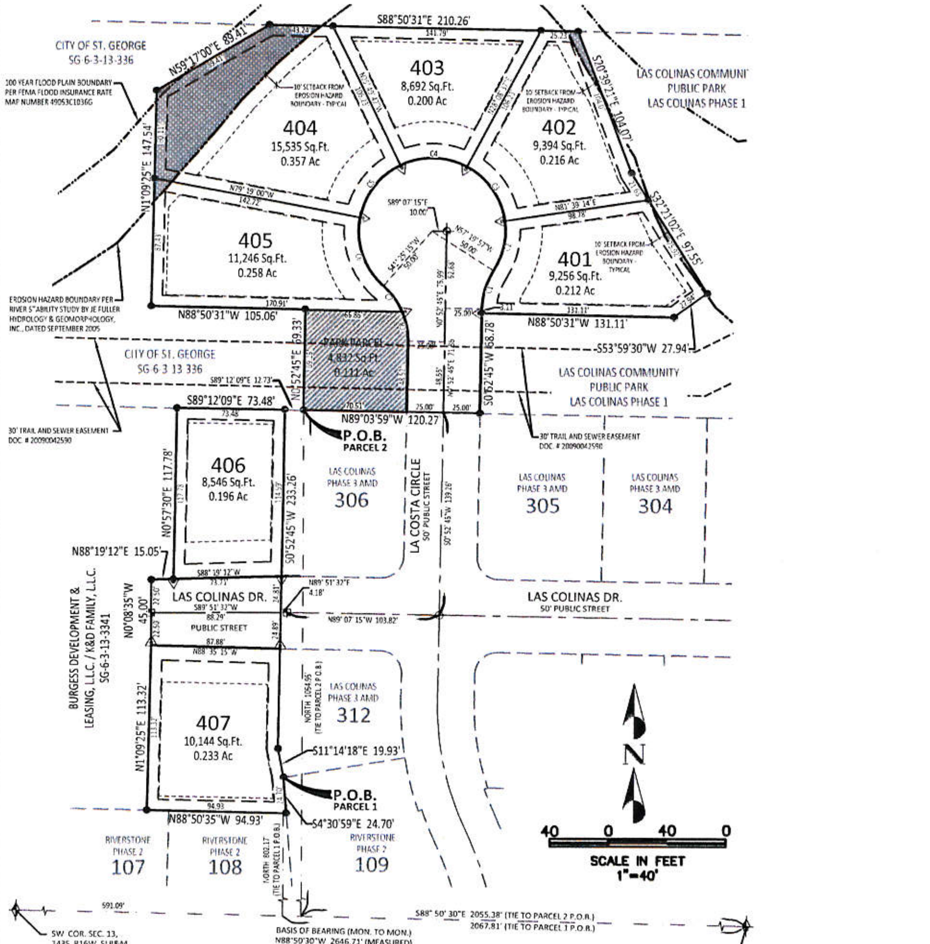
ITEM 1I (Addendum)
Final Plat

PLANNING COMMISSION AGENDA REPORT: **08/12/2014**

FINAL PLAT
Las Colinas Phase 4
Case No. 2014-FP-049

Request:	Approval of a 7 Lot Residential Subdivision Final Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at Las Colinas Dr and 890 West Circle
Zone:	PD-R
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals. This Final Plat is ready for Planning Commission's consideration for approval.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

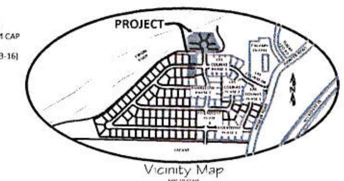
- SECTION LINE
- BUILDABLE AREA BOUNDARY
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- DSG REBAR AND CAP PLS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 3' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- ADDITIONAL AREA TO BE DEDICATED TO CITY FOR PARK
- EROSION HAZARD NO-BUILD ZONE

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 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.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. SUBJECT TO HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, DATED MAY 7, 2008, EXECUTED AMONG WILLOWS AT BLOOMINGTON, LLC AND SUN FIRST BANK, RECORDED JULY 7, 2008, AS DOC. NO. 20080027233, OFFICIAL WASHINGTON COUNTY RECORDS.
7. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE LAS COLINAS DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
8. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THE LAS COLINAS DEVELOPMENT, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND DIXIE REA IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
9. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE HOME OWNERS ASSOCIATION TO ASSESS ITS MEMBERS AS MAY BE NECESSARY TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE LAS COLINAS DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
10. 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, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
11. ANY TITLE, INTEREST, RIGHTS OR CLAIMS ADVERSE TO THE VESTEES HEREIN EXISTING OR CLAIMED TO EXIST BY REASON OF THE FACT THAT ANY PORTION OR PORTIONS OF SAID LAND ARE NOW OR AT ANY TIME, HAVE BEEN BELOW THE ORDINARY HIGH WATER MARK OF THE VIRGIN RIVER, OR BY REASON OF THE FACT OR CLAIM THAT ANY PORTION OR PORTIONS THEREOF HAVE BEEN FORMED, CREATED, BUILT UP, UNCOVERED, RENDERED UN-NAVIGABLE, OR JOINED TO ANOTHER PORTION OF SAID LAND, OR BROUGHT WITHIN THE BOUNDARIES OF SAID LAND, BY AVULSION, OR BY SUDDEN OR RAPID CHANGE, OR BY ANY OTHER NATURAL CAUSES, OR HAVE BEEN FORMED BY ACCRETION TO ANY SUCH PORTION OR PORTIONS, OR ANY LOSS OR DAMAGE ARISING OR OCCASIONED BY THE CENTERLINE OF THE VIRGIN RIVER CHANGING.
12. RESERVATIONS TO THE STATE OF UTAH PATENT NO.19604 RECORDED FEBRUARY 28, 2003, AS ENTRY NO. 806472, IN BOOK 1526, AT PAGES 1162-1164, OFFICIAL WASHINGTON COUNTY RECORDS.SUBJECT TO THE RESERVATIONS OF MINERAL RIGHTS AND RIGHTS OF WAY IN THE LAND AS RESERVED IN INSTRUMENT RECORDED OCTOBER 11, 1974, AS ENTRY NO. 163418, IN BOOK 160, AT PAGE 272, OF OFFICIAL RECORDS; ALSO,

    SUBJECT TO A RIGHT OF WAY AND EASEMENT OVER SAID LANDS FOR UTILITIES DISTRIBUTION, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED BY INSTRUMENT RECORDED JANUARY 25, 1974, AS ENTRY NO. 159189, IN BOOK 148, AT PAGE 208, OF OFFICIAL RECORDS.
13. BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN RIVER, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. 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 THE VIRGIN RIVER, AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS 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 100 YEAR FLOOD PLAIN IS AN AREA DEFINED BY FEMA THAT WILL BE INUNDATED DURING THE 100 YEAR FLOOD EVENT. A 100 YEAR FLOOD EVENT IS DEFINED AS THE FLOOD EVENT THAT HAS A 1% PROBABILITY OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. FLOODS MAY EXTEND BEYOND THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN. FLOODS EQUALING OR EXCEEDING THE 100 YEAR FLOOD EVENT CAN AND DO OCCUR.
    - THE EROSION HAZARD BOUNDARY SHOWN WAS ADOPTED BY THE CITY OF ST. GEORGE IN JANUARY OF 2000 BASED ON THE RIVER STABILITY STUDY COMPLETED BY CH2M HILL AND JE FULLER/HYDROLOGY AND GEOMORPHOLOGY INC. THE EROSION HAZARD ZONE CONSISTS OF THE CHANNEL MARGIN AREA AT RISK TO SUSTAIN EROSION DAMAGE DURING A 100 YEAR FLOOD. THE RISK

      FROM EROSION HAS BEEN REDUCED BY IMPLEMENTING ACCEPTED RIVER MANAGEMENT STRATEGIES AND EROSION CONTROL IMPROVEMENT. HOMEOWNERS ARE ENCOURAGED TO INVESTIGATE AND EVALUATE THE RISK PRIOR TO PURCHASING WITHIN THE ZONE.
    - NO ENCROACHMENT, FILL, CLEARING, REMOVAL OF VEGETATION OR ACTIVITY OR WORK OF ANY KIND IS ALLOWED IN THE VIRGIN RIVER FLOOD PLAIN WITHOUT NECESSARY APPROVALS FROM THE CITY, STATE, AND FEDERAL AGENCIES.
    - ALL BUILDINGS WITHIN THE 100 YEAR FLOOD PLAIN MUST HAVE A FEMA ELEVATION CERTIFICATE, PREPARED BY A LICENSED PROFESSIONAL, VERIFYING THE MINIMUM FINISHED FLOOR ELEVATION PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID BUILDING MINIMUM FINISHED FLOOR ELEVATION SHALL BE VERIFIED BY THE LICENSED PROFESSIONAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
    - IT IS RECOMMENDED THAT OWNERS WITHIN THE FLOOD PLAIN SHOWN ON THIS PLAT MAINTAIN A FLOOD INSURANCE POLICY.



SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS, AND PUBLIC PARKS HEREAFTER KNOWN AS:

LAS COLINAS - PHASE 4

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: ____________

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT A THE NORTHWEST CORNER OF LOT 109, RIVERSTONE PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING NORTH 88°50'30" WEST ALONG THE SECTION LINE, A DISTANCE OF 2067.81 FEET AND NORTH 802.17 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHWESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) SOUTH 04°30'59" EAST 24.70 FEET; AND (2) NORTH 88°50'35" WEST 94.93 FEET; THENCE NORTH 01°09'25" EAST 113.32 FEET; THENCE NORTH 00°08'35" WEST 45.00 FEET; THENCE NORTH 88°19'12" EAST 15.05 FEET; THENCE NORTH 00°57'30" EAST 117.78 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY DEEDED TO THE CITY OF ST. GEORGE, RECORDED JANUARY 25, 2013 AS ENTRY NO. 20130002993; THENCE ALONG THE BOUNDARY OF SAID PROPERTY, SOUTH 89°12'09" EAST 73.48 FEET TO THE NORTHWEST CORNER OF THE LAS COLINAS PHASE 3 AMENDED AND EXTENDED SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) SOUTH 00°52'45" WEST 233.26 FEET; AND (2) SOUTH 11°14'18" EAST 19.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 22,874 SQ. FT. (0.525 ACRES)

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 306, LAS COLINAS PHASE 3 AMENDED AND EXTENDED SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING NORTH 88°50'30" WEST ALONG THE SECTION LINE, A DISTANCE OF 2055.38 FEET AND NORTH 1054.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THAT CERTAIN PROPERTY DEEDED TO THE CITY OF ST. GEORGE, RECORDED JANUARY 25, 2013 AS ENTRY NO. 20130002993 AND LINE EXTENDED THE FOLLOWING (4) FOUR COURSES: (1) NORTH 00°52'45" EAST 69.33 FEET; (2) NORTH 88°50'31" WEST 105.06 FEET; (3) NORTH 01°09'25" EAST 147.54 FEET; AND (4) NORTH 59°17'00" EAST 89.41 FEET; THENCE SOUTH 88°50'31" EAST 210.26 FEET TO THE NORTHWEST CORNER OF THE LAS COLINAS COMMUNITY PARK, LAS COLINAS PHASE 1 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID LAS COLINAS PHASE 1 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 20°39'21" EAST 104.07 FEET; (2) SOUTH 32°21'02" EAST 97.55 FEET; (3) SOUTH 53°59'30" WEST 27.94 FEET; (4) NORTH 88°50'31" WEST 131.11 FEET; AND (5) SOUTH 00°52'45" WEST 68.78 FEET TO THE NORTHERLY LINE OF SAID LAS COLINAS PHASE 3 AMENDED AND EXTENDED SUBDIVISION; THENCE NORTH 89°03'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 120.27 FEET TO THE POINT OF BEGINNING.

CONTAINS: 70,836 SQ. FT. (1.626 ACRES)

OWNER'S DEDICATION:

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

LAS COLINAS - PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS 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, EASEMENTS, AND PARKS. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND PARKS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF "LAS COLINAS" SUBDIVISION RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. 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__

BY: CORINNE SCHMALZ
FACTION, L.L.C., A UTAH LIMITED LIABILITY COMPANY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____ DAY OF ________, 20__, PERSONALLY APPEARED BEFORE ME, CORINNE SCHMALZ, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF FACTION, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE FACTION, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING "OWNER'S DEDICATION" AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: ____________
COMMISSION NUMBER: ____________
MY COMMISSION EXPIRES: ____________
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC

DEVELOPMENT SOLUTIONS, INC.
111 East 200 North Suite #2, St. George, UT 84770
Office (435) 628-2121 Fax (435) 674-3551
www.developmentsolutions.co

LAS COLINAS - PHASE 4

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ___ DAY OF ________ A.D. 20__, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF ________, A.D. 20__	APPROVED AS TO FORM, THIS THE ___ DAY OF ________, A.D. 20__	ON THIS THE ___ DAY OF ________ A.D. 20__ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF ________ A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF ________ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER