



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

PRELIMINARY PLAT APPLICATION

Fee: \$300 + \$50 per acre

For Office Use Only:

File No. _____

Receipt No. _____

Name: Carl Timpson / NBJC, LLC **Telephone:** (435) 881-5886

Address: 2816 Soaring Peak Ave, Henderson, NV 89052 **Fax No.** _____

Email: catimpson@villagecapital.com

Agent (If Applicable): Thomas Timpson / t.c.timpson@live.com **Telephone:** (435) 619-6477

Address/Location of Subject Property: 685 North Willow Street & 725 North Willow Street, Hildale, Utah

Tax ID of Subject Property: HD-SHCR-1-40; *-5-A; *-5-B; *-5-C **Zone District:** R1-8 (LOT 5 & 40)

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

Single Family Residential; 7 total lots; See attached drawings & supporting documentation

Submittal Requirements: The preliminary plat application shall provide the following:

- X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - X a. The proposed name of the subdivision.
 - X b. The location of the subdivision, including the address and section, township and range.
 - X c. The names and addresses of the owner or subdivider, if other than the owner.
 - X d. Date of preparation, and north point.
 - X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- X 2. Existing Conditions: The preliminary plat shall show:
 - X a. The location of the nearest monument.
 - X b. The boundary of the proposed subdivision and the acreage included.
 - NA c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - X d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - NA e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- g. Existing Hildale Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- h. Contours at vertical intervals not greater than five (5) feet.
- i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- j. Information on whether property is located in desert tortoise take area

3. Proposed Plan: The subdivision plans shall show:

- a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- b. The layout, numbers and typical dimensions of lots.
- c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- g. Approximate radius of all center line curves on highways or streets.
- h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- l. Will this subdivision be phased? If yes show possible phasing lines.
- m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

4. Required copies of plans:

- a. Three copies of all full-scale drawings
- b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).
- c. Electronic copies sent to planning@hildalecity.com

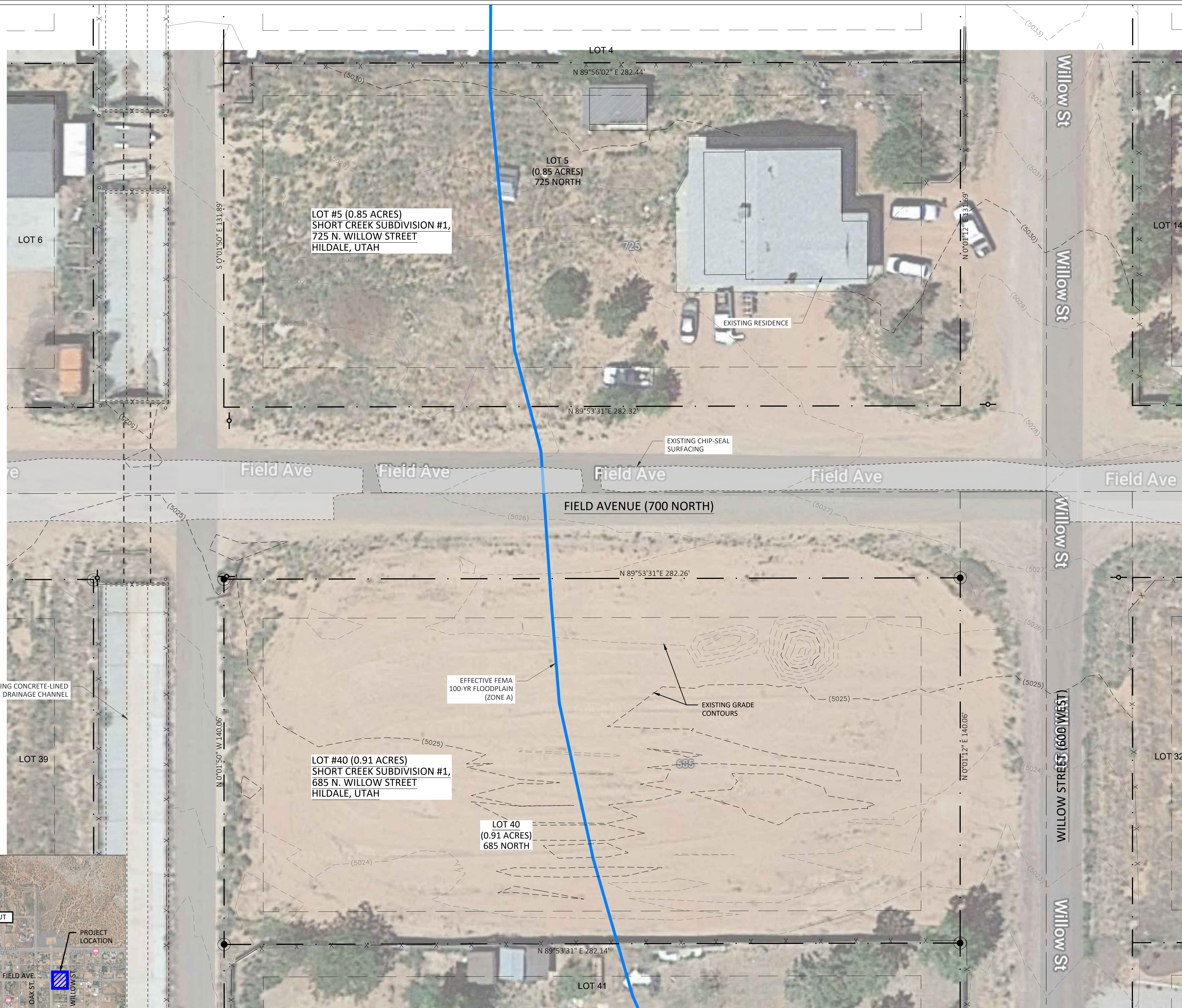
5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Thursday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

Date application deemed to be complete: _____ Completion determination made by: _____



EXISTING CONDITIONS

VICINITY MAP



TCT ENGINEERING

1965 S HAMMON ST, COLORADO CITY, AZ
 TEL: (435) 619-6477
 E-MAIL: tctimpson@tct.com

PRELIMINARY PLAT FOR
 SHORT CREEK SUBDIVISION #1 PARTIAL AMENDMENT "A"
 AMENDING LOTS 5 & 40

LOT #5, & LOT #40, SHORT CREEK SUBDIVISION #1
 LOCATED IN THE SE 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, UT

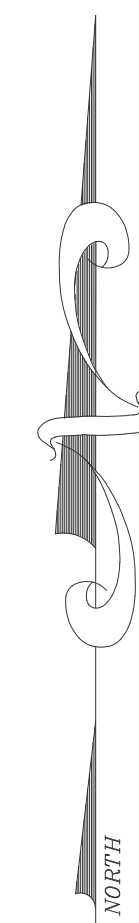
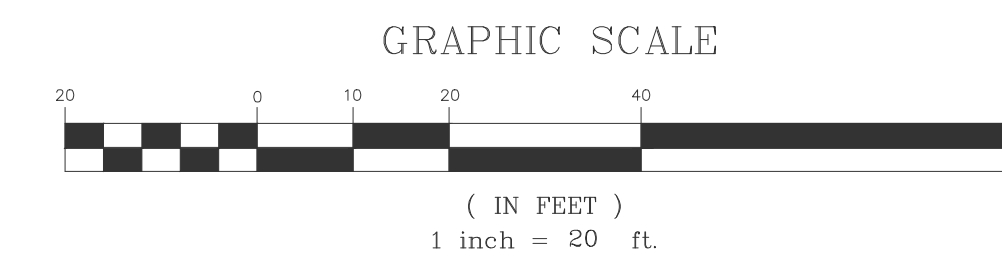
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 210907
 CAD DWG. FILE: 210907_2_Lot 5 & 40 SD.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 11-28-22

SHEET:
**EXISTING
 CONDITIONS**

C2.1

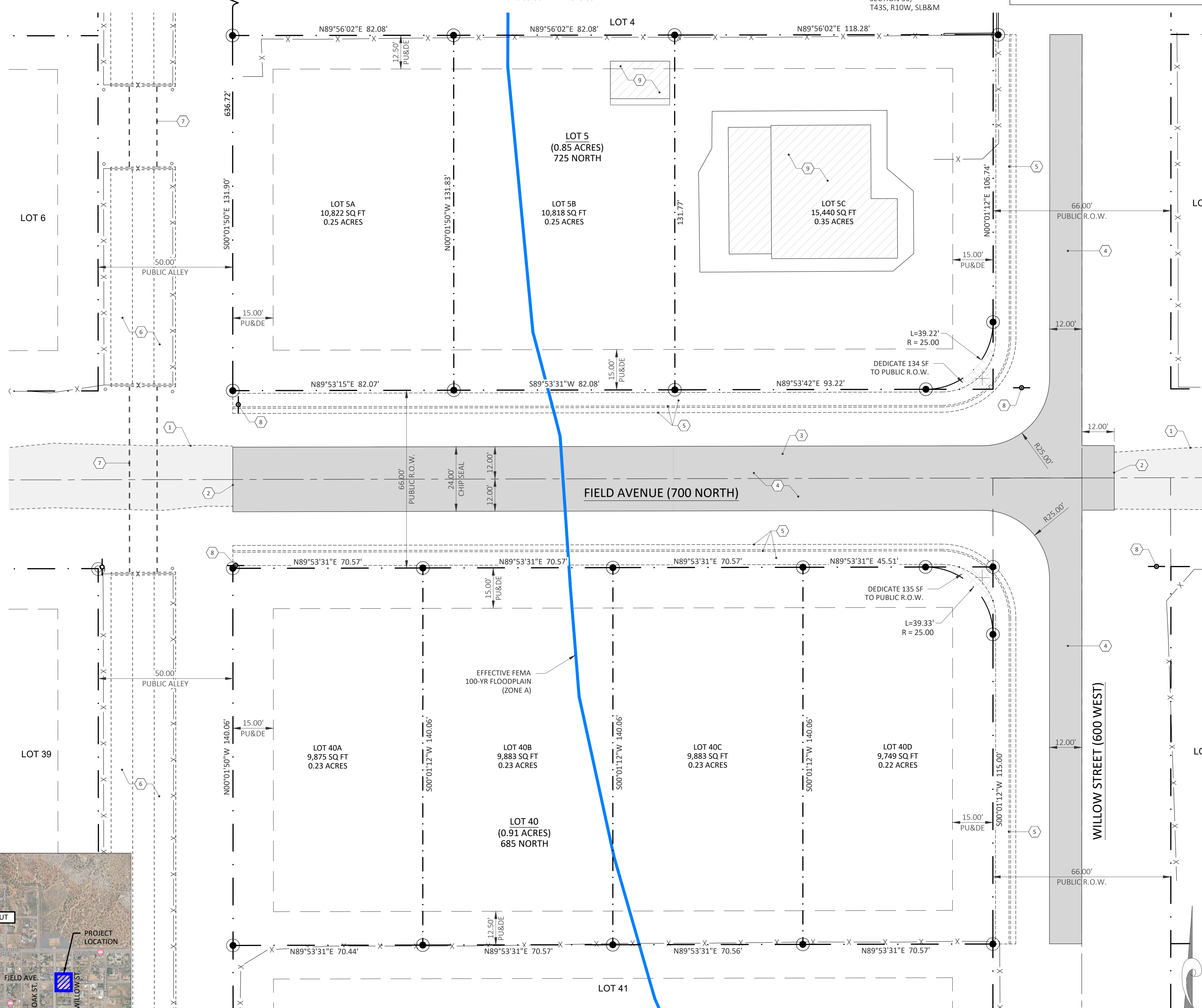


CENTER 1/4 CORNER
SECTION 33,
T43S, R10W, SLB&M

EAST 1/4 CORNER
SECTION 33,
T43S, R10W, SLB&M

LOT LAYOUT PLAN

**SHORT CREEK SUBDIVISION #1
PARTIAL AMENDMENT "A"
AMENDING LOTS 5 & 40**



KEY NOTE LEGEND

1	EXISTING CHIP-SEAL ROADWAY SURFACE, TO REMAIN
2	SAW-CUT EXISTING CHIP-SEAL
3	EXISTING CHIP-SEAL ROADWAY SURFACE, TO BE REMOVED
4	PROPOSED CHIPSEAL ROADWAY SURFACING 0/ 6" AGGREGATE BASE
5	FUTURE CONCRETE CURB, GUTTER, & SIDEWALK, BY OTHERS
6	EXISTING CONCRETE-LINED DRAINAGE CHANNEL
7	EXISTING DRAINAGE CULVERT
8	EXISTING ROADWAY SIGN, TO REMAIN
9	EXISTING RESIDENTIAL BUILDING, TO REMAIN

EXCEPTIONS TO ORDINANCE

IN LIEU OF INSTALLING CONCRETE CURB, GUTTER, AND SIDEWALK, DEVELOPER WISHES TO ENTER INTO AN AGREEMENT WITH THE CITY STATING THAT IF CITY EVERY CREATES A SPECIAL ASSESSMENT DISTRICT TO DEVELOPMENT THE ADJACENT ROADWAYS, THEN PROPERTY OWNERS WILL AGREE TO THE SPECIAL ASSESSMENT DISTRICT. THIS AGREEMENT WITH GO WITH THE LAND.

CONTACT INFORMATION

OWNER (LOT 40, 5A, 5B):
NBJC, LLC
ATTN: CARL TIMPSON
2816 SOARING PEAK AVE
HENDERSON, NV 89052

OWNER (LOT 5C):
JOHN BARLOW
PO BOX 2742
COLORADO CITY, AZ 86021

DEVELOPER:
NBJC, LLC
2816 SOARING PEAK AVE.
HENDERSON, NV 89052

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1965 S HAMMON ST.
COLORADO CITY, AZ 86021

LINE & SYMBOLS LEGEND

	DEVELOPMENT BOUNDARY
	PROPOSED LOT LINE
	UTILITY & DRAINAGE EASEMENT
	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	EXISTING FENCE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVING
	"X" INCHES ASPHALT O/ "Y" INCHES AGGREGATE BASE
	TRAFFIC CIRCULATION PATTERN
	EXISTING TREE
	EXISTING POWER POLE W/ GUY WIRE

TCT ENGINEERING
1965 S HAMMON ST, COLORADO CITY, AZ
TEL: (480) 619-6477
E-MAIL: tctimpson@tcteng.com

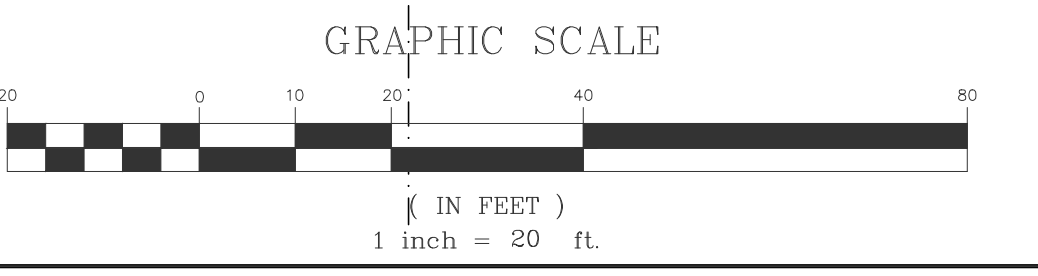
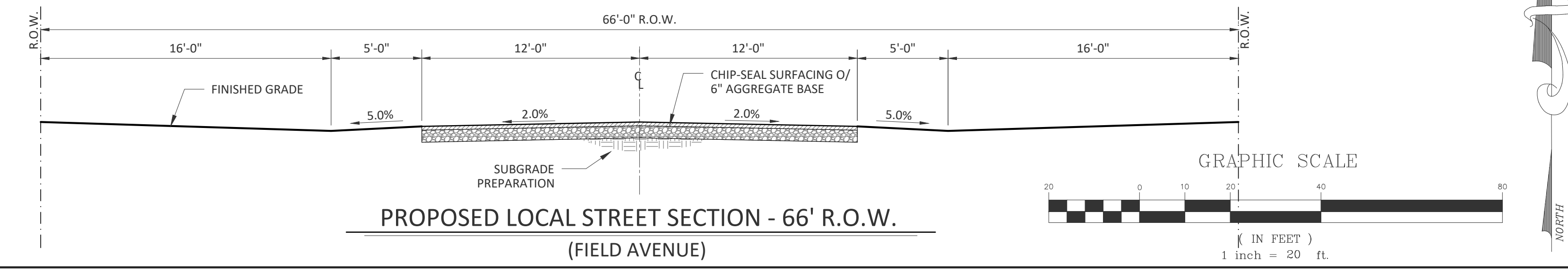
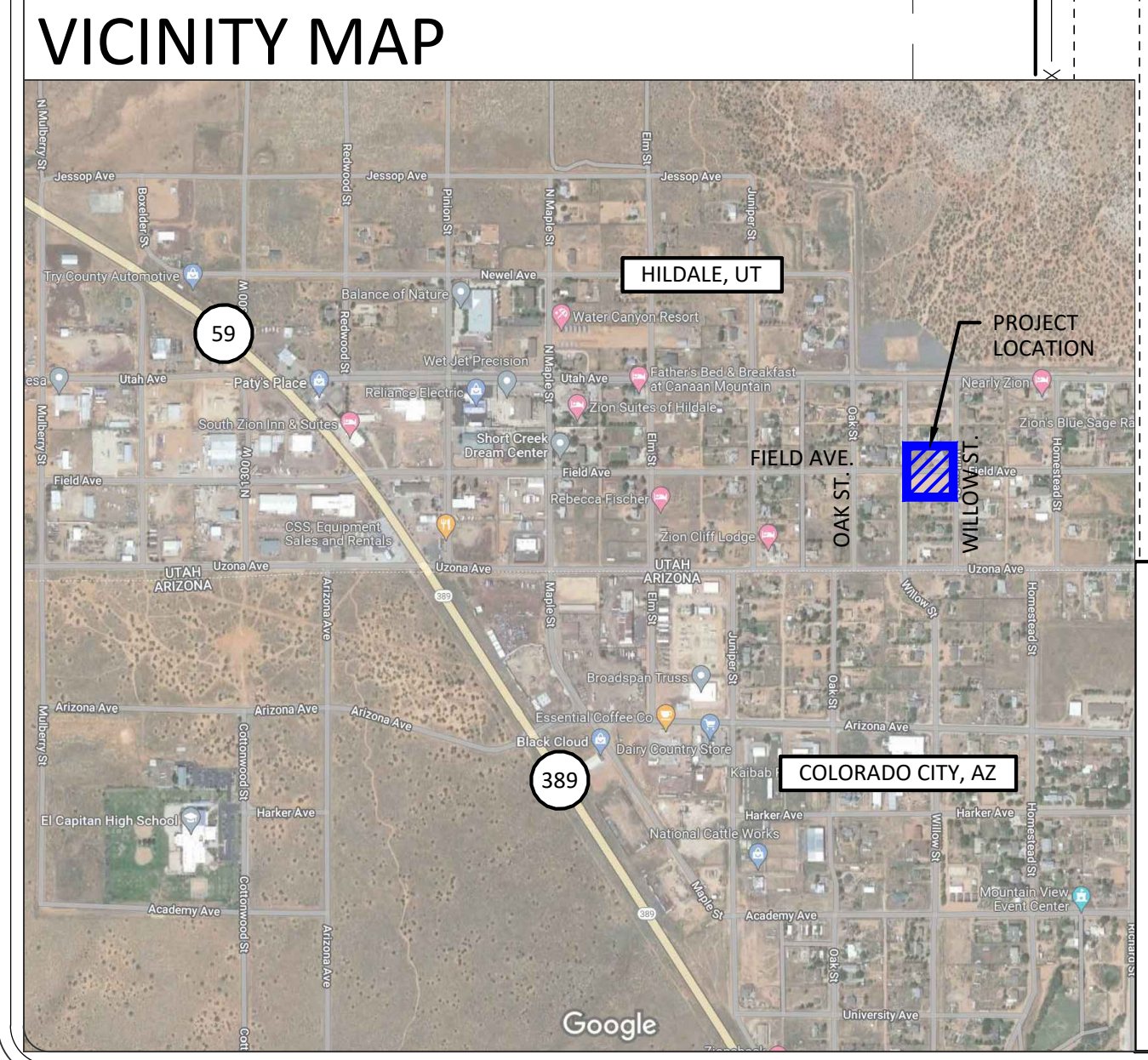
**PRELIMINARY PLAT FOR
SHORT CREEK SUBDIVISION #1 PARTIAL AMENDMENT "A"
AMENDING LOTS 5 & 40**

LOT #5, & LOT #40, SHORT CREEK SUBDIVISION #1
LOCATED IN THE SE 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, UT

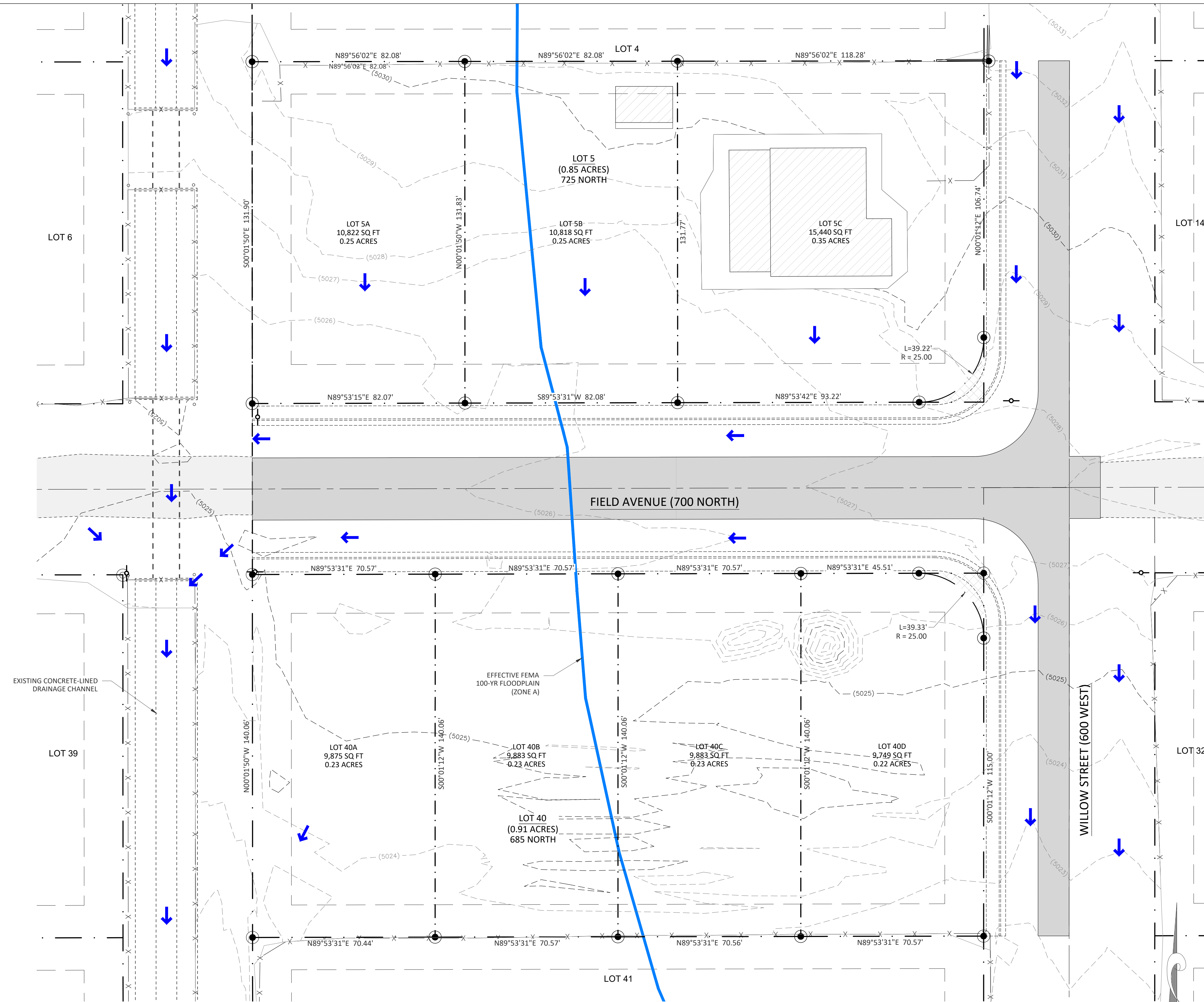
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REV	DATE	DESCRIPTION

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DRAWN BY: TCT
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FIELD CREW: TCT
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SHEET:



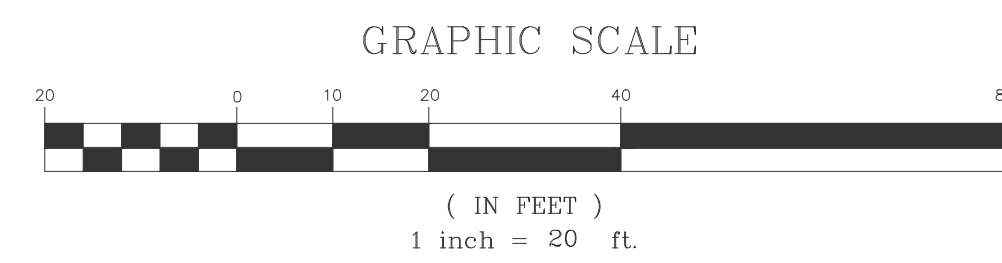
DRAINAGE PLAN



EXISTING CONCRETE-LINED DRAINAGE CHANNEL

FIELD AVENUE (700 NORTH)

WILLOW STREET (600 WEST)



LINE & SYMBOLS LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - UTILITY / DRAINAGE EASEMENT
- - - - - EXISTING GRADE CONTOUR
- (5085) FINISH GRADE CONTOUR
- — — — — STORM DRAIN PIPE
- — — — — RUNOFF FLOW LINE
- ← RUNOFF DIRECTION
- - - - - RETAINING WALL

TCT ENGINEERING
1965 S HAMMON ST, COLORADO CITY, AZ
TEL: (435) 619-6477
E-MAIL: tctimpson@tct.com

PRELIMINARY PLAT FOR
SHORT CREEK SUBDIVISION #1 PARTIAL AMENDMENT "A"
AMENDING LOTS 5 & 40
LOT #5, & LOT #40, SHORT CREEK SUBDIVISION #1
LOCATED IN THE SE 1/4 OF SECTION 33, T49S, R10W, S18&M, HILDALE, UT

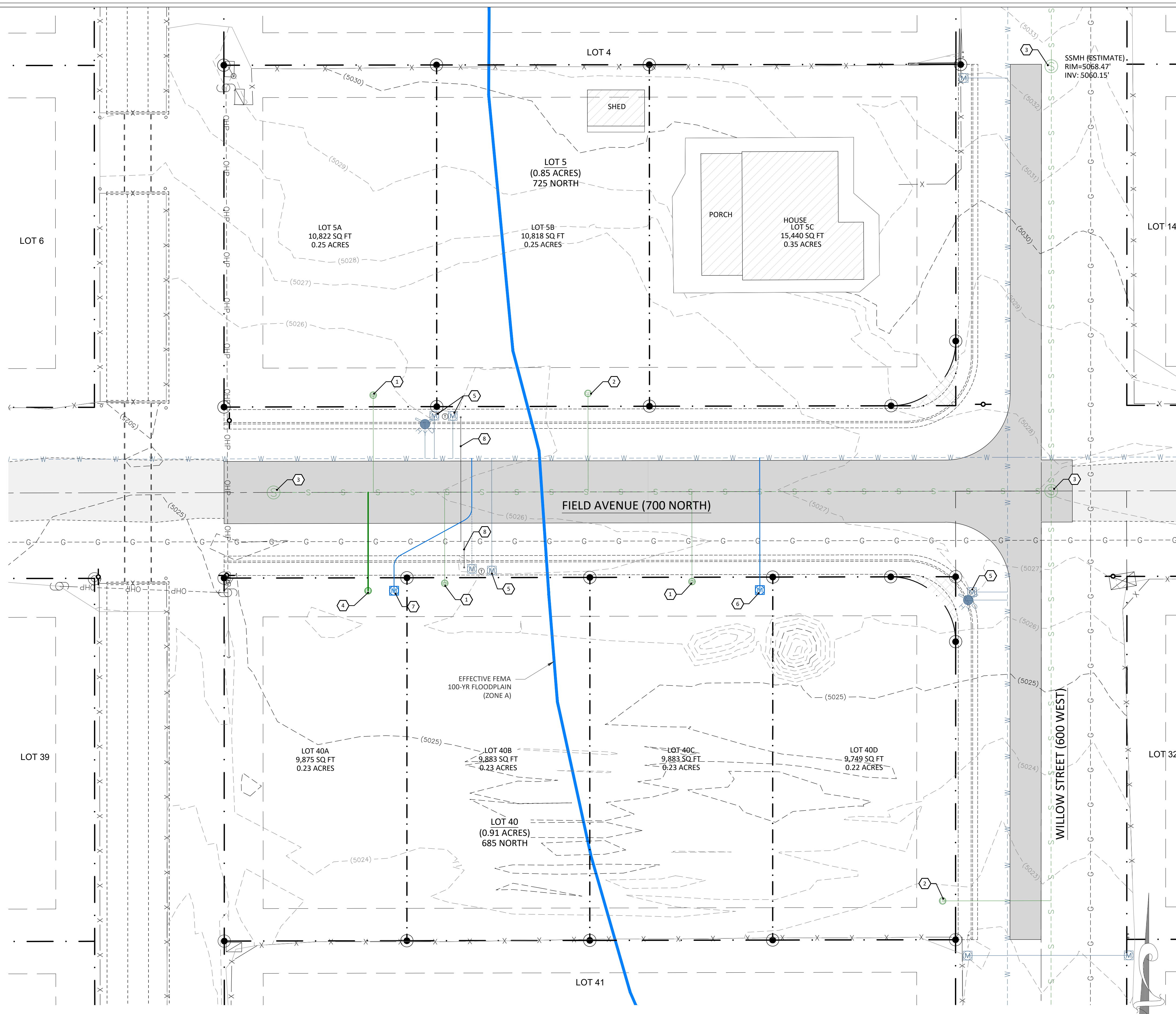
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CHECKED BY:
DATE: 11-28-22
SHEET:

DRAINAGE PLAN

C2.3



UTILITIES PLAN

KEY NOTE LEGEND

1	EXISTING SEWER CLEANOUT TO REMAIN
2	APPROXIMATE LOCATION OF EXISTING SEWER CLEANOUT - TO REMAIN
3	APPROXIMATE LOCATION OF EXISTING SEWER MANHOLE
4	PROPOSED SEWER CLEANOUT
5	EXISTING WATER SERVICE TO REMAIN
6	PROPOSED 3/4" WATER SERVICE
7	RELOCATED EXISTING WATER SERVICE AS SHOWN
8	EXISTING GAS STUB

UTILITY PROVIDERS

WATER, SEWER, AND GAS PROVIDER:
 HILDALE / COLORADO CITY UTILITY DEPARTMENT
 320 EAST NEWEL AVENUE
 PO BOX 840490
 HILDALE UTAH, 84784
 (435) 874-1160

ELECTRICAL POWER PROVIDER:
 GARKANE ENERGY CO-OP INC.
 1802 US-89A
 KANAB, UT 84741
 (435) 644-5026

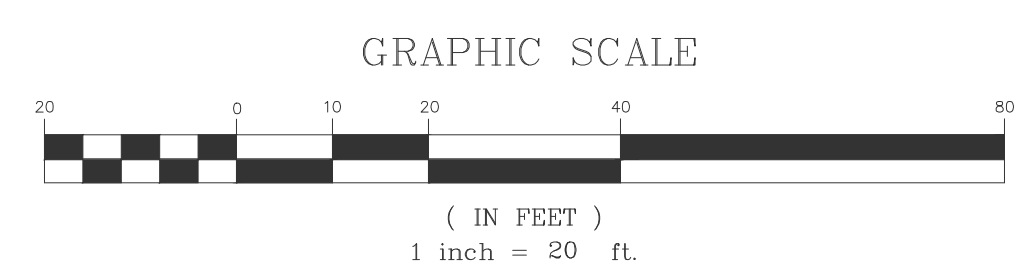
TELECOMMUNICATIONS PROVIDER:
 SOUTH CENTRAL COMMUNICATIONS
 318 N. 100 E.
 KANAB, UT 84741
 (888) 826-4211

SOLID WASTE COLLECTION AND DISPOSAL:
 ARIZONA STRIP LANDFILL CORPORATION
 25 S. CENTRAL ST
 COLORADO CITY, AZ 86021
 (928) 874-9168

POLICE & EMERGENCY RESPONSE AGENCIES:
 COLORADO CITY MARSHAL'S OFFICE
 25 S. CENTRAL ST
 COLORADO CITY, AZ 86021
 (928) 875-2695

LINE & SYMBOLS LEGEND

	DEVELOPMENT BOUNDARY
	PROPOSED LOT LINE
	UTILITY & DRAINAGE EASEMENT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED UNDERGROUND POWER
	PROPOSED OVERHEAD POWER
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING FIBER-OPTIC LINE
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED 3/4" WATER SERVICE METER
	EXISTING POWER POLE / GUY WIRE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED 4" SEWER LATERAL



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LOT #5, & LOT #40, SHORT CREEK SUBDIVISION #1
 LOCATED IN THE SE 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, UT

REV	DATE	DESCRIPTION

PROJECT NO: 210907
 CAD DWG. FILE: 210907_2_Lot 5 & 40_S0.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 11-28-22

SHEET:
UTILITIES PLAN
C2.4

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/23/2020 04:06:21 PM Fee \$40.00 By INVEST
TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
TRACY BARLOW JR
P O BOX 1518
HILDALE, UT 84784

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 267559

WARRANTY DEED

JEFF J. BARLOW, EXECUTIVE DIRECTOR OF THE UNITED EFFORT PLAN TRUST
OF HILDALE, COUNTY OF WASHINGTON, STATE OF UT
HEREBY CONVEY AND WARRANT TO

GRANTOR(S)

TRACY BARLOW JR., A MARRIED MAN

GRANTEE(S)

OF HILDALE, COUNTY OF WASHINGTON, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

(HD-SHCR-1-5)

**LOT 5, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND
OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.**

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART
THEREOF.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2020 AND THEREAFTER.**

WITNESS THE HAND(S) OF SAID GRANTOR(S), THIS 20 DAY OF APRIL, 2020.

THE UNITED EFFORT PLAN TRUST


BY: JEFF J. BARLOW, EXECUTIVE DIRECTOR

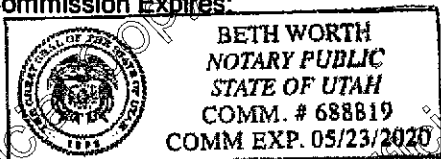
ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WASHINGTON)

On this 20 Day of APRIL, 2020, personally appeared before me JEFF J. BARLOW, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the EXECUTIVE DIRECTOR of THE UNITED EFFORT PLAN TRUST, and that said document was signed by him/her behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said JEFF J. BARLOW, acknowledged to me that said Trust executed the same.


NOTARY PUBLIC

My Commission Expires: 5/23/2020



 **INVEST TITLE**
444 EAST TABERNAACLE, #B202
ST. GEORGE, UT 84770

EXHIBIT "A"

1. TAXES FOR THE YEAR 2020 ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE. PRIOR TAX INFORMATION AS FOLLOWS:

YEAR: 2019
 AMOUNT DUE: \$1,178.08
 SERIAL NO.: HD-SHCR-1-5

2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:
- DISTRICT(S): WASHINGTON
 DISTRICT(S): MULTICOUNTY ASSESSING & COLLECTING LEVY
 DISTRICT(S): COUNTY ASSESSING & COLLECTING LEVY
 DISTRICT(S): WASHINGTON COUNTY SCHOOL DISTRICT
 DISTRICT(S): HILDALE CITY
 DISTRICT(S): THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
 DISTRICT(S): SOUTHWEST MOSQUITO ABATEMENT & CONTROL DISTRICT
 DISTRICT(S): SOUTH UTAH SHOOTING SPORTS PARK SPECIAL SERVICE DIST.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
4. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5. NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED DEDICATION PLAT.
6. PUBLIC UTILITY AND DRAINAGE EASEMENTS, TOGETHER WITH INCIDENTAL RIGHTS THERETO, OVER THE EAST AND WEST 15 FEET AND OVER THE NORTH AND SOUTH 12.5 FEET OF THE LAND, ALL AS DELINEATED ON THE RECORDED PLAT.
7. EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A WARRANTY DEED, RECORDED JUNE 14, 1988, AS ENTRY NO. 333931, IN BOOK 490, AT PAGE 6.
8. EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A QUIT-CLAIM DEED, RECORDED MAY 3, 1994, AS ENTRY NO. 465870, IN BOOK 816, AT PAGE 648.
9. EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A WARRANTY DEED, RECORDED APRIL 23, 1996, AS ENTRY NO. 530415, IN BOOK 995, AT PAGE 467.
10. EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A AFFIDAVIT RECORDED JUNE 30, 2009, AS ENTRY NO. 20090025382.
11. EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A QUITCLAIM DEED, RECORDED JULY 1, 2009, AS ENTRY NO. 20090025437.
12. PORTIONS OF SAID LOT LIE WITHIN A FEMA FLOOD ZONE AS SHOWN ON THE RECORDED PLAT.
13. THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, CONTRACTS, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS, RIGHTS OR INTERESTS ARISING THEREUNDER.
14. The Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
NBJC LLC
2816 Souring Peak Ave
Henderson, NV 89052

File Number: STG-93464-LH
Parcel ID: HD-SHCR-1-40

Warranty Deed

RICHARD CURTIS JESSOP,

Grantor, hereby CONVEY(S) IN WARRANTY to

NBJC LLC, a Utah Limited Liability Company,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 40, SHORT CREEK SUBDIVISION #1, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

APN: HD-SHCR-1-40

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

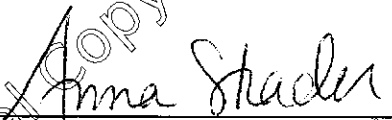
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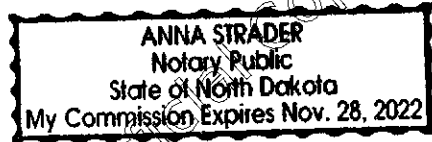
WITNESS, the hand of said grantor, this 28 day of July, 2021


Richard Curtis Jessop

STATE OF NORTH DAKOTA
COUNTY OF WILLIAMS

On this 28th day of July, 2021, before me personally appeared Richard Curtis Jessop known to me (or proved to me on the oath of N.D. District Court) to be the person who is described in and who executed the within instrument, and acknowledged to me that that he/she/they executed the same.


Signature of Notarial Officer
Title of Office



My commission expires: 11/28/2022

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
NBJC LLC
2816 Soaring Peak Avenue
Henderson, NV 89052

File Number: STG-92902-LH
Parcel ID: HD-SHCR-1-5-A

Warranty Deed

JOAN BARLOW,

Grantor, hereby CONVEY(S) IN WARRANTY to

NBJC LLC, a Utah Limited Liability Company,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 5-A, SHORT CREEK SUBDIVISION 1, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

More particularly described as:

Beginning at the Northwest Corner of Lot 5 of Short Creek Subdivision #1, recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence North 89°56'02" East 82.08 feet along the South line of Lot 4 of said subdivision; thence South 0°01'50" East 131.83 feet, to a point on the North Right of Way line of Field Avenue; thence South 89°53'31" West 82.08 feet along said line, to the Southwest Corner of said Lot 5; thence North 0°01'50" West 131.89 feet along the West line of said Lot 5, to the point of beginning.

APN: HD-SHCR-1-5-A

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

Deed Restriction. Grantee, on behalf of itself, its successors and assigns, by acceptance and recording of this Warranty Deed, acknowledges that the subject lot lacks utilities and/or other improvements required by local ordinances and regulations, that the City of Hildale has approved a plan for providing utilities and other required improvements to the lot (the "Utility Plan") and that pursuant to Hildale City Code Section 152-39-4 no building permit will be issued for said lot until the approved improvements have been constructed and accepted. The approved Utility Plan for this lot is available for inspection in the office of the Hildale City Recorder at 320 E Newell Ave, PO Box 840490, Hildale, UT 84784.

92902

WITNESS, the hand of said grantor, this 23 day of September, 2021

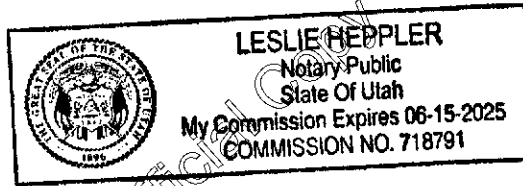
Joan Barlow
Joan Barlow

STATE OF UTAH
COUNTY OF WASHINGTON

On this 23 day of September, 2021, before me Leslie Hepler, a notary public, personally appeared Joan Barlow, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Leslie Hepler
Notary Public



Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
NBIC LLC, a Utah Limited Liability Company
2816 Soaring Peak Avenue
Henderson, NV 89052

File Number: STG-95574-LH
Parcel ID: HD-SHCR-1-5-B

Warranty Deed

JOHN BARLOW AND CANDI SHAPLEY,

Grantors, hereby CONVEY(S) IN WARRANTY to

NBIC LLC, a Utah Limited Liability Company,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 5-B, SHORT CREEK SUBDIVISION 1, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

More Particularly described as:

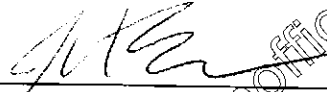
Beginning at a point being North 89°56'02" East 82.08 Feet from the Northwest Corner of Lot 5 of Short Creek Subdivision #1, recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence North 89°56'02" East 82.08 feet along the South Line of Lot 4 of said Subdivision; thence South 0°01'50" East 131.77 feet to a point on the North Right of Way Line of Field Avenue; Thence South 89°53'31" West 82.08 feet along said line; thence North 0°01'50" West 131.83 feet, to the point of beginning.

ARN: HD-SHCR-1-5-B

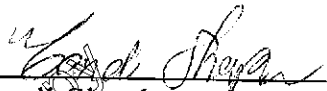
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

*** Deed Restriction: Grantee, on behalf of itself, its successors and assigns, by acceptance and recording of this Warranty Deed, acknowledges that the subject to lacks utilities and/or other improvements required by local ordinances and regulations, that the City of Hildale has approved a plan for providing utilities and other required Improvements to the lot(the " Utility Plan"),and that pursuant to Hildale City Code Section 152-39-4 no building permit will be issued for said lot until the approved improvements have been constructed and accepted. The approved Utility Plan for this lot is available for inspection in the office of the Hildale City Recorder at 320 E Newell Ave, PO Box 840490, Hildale, UT 84784.

WITNESS, the hand of said grantors, this 11 day of March, 2022




John Barlow




Candi Shapley

STATE OF UTAH
COUNTY OF WASHINGTON

On this 11 day of March, 2022, before me  a notary public, personally appeared John Barlow and Candi Shapley, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

