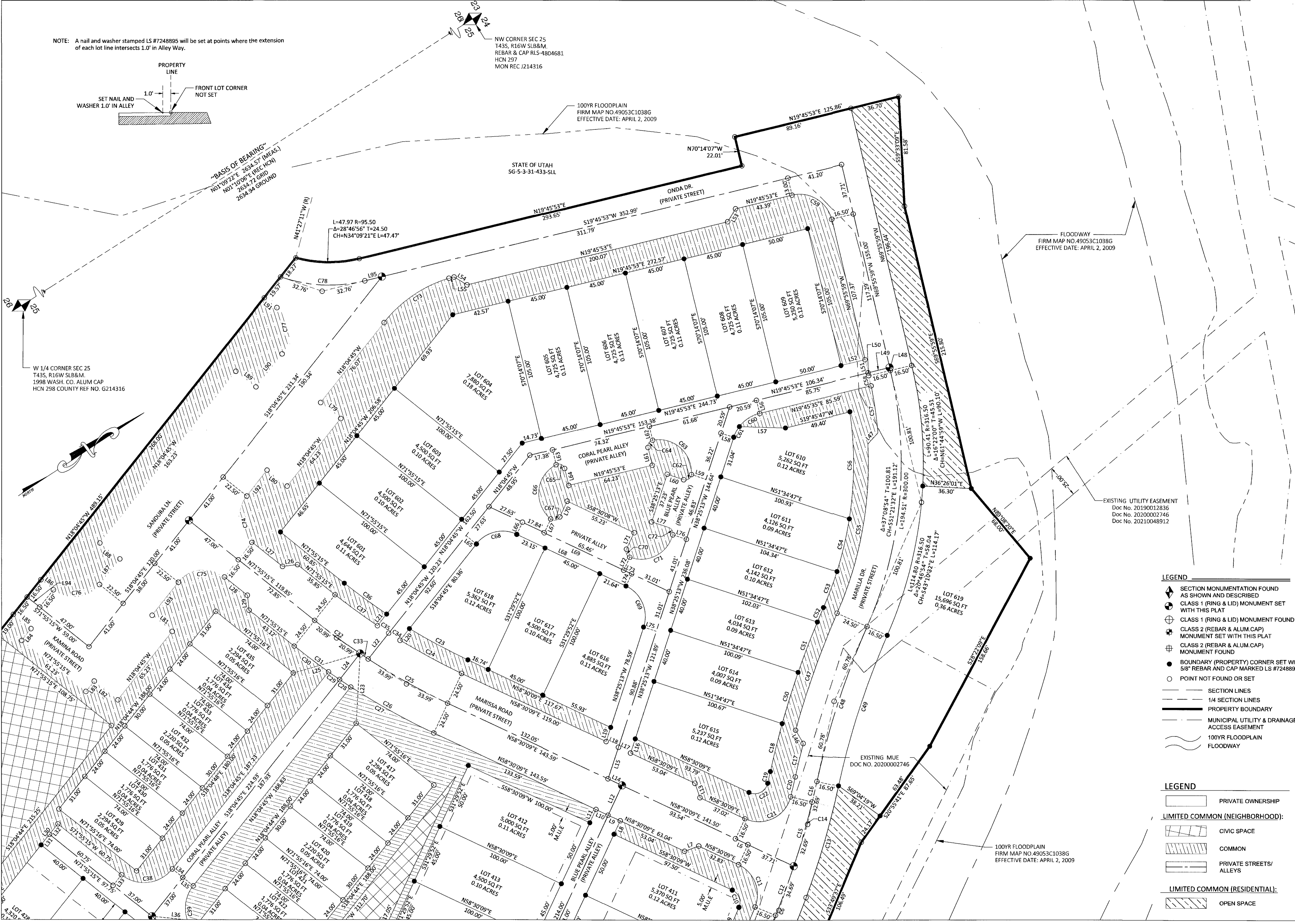
LIMITED COMMON NEIGHBORHOOD, COMMON SPACE, AREA AS PER DESERT COLOR RESORT PHASE 4 DOC. NO. 20200039414

100YR FLOODPLAIN FIRM MAP NO. 49053C1038G EFFECTIVE DATE: APRIL 2, 2009

DATE:	6-01-23
JOB NUMBER:	4519-P6
SCALE:	1" = 30'
DRAWN BY:	JHC
CHECKED BY:	CAC
DATE:	
REVISIONS:	
FILE NAME:	DC Resort Phase 4B and 6 Final Plat

ALLIANCE CONSULTING
 A Planning and Engineering Firm
 2303 N Coral Canyon Blvd, Suite 201, Washington, Utah 84780-0577
 Tel: (435) 673-8000 Fax: (435) 673-8005

FINAL PLAT FOR
 DESERT COLOR RESORT PHASE 4B AND PHASE 6
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST SLB&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH



- LEGEND**
- ◆ SECTION MONUMENTATION FOUND AS SHOWN AND DESCRIBED
 - CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
 - ⊕ CLASS 1 (RING & LID) MONUMENT FOUND
 - ⊕ CLASS 2 (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAT
 - ⊕ CLASS 2 (REBAR & ALUM. CAP) MONUMENT FOUND
 - BOUNDARY (PROPERTY) CORNER SET WITH 5/8" REBAR AND CAP MARKED LS #7248895
 - POINT NOT FOUND OR SET
 - SECTION LINES
 - - - 1/4 SECTION LINES
 - PROPERTY BOUNDARY
 - - - MUNICIPAL UTILITY & DRAINAGE ACCESS EASEMENT
 - 100YR FLOODPLAIN
 - FLOODWAY

- LEGEND**
- PRIVATE OWNERSHIP
 - ▨ LIMITED COMMON (NEIGHBORHOOD):
 - ▨ CIVIC SPACE
 - ▨ COMMON
 - ▨ PRIVATE STREETS/ALLEYS
 - ▨ LIMITED COMMON (RESIDENTIAL):
 - ▨ OPEN SPACE

DATE:	6-1-23
JOB NUMBER:	4519-P6
SCALE:	NTS
DRAWN BY:	JHC
CHECKED BY:	CAC
DATE	
REVISIONS	
FILE NAME:	D:\Resort\Phase 4B and 6 Final Plot

Parcel Line Table		
Line #	Direction	Length
L1	S56°33'09"E	19.00'
L2	S56°33'09"E	1.21'
L3	N31°29'52"W	26.35'
L4	N13°30'08"E	11.31'
L5	N76°29'52"W	11.31'
L6	N58°30'09"E	10.25'
L7	N13°11'19"E	11.25'
L8	S31°29'52"E	11.00'
L9	N58°30'09"E	10.00'
L10	N58°30'09"E	10.00'
L11	S31°29'52"E	11.00'
L12	N31°29'52"W	24.50'
L13	S76°11'02"E	11.25'
L14	N58°30'09"E	11.53'
L15	N38°25'13"W	24.68'
L16	N38°25'13"W	11.08'
L17	N58°30'09"E	10.07'
L18	N58°30'09"E	10.07'
L19	N38°25'13"W	11.08'
L20	N18°04'45"W	11.09'

Parcel Line Table		
Line #	Direction	Length
L21	N18°04'45"W	11.04'
L22	N18°04'45"W	24.63'
L23	N53°27'01"W	51.83'
L24	S18°04'45"E	24.58'
L25	S17°17'41"W	51.83'
L26	N26°36'26"E	11.25'
L27	N71°55'15"E	29.09'
L28	N71°55'15"E	21.81'
L29	S62°45'56"E	11.25'
L30	S18°04'45"E	20.00'
L31	N18°04'45"W	10.00'
L32	N18°04'45"W	10.00'
L33	S18°04'45"E	10.00'
L34	N71°55'15"E	10.00'
L35	S71°55'15"W	10.00'
L36	N39°13'38"E	35.65'
L37	S18°04'45"E	10.00'
L38	N18°04'45"W	19.87'
L39	N18°04'42"W	10.00'
L40	N18°04'48"W	10.00'

Parcel Line Table		
Line #	Direction	Length
L41	N62°36'31"E	12.04'
L42	S28°40'07"E	20.00'
L43	S31°29'51"E	10.00'
L44	S31°29'51"E	10.00'
L45	N58°30'08"E	10.00'
L46	S86°27'33"E	11.34'
L47	S14°01'00"E	11.04'
L48	S69°55'59"E	2.34'
L49	N19°45'53"E	16.50'
L50	N69°55'59"W	2.25'
L51	N69°55'59"W	10.01'
L52	S19°44'39"W	18.47'
L53	N25°14'09"W	11.31'
L54	N64°47'03"E	11.44'
L55	N16°34'31"E	4.31'
L56	N70°14'07"W	10.00'
L57	S35°00'36"W	34.36'
L58	S51°34'47"W	10.00'
L59	N51°34'47"E	11.39'
L60	S51°34'47"W	12.98'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	166.59	74.02	25°27'30"	S44° 13' 49"E	73.41
C2	150.00	65.59	25°03'17"	S44° 01' 30"E	65.07
C3	67.50	39.69	33°41'37"	S75° 39' 07"E	39.12
C4	22.50	23.96	61°00'04"	S61° 59' 53"E	22.84
C5	616.50	52.08	4°50'25"	N33° 55' 04"W	52.07
C6	600.00	69.31	6°37'05"	S34° 48' 24"E	69.27
C7	600.00	30.23	2°53'12"	N32° 56' 28"W	30.23
C8	583.50	29.40	2°53'12"	S32° 56' 28"E	29.39
C9	572.50	24.08	2°24'35"	N32° 42' 09"W	24.08
C10	10.00	15.29	87°35'25"	N77° 42' 09"W	13.84
C11	24.50	37.25	87°06'48"	S77° 56' 27"E	33.76
C12	600.00	39.08	3°43'53"	N36° 15' 00"W	39.07
C13	616.50	86.25	8°00'56"	N40° 20' 45"W	86.18
C14	600.00	65.32	6°14'16"	N41° 14' 05"W	65.29
C15	600.00	49.68	4°44'38"	S40° 29' 16"E	49.66
C16	600.00	15.64	1°29'38"	S43° 36' 24"E	15.64
C17	616.50	25.51	2°22'14"	S43° 10' 06"E	25.51
C18	635.50	36.59	3°17'57"	N42° 42' 14"W	36.59
C19	564.50	9.10	0°55'23"	N43° 53' 32"W	9.10
C20	583.43	15.21	1°29'38"	S43° 36' 24"E	15.21

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C21	24.50	43.32	101°18'28"	N7° 50' 55"E	37.89
C22	10.00	17.79	101°55'58"	N7° 32' 09"E	15.54
C23	464.50	49.47	6°06'08"	N61° 33' 13"E	49.45
C24	475.50	52.06	6°16'21"	N61° 38' 19"E	52.03
C25	500.00	67.87	7°46'37"	N62° 23' 27"E	67.82
C26	524.50	80.89	8°50'11"	N62° 55' 14"E	80.81
C27	524.50	70.85	7°44'22"	S62° 22' 20"W	70.80
C28	524.50	10.04	1°05'48"	S66° 47' 25"W	10.04
C29	524.50	10.02	1°05'42"	S67° 53' 11"W	10.02
C30	524.50	31.92	3°29'13"	N70° 10' 38"E	31.92
C31	524.50	41.95	4°34'56"	N69° 37' 47"E	41.94
C32	500.00	41.95	4°48'26"	N69° 31' 02"E	41.94
C33	224.38	7.28	1°51'33"	N66° 41' 47"E	7.28
C34	475.50	10.07	1°12'46"	N65° 22' 53"E	10.07
C35	475.50	10.04	1°12'37"	N66° 35' 34"E	10.04
C36	464.50	39.20	4°50'06"	N69° 30' 12"E	39.19
C37	475.50	39.20	4°43'23"	N69° 33' 34"E	39.18
C38	27.00	42.41	90°00'00"	S26° 55' 15"W	38.18
C39	27.00	42.41	90°00'00"	N63° 04' 45"W	38.18
C40	50.00	16.58	18°59'43"	N72° 27' 13"E	16.50

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C41	270.00	37.86	8°02'06"	N67° 54' 12"E	37.83
C42	260.00	60.89	13°25'07"	N65° 12' 42"E	60.75
C43	250.00	58.55	13°25'07"	S65° 12' 42"W	58.42
C44	250.01	33.17	7°36'10"	S68° 07' 10"W	33.15
C45	250.00	25.38	5°48'56"	N61° 24' 37"E	25.36
C46	27.00	42.41	90°00'00"	N13° 30' 09"E	38.18
C47	624.50	92.16	8°27'21"	S37° 00' 45"E	92.08
C48	600.00	121.15	11°34'08"	S38° 34' 09"E	120.94
C49	583.50	117.82	11°34'08"	N38° 34' 09"W	117.62
C50	635.50	40.01	3°36'26"	N39° 15' 03"W	40.00
C51	635.50	40.05	3°36'40"	N35° 38' 29"W	40.05
C52	635.50	11.66	1°03'04"	N33° 18' 37"W	11.66
C53	264.50	28.43	6°09'30"	N35° 51' 50"W	28.42
C54	264.50	40.18	8°42'17"	N43° 17' 44"W	40.15
C55	275.57	129.13	26°50'54"	S46° 12' 38"E	127.95
C56	264.50	80.00	17°19'48"	N56° 18' 46"W	79.70
C57	283.50	35.47	7°10'03"	N64° 47' 04"W	35.44
C58	277.50	7.74	1°35'54"	N69° 09' 02"W	7.74
C59	24.50	38.61	90°18'09"	N64° 54' 57"E	34.74
C60	27.00	18.29	38°48'15"	S0° 21' 45"W	17.94

Parcel Line Table		
Line #	Direction	Length
L61	N70°14'07"W	13.59'
L62	N70°14'07"W	10.65'
L63	N70°14'07"W	11.39'
L64	S70°14'07"E	12.98'
L65	S71°55'15"W	10.00'
L66	N31°29'52"W	10.00'
L67	S31°29'52"E	11.39'
L68	N58°30'08"E	89.79'
L69	N58°30'08"E	148.43'
L70	S31°29'52"E	12.98'
L71	N31°29'52"W	13.55'
L72	S31°29'52"E	10.70'
L73	N58°30'08"E	6.49'
L74	N31°29'52"W	10.00'
L75	N51°34'47"E	10.00'
L76	N51°34'47"E	10.66'
L77	N51°34'47"E	13.58'
L78	S71°55'15"W	22.28'
L79	S71°55'15"W	19.11'
L80	N71°55'15"E	19.11'

Parcel Line Table		
Line #	Direction	Length
L81	S71°55'15"W	19.11'
L82	N71°55'15"E	22.50'
L83	N18°04'45"W	10.00'
L84	S18°04'45"E	11.11'
L85	N71°55'15"E	16.89'
L86	N71°55'15"E	12.00'
L87	N18°04'45"W	24.39'
L88	S71°55'15"W	19.11'
L89	N71°55'15"E	19.11'
L90	N18°04'45"W	31.39'
L91	S71°55'15"W	12.00'
L92	N18°04'45"W	24.39'
L93	N18°04'45"W	31.39'
L94	S71°55'15"W	12.00'
L95	S19°45'53"W	13.12'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C61	27.00	9.13	19°22'50"	S28° 43' 48"E	9.09
C62	4.39	8.00	104°28'39"	S0° 39' 33"E	6.93
C63	24.39	44.46	104°28'23"	N74° 51' 56"E	38.56
C64	4.39	7.11	92°51'52"	N23° 48' 11"W	6.35
C65	4.39	8.00	104°28'39"	N57° 31' 33"E	6.93
C66	24.39	47.80	112°18'26"	N50° 51' 59"W	40.51
C67	4.39	8.00	104°28'39"	S20° 44' 28"W	6.93
C68	25.00	33.41	76°34'53"	S20° 12' 42"W	30.98
C69	25.00	36.25	83°04'38"	N79° 57' 32"W	33.16
C70	4.39	7.25	94°43'35"	N78° 51' 39"W	6.45
C71	24.39	40.74	95°44'01"	S5° 54' 33"W	36.17
C72	4.39	6.62	86°27'46"	S85° 11' 20"E	6.01
C73	97.50	58.97	34°39'16"	N0° 45' 07"W	58.08
C74	24.50	38.48	90°00'01"	N63° 04' 44"W	34.65
C75	24.50	38.48	90°00'00"	N26° 55' 15"E	34.65
C76	24.50	38.48	90°00'00"	N26° 55' 15"E	34.65
C77	24.50	38.48	90°00'00"	N63° 04' 45"W	34.65
C78	112.50	63.77	32°28'31"	S36° 00' 08"W	62.92

ALLIANCE CONSULTING
 A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel: (435) 673-8060 Fax: (435) 673-8065

FINAL PLAT
 FOR
 DESERT COLOR RESORT PHASE 4B AND PHASE 6
 LOCATED IN
 SECTION 25 TOWNSHIP 43 SOUTH, RANGE 16 WEST 13&M,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH