

MAP

NAME: Sun River, Phase 1, Plat 1B Second Amended

UNITS: 93 MAP # 1696 FILE: 9

Sun River St. George Development, L.C.

00687896 Bk 1371 Ps 1089  
RUSSELL SHIRTS & WASHINGTON CO RECORDER  
2090 JUN 12 11:16 AM FEE \$183.00 BY BJ  
FOR: SOUTHERN UTAH TITLE CO

LEGAL DESCRIPTION:

Beginning at a point North 01°13'39" East 2477.46 feet along the Section line and North 40°00'00" East 1535.76 feet from the Southwest corner of Section 23, township 43 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the Northerly Right-of-Way line of the proposed Sun River Parkway, a 100.00 foot wide public street, said point also being a point on the arc of a 1800.00 foot radius curve concave to the Northwest, the radius point of which bears North 01°50'37" West and running thence Northeasterly 28.88 feet along the arc of said curve through a central angle of 00°55'10" to a point on the arc of a 35.00 foot radius curve concave to the Northwest, the radius point of which bears North 57°27'17" West; thence Northeasterly and Northwesterly 20.65 feet along the arc of said curve through a central angle of 33°48'45" to the point of tangency; thence North 01°16'03" West 53.77 feet to the point of curvature of a 50.00 foot radius curve concave to the Southeast; thence Northeasterly 15.88 feet along the arc of said curve through a central angle of 18°11'42" to the point of reverse curvature of a 50.00 foot radius curve concave to the Northwest; thence Northeasterly 15.88 feet along the arc of said curve through a central angle of 18°11'42" to the point of tangency; thence North 01°16'03" West 115.70 feet to the point of curvature of a 132.00 foot radius curve concave to the Southwest; thence Northwesterly 70.16 feet along the arc of said curve through a central angle of 30°27'06" to a point from which the radius bears South 58°16'51" West; thence North 58°16'51" East 61.00 feet along a radial line to the point of curvature of a 193.00 foot radius curve concave to the Southwest; thence Northwesterly 84.87 feet along the arc of said curve through a central angle of 25°11'43" to the point of tangency; thence North 56°54'51" West 19.35 feet; thence North 33°05'09" East 65.00 feet; thence North 56°54'51" West 229.53 feet to the point of curvature of a 142.00 foot radius curve concave to the Northeast; thence Northwesterly and Northeasterly 184.78 feet along the arc of said curve through a central angle of 74°33'32" to a point from which the radius bears South 72°21'19" East; thence North 72°21'19" West 65.00 feet along a radial line to a point on the arc of a 207.00 foot radius curve concave to the Southeast; thence Northeasterly 17.42 feet along the arc of said curve through a central angle of 04°49'16" to the point of reverse curvature of a 293.00 foot radius curve concave to the Northwest, from which point the radius bears North 67°32'03" West; thence Northeasterly 117.33 feet along the arc of said curve through a central angle of 22°56'38" to the point of tangency; thence North 00°28'41" West 12.52 feet; thence North 84°31'19" East 65.00 feet; thence North 00°28'41" West 485.85 feet to the point of curvature of a 308.00 foot radius curve concave to the Southwest; thence Northwesterly 278.42 feet along the arc of said curve through a central angle of 51°47'36" to the point from which the radius bears South 37°43'43" West; thence South 37°43'43" West 65.00 feet along a radial line to the point of curvature of a 243.00 foot radius curve concave to the Southwest; thence Northwesterly 28.14 feet along the arc of said curve through a central angle of 60°38'04" to the point of reverse curvature of a 179.93 foot radius curve concave to

the Northeast; thence Northwesterly 60.50 feet along the arc of said curve through a central angle of 19°16'00" to a point from which the radius bears North 50°21'39" East; thence North 50°21'39" East 63.09 feet along a radial line; thence North 29°15'56" West 208.45 feet; thence North 60°03'26" East 114.99 feet; thence North 29°56'34" West 70.00 feet; thence North 60°03'26" East 20.00 feet; thence North 29°56'34" West 70.00 feet; thence South 60°03'26" West 20.00 feet; thence North 29°56'34" West 130.00 feet; thence South 48°15'46" West 146.77 feet; thence South 60°03'26" West 100.00 feet; thence South 29°56'34" East 120.00 feet; thence South 80°56'52" East along a radial line 53.30 feet to a point on the arc of a 50.00 foot radius curve concave to the Southeast, the radius point of which bears South 80°56'52" East; thence Southeasterly 33.44 feet along the arc of said curve through a central angle of 38°19'04" to the point of tangency; thence South 29°15'56" East 40.59 feet; thence North 60°03'26" East 198.01 feet; thence South 29°15'56" East 13.00 feet; thence North 60°03'26" East 293.02 feet; thence South 29°15'56" East 214.69 feet; thence North 60°44'04" East 25.20 feet; thence South 08°28'14" East 189.47 feet; thence South 00°28'41" East 476.55 feet; thence South 08°28'14" East 15.00 feet along a radial line to a point on the arc of a 248.00 foot radius curve concave to the Southeast, the radius point of which bears South 08°28'14" East; thence Southwesterly 64.09 feet along the arc of said curve through a central angle of 14°48'22" to the point from which the radius bears South 23°13'36" East; thence South 23°16'36" East 78.88 feet along a radial line; thence South 25°13'28" West 48.88 feet; thence South 41°20'19" East 76.79 feet; thence South 34°37'53" East 15.00 feet along a radial line to a point on the arc of a 50.00 foot radius curve concave to the Southeast, the radius point of which bears South 34°37'53" East; thence Southwesterly 9.34 feet along the arc of said curve through a central angle of 10°42'23" to the point of tangency; thence South 44°39'44" West 57.74 feet; thence South 45°20'16" East 95.00 feet; thence South 44°39'44" West 22.24 feet; thence South 39°53'28" West 71.97 feet; thence South 12°29'50" West 424.08 feet to the Northerly Right-of-Way line of the proposed Sun River Parkway, a 100.00 foot wide public street; thence South 12°33'04" West 100.00 feet to the Southerly Right-of-Way line of said public street; thence along said Southerly Right-of-Way line in the following two (2) courses: South 77°26'56" East 81.53 feet to the point of curvature of a 1900.00 foot radius curve concave to the Northeast; thence Southeasterly 477.35 feet along the arc of said curve through a central angle of 14°23'41" to a point from which the radius bears North 01°50'37" West; thence North 01°50'37" West 100.00 feet along a radial line to the Northerly Right-of-Way line of said public street and the point of beginning. Sun River Phase I, Plat B contains 18.124 acres.

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.



OWNER'S DECLARATION
KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having consented to the above described plat and common and limited common areas (including private roads) to be recorded hereon...

NOTES
1. The above plat is subject to the following:
a. All common and limited common areas shown on this plat are subject to a public utility and drainage easements for installation and maintenance of water, sewer, gas, electric and other utilities...

LEGAL DESCRIPTION
The above described tract of land is situated in the Northwest 1/4 of Section 23, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, and is bounded as follows:
North by the 1000.00 foot wide public street, said street also being a point on the arc of a 1000.00 foot radius curve...

SURVEYOR'S CERTIFICATE
I, Terry L. Anderson, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned owners of the land of said tract...

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A Utah Limited Liability Company

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
On this 15th day of September, 2010, I, the undersigned, Secretary of Sun River St. George Development, L.C., a Utah Limited Liability Company...

LEGEND
SET BACKS: 10' SIDE YARD, 5' FRONT YARD, 5' REAR YARD
CAP STAYED RLS: 12" DIRT
INSTALL STANDARD ST. GEORGE: 12" DIRT
ROAD MONUMENTATION: 12" DIRT

SUN RIVER PHASE I, PLAT ID AMENDED NARRATIVE
THE PURPOSE FOR THIS AMENDED PLAT IS TO REVISE THE FOLLOWING:
1. CHANGE THE COMMON AREA SOUTH ANTI-TILT WALLS TO BE 12" DIRT AND 12" DIRT MONUMENTATION.
2. ADJUST THE PRIVATE OWNERSHIP LINE BETWEEN LOTS 6 AND 7 SHEET 3 OF 3.

SUN RIVER PHASE I, PLAT ID SECOND AMENDMENT NARRATIVE
THE PURPOSE FOR THIS AMENDED PLAT IS TO REVISE THE FOLLOWING:
1. ELIMINATE THE LIMITED COMMON AREA BETWEEN LOTS 14 AND 15 AND 6 AND 7 SHEET 3 OF 3.

HAZARD NOTICE
A geotechnical investigation was performed by Rosenberg Associates, Inc. on the above described property to identify and evaluate any geotechnical hazards...

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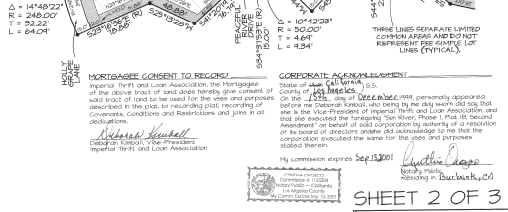
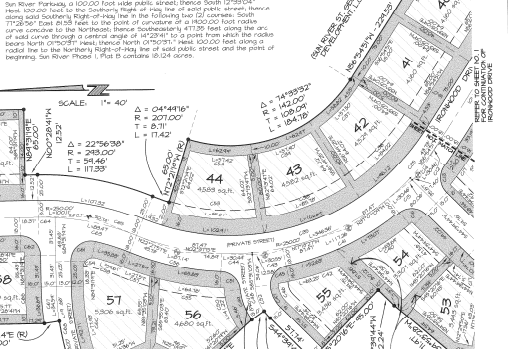
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SUN RIVER PHASE I, PLAT IB SECOND AMENDMENT (A PLANNED UNIT DEVELOPMENT) LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN WASHINGTON COUNTY

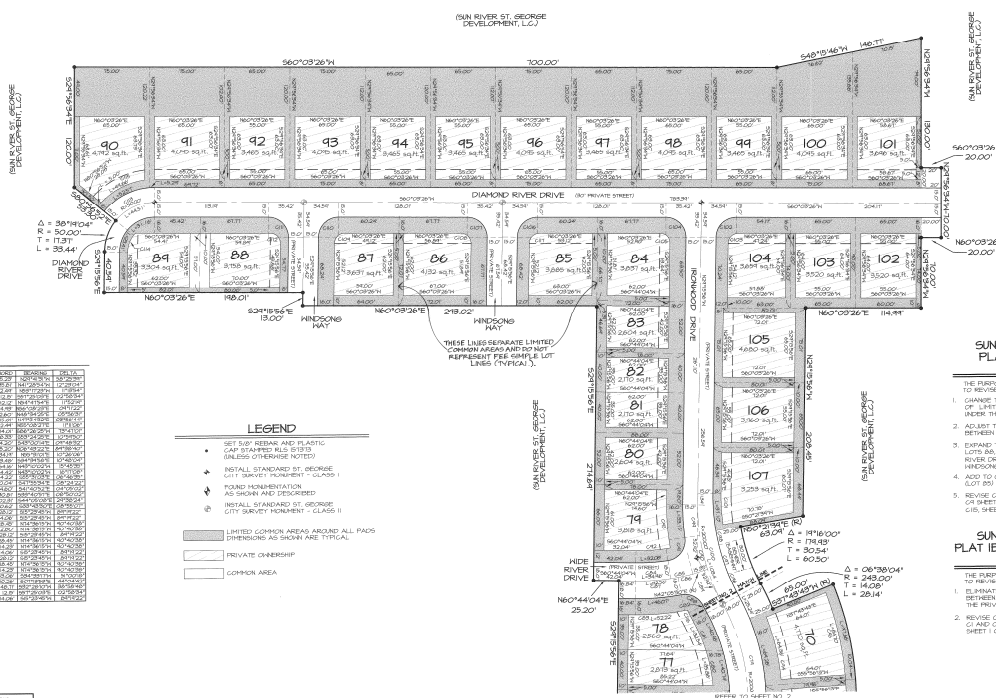
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**NOTE:**

NOTES TO FRONT PRESENT DRAWING: SETBACK LINE IS MEASURED FROM TOP BACK OF CURB OR TOP BACK OF SIDEWALK.

(SUN RIVER ST. GEORGE DEVELOPMENT, LC.)



**CURVE DATA TABLE**

LINE NO.	PC	PT	PI	PT	PC	BEARING	LENGTH	AREA
1	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
2	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
3	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
4	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
5	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
6	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
7	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
8	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
9	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
10	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
11	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
12	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
13	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
14	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
15	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
16	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
17	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
18	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
19	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
20	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
21	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
22	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
23	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
24	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
25	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
26	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
27	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
28	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
29	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
30	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
31	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
32	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
33	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
34	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
35	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
36	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
37	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
38	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
39	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
40	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
41	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
42	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
43	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
44	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
45	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
46	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
47	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
48	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
49	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
50	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
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52	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
53	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
54	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
55	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
56	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
57	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
58	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
59	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
60	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
61	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
62	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
63	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
64	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
65	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
66	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
67	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
68	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
69	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
70	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
71	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
72	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
73	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
74	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
75	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
76	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
77	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
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80	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
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82	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
83	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
84	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
85	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
86	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
87	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
88	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
89	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
90	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
91	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
92	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
93	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
94	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
95	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
96	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
97	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
98	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
99	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
100	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
101	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
102	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
103	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
104	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
105	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
106	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000
107	100.000	100.000	100.000	100.000	100.000	0.0000	0.0000	0.0000

**LEGEND**

- SEE 509 NEEDS SHEET 2, PART C (SEE SHEET 2, 513.13)
- INSTALL STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOR NO MONUMENTATION AS SHOWN AND DESCRIBED
- INSTALL STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II
- LIMITED COMMON AREAS AROUND ALL PAVES DIMENSIONS AS SHOWN ARE TYPICAL
- PRIVATE OWNERSHIP
- COMMON AREA

**SUN RIVER, PHASE I, PLAT 1B, AMENDED NARRATIVE:**

1. CHANGE THE WORDING OF EXPLANATION OF LIMITED COMMON AREAS NOTED UNDER THE LEGEND ON ALL SHEETS.
2. ADD TO THE PRIVATE OWNERSHIP LINE BETWEEN LOTS 14 AND 11, SHEET 1 OF 3.
3. EXPAND THE PRIVATE OWNERSHIP LINE OF LOTS 14 AND 15 THROUGH 101 ALONG DIAMOND RIVER DRIVE AND LOT 99 AND 100 ALONG HINDSONS WAY, SHEET 3 OF 3.
4. ADD TO CURVE DATA TABLE NUMBER C11 (SEE SHEET 3 OF 3).
5. REVISE CURVE DATA TABLE NUMBERS C2 AND C3 (SEE SHEET 1 OF 3) AND C15 AND C16 (SEE SHEET 3 OF 3).

**SUN RIVER, PHASE I, PLAT 1B, SECOND AMENDMENT NARRATIVE:**

- 1.