

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER (334569), AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

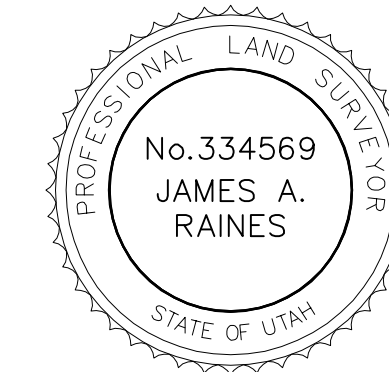
SUNDOWN ESTATES

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND 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

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST; SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED S89°14'43"E, ALONG THE SECTION LINE 1337.92 FEET, TO THE NORTHEAST 1/16 CORNER AND S00°38'05"W ALONG THE 1/16 LINE 1330.46 FEET FROM THE NORTH 1/4 CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N89°11'16"W 424.00 FEET ALONG SAID 1/16 LINE; THENCE N00°38'05"E 398.42 FEET; THENCE N77°52'21"E 434.74 FEET TO A POINT ON SAID EAST 1/16 LINE; THENCE S00°38'05"W 495.77 FEET ALONG SAID 1/16 LINE TO THE POINT OF BEGINNING.

CONTAINING 4.35 ACRES.



DATE: BUSH AND GUDGELL INC.

JAMES A. RAINES
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER (334569)

OWNER'S 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 AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

SUNDOWN ESTATES

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 STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____ DAY OF _____, 20____, AT BOOK _____ PAGE _____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

STEVE M. HEATON
(OWNER)

JUDY H. HEATON
(OWNER)

INDIVIDUAL ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING _____ OWNER'S DEDICATION _____ FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

INDIVIDUAL ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING _____ OWNER'S DEDICATION _____ FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

BASEMENT RESTRICTION

DUE TO THE PRESENCE OF SHALLOW GROUND WATER, BASEMENTS ARE NOT ALLOWED WITHIN THIS SUBDIVISION, UNLESS A DETAILED AND CERTIFIED PLAN FROM A QUALIFIED GEOTECHNICAL AND/OR STRUCTURAL ENGINEER IS SUBMITTED AND APPROVED BY THE CITY OF ST. GEORGE.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____ MORTGAGEE OF RECORD OF _____ DOES HEREBY CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT AND JOINS IN THE DEDICATION OF PUBLIC STREETS AS NOTED HEREON AND JOINS IN THE CONVEYANCE OF EASEMENTS HEREON.

BY _____ FOR _____ SUNFIRST BANK

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ S.S.
ON THIS _____ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT _____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

LEGEND:

- SET 5/8" REBAR AND CAP STAMPED LS (334569) UNLESS OTHERWISE SPECIFIED
- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ◆ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (RING AND LID)
- 5/8" REBAR AND ALUM. CAP STAMPED LS (334569) (CENTERLINE CONTROL, CLASS II MONUMENT). (STREETS ONLY)
- ▲ SPECIFIES OFFSET RIVETS TO BE SET 5' ON THE EXTENSION OF THE SIDE PROPERTY LINE

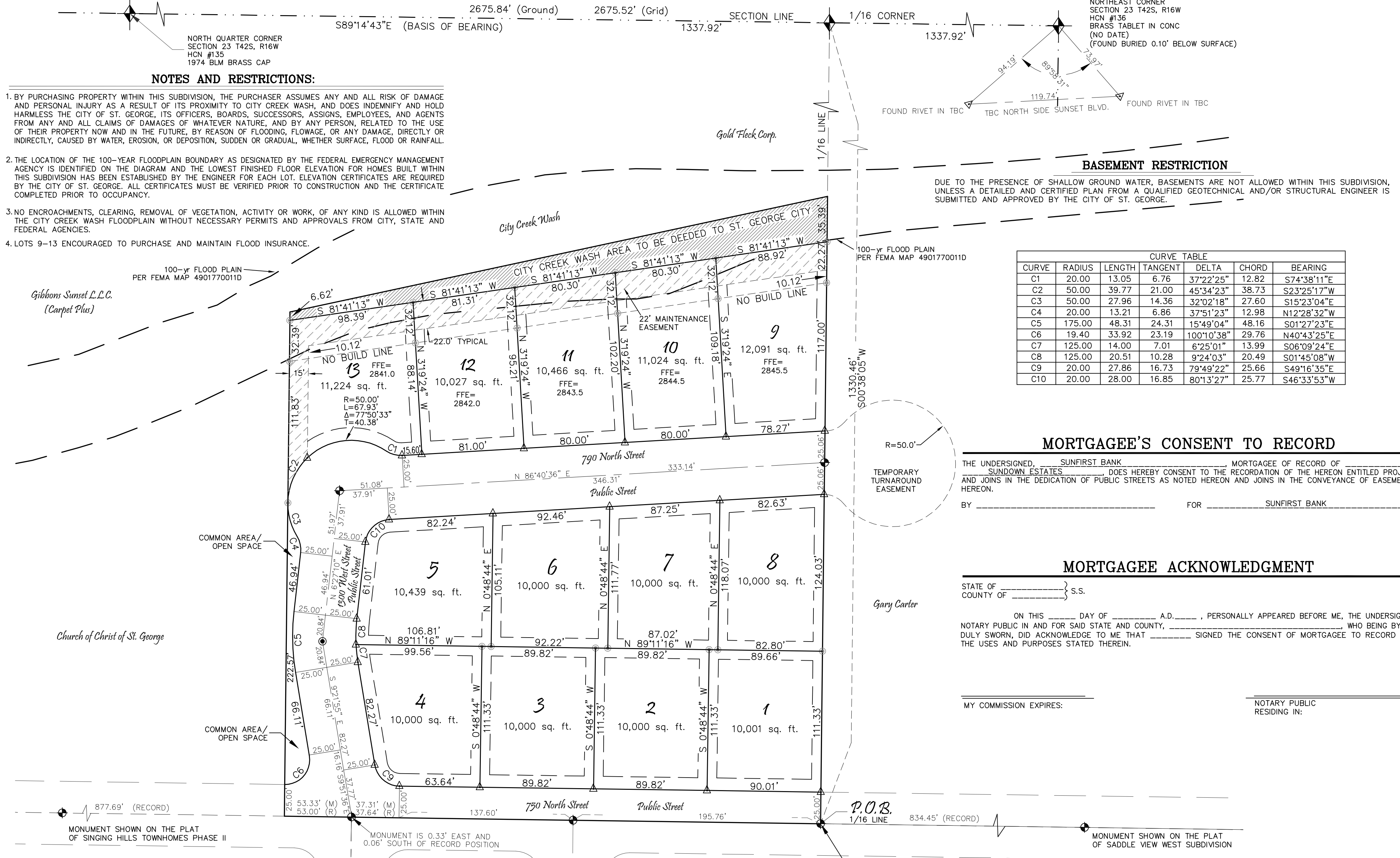
GENERAL NOTES:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING (A.G.E.C.), THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 22, 2005. 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.

A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.

R-1-10 SETBACKS: 25' FRONT
8' AND 10' SIDE, AND 10' REAR
NO BUILD LINE AT LOTS 9-13 (SEE DIAGRAM)

CITY OF ST. GEORGE REQUIRES ALL PROPERTY CORNERS TO BE MONUMENTED BEFORE A BUILDING PERMIT IS GRANTED.



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	20.00	13.05	6.76	37°22'25"	12.82	S74°38'11"E
C2	50.00	39.77	21.00	45°34'23"	38.73	S23°25'17"W
C3	50.00	27.96	14.36	32°02'18"	27.60	S15°23'04"E
C4	20.00	13.21	6.86	37°51'23"	12.98	N12°28'32"W
C5	175.00	48.31	24.31	15°49'04"	48.16	S01°27'23"E
C6	19.40	33.92	23.19	100°10'38"	29.76	N40°43'25"E
C7	125.00	14.00	7.01	6°25'01"	13.99	S06°09'24"E
C8	125.00	20.51	10.28	9°24'03"	20.49	S01°45'08"W
C9	20.00	27.86	16.73	79°49'22"	25.66	S49°16'35"E
C10	20.00	28.00	16.85	80°13'27"	25.77	S46°33'53"W

NOTES AND RESTRICTIONS:

- BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO CITY CREEK WASH. AND DOES INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, SUCCESSORS, ASSIGNS, EMPLOYEES, AND AGENTS FROM ANY AND ALL CLAIMS OF DAMAGES OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD OR RAINFALL.
- THE LOCATION OF THE 100-YEAR FLOODPLAIN BOUNDARY AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IS IDENTIFIED ON THE DIAGRAM AND THE LOWEST FINISHED FLOOR ELEVATION FOR HOMES BUILT WITHIN THIS SUBDIVISION HAS BEEN ESTABLISHED BY THE ENGINEER FOR EACH LOT. ELEVATION CERTIFICATES ARE REQUIRED BY THE CITY OF ST. GEORGE. ALL CERTIFICATES MUST BE VERIFIED PRIOR TO CONSTRUCTION AND THE CERTIFICATE COMPLETED PRIOR TO OCCUPANCY.
- NO ENCROACHMENTS, CLEARING, REMOVAL OF VEGETATION, ACTIVITY OR WORK, OF ANY KIND IS ALLOWED WITHIN THE CITY CREEK WASH FLOODPLAIN WITHOUT NECESSARY PERMITS AND APPROVALS FROM CITY, STATE AND FEDERAL AGENCIES.
- LOTS 9-13 ENCOURAGED TO PURCHASE AND MAINTAIN FLOOD INSURANCE.

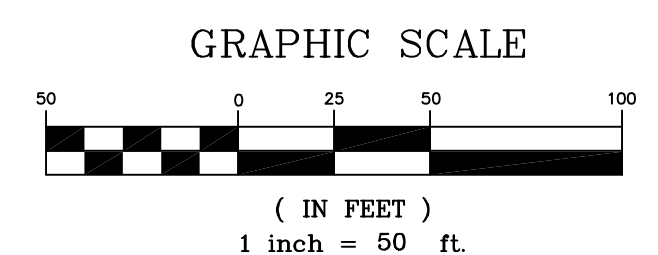
100-yr FLOOD PLAIN
PER FEMA MAP 4901770011D

Gibbons Sunset L.L.C.
(Carpet Plot)

Church of Christ of St. George

Graham Subdivision

Sunset Village Subdivision
Phase 1



APPROVAL OF PLANNING COMMISSION
ON THIS _____ DAY OF _____ A.D. _____, THE PLANNING COMMISSION CHAIRMAN OF ST. GEORGE CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.
ST. GEORGE CITY PLANNING COMMISSION CHAIRMAN

APPROVAL OF CITY PLANNER
ON THIS _____ DAY OF _____ A.D. _____, THE CITY PLANNER OF ST. GEORGE CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.
ST. GEORGE CITY PLANNER

ENGINEER'S APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D. _____
ST. GEORGE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. _____
ST. GEORGE CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY
WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. _____ HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
ATTEST: CITY RECORDER
ST. GEORGE CITY MAYOR

RECORDED #
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
200 East Tabernacle Street #4
St. George, UT 84202
Phone (435) 673-2337 / Fax (435) 673-3161
Email: bsand@gudgell.com

Drawn: MBB
Designer: BLW
Checked: JAR
Approved: JAR
Scale: 1" = 50'
Job No.: 5-8191

FINAL PLAT
SUNDOWN ESTATES
LOCATED IN SEC. 23, T42S, R16 W, SLB&M

SHEET 1 OF SHEETS 1

FILE: 8191.FP