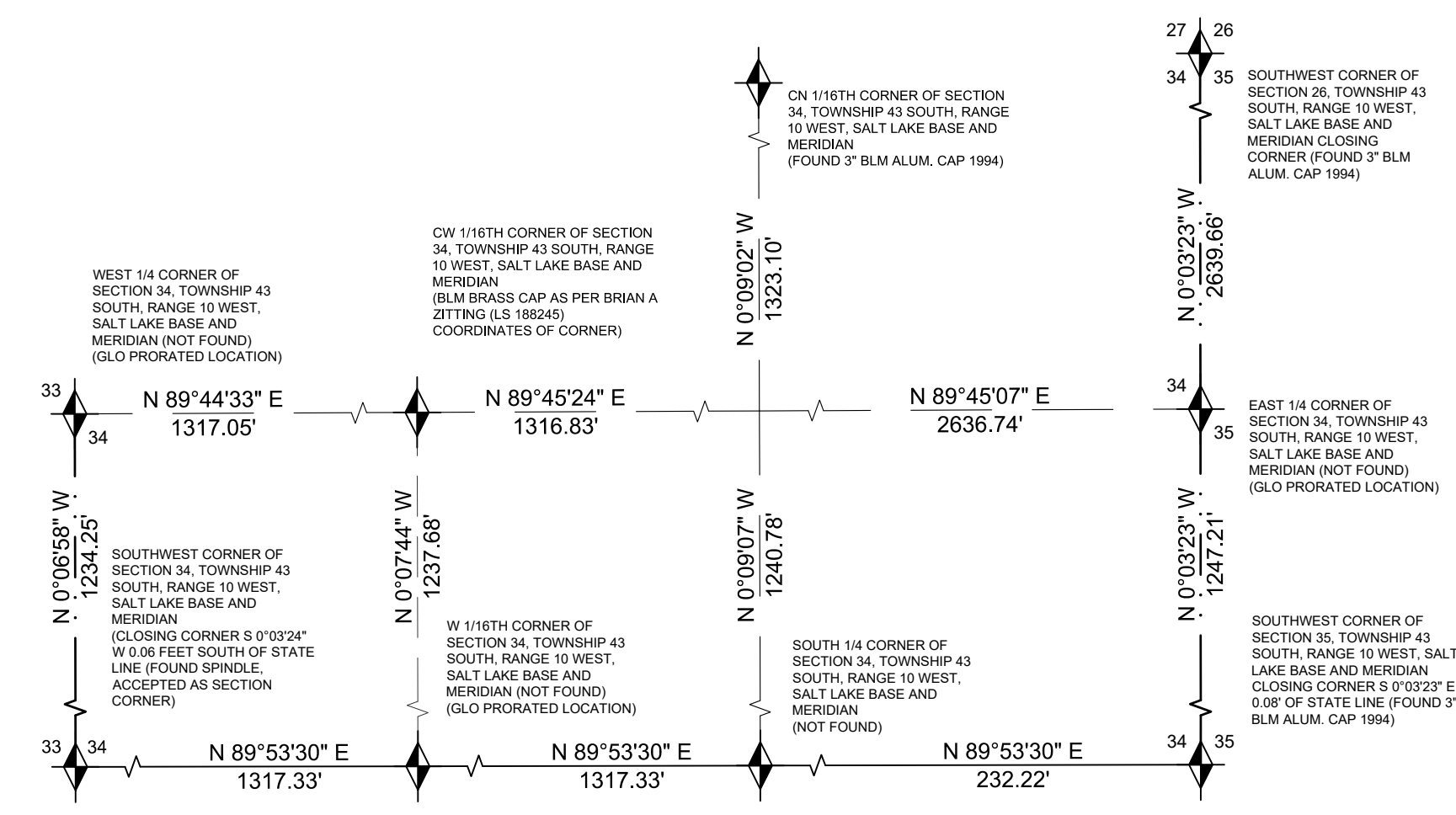


SHORT CREEK SUBDIVISION #7 2ND AMENDED & EXTENDED

LOCATED IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH



AMENDMENT NOTE:
THE PURPOSE OF THIS AMENDMENT IS TO DECREASE THE SIZE OF LOT 2, AND ADDING PARCEL "A" TO BE KNOWN AS BIG ROCK PARK. NO OTHER CHANGES HAVE BEEN MADE OR WERE INTENDED WITH THIS AMENDMENT.

NOTES:
THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPATIONAL IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN. PLANIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS, TOGETHER WITH ONSITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT. THE PLANIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFEREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAT DOES NOT IMPLY THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

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 PARCEL "A", LOTS, PUBLIC STREETS, ALLEYS, AND EASEMENTS TO BE HERINAFTER KNOWN AS:

SHORT CREEK SUBDIVISION #7 AMENDED AND EXTENDED

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

DATE _____

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTIONAL LOT 3 SAID SECTION; THENCE N 0°09'01" W 587.74 FEET; THENCE N 69°43'07" E 122.04 FEET; THENCE S 56°07'56" E 66.22 FEET, TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 67.96 FEET THROUGH A CENTRAL ANGLE OF 38°56'16"; THENCE S 89°45'41" E 58.59 FEET; THENCE S 0°13'31" W 107.37 FEET; THENCE N 67°09'14" E 206.33 FEET; THENCE N 0°14'19" E 26.47 FEET; THENCE S 89°45'41" E 200.78 FEET; THENCE S 0°08'31" E 548.33 FEET; THENCE S 89°54'19" E 609.21 FEET; THENCE S 0°08'48" E 269.00 FEET; THENCE S 89°45'24" W 280.00 FEET; THENCE S 0°08'46" E 429.53 FEET; THENCE S 89°45'37" W 244.35 FEET; THENCE S 0°28'16" E 178.89 FEET; THENCE S 89°45'13" W 292.39 FEET; THENCE N 0°14'47" W 528.43 FEET; THENCE N 89°34'39" W 89.97 FEET; THENCE SOUTH 873.52 FEET, TO A POINT ON THE STATE LINE OF UTAH AND ARIZONA AS DEFINED BETWEEN MILE POSTS #58 AND #60.19 BY PREVIOUS COLORADO CITY STREET DEDICATION PLATS; THENCE S 89°53'30" W 387.63 FEET ALONG SAID STATE LINE, SAID POINT BEING S 89°53'30" W 8.47 FEET FROM THE SOUTHWEST CORNER OF SAID SECTIONAL LOT 3; THENCE N 0°10'21" E 635.86 FEET; THENCE N 0°09'13" E 553.53 FEET; THENCE N 3°48'12" E 34.92 FEET; THENCE N 0°07'44" W 13.47 FEET, TO THE POINT OF BEGINNING.

CONTAINS 31.32 ACRES MORE OR LESS

OWNER'S DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY THE CITY OF HILDALE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, ALLEYS AND EASEMENTS, ALL OF PARCEL "A", LOTS, PUBLIC STREETS, ALLEYS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HILDALE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 20__.

UNITED EFFORT PLAN TRUST
(A TRUST)

MANAGER: JEFF J BARLOW

TRUST ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

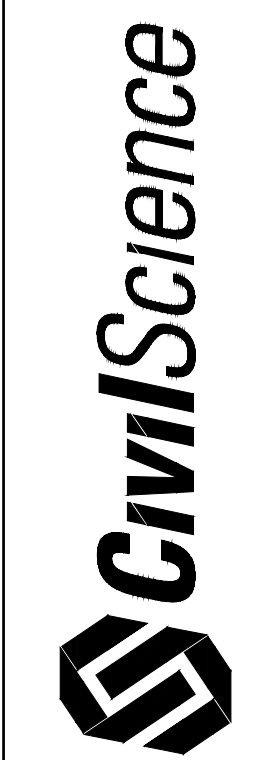
ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME JEFF J BARLOW, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A TRUSTEE OF THE UNITED EFFORT PLAN TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED OCTOBER 25, 2006 AND HE 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)

<p>APPROVAL OF THE PLANNING COMMISSION ON THIS THE _____ DAY OF _____ A.D. 20__ THE PLANNING COMMISSION OF THE HILDALE 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 THE HILDALE, UT.</p> <p>CHAIRMAN PLANNING COMMISSION HILDALE CITY, UTAH</p>	<p>APPROVAL AND ACCEPTANCE BY HILDALE CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE HILDALE, 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.</p> <p>ATTEST: CITY RECORDER, HILDALE CITY _____ MAYOR, HILDALE CITY _____</p>	<p>TREASURER APPROVAL 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.</p> <p>WASHINGTON COUNTY TREASURER _____</p>	<p>RECORDED No. _____</p> <p>WASHINGTON COUNTY RECORDER _____</p>
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PROJ. #: FF19068.002
DRAWN BY: PJW
DATE: 2-14-2022
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 100'
SHEET
1
OF
2

SHORT CREEK SUBDIVISION #7 2ND AMD & EXT
LOCATED IN
SW 1/4 OF SECTION 34, TOWNSHIP 43 SOUTH,
RANGE 10 WEST, SALT LAKE BASE & MERIDIAN



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100



DRAFT COPY FOR REVIEW

SHORT CREEK SUBDIVISION #7 2ND AMENDED & EXTENDED

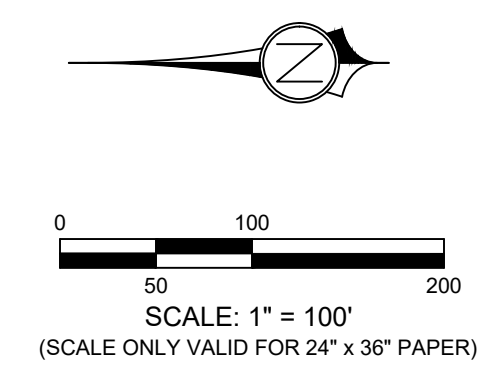
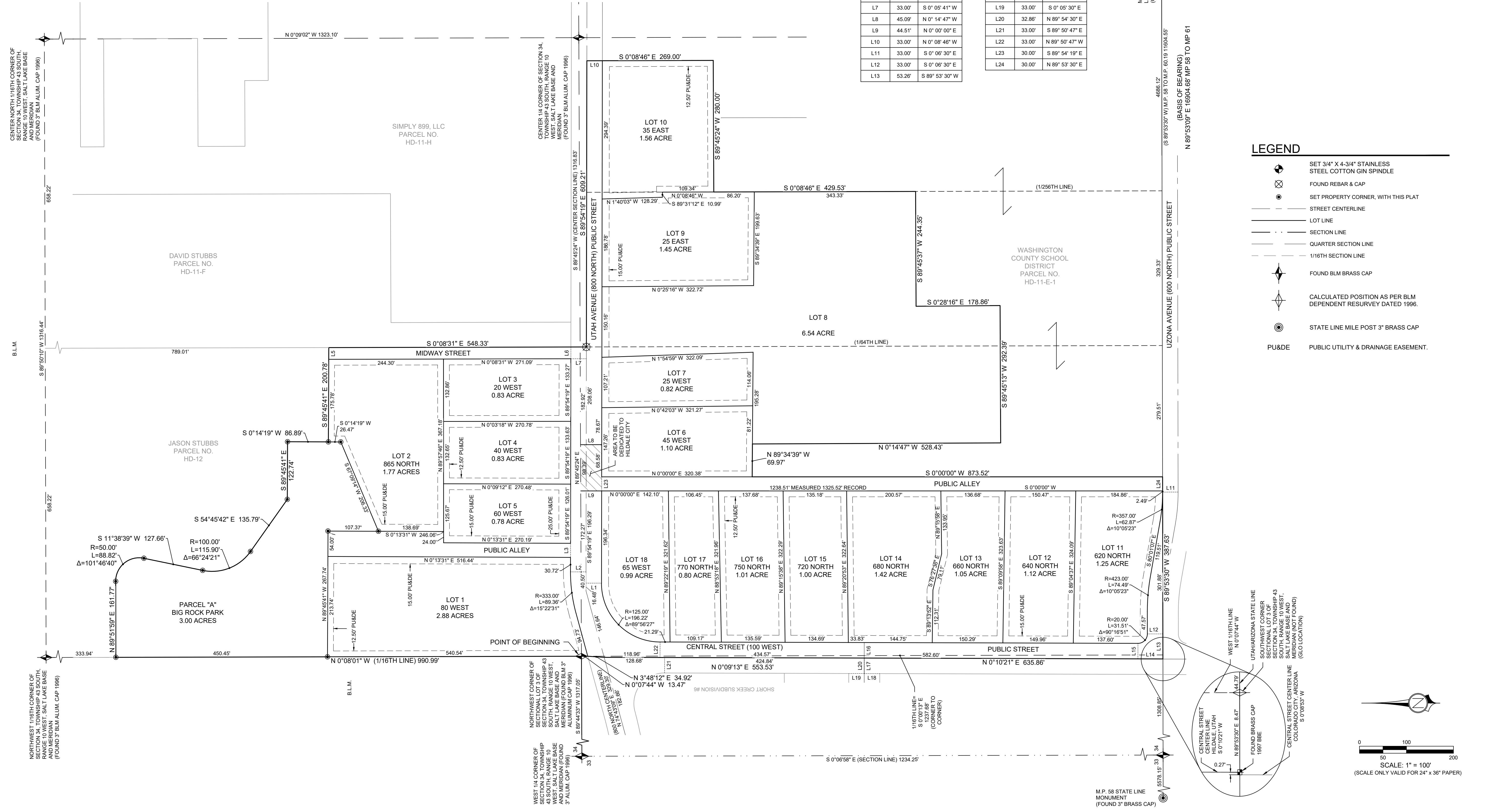
LOCATED IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

LINE NO.	LENGTH	DIRECTION
L1	33.00'	N 0° 05' 41" E
L2	33.00'	S 0° 05' 41" W
L3	30.00'	S 89° 54' 19" E
L4	25.00'	S 89° 45' 41" E
L5	25.00'	S 89° 54' 19" E
L6	33.00'	S 0° 05' 41" W
L7	33.00'	S 0° 05' 41" W
L8	45.09'	N 0° 14' 47" W
L9	44.51'	N 0° 00' 00" E
L10	33.00'	N 0° 08' 46" W
L11	33.00'	S 0° 06' 30" E
L12	33.00'	S 0° 06' 30" E
L13	53.26'	S 89° 53' 30" W

LINE NO.	LENGTH	DIRECTION
L14	53.26'	N 0° 10' 21" E
L15	33.00'	N 89° 49' 39" W
L16	33.00'	N 89° 50' 13" W
L17	33.15'	N 89° 54' 30" E
L18	33.00'	N 0° 05' 30" W
L19	33.00'	S 0° 05' 30" E
L20	32.86'	N 89° 54' 30" E
L21	33.00'	S 89° 50' 47" E
L22	33.00'	N 89° 50' 47" W
L23	30.00'	S 89° 54' 19" E
L24	30.00'	N 89° 53' 30" E

LEGEND

- SET 3/4" X 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE
- FOUND REBAR & CAP
- SET PROPERTY CORNER, WITH THIS PLAT
- STREET CENTERLINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16TH SECTION LINE
- FOUND BLM BRASS CAP
- CALCULATED POSITION AS PER BLM DEPENDENT RESURVEY DATED 1996.
- STATE LINE MILE POST 3" BRASS CAP
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT.



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SHEET
2
OF
2