CORPORATION ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME LYNN CHAMBERLAIN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF CITY OF TOQUERVILLE, A UTAH MUNICIPAL CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF _____, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF _____, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

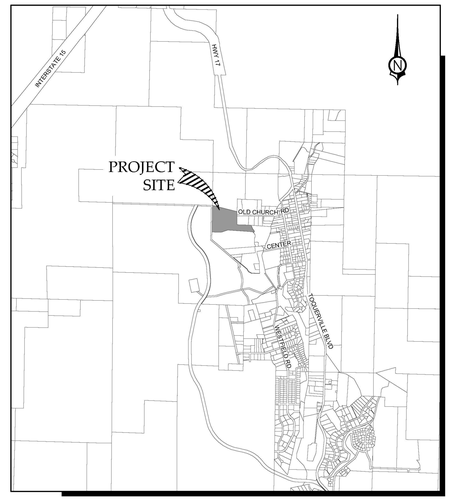
TRUSTEE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THIS ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE PERKINS FAMILY TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED JANUARY 9, 2001 AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN

_____
NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, 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 HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PARK SIDE AT DESERT MOUNTAIN PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____
DATE

PROFESSIONAL LAND SURVEYOR — NO. 9481170 — TRAVIS W. SANDERS — STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 0°07'26" W 166.66 FEET ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 3, AND RUNNING THENCE N 87°21'14" W 277.09 FEET; THENCE N 2°38'46" E 160.00 FEET; THENCE N 87°21'14" W 34.95 FEET; THENCE N 2°38'46" E 50.00 FEET; THENCE N 0°07'20" W 199.96 FEET; THENCE S 87°21'01" E 537.32 FEET; THENCE S 20°06'26" E 218.56 FEET; THENCE S 45°00'34" E 101.15 FEET; THENCE S 26°10'34" E 79.37 FEET; THENCE S 2°31'18" W 75.35 FEET; THENCE S 10°06'17" E 102.03 FEET, TO THE POINT OF A 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 93.14 FEET THROUGH A CENTRAL ANGLE OF 42°41'33"; THENCE S 52°47'50" E 214.10 FEET, TO THE POINT OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 78.83 FEET THROUGH A CENTRAL ANGLE OF 11°17'31"; THENCE S 41°30'19" E 130.83 FEET; THENCE S 21°22'41" W 16.00 FEET; THENCE S 41°30'19" W 150.72 FEET, TO THE POINT OF A 350.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 68.98 FEET THROUGH A CENTRAL ANGLE OF 11°17'31"; THENCE N 52°47'50" W 214.10 FEET, TO THE POINT OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 127.92 FEET THROUGH A CENTRAL ANGLE OF 41°52'48"; S 17°37'01" W 0.88 FEET; THENCE S 1°21'40" E 184.25 FEET; THENCE S 22°47'16" E 140.26 FEET; THENCE S 84°22'41" W 234.44 FEET; THENCE N 22°47'16" W 42.50 FEET, TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 140.24 FEET THROUGH A CENTRAL ANGLE OF 21°25'36"; THENCE N 1°21'40" W 149.15 FEET, TO THE POINT OF A 175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 57.39 FEET THROUGH A CENTRAL ANGLE 18°47'23"; THENCE N 20°05'04" W 79.24 FEET, TO THE POINT OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 13.12 FEET THROUGH A CENTRAL ANGLE OF 3°20'30"; THENCE N 87°21'14" W 115.76 FEET, TO THE POINT OF BEGINNING.

CONTAINS 391,143 SQ FT OR 8.98 ACRES MORE OR LESS

OWNER'S DEDICATION

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

PARK SIDE AT DESERT MOUNTAIN PHASE 1

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO TOQUERVILLE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, COMMON AREA, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO TOQUERVILLE CITY 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, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20__, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

WALL FAMILY RENTALS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
(MANAGING/MEMBER)

THE PERKINS FAMILY TRUST
(TRUST)

_____
TRUSTEE:

TOQUERVILLE CITY
(MUNICIPAL CORPORATION)

_____
MAYOR: LYNN CHAMBERLAIN

PARK SIDE AT DESERT MOUNTAIN PHASE 1

LOCATED IN
NW 1/4 & SW 1/4 SECTION 2 AND THE NE 1/4 & SE 1/4 OF SECTION 3,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - TOQUERVILLE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	APPROVAL OF THE PLANNING COMMISSION	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY TOQUERVILLE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20____.	ON THIS THE ____ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION CHAIRMAN OF TOQUERVILLE CITY, 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 TOQUERVILLE CITY, UT.	THE HEREON 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___	WE, THE CITY OF TOQUERVILLE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF ___ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	CHAIRMAN PLANNING COMMISSION TOQUERVILLE CITY, UTAH	ENGINEER, TOQUERVILLE CITY	CITY ATTORNEY, TOQUERVILLE CITY	ATTEST: CITY RECORDER TOQUERVILLE UTAH / LYNN CHAMBERLAIN MAYOR TOQUERVILLE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PARK SIDE AT DESERT MOUNTAIN PHASE 1
LOCATED IN
NW 1/4 & SW 1/4 SECTION 2 AND THE NE 1/4 & SE 1/4 OF SECTION 3,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 19138
DRAWN BY: PJW
DATE: 9-19-2019
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'