

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BRIGHAM HOLM, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND 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)

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, MEGAN COOKE, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND 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)

INDIVIDUAL ACKNOWLEDGMENT

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

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

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
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LIMITED LIABILITY ACKNOWLEDGMENT

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

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 UZONA HOLDINGS, 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 UZONA HOLDINGS, 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)

INDIVIDUAL ACKNOWLEDGMENT

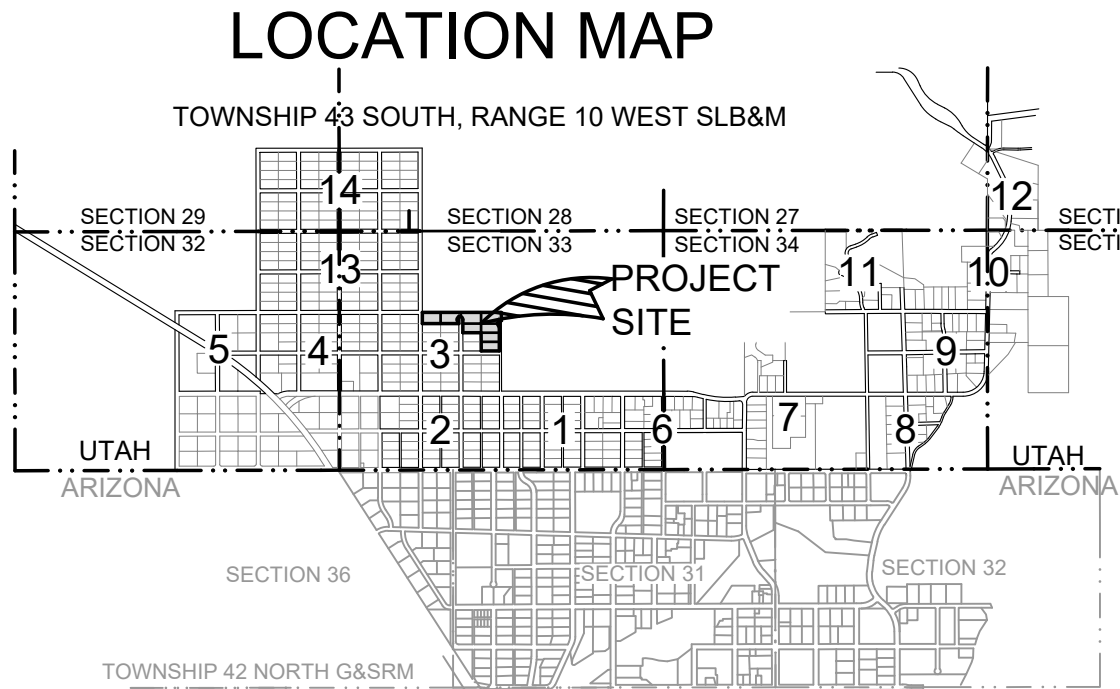
STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KEVIN BATEMAN, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND 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)

SHORT CREEK SUBDIVISION #3 PARTIALLY AMENDED "A"
(LOTS 9, 10, 11, 41, 42, 43, 44 & 45)

LOCATED IN
NW 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HILDALE, UTAH



NOTES FROM ORIGINAL PLAT:

THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HERON 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.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.

SURVEYOR'S CERTIFICATE

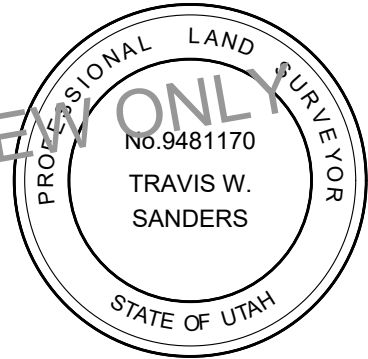
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND 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:

SHORT CREEK SUBDIVISION #3 PARTIALLY AMENDED "A"
(LOTS 9, 10, 11, 41, 42, 43, 44 & 45)

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

DATE

TRAVIS W. SANDERS, PLS



ORIGINAL SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 9, 10, 11, 41, 42, 43, 44 & 45 OF SHORT CREEK SUBDIVISION #3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER NORTH 1/16TH CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 0°04'51" E 131.87 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 33; THENCE S 89°55'09" W 33.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK STREET AS SHOWN ON SHORT CREEK SUBDIVISION #3, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°04'51" E 492.08 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF LOT 45 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NEWELL AVENUE, AS SHOWN ON SAID SUBDIVISION; THENCE N 89°57'44" W 296.42 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF LOT 45; THENCE N 0°09'41" W 292.92 FEET ALONG THE WEST LINE OF LOT 45 AND ALONG THE WEST LINE OF LOT 44 OF SAID SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 41 OF SAID SUBDIVISION; THENCE S 89°59'43" W 296.49 FEET ALONG THE SOUTH LINE OF SAID LOT 41, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JUNIPER STREET, AS SHOWN ON SAID SUBDIVISION; THENCE N 0°06'31" W 110.17 FEET, TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 18°33'16" W; THENCE ALONG THE ARC OF SAID CURVE 94.83 FEET THROUGH A CENTRAL ANGLE OF 108°39'47", TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID JUNIPER STREET; THENCE N 0°06'31" W 88.19 FEET ALONG SAID RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION; THENCE S 89°59'25" W 593.31 FEET ALONG THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF LOT 16 OF SAID SUBDIVISION, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ELM STREET; THENCE N 0°03'25" W 181.81 FEET ALONG SAID RIGHT-OF-WAY LINE, TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SUBDIVISION; THENCE N 89°59'06" E 1285.30 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 410,216 SF OR 9.42 ACRES, MORE OR LESS

OWNER'S DEDICATION

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

SHORT CREEK SUBDIVISION #3 PARTIALLY AMENDED "A"
(LOTS 9, 10, 11, 41, 42, 43, 44 & 45)

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

BRIGHAM HOLM & MEGAN COOKE
(HUSBAND AND WIFE AS JOINT TENANTS)

BRIGHAM HOLM	MEGAN COOKE
RICHARD LEE BARLOW (AN INDIVIDUAL)	UZONA HOLDINGS, LLC (A UTAH LIMITED LIABILITY COMPANY)
RICHARD LEE BARLOW	(MANAGING/MEMBER)
KEVIN BATEMAN (AN INDIVIDUAL)	
KEVIN BATEMAN	

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO AMEND THE LINES OF LOT'S 9, 10, 11, 41, 42, 43, 44 & 45, SHORT CREEK SUBDIVISION #3. NO OTHER CHANGES TO THE ORIGINAL PLAT WERE MADE OR INTENDED WITH THIS AMENDMENT.

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 CITY, UT.	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.	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.	RECORDED No. _____
CHAIRMAN PLANNING COMMISSION HILDALE CITY, UTAH	ATTEST: CITY RECORDER, HILDALE CITY	MAYOR, HILDALE CITY	WASHINGTON COUNTY RECORDER

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LOCATED IN
NW 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH,
RANGE 10 WEST, SALT LAKE BASE & MERIDIAN

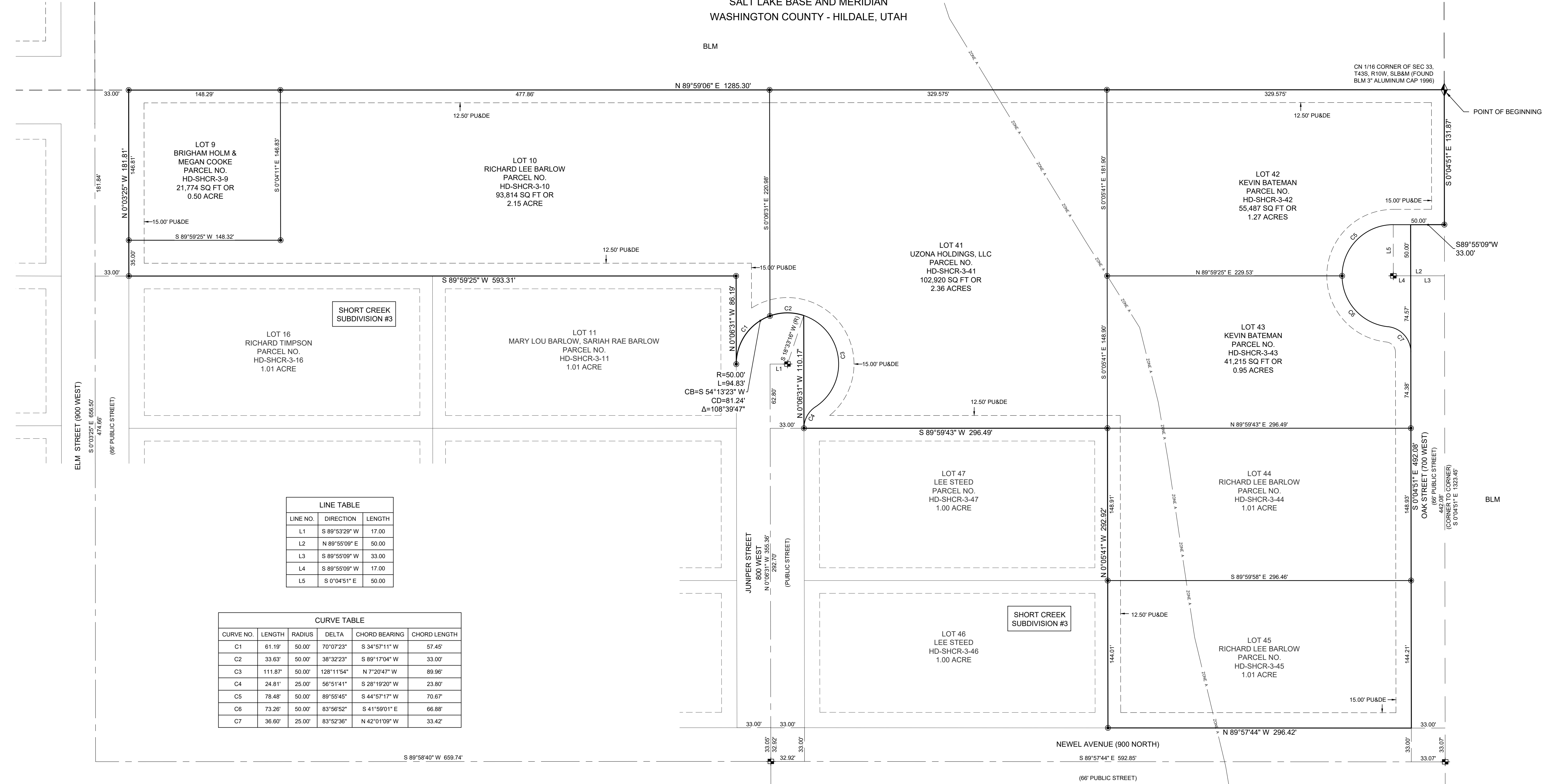
PROJ. #: IF 23118
DRAWN BY: DBA
DATE: 4-28-2023

CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET
1
OF
2

SHORT CREEK SUBDIVISION #3 PARTIALLY AMENDED "A"
(LOTS 9, 10, 11, 41, 42, 43, 44 & 45)

LOCATED IN
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SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HILDALE, UTAH

BLM

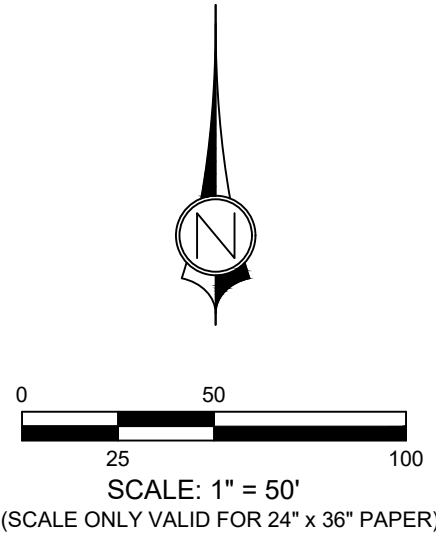


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 89°53'29" W	17.00
L2	N 89°55'09" E	50.00
L3	S 89°55'09" W	33.00
L4	S 89°55'09" W	17.00
L5	S 0°04'51" E	50.00

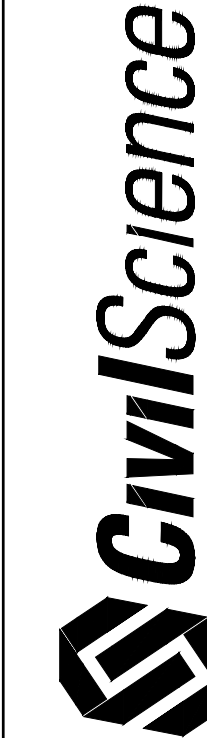
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.19'	50.00'	70°07'23"	S 34°57'11" W	57.45'
C2	33.63'	50.00'	38°32'23"	S 89°17'04" W	33.00'
C3	111.87'	50.00'	128°11'54"	N 7°20'47" W	89.96'
C4	24.81'	25.00'	56°51'41"	S 28°19'20" W	23.80'
C5	78.48'	50.00'	89°55'45"	S 44°57'17" W	70.67'
C6	73.26'	50.00'	83°56'52"	S 41°59'01" E	66.88'
C7	36.60'	25.00'	83°52'36"	N 42°01'09" W	33.42'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- CALCULATED POSITION AS PER BLM DEPENDANT RESURVEY DATED 1996
- STATE LINE MILE POST 3" BRASS CAP
- STATE LINE MILE MARKER (OBLITERATED, NOT FOUND)
- CLASS 2 (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAT
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16TH SECTION LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENT LINE (SEE NOTES)
- FEMA FLOOD ZONE A AS SHOWN ON FIRM# 49053 C1165G, PANEL 1165 OF 1225, APRIL 2, 2009



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



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SHEET
2
OF
2