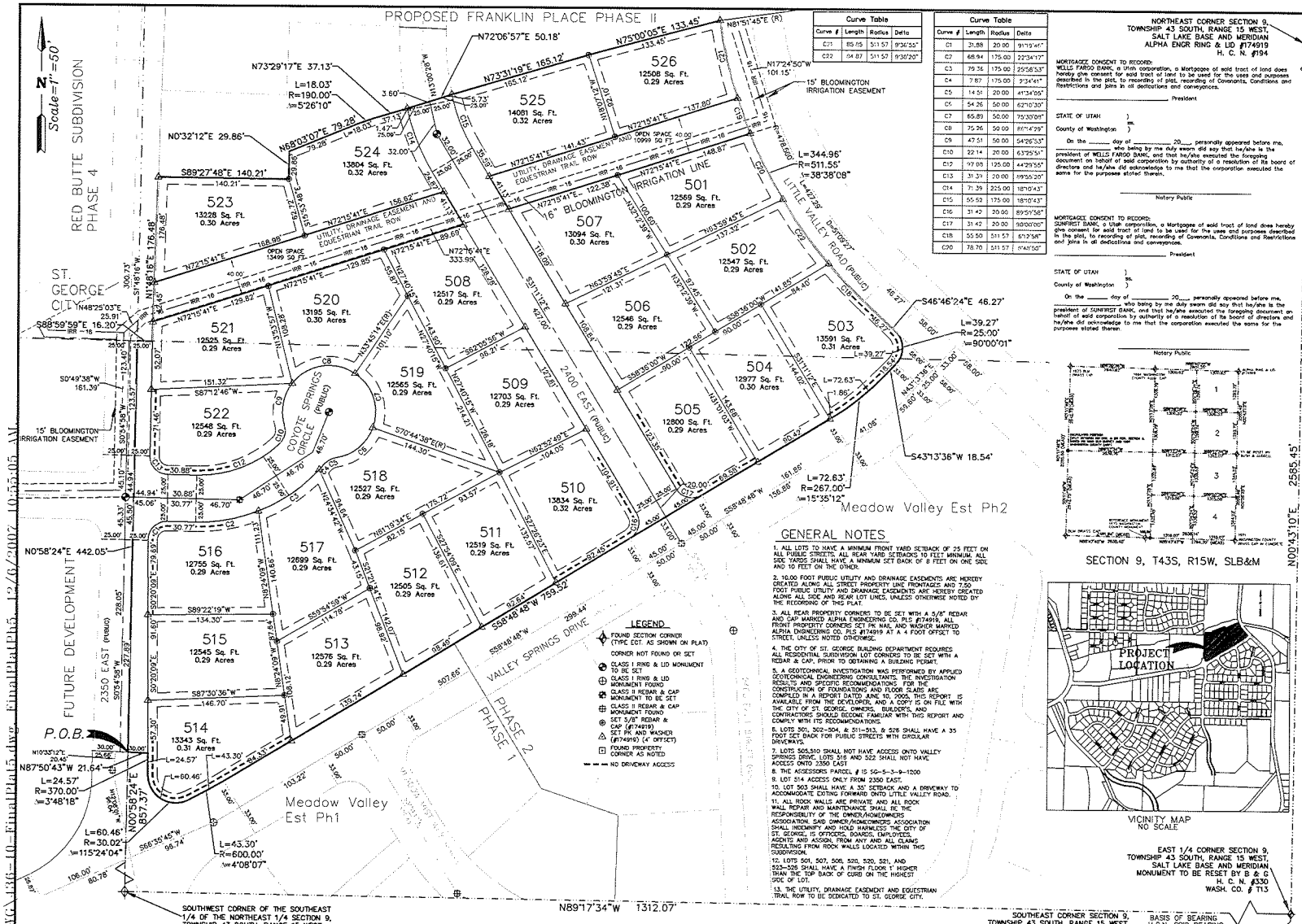

Curve Table			
Curve #	Length	Radius	Delta
C21	85.05	511.57	9°30'55"
C22	84.87	511.57	9°30'20"

Curve Table			
Curve #	Length	Radius	Delta
C1	31.88	20.00	91°19'41"
C2	68.94	175.00	22°34'17"
C3	79.36	175.00	25°58'53"
C4	7.87	175.00	2°34'41"
C5	14.51	20.00	41°34'05"
C6	54.26	50.00	62°10'30"
C7	65.89	50.00	75°30'09"
C8	75.26	50.00	86°14'29"
C9	47.51	50.00	54°26'53"
C10	22.14	20.00	63°25'51"
C12	97.08	125.00	44°29'55"
C13	31.39	20.00	89°55'20"
C14	71.39	225.00	18°10'43"
C15	55.52	175.00	18°10'43"
C16	31.42	20.00	89°59'58"
C17	31.42	20.00	90°00'00"
C18	55.50	511.57	6°13'58"
C20	78.70	511.57	8°49'50"

GENERAL NOTES

1. ALL LOTS TO HAVE A MINIMUM FRONT YARD SETBACK OF 25 FEET ON ALL PUBLIC STREETS. ALL REAR YARD SETBACKS TO FEET MINIMUM. ALL SIDE YARDS SHALL HAVE A MINIMUM SET BACK OF 8 FEET ON ONE SIDE AND 10 FEET ON THE OTHER.
2. 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES AND 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED BY THE RECORDING OF THIS PLAT.
3. ALL REAR PROPERTY CORNERS TO BE SET WITH A 5/8" REBAR AND CAP MARKED ALPHA ENGINEERING CO. PLS #174919, ALL FRONT PROPERTY CORNERS SET PK NAIL AND WASHER MARKED ALPHA ENGINEERING CO. PLS #174919 AT A 4 FOOT OFFSET TO STREET, UNLESS NOTED OTHERWISE.
4. THE CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR & CAP, PRIOR TO OBTAINING A BUILDING PERMIT.
5. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JUNE 10, 2005. THIS REPORT IS AVAILABLE FROM THE DEVELOPER, AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDER'S, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
6. LOTS 501, 502-504 & 511-513, & 526 SHALL HAVE A 35 FOOT SET BACK FOR PUBLIC STREETS WITH CIRCULAR DRIVEWAYS.
7. LOTS 505,510 SHALL NOT HAVE ACCESS ONTO VALLEY SPRINGS DRIVE. LOTS 516 AND 522 SHALL NOT HAVE ACCESS ONTO 2350 EAST
8. THE ACCESSORS PARCEL # IS SG-5-3-9-1200
9. LOT 514 ACCESS ONLY FROM 2350 EAST.
10. LOT 503 SHALL HAVE A 35' SETBACK AND A DRIVEWAY TO ACCOMMODATE EXTING FORWARD ONTO LITTLE VALLEY ROAD.
11. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/HOMEOWNERS ASSOCIATION. SAID OWNER/HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, IS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
12. LOTS 501, 507, 508, 520, 520, 521, AND 522-526 SHALL HAVE A FINISH FLOOR 1' HIGHER THAN THE TOP BACK OF CURB ON THE HIGHEST SIDE OF LOT.
13. THE UTILITY, DRAINAGE EASEMENT AND EQUESTRIAN TRAIL ROW TO BE DEDICATED TO ST. GEORGE CITY.

LEGEND

- FOUND SECTION CORNER (TYPE EXT. AS SHOWN ON PLAT)
- CORNER NOT FOUND OR SET
- CLASS I RING & LID MONUMENT TO BE SET
- CLASS I RING & LID MONUMENT FOUND
- CLASS II REBAR & CAP MONUMENT TO BE SET
- CLASS II REBAR & CAP MONUMENT FOUND
- SET 5/8" REBAR & CAP (#174919)
- SET PK AND WASHER (#174919) (4' OFFSET)
- FOUND PROPERTY CORNER AS NOTED
- NO DRIVEWAY ACCESS

SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN NOT FOUND OR SET

NORTHEAST CORNER SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN ALPHA ENGR RING & LID #174919 H. C. N. #194

MORTGAGEE CONSENT TO RECORD:
WELLS FARGO BANK, a Utah corporation, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the uses and purposes described in the plat, to recording of plat, recording of Covenants, Conditions and Restrictions and joins in all dedications and conveyances.

_____ President

STATE OF UTAH)
ss.
County of Washington)

On the _____ day of _____ 20____, personally appeared before me, _____, who being by me duly sworn did say that he/she is the president of WELLS FARGO BANK, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

_____ Notary Public

MORTGAGEE CONSENT TO RECORD:
SUNFIRST BANK, a Utah corporation, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the uses and purposes described in the plat, to recording of plat, recording of Covenants, Conditions and Restrictions and joins in all dedications and conveyances.

_____ President

STATE OF UTAH)
ss.
County of Washington)

On the _____ day of _____ 20____, personally appeared before me, _____, who being by me duly sworn did say that he/she is the president of SUNFIRST BANK, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

_____ Notary Public

SECTION 9, T43S, R15W, SLB&M

VICINITY MAP
NO SCALE

EAST 1/4 CORNER SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN MONUMENT TO BE RESET BY B & G H. C. N. #330 WASH. CO. # T13

SOUTHEAST CORNER SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN 1971 WASHINGTON COUNTY BRASS CAP H. C. N. #191 WASH. CO. # R13

BASIS OF BEARING
H.C.N. GRID BEARING
Ground N00°55'25"E 2698.46 ft.
Grid N00°55'25"E 2688.20 ft.

SURVEYOR'S CERTIFICATE

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 6269078, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

MEADOW VALLEY ESTATES PHASE 5

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

Commencing at the East ¼ Corner of Section 9, Township 43 South, Range 15 West, Salt Lake Base and Meridian;
Thence North 89°17'34" West, 1,312.07 feet along the center Section line, to the ¼ corner;
Thence North 00°58'24" East, 857.37 feet, along the ½ line, to a point on the north line of Meadow Valley Estates Phase I, Recorded # 872973, Washington County Official Records and the Point of Beginning;
Thence North 00°58'24" East, along the ½ line, a distance of 442.05 feet to a point on the southerly line of Red Butte Subdivision Phase 4, Washington County Official Records;
Thence South 88°59'59" East, along said Subdivision, a distance of 16.20 feet;
Thence North 01°48'16" East, along said Subdivision, a distance of 176.48 feet;
Thence South 89°27'48" East, a distance of 140.21 feet;
Thence North 00°32'12" East, a distance of 29.86 feet;
Thence North 68°03'07" East, a distance of 79.28 feet, to the point of curvature to the right having a radius of 190.00 feet;
Thence southeasterly along the arc of said curve, and along said subdivision, a distance of 18.03 feet, through a central angle of 5°26'10";
Thence North 73°29'17" East, a distance of 37.13 feet;
Thence North 72°06'57" East, a distance of 50.18 feet;
Thence North 73°31'19" East, a distance of 165.12 feet;
Thence North 75°00'05" East, a distance of 133.45 feet, to a point on the Westerly Right of Way line of Little Valley Road Recorded # 279153, Washington County Official Records, and to the point of curvature of a non tangent curve to the left, of which the radius point lies North 81°51'45" East, a radial distance of 511.56 feet;
Thence southeasterly along the arc of said curve, and along the Right of Way of said road, a distance of 344.96 feet, through a central angle of 38°38'08";
Thence South 46°46'24" East, along the Right of Way of said road, a distance of 46.27 feet, to a point on Meadow Valley Estates Phase 2, Recorded # 901603, Washington County Official Records, and to the point of curvature to the right having a radius of 25.00 feet;
Thence southerly along the arc of said curve and along said subdivision, a distance of 39.27 feet, through a central angle of 90°00'00";
Thence South 43°13'36" West, along said subdivision, a distance of 18.54 feet, to the point of curvature to the right having a radius of 267.00 feet;
Thence southwesterly along the arc of said curve, and along said subdivision, a distance of 72.63 feet, through a central angle of 15°35'12";
Thence South 58°48'48" West, along said subdivision, and along the Northerly line of Meadow Valley Estates Phase I, Recorded # 872973, Washington County Official Records, a distance of 759.52 feet, to the point of curvature to the right having a radius of 600.00 feet;
Thence southwesterly along the arc of said curve, and along said subdivision, a distance of 43.30 feet, through a central angle of 04°08'07", to the point of curvature of a compound curve to the right having a radius of 30.02 feet;
Thence northwesterly along the arc of said curve, and along said subdivision, a distance of 60.46 feet, through a central angle of 115°24'04", to the point of curvature of a compound curve to the right having a radius of 370.00 feet;
Thence Northwly along the arc of said curve, and along said subdivision, a distance of 24.57 feet, through a central angle of 03°48'18";
Thence North 87°50'43" West, along said subdivision, a distance of 21.64 feet, to the Point of Beginning.

Containing: 9.43 acres, more or less.

_____ DATE

_____ SHAD D HALL PLS# 6269078

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

MEADOW VALLEY ESTATES PHASE 5

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADS AND UTILITY, AND DRAINAGE EASEMENTS. ALL LOT, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE CITY OF ST. GEORGE AND IT SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. IN WITNESS I HAVE HEREUNTO SET MY HAND THIS DAY OF _____, 20__

ED BURGESS
LANDROCK PROPERTIES, INC., A Utah Corporation

STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, ED BURGESS WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF LANDROCK PROPERTIES, INC., A Utah Corporation AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

_____ NOTARY PUBLIC

MEADOW VALLEY ESTATES PHASE 5

A 26 LOT SUBDIVISION LYING WITHIN SEC. 9, T 43 S, R 15 W, SLB&M

ALPHA ENGINEERING COMPANY
148 EAST TABERNACLE ST GEORGE UT 84770
TEL 435-628-6500 FAX 435-628-6553

FILE: 436-10\FinalPlat5A.dwg DATE: June 2006

CITY ENGINEER'S APPROVAL	APPROVAL OF THE PLANNING COMMISSION	APPROVAL OF THE PLANNING & ZONING ADMINISTRATOR	APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY	APPROVAL AS TO FORM	RECORDED #
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS_____DAY OF _____ A.D. _____	ON THIS THE _____ DAY OF _____ 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.	I, BOB NICHOLSON, CITY OF ST. GEORGE, UTAH PLANNING & ZONING ADMINISTRATOR, HAVE THIS THE _____DAY OF _____A.D. 20____ REVIEWED THE ABOVE SUBDIVISION PLAT AND RECOMMEND THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.	WE, THE MAYOR AND CITY RECORDER OF THE CITY OF ST. GEORGE, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. 20____ HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 ____	
_____ CITY ENGINEER CITY OF ST. GEORGE, UTAH	_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE, UTAH	_____ PLANNING & ZONING ADMINISTRATOR CITY OF ST. GEORGE, UTAH	_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE, UTAH _____ MAYOR CITY OF ST. GEORGE, UTAH	_____ DEPUTY CITY ATTORNEY CITY OF ST. GEORGE, UTAH	_____ COUNTY RECORDER

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shall