



Sierra Bella Virgin, UT



SHELLEE HAINES

Real Estate Broker & Commercial Agent
shellee@whitecrowrealestate.com
(435) 229-2522

Executive Summary

Property Highlights

- Secondary Irrigation System
- The lots benefit from a shared irrigation system, ensuring efficient water distribution.
- There are 49 precious lots available.
- Entire Subdivision Available for Sale
- The lots range in size from 1 to 1.8 acres, providing ample space for custom home construction.
- Prime Location
- The property offers easy access to both Zion National Park and Kolob Canyons
- Flexible Building Choices



Shellee Haines

PRINCIPAL BROKER
435.229.2522

4617 S Pioneer Rd. SUITE 100 | St. George, UT 84790

Shellee@whitecrowrealestate.com

SIERRA BELLA LOTS

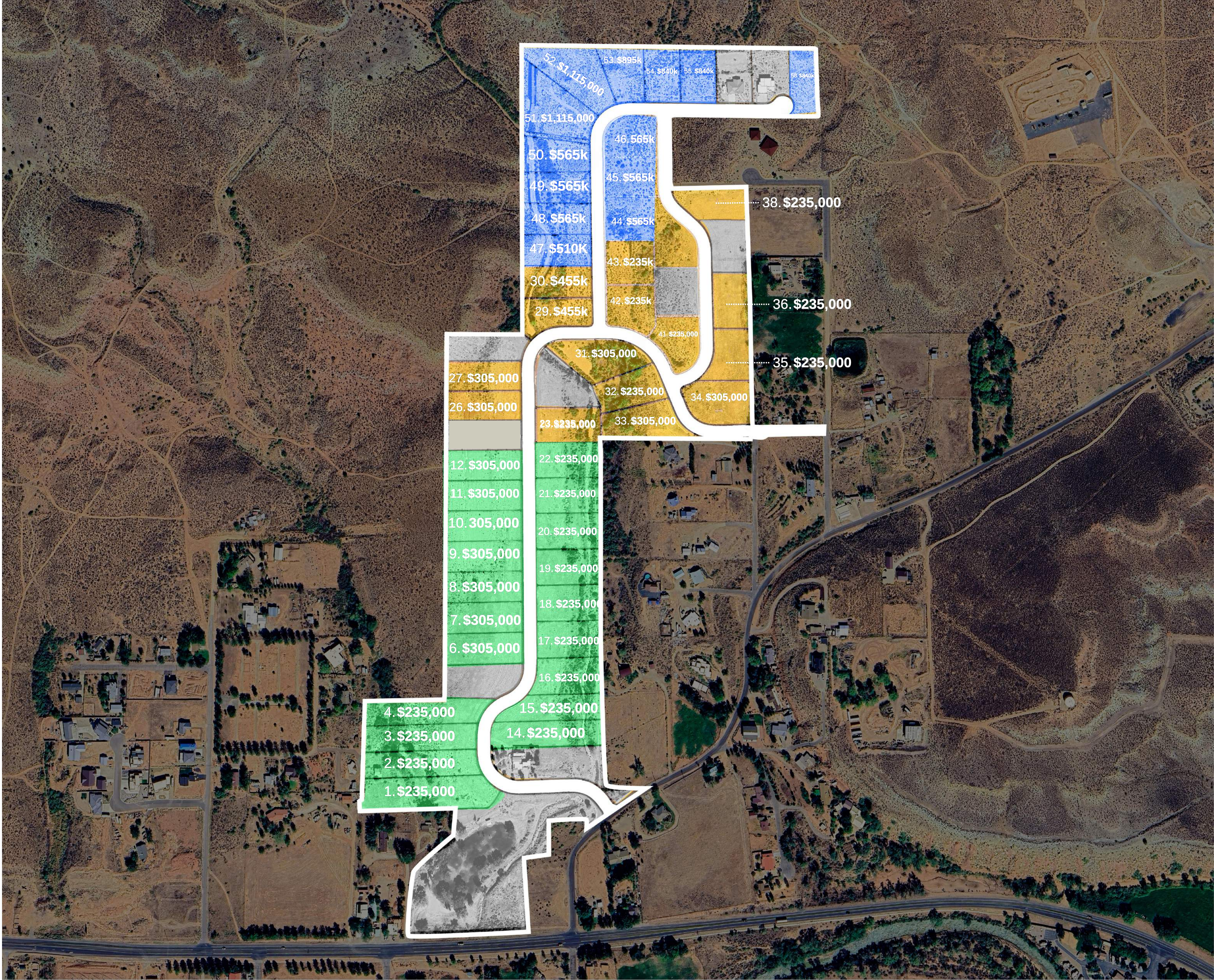
SIERRA BELLA DR VIRGIN, UT 84779
ON THE ROAD TO ZION NATIONAL PARK

Sierra Bella Price List

Phase 1	Phase 2	Phase 3
1 — \$235,000	23 — \$235,000	44 — \$565,000
2 — \$235,000	24 — \$235,000	45 — \$565,000
3 — \$235,000	25 — \$305,000	46 — \$565,000
4 — \$235,000	26 — \$305,000	47 — \$510,000
6 — \$305,000	27 — \$305,000	48 — \$565,000
7 — \$305,000	28 — \$220,000	49 — \$565,000
8 — \$305,000	29 — \$455,000	50 — \$565,000
9 — \$305,000	30 — \$455,000	51 — \$1,115,000
10 — \$305,000	31 — \$305,000	52 — \$1,115,000
11 — \$305,000	32 — \$235,000	53 — \$895,000
12 — \$305,000	33 — \$305,000	54 — \$840,000
14 — \$235,000	34 — \$305,000	55 — \$840,000
15 — \$235,000	35 — \$235,000	58 — \$840,000
16 — \$235,000	36 — \$235,000	
17 — \$235,000	37 — \$235,000	
18 — \$235,000	38 — \$235,000	
19 — \$235,000	39 — \$235,000	
20 — \$235,000	40 — \$235,000	
21 — \$235,000	41 — \$235,000	
22 — \$235,000	42 — \$235,000	
	43 — \$235,000	

Entire Subdivision **Now Available**

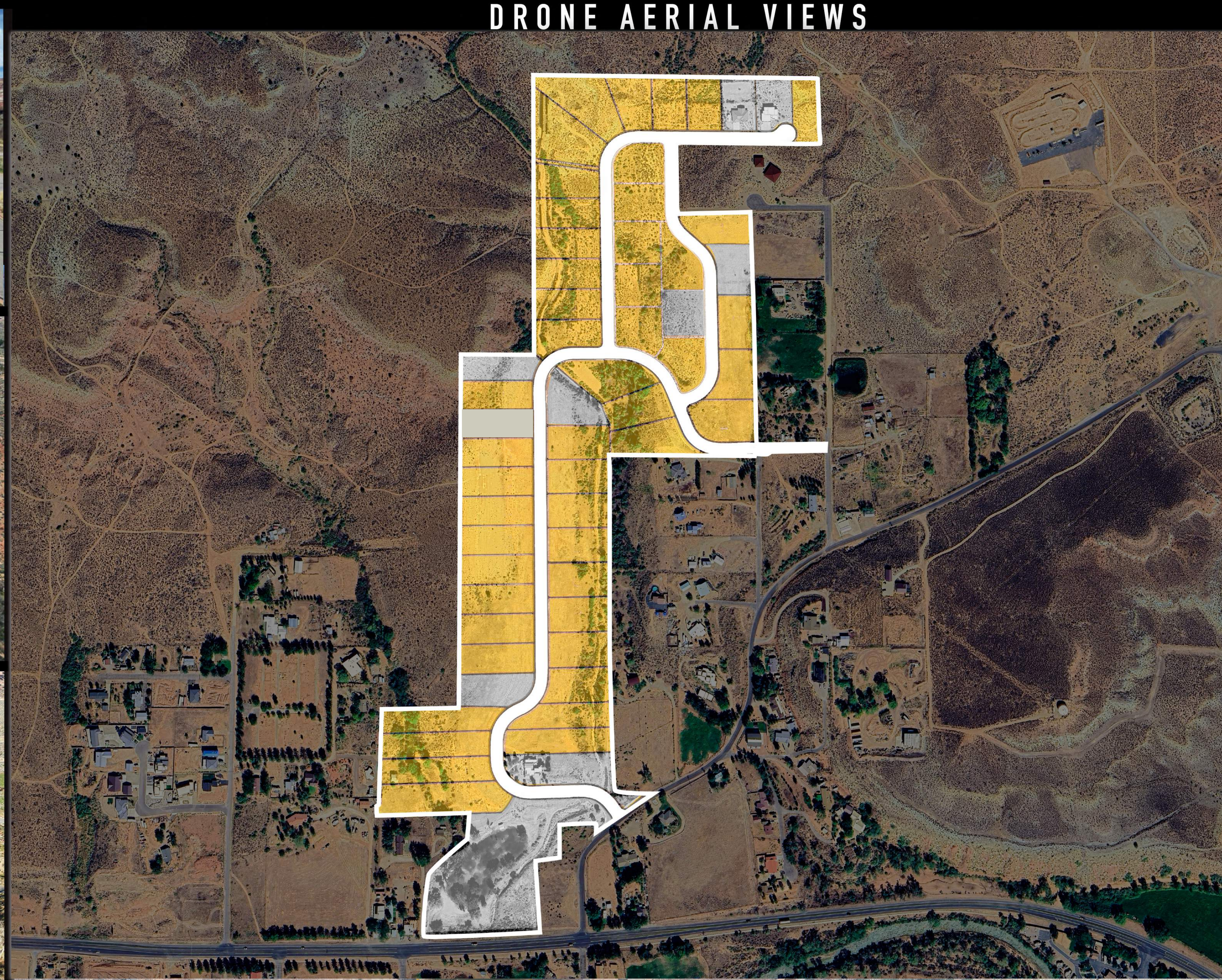
Bulk Sale —14M
Phase 1 — 3.5M
Phase 2 — 4M
Phase 3 —7.5M



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DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- ZION NP

20min (14mi) via UT-9 E

-BRYCE NP

2h 3min (98mi) via I-15N

-GRAND CANYON NP

3h 54min (232mi) via AZ-

389 E and AZ-67S

-CAPITOL REEF NP

3h 16min (201mi) via I-15N

-CANYON LANDS NP

5h 12min (341mi) via I-15N
and I-70E

-ARCHES NP

4H 54min (326mi) via I-15N
and I-70E



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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. FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW TO BE HEREINAFTER 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 STAYED ON THE GROUND AS SHOWN ON THIS PLAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 89°59'28" WEST, 100.327 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 MAIN CORNER; THENCE CONTINUE NORTH 89°59'28" WEST ALONG SAID CENTER SECTION LINE 4.42 FEET; THENCE SOUTH 07°45'34" WEST, 660.00 FEET; THENCE SOUTH 89°59'28" EAST, 168.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY FENCE OF KOLB ROAD; THENCE SOUTH 89°59'28" WEST ALONG SAID RIGHT-OF-WAY FENCE, 102.52 FEET; THENCE SOUTH 89°59'28" WEST ALONG SAID RIGHT-OF-WAY FENCE, 77.96 FEET; THENCE SOUTH 49°45'57" 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 47°22'46" WEST ALONG SAID RIGHT-OF-WAY FENCE, 43.63 FEET; THENCE NORTH 07°09'09" EAST, 80.65 FEET; THENCE SOUTH 89°59'28" WEST, 145.00 FEET; THENCE SOUTH 07°09'09" WEST, 145.00 FEET; THENCE SOUTH 07°09'09" WEST, 29.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY 9; 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 094°35'; THENCE NORTH 84°47'27" EAST, 117.29 FEET; THENCE NORTH 07°02'27" EAST, 132.79 FEET; THENCE NORTH 89°59'28" WEST, 39.65 FEET; THENCE DUE NORTH, 58.10 FEET; THENCE DUE EAST, 20.08 FEET; THENCE DUE NORTH, 410.27 FEET; THENCE SOUTH 89°59'28" EAST, 334.49 FEET; THENCE NORTH 07°09'09" EAST, 230.80 FEET; THENCE NORTH 07°09'09" WEST, 81.41 FEET; THENCE SOUTH 89°59'28" EAST, 329.78 FEET; THENCE DUE NORTH, 11.00 FEET; THENCE SOUTH 89°59'28" EAST, 339.39 FEET; THENCE SOUTH 07°09'09" WEST, 642.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.11 ACRES.

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 HEREINAFTER 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 PLAN AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE CONVEYORS 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 PLAN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____ DAY OF _____, 20____, AT BOOK _____, PAGE _____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

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

BY: SCOTT HILL, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____, COUNTY OF _____, S.S.

ON THIS _____ DAY OF _____, A.D. 20____, I, _____, 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 EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C., AND HE DID FULLY 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 FACEMIRE
NOTARY PUBLIC - STATE OF UTAH
100 E ST GEORGE BLVD
ST. GEORGE, UT 84790
COMM. EXPIR 01-08-2012

NOTARY PUBLIC
RESIDING IN: St. George

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, 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 PLAN, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEMANDS.

BY: _____ FOR: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____, COUNTY OF _____, S.S.

ON THIS _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DO 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
ST. GEORGE, UT 84790
COMM. EXPIR 01-08-2012

NOTARY PUBLIC
RESIDING IN: St. George

SIERRA BELLA SUBDIVISION PHASE 1

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

PERCOLATION TEST RESULTS

LOT NO.	TEST NO.	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	8/11/2006
Lot 7	TP-7	4	Loamy Sand	3	>10	8/11/2006
Lot 8	TP-8	4	Loamy Sand	1	>10	8/11/2006
Lot 9	TP-9	3	Loamy Sand with Gravel	23	>10	8/11/2006
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	>8	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	>8 1/2	8/11/2006
Lot 18	TP-18	4	Loamy Sand with Gravel	3	>9	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	8/15/2006
Lot 21	TP-21	3 1/2	Loamy Sand	15	>11	8/15/2006
Lot 22	TP-22	3	Loamy Sand	5	>11 1/2	8/15/2006

FLOODPLAIN NOTES:

1. 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, 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, FLOODING, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SLODDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.

2. THE 100 YEAR FLOOD PLAIN IS AN AREA DEFINED BY FEMA THAT WILL BE INUNDATED DURING THE 100 YEAR FLOOD EVENT. THE 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.

3. NO ENCROACHMENT, FILL, CLEARANCE, 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.

4. 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 PLAN. IT IS RECOMMENDED THAT OWNERS WITHIN THE FLOOD PLAIN SHOWN ON THIS PLAN MAINTAIN A FLOOD INSURANCE POLICY.

LEGEND:

- SET 5/8" REBAR AND CAP STAMPED LS (334569) UNLESS OTHERWISE SPECIFIED
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND I.D.)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP)
- SPECIFIES 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 (LORR FOR SIERRA BELLA SUBDIVISION)

APPROVAL OF PLANNING COMMISSION

ON THIS _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION CHAIRMAN OF VIRGIN, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE TOWN.

Adele Pinner
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 _____ DAY OF _____, A.D. 20____.

John Callahan
TOWN ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

John Callahan
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, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

John Callahan MAYOR
John Callahan TOWN COUNCIL

RECORDED #
STATE OF UTAH, COUNTY OF _____, REQUEST OF: _____
DATE: _____ TIME: _____
FEE \$ _____

DOC # 20080022636
Rec. (Including Fee) Page 1 of 1
Notary Public, County Recorder
BY: _____
Judy Shankle Depatie
WASHINGTON COUNTY RECORDER

SIERRA BELLA LOTS
SIERRA BELLA DR VIRGIN, UT 84779
ON THE ROAD TO ZION NATIONAL PARK

Shellee Haines

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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 OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER 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 S00°45'54"W 660.00 FEET; THENCE S89°59'28"W 51.11 FEET; THENCE S00°16'18"W 6.50 FEET; THENCE N89°59'28"W 154.99 FEET TO A POINT ON THE NORTHEASTLY RIGHT-OF-WAY FENCE OF KOLOB ROAD; THENCE ALONG SAID RIGHT-OF-WAY FENCE THE FOLLOWING FIVE (5) COURSES, (1) S89°59'28"W 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 N00°00'07"W 20.08 FEET TO THE NORTHEAST CORNER OF THE NE1/4 SW1/4 NW1/4 SE1/4; THENCE N00°00'50"W ALONG SAID 1/64TH LINE 414.47 FEET; THENCE S89°57'43"E 334.37 FEET TO A POINT ON THE 1/256TH LINE; THENCE N00°00'07"W ALONG SAID 1/256TH LINE 252.55 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE N00°16'18"W ALONG SAID 1/256TH LINE 811.40 FEET; THENCE S89°59'28"W 329.78 FEET; THENCE NORTH 31.00 FEET; THENCE S89°59'33"E 339.39 FEET TO A POINT ON THE 1/256TH LINE; THENCE S00°10'04"W ALONG SAID 1/256TH LINE 842.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.07 ACRES

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

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 HEREINAFTER KNOWN AS:

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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 RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF JULY, 2009, AT BOOK 20090037037, PAGE 1, AND HEREBY INCORPORATED AND MADE A PART OF THIS PLAT IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE 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

UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SCOTT HILL, WHO BEING BY ME SWORN, DO 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 I DO DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

7-1-11
MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, *Sierra Bella 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: *Sierra Bella Bank* FOR: *Sierra Bella Bank*

STATE OF Utah
COUNTY OF Washington

ON THIS 22ND DAY OF JULY, A.D. 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, *Scott Hill*, 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.

7-1-11
MY COMMISSION EXPIRES:

MORTGAGEE ACKNOWLEDGMENT

ON THIS 22ND DAY OF JULY, A.D. 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, *Scott Hill*, 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.

7-1-11
MY COMMISSION EXPIRES:

Sierra Bella Subdivision Phase 1 Amended & Extended

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

DOC # 20090037037

DED AND FILED AT THE
WASHINGTON COUNTY RECORDER

DATE: 7-22-09
FILE: 8689FP1

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

Drawn: 7/22/09
Checked: 7/22/09
Discussed: 7/22/09
Scale: 1" = 100'
Job No. 08-569

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

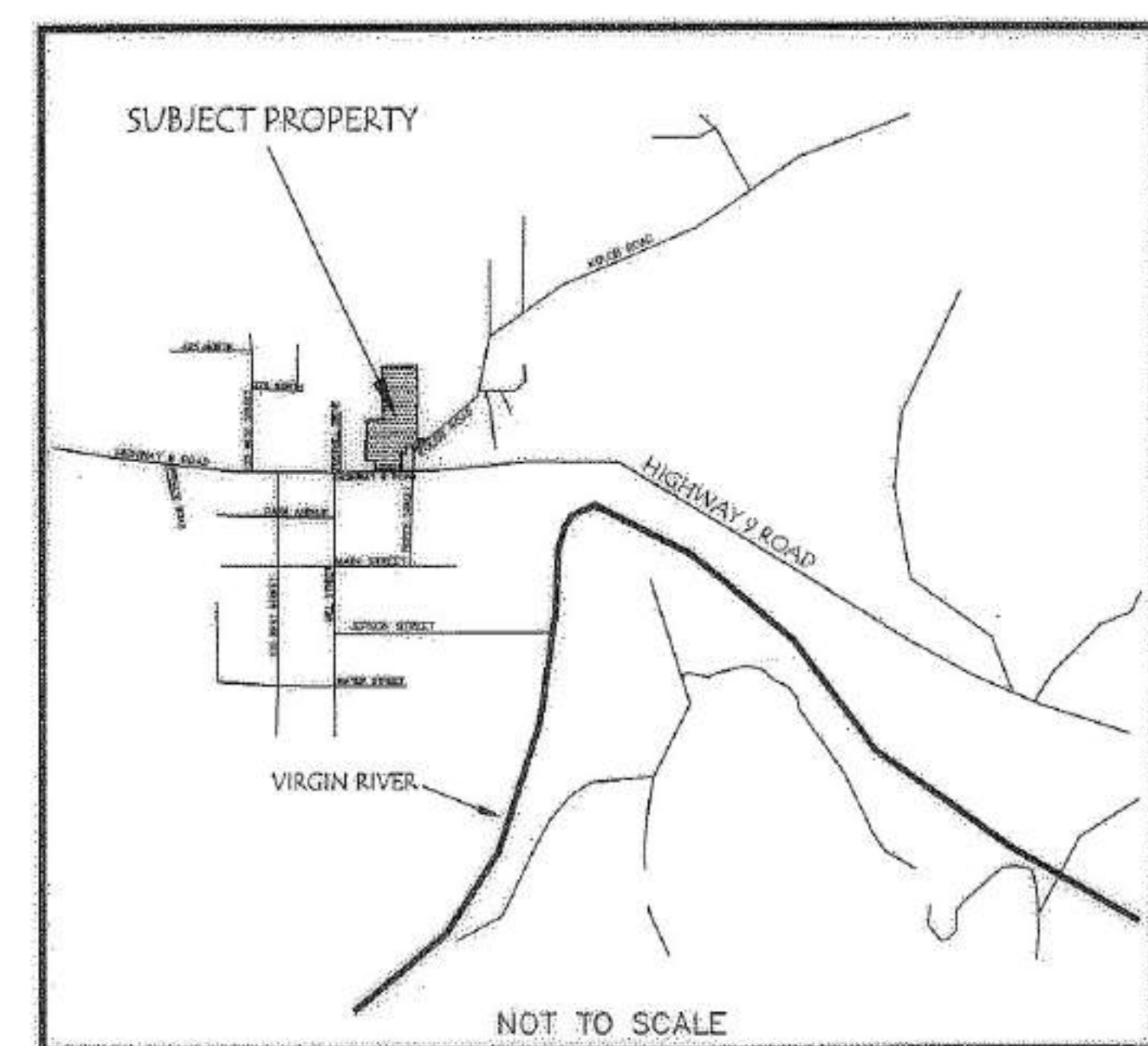
SHEET
1
OF SHEETS
1

FILE: 8689FP1

Shelley Haines

PRINCIPAL BROKER
435.229.2522

4617 S Pioneer Rd. SUITE 100 | St. George, UT 84790
shelley@whitecrowrealestate.com



Vicinity Map

CURVE TABLE									
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING			
C1	180.00	102.82	52.86	32°43'44"	101.43	S24°05'00"W			
C2	180.00	155.24	82.82	49°24'46"	150.47	S65°09'15"W			
C3	120.00	64.31	32.95	30°42'22"	63.54	S15°21'11"W			
C4	120.00	42.34	20.88	19°44'42"	41.15	S79°59'17"W			
C5	120.00	42.34	21.39	20°12'55"	42.12	S60°02'28"W			
C6	120.00	49.20	20.29	19°11'40"	40.01	S40°18'17"W			
C7	180.00	49.18	24.74	15°39'15"	48.03	S32°37'41"W			
C8	20.00	31.42	20.00	90°00'00"	28.28	N44°51'39"E			
C9	20.00	31.05	19.63	88°56'37"	28.02	S44°36'41"E			
C10	280.00	167.84	85.52	34°20'38"	165.34	N71°54'40"W			
C11	220.00	226.11	124.18	58°53'14"	216.29	N69°41'45"W			
C12	280.00	166.28	85.67	34°01'31"	163.85	N37°43'35"W			
C13	220.00	40.48	20.29	10°32'17"	40.41	N25°58'59"W			
C14	20.00	31.42	20.00	90°00'00"	28.28	S65°42'50"E			
C15	20.00	31.42	20.00	90°00'00"	28.28	S24°17'07"W			
C16	120.00	145.09	82.90	89°16'38"	136.42	S55°21'09"E			
C17	180.00	217.64	124.35	68°16'38"	204.82	S55°21'09"E			
C18	180.00	36.11	18.11	11°29'37"	36.05	N63°32'21"E			
C19	180.00	181.56	96.35	57°47'33"	173.96	N26°53'46"E			
C20	120.00	145.11	82.92	89°17'10"	136.43	N34°38'35"E			
C21	180.00	147.22	78.01	46°51'40"	143.15	N23°25'50"W			
C22	120.00	98.15	52.00	46°51'40"	95.43	N23°25'50"W			
C23	180.00	100.71	51.71	32°03'24"	99.40	S30°49'58"E			
C24	120.00	88.21	52.04	46°53'24"	85.49	S32°24'58"E			
C25	180.00	24.25	12.14	7°43'08"	24.23	S03°31'54"W			

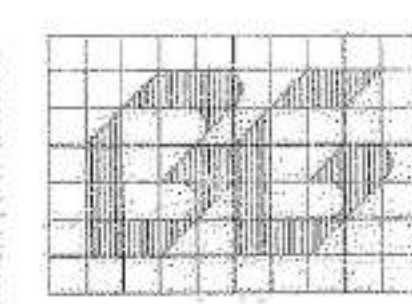
PERCOLATION TEST RESULTS

LOT NO.	TEST NO.	DEPTH (FT)	SOIL CLASSIFICATION	PERCOLATION RATE (MIN/INCH)	GROUNDWATER DEPTH (FT)	TEST DATE
Lot 23	TP-23	3	Loamy Sand	4	>10	8/17/2006
Lot 24	TP-24	3	Loamy Sand with Gravel	2	>10 1/2	8/16/2006
Lot 25	TP-25	3	Loamy Sand with Gravel	11	>10	8/14/2006
Lot 26	TP-26	3 1/2	Loamy Sand	5	>10 1/2	8/16/2006
Lot 27	TP-27	3	Loamy Sand	3	>10	8/16/2006
Lot 28	TP-28	3	Loamy Sand with Gravel	2	>10	8/16/2006
Lot 29	TP-29	4	Loamy Sand	8	>10	8/16/2006
Lot 30	TP-30	4	Loamy Sand	7	>10 1/2	8/16/2006
Lot 31	TP-31	4	Loamy Sand	44	>10	8/16/2006
Lot 31	TP-31	4	Clay	15	>11	8/12/2006
Lot 31	TP-31	3 1/2	Clay	9	>11	8/12/2006
Lot 31	TP-31	2 1/2	Clay	30	>11	8/12/2006
Lot 32	TP-32	3 1/2	Loamy Sand	13	>10 1/2	8/16/2006
Lot 33	TP-33	4	Loamy Sand	11	>10 1/2	8/16/2006
Lot 34	TP-34	3	Loamy Sand with Gravel	18	>10	8/16/2006
Lot 35	TP-35	3 1/2	Loamy Sand	22	>10	8/16/2006
Lot 36	TP-36	NA	Loamy Sand	22	>10	8/16/2006
Lot 37	TP-37	2 1/2	Loamy Sand	6	>10	8/16/2006
Lot 38	TP-38	2 1/2	Loamy Sand	2	>10	8/16/2006
Lot 39	TP-39	3	Loamy Sand	20	>10	8/16/2006
Lot 40	TP-40	3 1/2	Loamy Sand	4	>10 1/2	8/16/2006
Lot 41	TP-41	3 1/2	Loamy Sand	3 1/2	>10 1/2	8/16/2006
Lot 42	TP-42	3 1/2	Loamy Sand	4	>10 1/2	8/16/2006
Lot 43	TP-43	4	Loamy Sand	10	>10	8/16/2006

Notes: Lots noted above failed to meet percolation criteria and will require an alternative individual wastewater treatment system.

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, FLOODAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.
- THE 100 YEAR FLOOD PLAN 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 PLAN. FLOODS EQUALING OR EXCEEDING THE 100 YEAR FLOOD EVENT CAN AND DO OCCUR.
- NO EMBANKMENT, FILL, CLEARING, REMOVAL OF VEGETATION OR ACTIVITY OR WORK OF ANY KIND IS ALLOWED IN THE VIRGIN CREEK FLOOD PLAN WITHOUT NECESSARY APPROVALS FROM THE CITY, STATE, AND FEDERAL AGENCIES.
- ALL BUILDING ON LOTS IMPACTED BY THE 100 YEAR FLOOD PLAN 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 PLAN SHOWN ON THIS PLAT MAINTAIN A FLOOD INSURANCE POLICY.



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 EAST TABERNACLE STREET #4
ST. GEORGE, UT 84770
PHONE (801) 873-2337

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.

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 1st DAY OF JUNE, A.D. 2008.

TOWN ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 2nd DAY OF JUNE, A.D. 2008.

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 2nd DAY OF JUNE, A.D. 2008, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: RECORDER

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 OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER 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 N0°03'04"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 RUNNING THENCE N89°56'56"W 257.00 FEET, THENCE S0°03'14"W 10.00 FEET, THENCE N89°56'56"W 55.00 FEET, THENCE N89°52'28"W 673.77 FEET, THENCE S0°03'04"W 131.12 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 329.76 FEET ALONG SAID BOUNDARY LINE, THENCE LEAVING SAID BOUNDARY, N0°03'14"W 50.76 FEET, THENCE N89°51'51"E 334.89 FEET, THENCE N0°03'14"E 302.47 FEET, THENCE N89°51'30"E 304.56 FEET, THENCE N0°03'22"W 116.25 FEET, THENCE N89°51'30"E 274.00 FEET, THENCE NORTH 03°34'00"E, THENCE NORTH 03°34'00"E 28.91 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°59'00", 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 1°53'04", THENCE N89°47'31"E 342.75 FEET, THENCE S0°02'24"W 1092.79 FEET, THENCE S89°57'26"E 316.60', THENCE S0°03'04"W 45.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.75 ACRES



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 HEREINAFTER 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 _____ DAY OF _____, 2008, 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 1st DAY OF June, 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 1st DAY OF June, 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 OWNERS' 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 SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 1-8-2012

REBECCA FACEMIRE
NOTARY PUBLIC - STATE OF UTAH
105 E. 1000 S. SUITE 100
SAINT GEORGE, UT 84770
COMM. EXP. 01-08-2012

REBECCA FACEMIRE
NOTARY PUBLIC
RESIDING IN: St. George

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SCOTT HILL, MANAGING MEMBER OF THE SIERRA BELLA DEVELOPMENT GROUP, L.L.C., DO HEREBY CONSENT TO THE RECORDING OF THE MORTGAGE OF RECORD OF SIERRA BELLA SUBDIVISION PHASE 2, DOES HEREBY CONSENT TO THE RECORDING OF SAID TRACT OF LAND AND THE PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS.

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington

ON THIS 1st DAY OF June, 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 MORTGAGEE'S CONSENT TO RECORD 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 THE ABOVE-DESCRIBED TRACT OF LAND IS THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 1-8-2012

REBECCA FACEMIRE
NOTARY PUBLIC - STATE OF UTAH
105 E. 1000 S. SUITE 100
SAINT GEORGE, UT 84770
COMM. EXP. 01-08-2012

REBECCA FACEMIRE
NOTARY PUBLIC
RESIDING IN: St. George

SIERRA BELLA SUBDIVISION PHASE 2

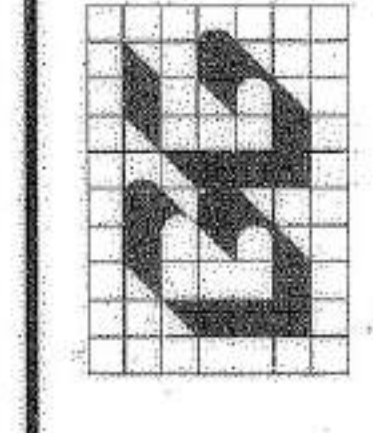
Located in Section 22
Township 41 South, Range 12 West
Salt Lake Base & Meridian

RECORDED: DOC # 20080022637

STATE OF UTAH, REQUEST OF: _____ AT THE _____ DATE: _____ FEE \$: _____

SHEET 1
OF SHEETS 1
FILE: 6589FP2

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



Drawn: JDS W Date: MARCH 2008
Checked: JDS W
Supervised: JDS W
Scale: 1" = 100'
Job No: J-5589

SIERRA BELLA SUBDIVISION
PHASE 2
SECTION 22, T. 41 S., R. 12 W., S.L.B. & M.

SIERRA BELLA LOTS
SIERRA BELLA DR VIRGIN, UT 84779
ON THE ROAD TO ZION NATIONAL PARK



Shellee Haines

PRINCIPAL BROKER
435.229.2522

4617 S Pioneer Rd. SUITE 100 | St. George, UT 84790
shellee@whitecrowrealestate.com

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 HEREINAFTER 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°42'11"W 133.75 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 1/4 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 LINE (S) COURSES: N89°51'38"E 304.36 FEET; THENCE N00°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 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 80.00 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 1°53'04"; 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 N00°14'4"E 333.67 FEET ALONG SAID BOUNDARY LINE; THENCE N89°42'11"E 669.76 FEET ALONG SAID BOUNDARY LINE TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°03'04"E 334.10 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 19.50 ACRES, MORE OR LESS.

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 HEREINAFTER 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 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, LLC, AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF April, 2008, AT 8:00 AM.

PAGE 21 OF 21

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, LLC,
(A UTAH LIMITED LIABILITY COMPANY)

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, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF THE SIERRA BELLA DEVELOPMENT GROUP, LLC, 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: 1-8-2012

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, *Sierra Bella*, 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 *Sierra Bella* FOR: *Sierra Bella*

MORTGAGEE ACKNOWLEDGMENT

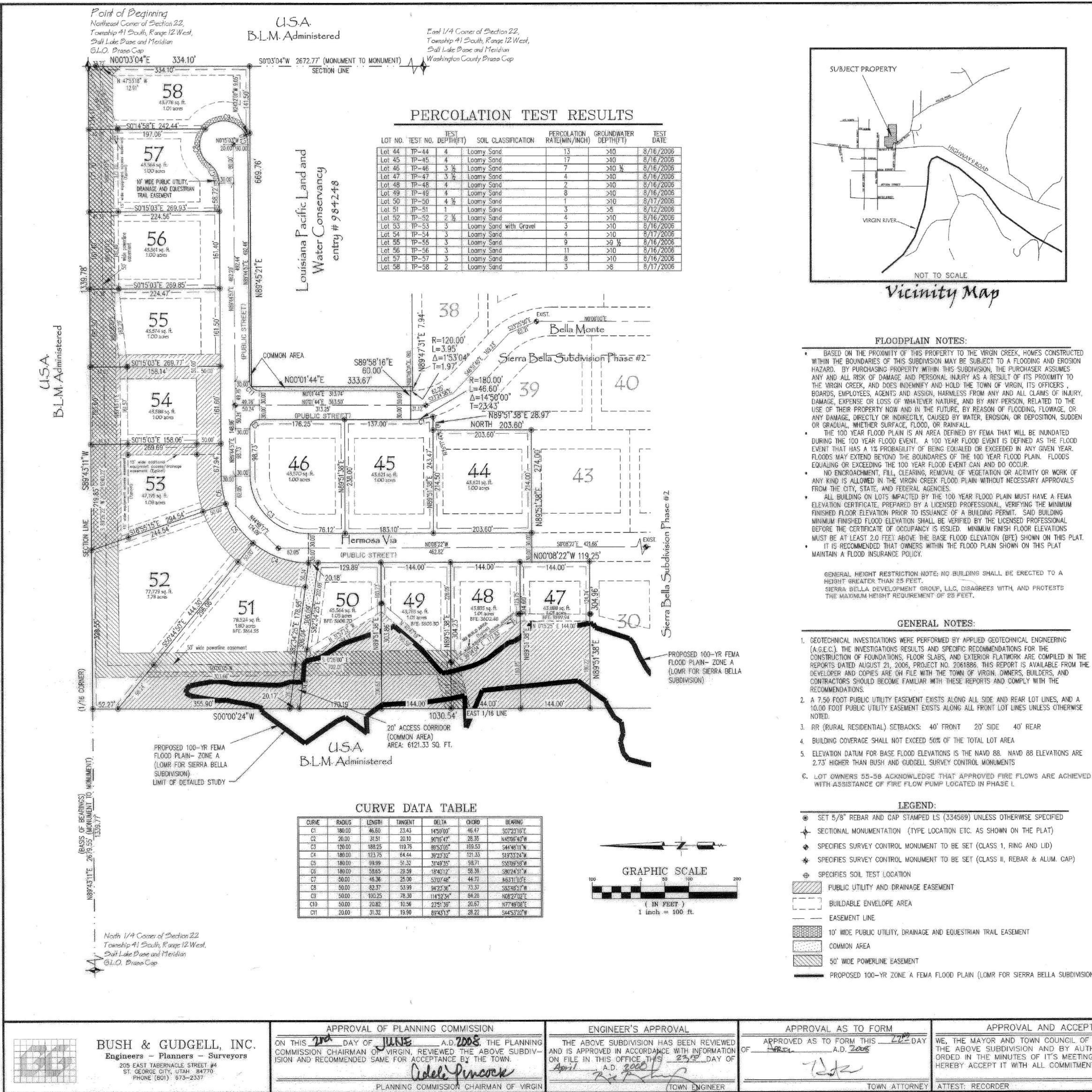
STATE OF Utah
COUNTY OF Washington

ON THIS 15th DAY OF April, A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, *Sierra Bella*, 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: 1-8-2012

SIERRA BELLA SUBDIVISION PHASE 3

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



SIERRA BELLA LOTS
SIERRA BELLA DR VIRGIN, UT 84779
ON THE ROAD TO ZION NATIONAL PARK