



SURVEYOR'S CERTIFICATE
 I, VAL J. HAWS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 158367, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

**Dixie Springs Subdivision Second Amendment and Extension
 PLAT "B"**

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SECTION 13, T42S, R14W, SLB&M, S89°37'06"E, 538.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 13, SAID POINT BEING ON THE CENTER LINE OF WILSON DRIVE; THENCE ALONG THE SAID CENTERLINE N0°22'54"E, 370.41 FEET TO THE POINT OF A 400 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC 316.82 FEET; THENCE N45°00'00"W, 699.74 FEET TO A POINT ON THE CENTERLINE OF LYLE STREET; THENCE ALONG THE SAID CENTERLINE N45°00'00"E, 371.19 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC 77.92 FEET; THENCE N0°21'13"E, 350.32 FEET TO A POINT ON THE CENTERLINE OF 2440 SOUTH STREET; THENCE ALONG SAID CENTERLINE N89°38'47"W, 223.12 FEET TO THE WEST SECTION LINE OF SAID SECTION 13; THENCE ALONG THE SECTION LINE N0°01'14"W, 150.00 FEET; THENCE S89°38'47"E, 1,323.28 FEET; THENCE S0°00'04"W, 330.34 FEET; THENCE S89°38'30"E, 661.57 FEET; THENCE S0°00'42"W, 1,349.56 FEET; THENCE S89°37'06"E, 599.93 FEET; THENCE S0°22'54"W, 150.75 FEET; THENCE S89°37'06"E, 62.34 FEET TO THE CENTER SECTION LINE OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE S0°01'22"W, 151.63 FEET TO THE CENTER SECTION CORNER OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE N89°37'06"W, 2,107.05 FEET TO THE POINT OF BEGINNING.
 CONTAINING 77.27 ACRES.
 BASIS FOR BEARING: N0°01'14"W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST SECTION CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: _____
 VAL J. HAWS
 CREAMER & NOBLE INC.
 435 EAST TABERNACLE
 ST. GEORGE, UTAH 84770

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT, I, KIMBALL L. YOUNG, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREET, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS

**Dixie Springs Subdivision Second Amendment and Extension
 PLAT "B"**

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ A.D. 2005

BY: _____
 KIMBALL L. YOUNG

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON }

ON THIS THE _____ DAY OF _____ A.D. 2004, PERSONALLY APPEARED IN SAID STATE OF UTAH, KIMBALL L. YOUNG, THE SIGNER OF THE ABOVE OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
 RESIDING IN WASHINGTON COUNTY

DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
89°37'33"	15.00'	23.46'	21.14'	14.90'
90°21'09"	15.00'	23.65'	21.28'	15.09'
90°00'00"	15.00'	23.56'	21.21'	15.00'
40°22'03"	23.00'	16.20'	15.87'	8.45'
38°21'43"	40.00'	26.78'	26.28'	13.91'
89°34'43"	40.00'	62.54'	56.36'	39.71'
42°47'41"	40.00'	29.88'	29.19'	15.67'
48°53'16"	23.00'	19.62'	19.03'	10.45'
1°07'18"51"	50.00'	78.81'	70.90'	50.27'
62°02'36"	50.00'	54.14'	51.54'	30.07'
61°46'20"	50.00'	53.91'	51.33'	29.91'
63°38'46"	50.00'	55.54'	52.73'	31.03'
89°38'51"	15.00'	23.47'	21.15'	14.91'
90°20'31"	15.00'	23.65'	21.28'	15.09'
70°13'25"	40.00'	49.03'	46.01'	28.12'
55°51'54"	40.00'	39.00'	37.47'	21.21'
45°21'13"	75.00'	59.37'	57.83'	31.34'
45°21'13"	100.00'	79.16'	77.11'	41.78'
4°41'57"	125.00'	109.25'	102.25'	51.53'
27°34'59"	125.00'	60.18'	59.60'	30.68'
13°04'17"	125.00'	28.52'	28.46'	14.32'
32°49'42"	125.00'	71.62'	70.64'	36.82'
11°49'05"	125.00'	25.78'	25.74'	12.94'
44°38'47"	100.00'	77.92'	75.97'	41.06'
88°15'26"	50.00'	77.02'	69.63'	48.50'
64°58'07"	50.00'	56.70'	53.71'	31.83'
61°06'57"	50.00'	53.33'	50.84'	29.52'
63°26'03"	50.00'	55.36'	52.57'	30.90'
22°19'03"	75.00'	29.22'	29.04'	14.80'
45°21'13"	15.00'	11.87'	11.57'	6.27'
89°39'29"	15.00'	23.47'	21.15'	14.91'
90°22'12"	15.00'	23.66'	21.28'	15.10'
22°18'33"	75.00'	29.20'	29.02'	14.79'
44°37'06"	100.00'	77.87'	75.92'	41.03'
13°55'19"	125.00'	30.37'	30.30'	15.26'
30°43'28"	125.00'	67.03'	66.23'	34.34'
22°18'33"	125.00'	48.67'	48.36'	24.65'
89°37'48"	15.00'	23.47'	21.14'	14.90'
38°52'52"	50.00'	33.93'	33.28'	17.65'
62°38'34"	50.00'	54.67'	51.98'	30.43'
74°32'33"	50.00'	65.05'	60.56'	38.05'
63°35'29"	50.00'	55.49'	52.69'	31.00'
38°07'04"	50.00'	33.26'	32.65'	17.27'
12°59'47"	433.00'	98.22'	98.01'	49.32'
9°13'14"	433.00'	69.68'	69.61'	34.92'
9°18'22"	433.00'	70.33'	70.25'	34.29'
10°48'18"	433.00'	81.66'	81.54'	40.95'
3°03'12"	433.00'	23.08'	23.07'	11.54'
90°20'48"	15.00'	23.65'	21.28'	15.09'
89°39'12"	15.00'	23.47'	21.15'	14.91'
90°21'34"	15.00'	23.66'	21.28'	15.09'
76°39'27"	15.00'	20.07'	18.61'	11.86'
76°18'39"	50.00'	66.59'	61.78'	39.28'
84°58'51"	50.00'	74.16'	67.54'	45.80'
60°02'31"	50.00'	53.40'	50.03'	28.89'
35°19'26"	50.00'	30.83'	30.34'	15.92'

**Dixie Springs Subdivision
 Second Amendment and Extension
 PLAT "B"**

1. THIS PLAT WAS AMENDED TO CREATE 6 LOTS FROM LOT 226, NUMBERED 226A THROUGH 226F, AND TO PROVIDE ROADWAY ACCESS TO THE NEWLY CREATED LOTS.
 2. THE AMENDMENT OF THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY COMMISSION PURSUANT TO UTAH CODE ANNOTATED 17-27-808 TO 17-27-810 (1953, AS AMENDED) FOLLOWING A PUBLIC HEARING HELD ON _____ 2005.

NOTE:
 A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.

LEGEND

- 1/2"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 1/2"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER - NOT FOUND

P.O.B.
 BLM BRASS CAP SET 1978
 WEST 1/4 CORNER
 SECTION 13
 T42S, R14W, SLB&M
 538.02'
 S89°37'06"E
 CENTER SECTION LINE

COUNTY TREASURER'S CERTIFICATE I, _____ HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT THE TAXES HAVE BEEN PAID IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND THE SAME FOR APPROVAL. DATE: _____ WASHINGTON COUNTY TREASURER	PLANNING COMMISSION ON THIS, THE _____ DAY OF _____ A.D. 2005 THE PLANNING COMMISSION OF WASHINGTON COUNTY, HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE WASHINGTON COUNTY PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON COUNTY, UTAH. DATE: _____ CHAIRMAN, PLANNING COMMISSION - WASHINGTON COUNTY, UTAH	COUNTY SURVEYOR CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE: _____ COUNTY SURVEYOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____ COUNTY ATTORNEY	APPROVAL & ACCEPTANCE BY WASHINGTON COUNTY, UTAH WE, THE COMMISSIONERS OF WASHINGTON COUNTY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION, "DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION - PLAT B" AND APPROVED THE SECOND AMENDMENT AND EXTENSION AFTER SATISFYING ITSELF THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE AMENDMENT AND THAT THERE IS GOOD CAUSE FOR THE AMENDMENT AND BY AUTHORIZATION OF SAID COMMISSION, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. 2005, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO. ATTEST: COUNTY CLERK COUNTY COMMISSION CHAIRMAN	RECORDED No. STATE OF UTAH, COUNTY OF WASHINGTON RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ COUNTY RECORDER
					Drawn By: LOB Checked By: VJH Date: 3/1/05