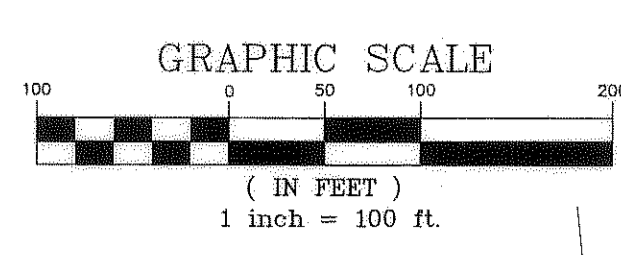


NORTH EAST CORNER, SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY BRASS CAP 1978 - LS4266

EAST QUARTER CORNER, SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY BRASS CAP 1978 - LS4266



SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 334569, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE LICENSEE I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

SIERRA BELLA SUBDIVISION PHASE 1

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 89°59'28" WEST, 1003.27 FEET ALONG THE CENTER SECTION LINE FROM THE EAST ONE QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN TO THE 1/4TH CORNER; THENCE CONTINUE NORTH 89°59'28" WEST ALONG SAID CENTER SECTION LINE 4.42 FEET; THENCE SOUTH 00°04'54" WEST, 189.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY FENCE OF KOLOB ROAD; THENCE SOUTH 89°29'09" WEST ALONG SAID RIGHT-OF-WAY FENCE, 102.52 FEET; THENCE SOUTH 50°08'02" WEST ALONG SAID RIGHT-OF-WAY FENCE, 77.86 FEET; THENCE SOUTH 49°16'57" WEST ALONG SAID RIGHT-OF-WAY FENCE, 23.97 FEET; THENCE SOUTH 47°32'33" WEST ALONG SAID RIGHT-OF-WAY FENCE, 77.72 FEET; THENCE SOUTH 41°22'46" WEST ALONG SAID RIGHT-OF-WAY FENCE, 43.63 FEET; THENCE SOUTH 00°00'09" WEST, 145.00 FEET; THENCE SOUTH 89°59'28" WEST, 102.50 FEET; THENCE SOUTH 00°04'54" WEST, 291.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY 89; THENCE SOUTH 89°59'28" WEST, 476.33 FEET; THENCE NORTH 05°16'15" WEST, 164.93 FEET TO THE POINT OF A 168.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE, 175.13 FEET THROUGH A CENTRAL ANGLE OF 59°43'35"; THENCE NORTH 58°47'27" EAST, 117.28 FEET; THENCE NORTH 00°00'27" EAST, 130.75 FEET; THENCE NORTH 89°59'28" WEST, 340.03 FEET; THENCE DUE NORTH, 56.10 FEET; THENCE DUE EAST, 200.8 FEET; THENCE DUE NORTH, 410.27 FEET; THENCE SOUTH 89°59'28" WEST, 534.40 FEET; THENCE NORTH 00°15'55" EAST, 251.80 FEET; THENCE NORTH 00°16'15" WEST, 811.40 FEET; THENCE SOUTH 89°59'28" WEST, 811.40 FEET; THENCE SOUTH 89°59'28" WEST, 339.39 FEET; THENCE SOUTH 00°04'54" WEST, 842.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.11 ACRES.

Professional seal for James A. Raines, Registered Land Surveyor, Utah License Number 334569. Includes date 4-14-08 and signature of James A. Raines.

OWNER'S DEDICATION

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

SIERRA BELLA SUBDIVISION PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF VIRGIN FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE TOWN OF VIRGIN AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE ... DAY OF ... RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ... DAY OF ... AT BOOK ... PAGE ... SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 14th DAY OF April 2008. Signature of Scott Hill, Managing Member. SIERRA BELLA DEVELOPMENT GROUP, L.L.C. (A UTAH LIMITED LIABILITY COMPANY).

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington) S.S. On this 14th day of April, A.D. 2008, personally appeared before me, the undersigned Notary Public in and for said State and County, Scott Hill, who being by me duly sworn, did say that he is the manager/member of the Sierra Bella Development Group, L.L.C. and that he executed the foregoing agreement of the Sierra Bella Development Group, L.L.C. and he did duly acknowledge to me that such Limited Liability Company executed the same for the uses and purposes stated therein.

Notary Public seal for Rebecca Facemire, Notary Public - State of Utah, Commission Expires 1-8-2012. Includes signature of Rebecca Facemire.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Southeast Bank, MORTGAGEE OF RECORD OF SIERRA BELLA SUBDIVISION PHASE 1, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DECLARATIONS. BY: Signature of Southeast Bank. FOR: Southeast Bank.

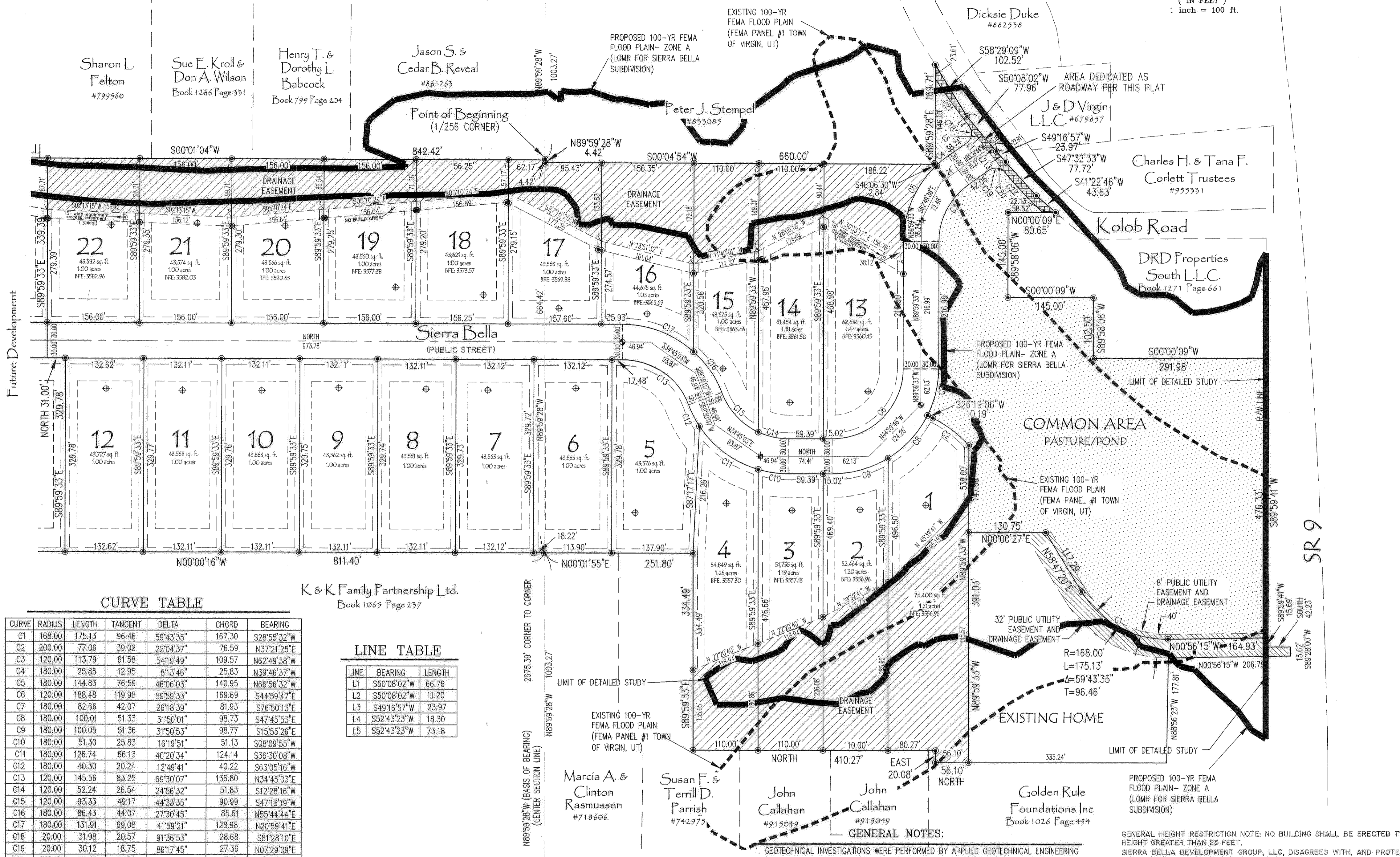
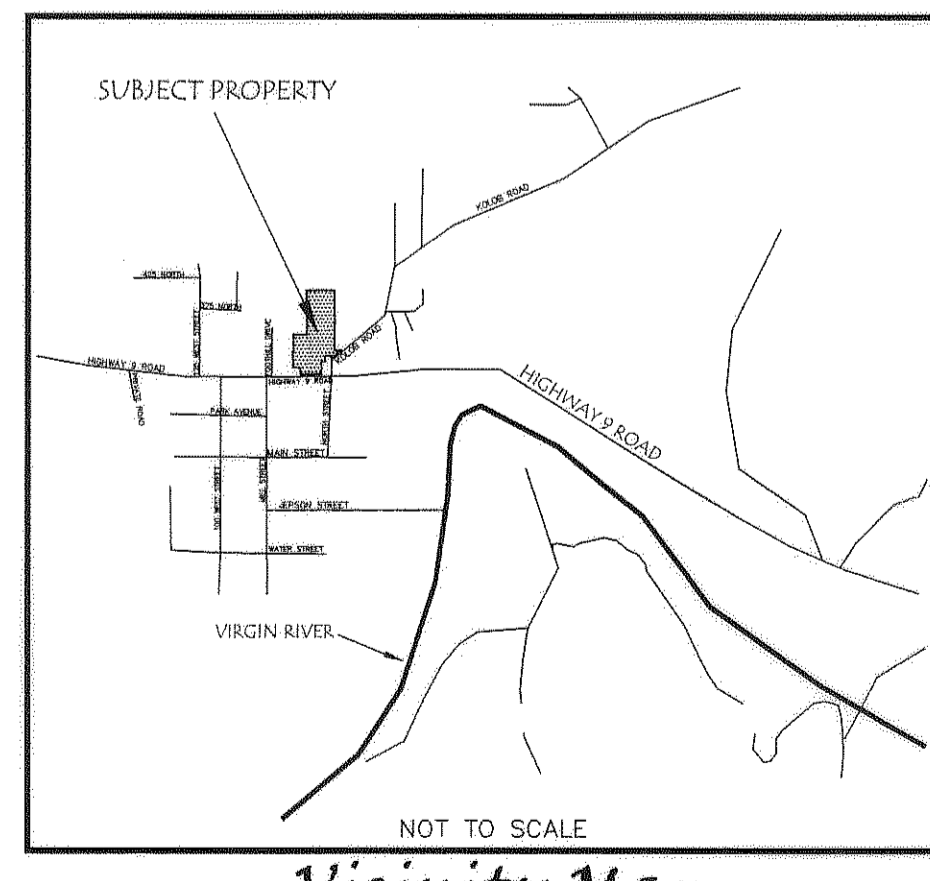
MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington) S.S. On this 14th day of April, A.D. 2008, personally appeared before me, the undersigned Notary Public in and for said State and County, Rebecca Facemire, who being by me duly sworn, did acknowledge to me that they signed the consent of mortgage to record for the uses and purposes stated therein.

Notary Public seal for Rebecca Facemire, Notary Public - State of Utah, Commission Expires 1-8-2012. Includes signature of Rebecca Facemire.

SIERRA BELLA SUBDIVISION PHASE 1

Located in Section 22 Township 41 South, Range 12 West Salt Lake Base & Meridian



CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD, BEARING. Lists curve data for lots 1 through 22.

LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Lists line data for lots 1 through 22.

PERCOLATION TEST RESULTS

Table with columns: LOT NO., TEST NO., TEST DEPTH (FT), SOIL CLASSIFICATION, PERCOLATION RATE (MIN/INCH), GROUNDWATER DEPTH (FT), TEST DATE. Shows results for lots 1 through 22.

FLOODPLAIN NOTES:

- BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN CREEK, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE VIRGIN CREEK, AND DOES INDEMNIFY AND HOLD THE TOWN OF VIRGIN, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.

- LEGEND: SET 5/8" REBAR AND CAP STAMPED LS (334569) UNLESS OTHERWISE SPECIFIED; SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT); SPECIFICS SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID); SPECIFICS SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP); SPECIFICS SOIL TEST LOCATION; COMMON AREA; PUBLIC UTILITY AND DRAINAGE EASEMENT; BUILDABLE ENVELOPE AREA; EASEMENT LINE; EXISTING 100-YR FEMA FLOOD PLAIN (FEMA PANEL #1 TOWN OF VIRGIN, UT); PROPOSED 100-YR ZONE A FEMA FLOOD PLAIN (LOMR FOR SIERRA BELLA SUBDIVISION).

BUSH & GUDGELL, INC. Engineers - Planners - Surveyors. 205 EAST TABERNACLE STREET #4 ST. GEORGE, UTAH 84770 PHONE (801) 673-2337

APPROVAL OF PLANNING COMMISSION. APPROVED AS TO FORM THIS 14th DAY OF June, A.D. 2008. Signature of Adee Pincock, Planning Commission Chairman of Virgin.

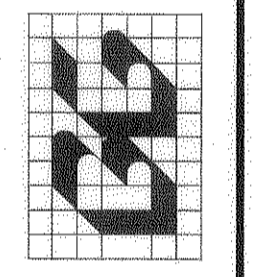
ENGINEER'S APPROVAL. APPROVED AS TO FORM THIS 14th DAY OF April, A.D. 2008. Signature of Rick, Town Engineer.

APPROVAL AS TO FORM. APPROVED AS TO FORM THIS 14th DAY OF April, A.D. 2008. Signature of Rick, Town Attorney.

APPROVAL AND ACCEPTANCE BY TOWN OF VIRGIN. WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 22nd DAY OF June, A.D. 2008, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. Signature of John Green, Mayor.

RECORDED # DOC # 20080022636. STATE OF UTAH, COUNTY OF WASHINGTON. REQUEST OF: Signature of Judy Struble Depuy, Washington County Recorder.

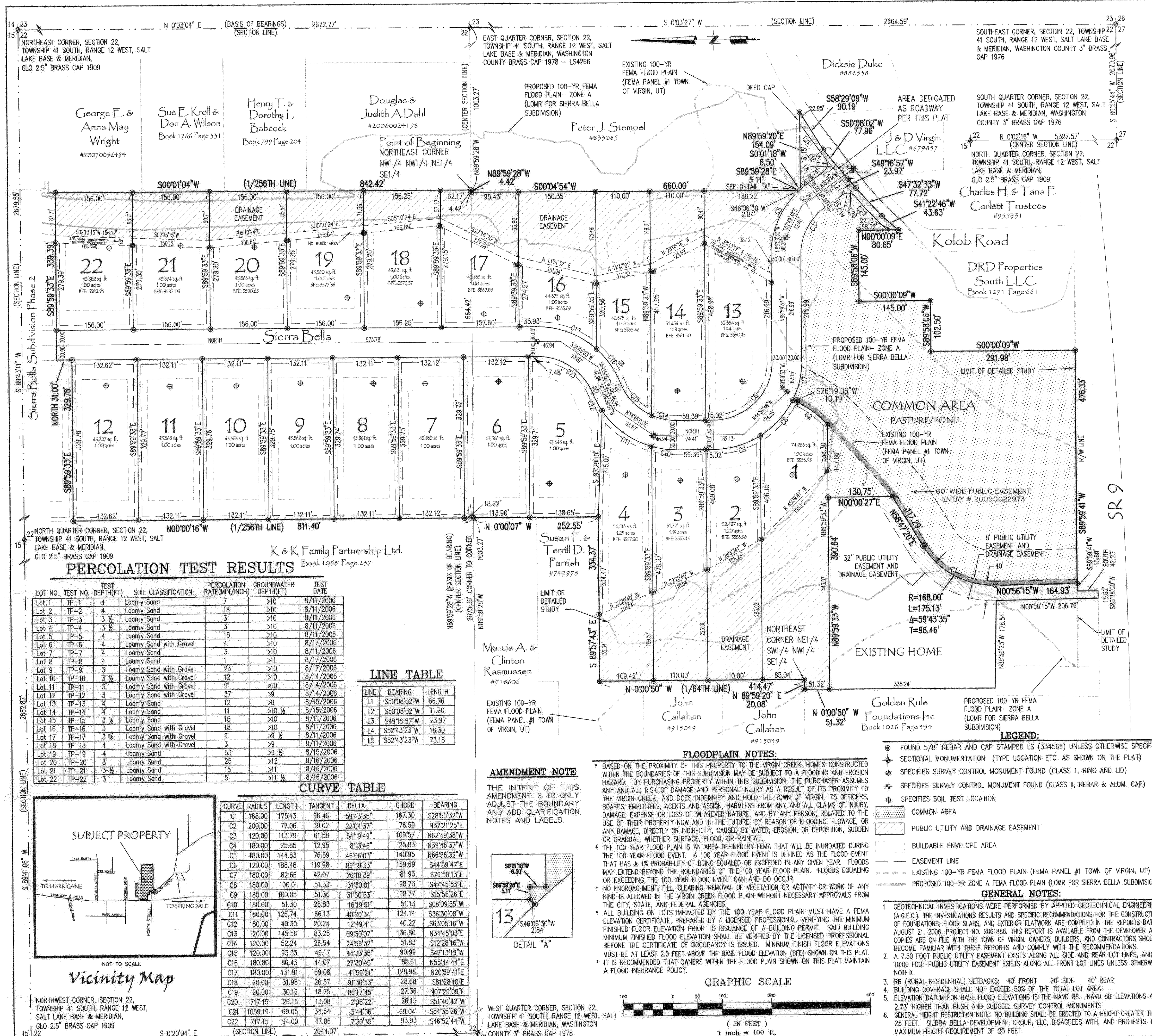
BUSH & GUDGELL, INC. Engineers - Planners - Surveyors. 205 East Tabernacle #4 St. George, Utah 84770 Phone (435) 673-2337



Drawn: BNS Date: MARCH 2008 Designer: Checked: Approved: JAR Scale: 1" = 100' Job No.: 5-8589

SIERRA BELLA SUBDIVISION PHASE 1 SECTION 22, T. 41 S., R. 12 W., S.L.B.&M.

SHEET 1 OF SHEETS 1 FILE: 8589P1



SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER (334569), AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

SIERRA BELLA SUBDIVISION PHASE 1 AMENDED & EXTENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED N89°59'28"W, 1003.27 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN TO THE NORTHEAST CORNER OF THE NW1/4 NW1/4 NE1/4 SE1/4, AND RUNNING THENCE N89°59'28"W CONTINUING ALONG SAID CENTER SECTION LINE 4.42 FEET; THENCE S0°04'54"W 660.00 FEET; THENCE S89°59'28"E 5.11 FEET; THENCE S0°01'18"W 6.50 FEET; THENCE N89°59'20"E 154.09 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY FENCE OF KOLOB ROAD; THENCE ALONG SAID RIGHT-OF-WAY FENCE THE NORTHWESTERLY FIVE (5) COURSES, (1) S89°59'28"E 90.19 FEET; THENCE (2) S50°08'02"W 77.96 FEET; THENCE (3) S49°16'57"W 23.97 FEET; THENCE (4) S47°32'33"W 77.72 FEET; THENCE (5) S41°22'46"W 43.63 FEET; THENCE N0°00'09"E 80.65 FEET; THENCE S89°58'06"W 145.00 FEET; THENCE S0°00'09"W 145.00 FEET; THENCE N0°00'09"E 80.65 FEET; THENCE S89°59'41"W 476.33 FEET TO THE POINT OF A 168.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 175.13 FEET THROUGH A CENTRAL ANGLE OF 59°43'35"; THENCE N58°47'20"E 117.29 FEET; THENCE N89°59'20"E 20.08 FEET TO THE NORTHEAST CORNER OF THE NE1/4 SW1/4 NW1/4 SE1/4; THENCE N89°59'20"E 20.08 FEET TO THE NORTHEAST CORNER OF THE NE1/4 SW1/4 NW1/4 SE1/4; THENCE N0°00'50"W 144.47 FEET; THENCE S89°57'43"E 334.37 FEET TO A POINT ON THE 1/256TH LINE; THENCE N0°00'07"W 252.55 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE N0°00'16"W 811.40 FEET TO A POINT ON THE 1/256TH LINE; THENCE NORTH 31.00 FEET; THENCE S89°59'33"E 339.39 FEET TO A POINT ON THE 1/256TH LINE; THENCE S0°01'04"W 842.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.07 ACRES

DATE: 7-22-09
 BUSH AND GUDGELL, INC.

PROFESSIONAL LAND SURVEYOR
 JAMES A. RAINES
 No. 334569
 REGISTERED LAND SURVEYOR
 UTAH LICENSE NUMBER 334569

OWNER'S DEDICATION

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

SIERRA BELLA SUBDIVISION PHASE 1 AMENDED & EXTENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF VIRGIN FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE TOWN OF VIRGIN AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE DAY OF 2009 AT BOOK PAGE SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 22nd DAY OF July, 2009.

SIERRA BELLA DEVELOPMENT GROUP, L.L.C.
 (A UTAH LIMITED LIABILITY COMPANY)

BY: SCOTT HILL, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Washington } S.S.

UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SCOTT HILL, WHO BEING BY ME ON THIS 22nd DAY OF July, A.D. 2009, PERSONALLY APPEARED BEFORE ME, THE DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C., 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 THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

7-11
 MY COMMISSION EXPIRES: 7-1-2011

GLENDA L. REID
 129 S. ST. GEORGE BLVD.
 ST. GEORGE, UTAH 84770
 COMM. EXP. 7-1-2011

NOTARY PUBLIC
 RESIDING IN: St. George, UT

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SunFirst Bank, MORTGAGEE OF RECORD OF SIERRA BELLA SUBDIVISION PHASE 1 AMENDED & EXTENDED, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS.

BY: Lynn Baibe FOR: SunFirst Bank

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Washington } S.S.

ON THIS 22nd DAY OF July, A.D. 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Lynn Baibe, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE CONSENT OF MORTGAGE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

7-11
 MY COMMISSION EXPIRES: 7-1-2011

GLENDA L. REID
 129 S. ST. GEORGE BLVD.
 ST. GEORGE, UTAH 84770
 COMM. EXP. 7-1-2011

NOTARY PUBLIC
 RESIDING IN: St. George, UT

Final Plat of
Sierra Bella Subdivision Phase 1 Amended & Extended

Located in Section 22
 Township 41 South, Range 12 West
 Salt Lake Base & Meridian

APPROVAL AND ACCEPTANCE BY TOWN OF VIRGIN

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 22nd DAY OF July, A.D. 2009 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: RECORDER

John New Mayor

DOC # 20090037037
 Map (Conveying Property) Page 1 of 1
 09/25/2009 02:27:50 PM Fee \$ 92.00
 07/25/2009 02:27:50 PM Fee \$ 92.00

DED AND FILED AT THE
 WASHINGTON COUNTY RECORDER

PERCOLATION TEST RESULTS

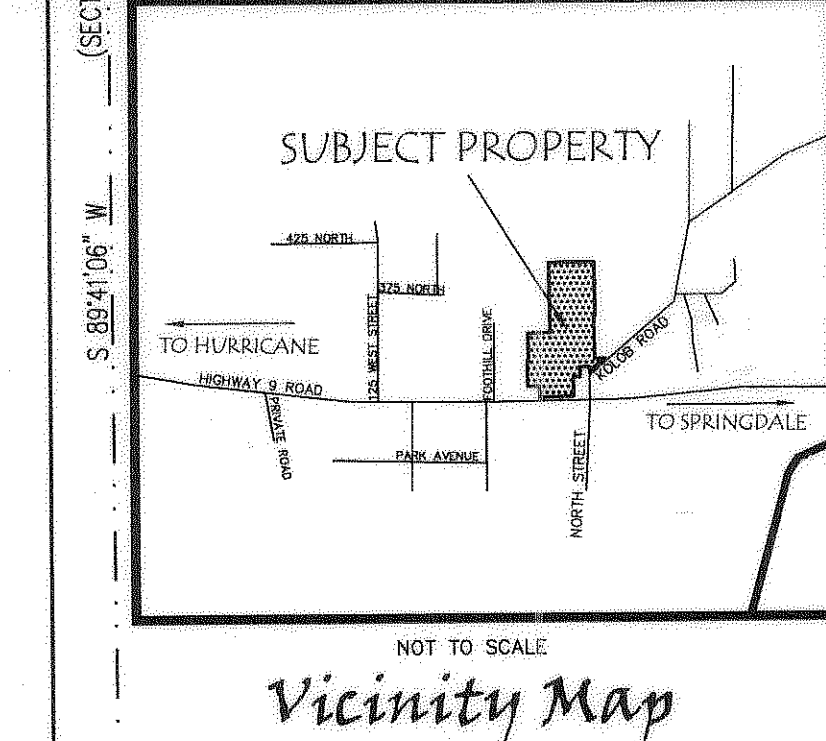
LOT NO.	TEST NO.	TEST DEPTH (FT)	SOIL CLASSIFICATION	PERCOLATION RATE (MIN/INCH)	GROUNDWATER DEPTH (FT)	TEST DATE
Lot 1	TP-1	4	Loamy Sand	7	>10	8/11/2006
Lot 2	TP-2	4	Loamy Sand	18	>10	8/11/2006
Lot 3	TP-3	3 1/2	Loamy Sand	3	>10	8/11/2006
Lot 4	TP-4	3 1/2	Loamy Sand	3	>10	8/11/2006
Lot 5	TP-5	4	Loamy Sand	15	>10	8/11/2006
Lot 6	TP-6	4	Loamy Sand with Gravel	4	>10	8/17/2006
Lot 7	TP-7	4	Loamy Sand	3	>10	8/17/2006
Lot 8	TP-8	4	Loamy Sand	1	>11	8/17/2006
Lot 9	TP-9	3	Loamy Sand with Gravel	23	>10	8/17/2006
Lot 10	TP-10	3 1/2	Loamy Sand with Gravel	12	>10	8/14/2006
Lot 11	TP-11	3	Loamy Sand with Gravel	9	>10	8/14/2006
Lot 12	TP-12	3	Loamy Sand with Gravel	37	>9	8/14/2006
Lot 13	TP-13	4	Loamy Sand	12	>8	8/15/2006
Lot 14	TP-14	4	Loamy Sand	11	>10 1/2	8/15/2006
Lot 15	TP-15	3 1/2	Loamy Sand	15	>10	8/11/2006
Lot 16	TP-16	3	Loamy Sand with Gravel	18	>10	8/11/2006
Lot 17	TP-17	3 1/2	Loamy Sand with Gravel	9	>9 1/2	8/11/2006
Lot 18	TP-18	3	Loamy Sand with Gravel	3	>8	8/11/2006
Lot 19	TP-19	4	Loamy Sand	53	>9 1/2	8/15/2006
Lot 20	TP-20	3	Loamy Sand	25	>12	8/16/2006
Lot 21	TP-21	3 1/2	Loamy Sand	15	>11	8/16/2006
Lot 22	TP-22	3	Loamy Sand	5	>11 1/2	8/16/2006

LINE TABLE

LINE	BEARING	LENGTH
L1	S50°08'02"W	66.76
L2	S50°08'02"W	11.20
L3	S49°16'57"W	23.97
L4	S52°43'23"W	18.30
L5	S52°43'23"W	73.18

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	168.00	175.13	96.46	59°43'35"	167.30	S28°55'32"W
C2	200.00	77.06	39.02	22°04'37"	76.59	N37°21'25"E
C3	120.00	113.79	61.58	54°19'49"	109.57	N62°49'38"W
C4	180.00	25.85	12.95	81°3'46"	25.83	N39°46'37"W
C5	180.00	144.83	76.59	46°06'03"	140.95	N66°56'32"W
C6	120.00	188.48	119.98	89°59'33"	189.69	S44°59'47"E
C7	180.00	82.66	42.07	26°18'39"	81.93	S76°50'13"E
C8	180.00	100.01	51.33	31°50'01"	98.73	S47°45'53"E
C9	180.00	100.05	51.36	31°50'53"	98.77	S15°55'26"E
C10	180.00	51.30	25.83	18°19'31"	51.13	S08°59'55"W
C11	180.00	128.74	66.13	40°20'34"	124.14	S36°30'08"W
C12	180.00	40.30	20.24	12°49'41"	40.22	S63°05'16"W
C13	120.00	145.56	83.25	69°30'07"	136.80	N34°45'03"E
C14	120.00	52.24	26.54	24°56'32"	51.83	S12°28'16"W
C15	120.00	93.33	49.17	44°33'35"	90.99	S47°13'19"W
C16	180.00	86.43	44.07	27°30'45"	85.61	N65°44'44"E
C17	180.00	131.91	69.08	41°59'21"	128.98	N20°59'41"E
C18	20.00	31.98	20.57	91°36'53"	28.68	S81°28'10"E
C19	20.00	30.12	18.75	86°17'45"	27.36	N07°29'09"E
C20	717.15	26.15	13.08	2°05'22"	26.15	S51°40'42"W
C21	1059.19	69.05	34.54	3°44'06"	69.04	S54°35'26"W
C22	717.15	94.00	47.06	7°30'35"	93.93	S46°52'44"W

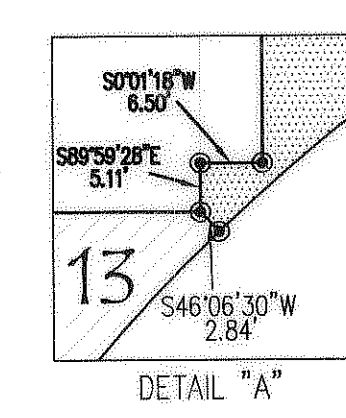


Vicinity Map

NORTHWEST CORNER, SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, GLO 2.5" BRASS CAP 1909

AMENDMENT NOTE

THE INTENT OF THIS AMENDMENT IS TO ONLY ADJUST THE BOUNDARY AND ADD CLARIFICATION NOTES AND LABELS.

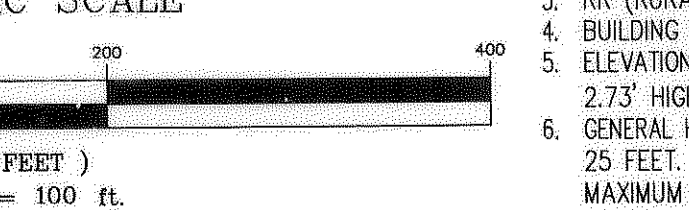


DETAIL "A"

FLOODPLAIN NOTES:

- BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN CREEK, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE VIRGIN CREEK, AND DOES INDEMNIFY AND HOLD THE TOWN OF VIRGIN, ITS OFFICERS, BOARD, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.
- THE 100 YEAR FLOOD PLAIN IS AN AREA DEFINED BY FEMA THAT WILL BE INUNDATED DURING THE 100 YEAR FLOOD EVENT. A 100 YEAR FLOOD EVENT IS DEFINED AS THE FLOOD EVENT THAT HAS A 1% PROBABILITY OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. FLOODS MAY EXTEND BEYOND THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN. FLOODS EQUALING OR EXCEEDING THE 100 YEAR FLOOD EVENT CAN AND DO OCCUR.
- NO ENCROACHMENT, FILL, CLEARING, REMOVAL OF VEGETATION OR ACTIVITY OR WORK OF ANY KIND IS ALLOWED IN THE VIRGIN CREEK FLOOD PLAIN WITHOUT NECESSARY APPROVALS FROM THE CITY, STATE, AND FEDERAL AGENCIES.
- ALL BUILDING ON LOTS IMPACTED BY THE 100 YEAR FLOOD PLAIN MUST HAVE A FEMA ELEVATION CERTIFICATE, PREPARED BY A LICENSED PROFESSIONAL, VERIFYING THE MINIMUM FINISHED FLOOR ELEVATION PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID BUILDING MINIMUM FINISHED FLOOR ELEVATION SHALL BE VERIFIED BY THE LICENSED PROFESSIONAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED. MINIMUM FINISH FLOOR ELEVATIONS MUST BE AT LEAST 2.0 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) SHOWN ON THIS PLAT.
- IT IS RECOMMENDED THAT OWNERS WITHIN THE FLOOD PLAIN SHOWN ON THIS PLAT MAINTAIN A FLOOD INSURANCE POLICY.

GRAPHIC SCALE



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 EAST TABERNAACLE STREET #4
 ST. GEORGE, UTAH 84770
 PHONE (801) 673-2337

APPROVAL OF PLANNING COMMISSION

ON THIS 22nd DAY OF September, A.D. 2009, THE PLANNING COMMISSION CHAIRMAN OF VIRGIN, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE TOWN.

PLANNING COMMISSION CHAIRMAN OF VIRGIN

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 22nd DAY OF September, A.D. 2009.

TOWN ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 22nd DAY OF September, A.D. 2009.

TOWN ATTORNEY

APPROVAL AND ACCEPTANCE BY TOWN OF VIRGIN

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 22nd DAY OF July, A.D. 2009 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: RECORDER

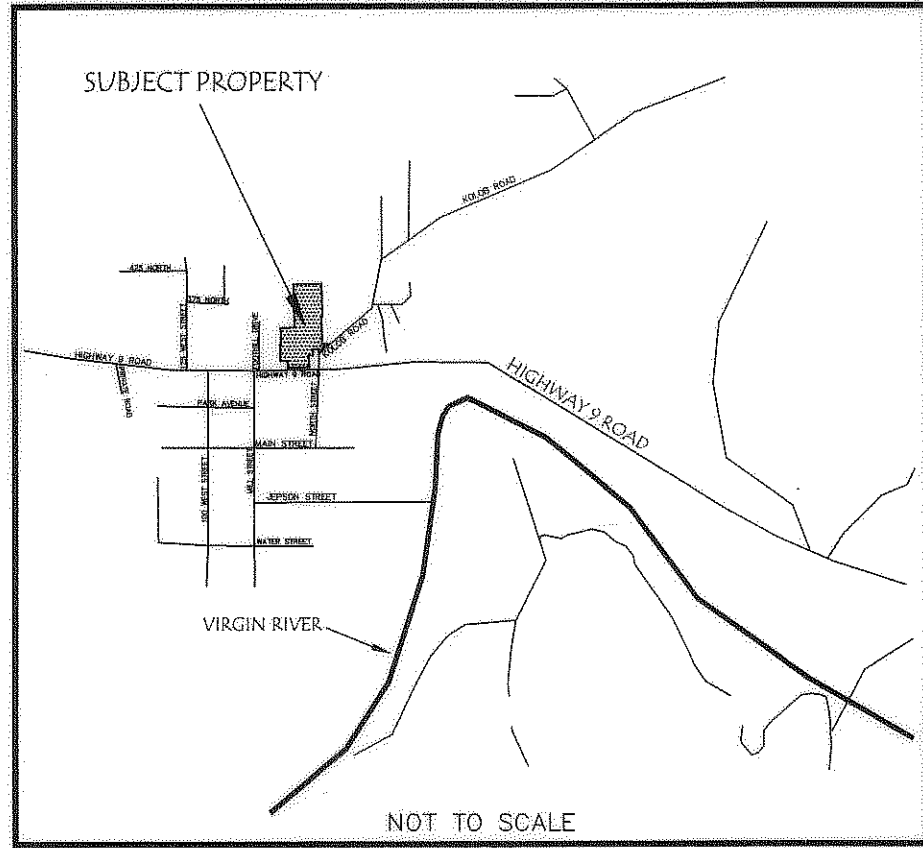
DOC # 20090037037

DED AND FILED AT THE
 WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle #4
 St. George, Utah 84770
 Phone (435) 673-2337

SIERRA BELLA SUBDIVISION
 PHASE 1 Amended & Extended
 SECTION 22, T. 41 S., R. 12 W., S.L.B. & M.

SHEET 1
 OF SHEETS 1
 FILE: 8589P1



Vicinity Map

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD, BEARING. Lists curve data for lots C1 through C25.

PERCOLATION TEST RESULTS

Table with 7 columns: LOT NO., TEST NO., TEST DEPTH (FT), SOIL CLASSIFICATION, PERCOLATION RATE (MIN/INCH), GROUNDWATER DEPTH (FT), TEST DATE. Lists test results for lots 23 through 43.

FLOODPLAIN NOTES:

- BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN CREEK, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE VIRGIN CREEK, AND DOES INDEMNIFY AND HOLD THE TOWN OF VIRGIN, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.

NORTH EAST CORNER, SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY BRASS CAP 1978 - LS4266

EAST QUARTER CORNER, SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY BRASS CAP 1978 - LS4266

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER (334569), AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

SIERRA BELLA SUBDIVISION PHASE 2

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N00°04'E 865.30 FEET ALONG THE SECTION LINE AND N89°56'56"W 18.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°56'56"W 257.00 FEET; THENCE S00°03'14"W 10.00 FEET; THENCE N89°56'56"W 55.00 FEET; THENCE N89°59'28"W 673.77 FEET; THENCE S00°04'14"W 13.12 FEET TO THE NORTHEAST CORNER OF LOT 22, SIERRA BELLA SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE N89°59'33"W 339.39 FEET ALONG THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 31.00 FEET ALONG SAID BOUNDARY LINE; THENCE N89°59'33"W 329.78 FEET ALONG SAID BOUNDARY LINE; THENCE LEAVING SAID BOUNDARY, N00°01'16"W 520.78 FEET; THENCE N89°51'51"E 334.68 FEET; THENCE N00°24'E 302.47 FEET; THENCE N89°51'38"E 304.96 FEET; THENCE N00°22'W 119.25 FEET; THENCE N89°51'38"E 274.00 FEET; THENCE NORTH 203.60 FEET; THENCE N89°51'38"E 28.97 FEET TO A POINT ON A 180.00 FOOT, NON-TANGENT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS N75°11'44"E; THENCE NORTHWESTERLY 46.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'00"; THENCE S89°58'16"E 60.00 FEET TO A POINT ON A 120.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS 89°58'16"E; THENCE SOUTHEASTERLY 3.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°53'04"; THENCE N89°47'31"E 342.75 FEET; THENCE S00°22'24"W 1092.79 FEET; THENCE S89°57'26"E 316.60; THENCE S00°04'14"W 45.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.75 ACRES

DATE: 4-14-08 BUSH AND GUDGELL, INC. JAMES A. RAINES REGISTERED LAND SURVEYOR UTAH LICENSE NUMBER (334569)

OWNER'S DEDICATION

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

SIERRA BELLA SUBDIVISION PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF VIRGIN FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO THE TOWN OF VIRGIN AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C. AND TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C. AS INCORPORATED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF April 20, 2008 AT BOOK PAGE SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 15th DAY OF April 2008 THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C. (A UTAH LIMITED LIABILITY COMPANY) BY: SCOTT HILL, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington S.S. ON THIS 15th DAY OF April A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SCOTT HILL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

1-8-2012 MY COMMISSION EXPIRES: REBECCA FACEMIRE NOTARY PUBLIC - STATE OF UTAH 100 E ST GEORGE BLVD SAINT GEORGE, UT 84770 COMM. EXP. 01-08-2012

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SunFirst Bank, MORTGAGEE OF RECORD OF SIERRA BELLA SUBDIVISION PHASE 2, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DECLARATIONS.

BY: [Signature] FOR: SunFirst Bank

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington S.S. ON THIS 15th DAY OF April A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, [Signature] WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

1-8-2012 MY COMMISSION EXPIRES: REBECCA FACEMIRE NOTARY PUBLIC - STATE OF UTAH 100 E ST GEORGE BLVD SAINT GEORGE, UT 84770 COMM. EXP. 01-08-2012

SIERRA BELLA SUBDIVISION PHASE 2

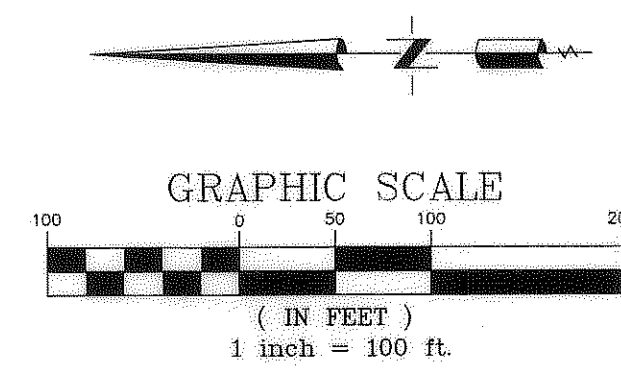
Located in Section 22 Township 41 South, Range 12 West Salt Lake Base & Meridian

GENERAL NOTES:

- 1. GEOTECHNICAL INVESTIGATIONS WERE PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING (A.G.E.C.). THE INVESTIGATIONS RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR PLATWORK ARE COMPILED IN THE REPORTS DATED AUGUST 21, 2006, PROJECT NO. 2061886. THIS REPORT IS AVAILABLE FROM THE DEVELOPER, AND COPIES ARE ON FILE WITH THE TOWN OF VIRGIN, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THESE REPORTS AND COMPLY WITH THE RECOMMENDATIONS.

- LEGEND: SET 5/8" REBAR AND CAP STAMPED LS (334569) UNLESS OTHERWISE SPECIFIED SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT) SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING AND LID) SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP) SPECIES SOIL TEST LOCATION PUBLIC UTILITY, DRAINAGE EASEMENT, AND SECONDARY ACCESS BUILDABLE ENVELOPE AREA EASEMENT LINE PROPOSED 100-YR ZONE A FEMA FLOOD PLAIN (LOMR FOR SIERRA BELLA SUBDIVISION)

GENERAL HEIGHT RESTRICTION NOTE: NO BUILDING SHALL BE ERRECTED TO A HEIGHT GREATER THAN 25 FEET. SIERRA BELLA DEVELOPMENT GROUP, L.L.C. DISAGREES WITH, AND PROTESTS THE MAXIMUM HEIGHT REQUIREMENT OF 25 FEET.



APPROVAL OF PLANNING COMMISSION ON THIS 1st DAY OF JUNE A.D. 2008 THE PLANNING COMMISSION CHAIRMAN OF VIRGIN, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE TOWN. [Signature]

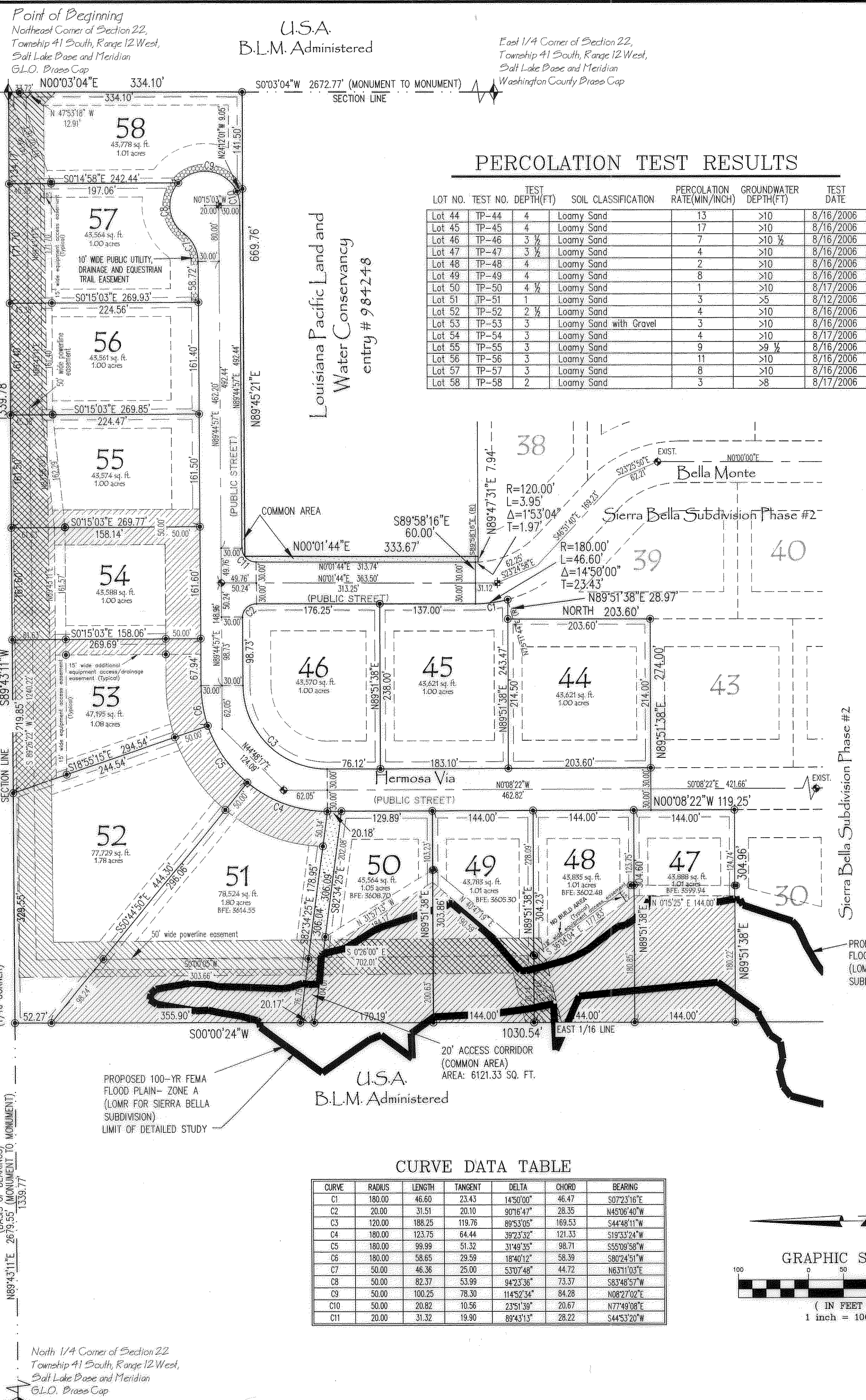
ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 23rd DAY OF April A.D. 2008 [Signature]

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 23rd DAY OF April A.D. 2008 [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF VIRGIN WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 23rd DAY OF June A.D. 2008 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERE TO. [Signature]

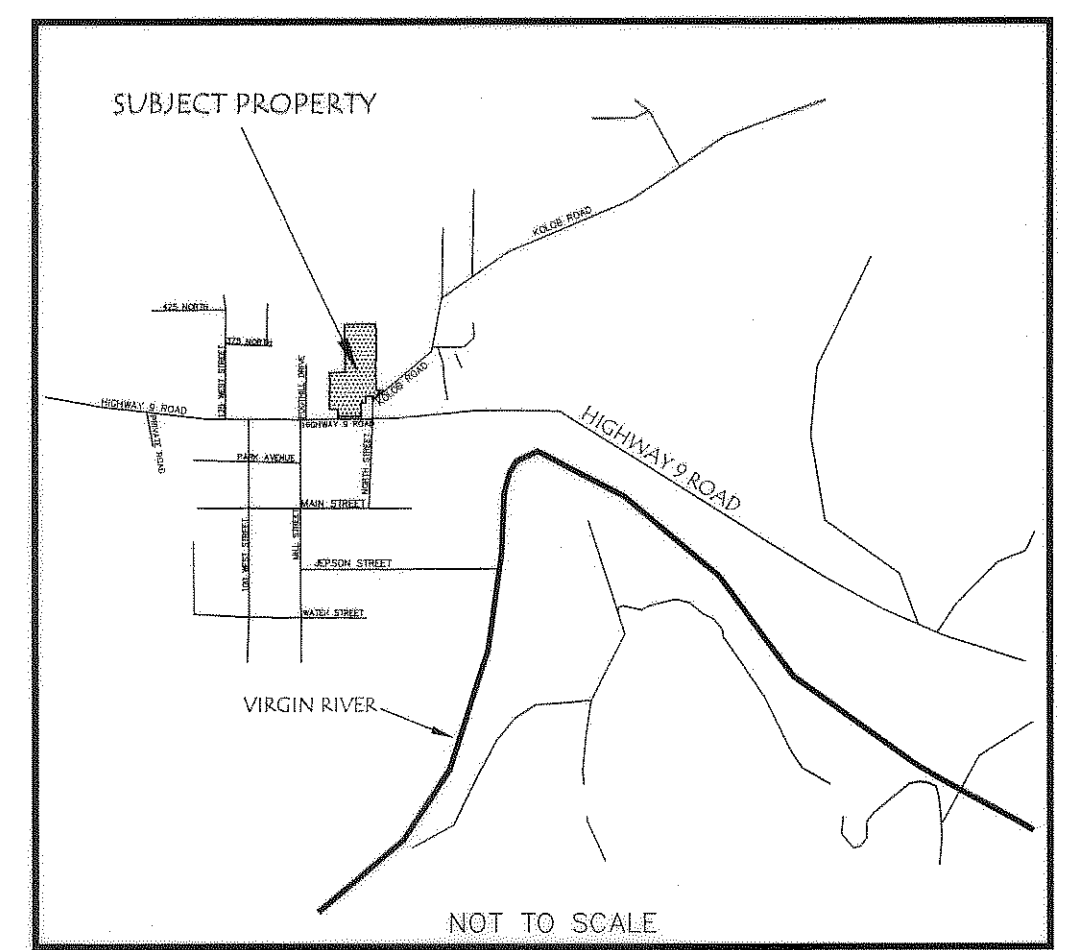
RECORDED DOC # 20080022637 STATE OF UTAH, REQUEST OF: [Signature] DATE: [Signature] WASHINGTON COUNTY RECORDER

Vertical sidebar containing: BUSH & GUDGELL, INC. Engineers - Planners - Surveyors; SIERRA BELLA SUBDIVISION PHASE 2; SHEET 1 OF SHEETS 1; FILE: B589FP2



PERCOLATION TEST RESULTS

LOT NO.	TEST NO.	DEPTH(FT)	SOIL CLASSIFICATION	PERCOLATION RATE(MIN/INCH)	GROUNDWATER DEPTH(FT)	TEST DATE
Lot 44	TP-44	4	Loamy Sand	13	>10	8/16/2006
Lot 45	TP-45	4	Loamy Sand	7	>10	8/16/2006
Lot 46	TP-46	3 1/2	Loamy Sand	4	>10 1/2	8/16/2006
Lot 47	TP-47	3 1/2	Loamy Sand	4	>10	8/16/2006
Lot 48	TP-48	4	Loamy Sand	2	>10	8/16/2006
Lot 49	TP-49	4 1/2	Loamy Sand	8	>10	8/16/2006
Lot 50	TP-50	4 1/2	Loamy Sand	1	>10	8/17/2006
Lot 51	TP-51	1	Loamy Sand	3	>5	8/12/2006
Lot 52	TP-52	2 1/2	Loamy Sand	4	>10	8/16/2006
Lot 53	TP-53	3	Loamy Sand with Gravel	3	>10	8/16/2006
Lot 54	TP-54	3	Loamy Sand	4	>10	8/17/2006
Lot 55	TP-55	3	Loamy Sand	9	> 1/2	8/16/2006
Lot 56	TP-56	3	Loamy Sand	11	>10	8/16/2006
Lot 57	TP-57	3	Loamy Sand	8	>10	8/16/2006
Lot 58	TP-58	2	Loamy Sand	3	>8	8/17/2006



Vicinity Map

FLOODPLAIN NOTES:

- BASED ON THE PROXIMITY OF THIS PROPERTY TO THE VIRGIN CREEK, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE VIRGIN CREEK, AND DOES INDEMNIFY AND HOLD THE TOWN OF VIRGIN, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.
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- NO ENCROACHMENT, FILL, CLEARING, REMOVAL OF VEGETATION OR ACTIVITY OR WORK OF ANY KIND IS ALLOWED IN THE VIRGIN CREEK FLOOD PLAIN WITHOUT NECESSARY APPROVALS FROM THE CITY, STATE, AND FEDERAL AGENCIES.
- ALL BUILDING ON LOTS IMPACTED BY THE 100 YEAR FLOOD PLAIN MUST HAVE A FEMA ELEVATION CERTIFICATE, PREPARED BY A LICENSED PROFESSIONAL, VERIFYING THE MINIMUM FINISHED FLOOR ELEVATION PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID BUILDING MINIMUM FINISHED FLOOR ELEVATION SHALL BE VERIFIED BY THE LICENSED PROFESSIONAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED. MINIMUM FINISH FLOOR ELEVATIONS MUST BE AT LEAST 2.0 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) SHOWN ON THIS PLAT.
- IT IS RECOMMENDED THAT OWNERS WITHIN THE FLOOD PLAIN SHOWN ON THIS PLAT MAINTAIN A FLOOD INSURANCE POLICY.

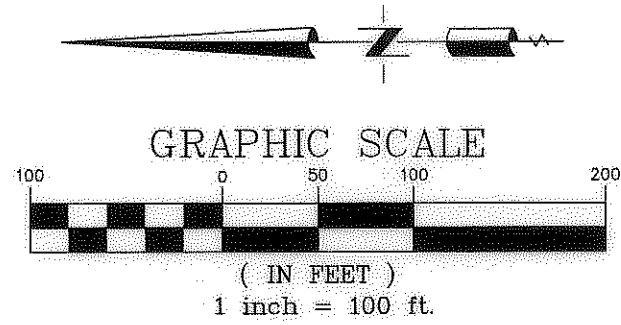
GENERAL HEIGHT RESTRICTION NOTE: NO BUILDING SHALL BE ERRECTED TO A HEIGHT GREATER THAN 25 FEET.
 SIERRA BELLA DEVELOPMENT GROUP, L.L.C., DISAGREES WITH, AND PROTESTS THE MAXIMUM HEIGHT REQUIREMENT OF 25 FEET.

GENERAL NOTES:

- GEOTECHNICAL INVESTIGATIONS WERE PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING (A.G.E.C.). THE INVESTIGATIONS RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN THE REPORTS DATED AUGUST 21, 2006, PROJECT NO. 2061886. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND COPIES ARE ON FILE WITH THE TOWN OF VIRGIN, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THESE REPORTS AND COMPLY WITH THE RECOMMENDATIONS.
- A 7.50 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- RR (RURAL RESIDENTIAL) SETBACKS: 40' FRONT 20' SIDE 40' REAR
- BUILDING COVERAGE SHALL NOT EXCEED 50% OF THE TOTAL LOT AREA
- ELEVATION DATUM FOR BASE FLOOD ELEVATIONS IS THE NAVD 88. NAVD 88 ELEVATIONS ARE 2.73' HIGHER THAN BUSH AND GUDGELL SURVEY CONTROL MONUMENTS
- LOT OWNERS 55-58 ACKNOWLEDGE THAT APPROVED FIRE FLOWS ARE ACHIEVED WITH ASSISTANCE OF FIRE FLOW PUMP LOCATED IN PHASE I.

LEGEND:

- SET 5/8" REBAR AND CAP STAMPED LS (334569) UNLESS OTHERWISE SPECIFIED
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP)
- SPECIFIES SOIL TEST LOCATION
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- BUILDABLE ENVELOPE AREA
- EASEMENT LINE
- 10' WIDE PUBLIC UTILITY, DRAINAGE AND EQUESTRIAN TRAIL EASEMENT
- COMMON AREA
- 50' WIDE POWERLINE EASEMENT
- PROPOSED 100-YR ZONE A FEMA FLOOD PLAIN (LOMR FOR SIERRA BELLA SUBDIVISION)



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	180.00	46.60	23.43	145°00'00"	46.47	S072°21'16"E
C2	20.00	31.51	20.10	80°16'47"	28.35	N45°06'40"W
C3	120.00	188.25	119.76	89°53'06"	169.53	S44°48'11"W
C4	180.00	123.75	64.44	39°25'32"	121.33	S19°33'24"W
C5	180.00	99.89	51.32	31°49'35"	98.71	S55°09'58"W
C6	180.00	58.85	29.59	18°40'12"	58.39	S80°24'51"W
C7	50.00	46.36	25.00	53°07'46"	44.72	N63°11'03"E
C8	50.00	80.37	53.59	84°23'36"	73.31	S33°48'57"W
C9	50.00	100.25	78.30	114°50'14"	84.28	N02°22'02"E
C10	50.00	20.82	10.56	23°51'30"	20.67	N77°49'08"E
C11	20.00	31.32	19.80	89°43'13"	28.22	S44°53'20"W

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER (334569), AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

SIERRA BELLA SUBDIVISION PHASE 3

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°43'11"W 1339.78 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE S0°00'24"W 1030.54 FEET ALONG THE EAST 1/16 LINE TO THE NORTHWEST CORNER OF LOT 30, SIERRA BELLA SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES: N89°51'38"E 304.96 FEET; THENCE N°08'22"W 119.25 FEET; THENCE N89°51'38"E 274.00 FEET; THENCE DUE NORTH 203.60 FEET; THENCE N89°51'38"E 28.97 FEET TO A POINT ON A 180.00 FOOT, NON-TANGENT RADIUS CURVE TO THE RIGHT, THE RADIUS BEARS N75°14'41"E, THENCE NORTHWESTERLY 46.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 145°00'00"; THENCE S89°58'16"E 60.00 FEET TO A POINT ON A 120.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S89°58'16"E; THENCE SOUTHEASTERLY 3.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 153°04'; THENCE N89°47'31"E 7.94 FEET ALONG SAID BOUNDARY LINE TO THE SOUTHWEST CORNER OF THAT PARTICULAR DEED RECORDED AS ENTRY NUMBER 984248, WASHINGTON COUNTY RECORDS; THENCE N0°1'44"E 333.67 FEET ALONG SAID BOUNDARY LINE; THENCE N89°45'21"E 669.76 FEET ALONG SAID BOUNDARY LINE TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N0°3'04"E 334.10 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 19.50 ACRES, MORE OR LESS.

DATE: 4-14-08
 BUSH AND GUDGELL, INC.

 JAR
 JAMES A. RAINES
 REGISTERED LAND SURVEYOR
 UTAH LICENSE NUMBER (334569)

OWNER'S DEDICATION

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

SIERRA BELLA SUBDIVISION PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF VIRGIN FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS AS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE TOWN OF VIRGIN AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE RECORDS IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20____, AT BOOK _____ PAGE _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 15th DAY OF April, 2008
 THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C.
 (A UTAH LIMITED LIABILITY COMPANY)

 BY: SCOTT HILL, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Washington
 ON THIS 15th DAY OF April, A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SCOTT HILL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C., 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 SIERRA BELLA DEVELOPMENT GROUP, L.L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

1-8-2012
 MY COMMISSION EXPIRES:

 REBECCA FACE MIRE
 NOTARY PUBLIC - STATE OF UTAH
 190 E ST. GEORGE BLVD.
 SAINT GEORGE, UT 84770
 COMM. EXP. 01-08-2012
 NOTARY PUBLIC
 RESIDING IN: St. George

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SunFirst Bank, MORTGAGEE OF RECORD OF SIERRA BELLA SUBDIVISION PHASE 3, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS.

BY:
 FOR: SunFirst Bank

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Washington
 ON THIS 15th DAY OF April, A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, , WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

1-8-2012
 MY COMMISSION EXPIRES:

 REBECCA FACE MIRE
 NOTARY PUBLIC - STATE OF UTAH
 190 E ST. GEORGE BLVD.
 SAINT GEORGE, UT 84770
 COMM. EXP. 01-08-2012
 NOTARY PUBLIC
 RESIDING IN: St. George

SIERRA BELLA SUBDIVISION PHASE 3

Located in Section 22
 Township 41 South, Range 12 West
 Salt Lake Base & Meridian

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 EAST TABERNAACLE STREET #4
 ST. GEORGE CITY, UTAH 84770
 PHONE (801) 673-2337

APPROVAL OF PLANNING COMMISSION
 ON THIS 15th DAY OF JUNE, A.D. 2008, THE PLANNING COMMISSION CHAIRMAN OF VIRGIN, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE TOWN.

 AILEEN FINMORE
 PLANNING COMMISSION CHAIRMAN OF VIRGIN

ENGINEER'S APPROVAL
 THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

 AILEEN FINMORE
 TOWN ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 22nd DAY OF APRIL, A.D. 2008

 JOHN S. JONES
 TOWN ATTORNEY

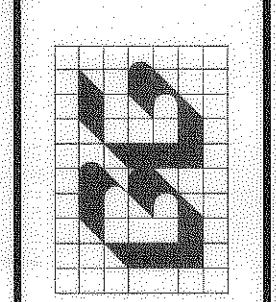
APPROVAL AND ACCEPTANCE BY TOWN OF VIRGIN
 WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF VIRGIN, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE 3rd DAY OF JUNE, A.D. 2008, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

 JOHN S. JONES
 MAYOR
 ATTEST: RECORDER

RECORDED: DOC # 20080022638
 STATE OF UTAH, REQUEST OF:
 DATE: _____
 FEE \$ _____
 WASHINGTON COUNTY RECORDER

SHEET 1
 OF SHEETS 1
 FILE: 8589FP3

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernaacle #4
 St. George, Utah 84770
 Phone (435) 673-2337



Drawn: BNS
 Designer: JAR
 Checked: JAR
 Approved: JAR
 Scale: 1" = 100'
 Job No.: 5-9589

SIERRA BELLA SUBDIVISION PHASE 3
 SECTION 22, T. 41 S., R. 12 W., S.L.B.&M.