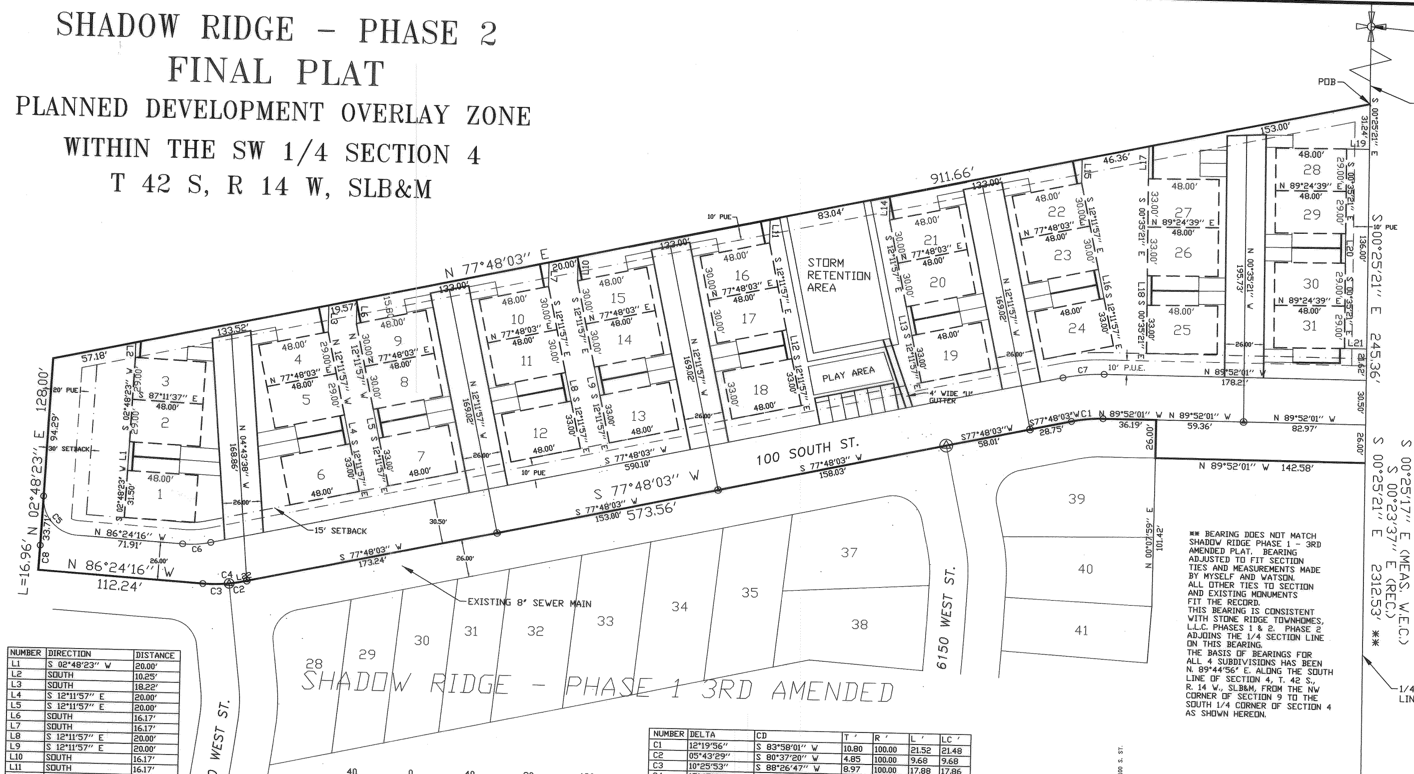
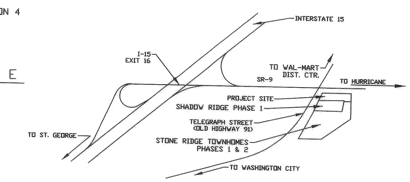
SHADOW RIDGE - PHASE 2
FINAL PLAT
PLANNED DEVELOPMENT OVERLAY ZONE
WITHIN THE SW 1/4 SECTION 4
T 42 S, R 14 W, SLB&M





VICINITY MAP (NO SCALE)

NUMBER	DIRECTION	DISTANCE
L1	S 02°48'23" W	20.00'
L2	SOUTH	10.25'
L3	SOUTH	18.22'
L4	S 12°11'57" E	20.00'
L5	S 12°11'57" E	20.00'
L6	SOUTH	16.17'
L7	SOUTH	16.17'
L8	S 12°11'57" E	20.00'
L9	S 12°11'57" E	20.00'
L10	SOUTH	16.17'
L11	SOUTH	16.17'
L12	S 12°11'57" E	20.00'
L13	S 12°11'57" E	20.00'
L14	SOUTH	16.17'
L15	SOUTH	16.17'
L16	S 12°11'57" E	20.00'
L17	SOUTH	22.17'
L18	S 00°35'21" E	20.00'
L19	WEST	15.51'
L20	S 00°35'21" E	20.00'
L21	WEST	15.11'
L22	S 77°48'03" W	2.53'

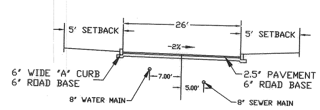
NUMBER	DELTA	CD	T'	R'	L'	LC'
C1	12°19'56"	S 83°58'01" W	10.80	100.00	21.52	21.48
C2	05°43'29"	S 80°37'20" W	4.85	100.00	9.68	9.68
C3	10°25'53"	S 88°26'47" W	8.97	100.00	17.88	17.86
C4	15°47'41"	N 85°41'53" E	13.87	100.00	27.57	27.48
C5	89°12'39"	N 41°47'57" W	24.66	25.00	38.93	35.11
C6	15°47'41"	S 85°41'53" W	9.64	69.50	19.16	19.10
C7	12°19'56"	S 83°58'01" W	14.10	130.50	28.09	28.03
C8	0°46'38"	N 03°11'41" E	8.48	1250.00	16.96	16.96

Scale 1" = 40'

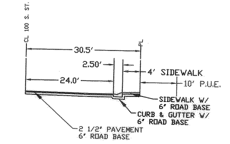
** BEARING DOES NOT MATCH SHADOW RIDGE PHASE 1 - 3RD AMENDED PLAT. BEARING ADJUSTED TO FIT SECTION TIES AND MEASUREMENTS MADE BY MYSELF AND WATSON. ALL OTHER TIES TO SECTION AND EXISTING MONUMENTS FIT THE RECORD. THIS BEARING IS CONSISTENT WITH STONE RIDGE TOWNHOMES, L.L.C. PHASES 1 & 2. PHASE 2 ADJOINS THE 1/4 SECTION LINE ON THIS BEARING. THE BASIS OF BEARINGS FOR ALL 4 SUBDIVISIONS HAS BEEN N. 89°44'56" E. ALONG THE SOUTH LINE OF SECTION 4, T. 42 S., R. 14 W., SLB&M, FROM THE NW CORNER OF SECTION 9 TO THE SOUTH 1/4 CORNER OF SECTION 4 AS SHOWN HEREON.

LEGEND

- DENOTES EXISTING STREET MONUMENT.
- DENOTES NEW STREET MONUMENT.
- DENOTES PC OR POINT NOT SET
- DENOTES FOUND SECTION MONUMENTS AS NOTED.
- DENOTES EASEMENT LINES
- DENOTES PRIVATE PAD OWNERSHIP



PRIVATE ALLEY WAY
TYPICAL SECTION
NO SCALE



TYPICAL ROAD SECTION 100 SOUTH
56.5' PUBLIC STREET
NORTH HALF SHOWN

SOUTH 1/4 CORNER SECTION 4 BLM MONUMENT

N 89°44'56" E
BASIS OF BEARINGS

SECTION CORNER 1974 WASHINGTON COUNTY MONUMENT

NOTES:

1. PHASE 2 CONSISTS OF 31 UNITS OF WHICH 9 ARE SINGLE FAMILY UNITS AND 22 ARE ATTACHED TWINHOME UNITS.
2. 100 SOUTH IS HEREBY DEDICATED TO THE PUBLIC AND SHALL BE AN EASEMENT TO HURRICANE CITY FOR THE MAINTENANCE OF CITY WATER LINES AND TO ASH CREEK SEWER DISTRICT FOR THE MAINTENANCE OF SEWER LINES. WATER AND SEWER MAINS IN 100 SOUTH ARE EXISTING.
3. 100 SOUTH STREET WILL HAVE A 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ADJACENT TO AND OUTSIDE OF THE RIGHT-OF-WAY.
4. PRIVATE DRIVEWAYS ARE HEREBY DEDICATED AS EASEMENTS TO HURRICANE CITY FOR THE MAINTENANCE OF CITY WATER LINES AND TO ASH CREEK SEWER DISTRICT FOR THE MAINTENANCE OF SEWER LINES.
5. ALL COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) FOR THE INSTALLATION OF WATER, SEWER, POWER, PHONE, NATURAL GAS, & CABLE TV.
6. BUILDING SETBACKS SHALL BE 20' BETWEEN UNITS, SIDES & REAR, 15' FROM 100 SOUTH, 10' FROM SR-9 AND 30' FROM TELEGRAPH STREET UNITS ARE SETBACK 5' FROM THE PRIVATE DRIVEWAYS.

PLANNING COMMISSION APPROVAL

I, Margaret Pamela Humphries, CHAIRPERSON OF THE HURRICANE CITY PLANNING COMMISSION, STATE OF UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SHADOW RIDGE PHASE 2 HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 8th DAY OF September, 2005.

Margaret Pamela Humphries
CHAIRPERSON

CITY ATTORNEY'S APPROVAL

I, FAY REBER, THE DULY APPOINTED ATTORNEY FOR HURRICANE CITY, STATE OF UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SHADOW RIDGE PHASE 2 HAS BEEN EXAMINED BY ME AND MEETS THE REQUIREMENTS OF HURRICANE CITY PURSUANT TO THE SUBDIVISION ORDINANCE AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 1st DAY OF June, 2006.

Fay E. Reber
FAY REBER, CITY ATTORNEY

CITY ENGINEER'S APPROVAL

I, BRENT GARDNER, HURRICANE CITY ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SHADOW RIDGE PHASE 2 HAS BEEN EXAMINED BY ME AND APPROVED ON THIS THE 7th DAY OF September, 2005.

Brent E. Gardner
BRENT GARDNER, CITY ENGINEER

CERTIFICATE OF ACCEPTANCE

I, THOMAS B. HIRSCHI, MAYOR OF HURRICANE CITY, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SHADOW RIDGE PHASE 2 HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS THE 6th DAY OF October, 2005.

Gayle R. Sawatt — ATTEST
Thomas B. Hirschi — MAYOR

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 164659. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT SAID PLAT CORRECTLY REPRESENTS SHADOW RIDGE PHASE 2, A PLANNED DEVELOPMENT LOCATED IN HURRICANE CITY, WASHINGTON COUNTY, UTAH, AS SHOWN HEREON AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION - PHASE 2 BOUNDARY

BEGINNING AT A POINT WHICH IS SITUATED S. 0°25'21" E. ALONG THE 1/4 SECTION LINE 614.90 FEET FROM THE CENTER 1/4 CORNER OF SECTION 4, T. 42 S., R. 14 W., SLB&M, THENCE S. 0°25'21" E. ALONG SAID 1/4 SECTION LINE 245.36 FEET, THENCE N. 89°52'01" W. ALONG THE SOUTH LINE OF 100 SOUTH STREET 142.58 FEET TO THE EAST BOUNDARY OF SHADOW RIDGE - PHASE 1, THIRD AMENDED PLAT, THENCE N. 0°07'59" E. ALONG SAID SHADOW RIDGE 26.00 FEET TO THE NE CORNER OF SAID SHADOW RIDGE - PHASE 1 AND CENTERLINE OF 100 SOUTH STREET, THENCE ALONG THE CENTERLINE OF 100 SOUTH STREET AS FOLLOWS: N. 89°52'01" W. 36.19 FEET, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 21.52 FEET (THE CHORD OF SAID CURVE BEARS S. 83°58'01" W. 21.48 FEET), THENCE S. 77°48'03" W. 573.56 FEET, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 27.57 FEET (THE CHORD OF SAID CURVE BEARS S. 85°41'53" W. 27.48 FEET), THENCE N. 86°24'16" W. 112.24 FEET TO THE EAST RIGHT OF WAY LINE OF TELEGRAPH STREET, THENCE AROUND THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1250.00 FEET A DISTANCE OF 16.96 FEET (THE CHORD OF SAID CURVE BEARS N. 3°11'41" E. 16.96 FEET), THENCE N. 2°48'23" E. ALONG SAID RIGHT OF WAY LINE 128.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UTAH STATE ROUTE #9, THENCE N. 77°48'03" E. ALONG SAID RIGHT OF WAY LINE 911.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.792 ACRES OF LAND.

DATE: 9-7-2005

PROFESSIONAL LAND SURVEYOR — ROBERT B. PLATT 164659 9-7-05 — STATE OF UTAH

Robert B. Platt
ROBERT B. PLATT
UT. PLS #164659

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, OPEN AREAS, PUBLIC & PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS

"SHADOW RIDGE - PHASE 2"

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS AND EASEMENTS OVER, ACROSS, ON OR THROUGH ALL PUBLIC ROADWAYS AS NOTED OR SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING, MORE SPECIFICALLY, EASEMENTS TO THE CITY OF HURRICANE, ASH CREEK SPECIAL SERVICE DISTRICT, AND OTHER UTILITIES FOR POWER, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION AND NATURAL GAS.

DELL R. PULSIPHER — CYNTHIA A. PULSIPHER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) s.s.

ON THIS THE 7th DAY OF September, 2005, PERSONALLY APPEARED BEFORE ME, DELL R. PULSIPHER & CYNTHIA A. PULSIPHER, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY THEM AND DO HEREBY EXECUTE THE SAME.

RESIDING AT: St. George
MY COMMISSION EXPRESS: 3/9/07

NOTARY PUBLIC

RECORDED NO. 20060023120
STATE OF UTAH, COUNTY OF WASHINGTON
REQUESTED BY: DELL PULSIPHER
DATE: 6-1-06 TIME: 2:50 BOOK: — PAGE: —
FEE $ 61.00
DEPUTY — WASHINGTON COUNTY RECORDER

FINAL PLAT
SHADOW RIDGE - PHASE 2
PLANNED DEVELOPMENT OVERLAY ZONE
WITHIN THE SW 1/4 SECTION 4, T 42 S, R 14 W, SLB&M

BY: PLATT AND PLATT, INC.
CONSULTING ENGINEERS & SURVEYORS
297 NORTH COVE DRIVE, CEDAR CITY, UTAH
P.O. BOX 398 CEDAR CITY, UTAH 84721-0398 PHONE: 435-586-6151

DRAWN BY	DATE	SCALE	SHEET
D.M.C.	AUGUST 2005	1" = 40'	1 OF 1

DRAWING NAME: