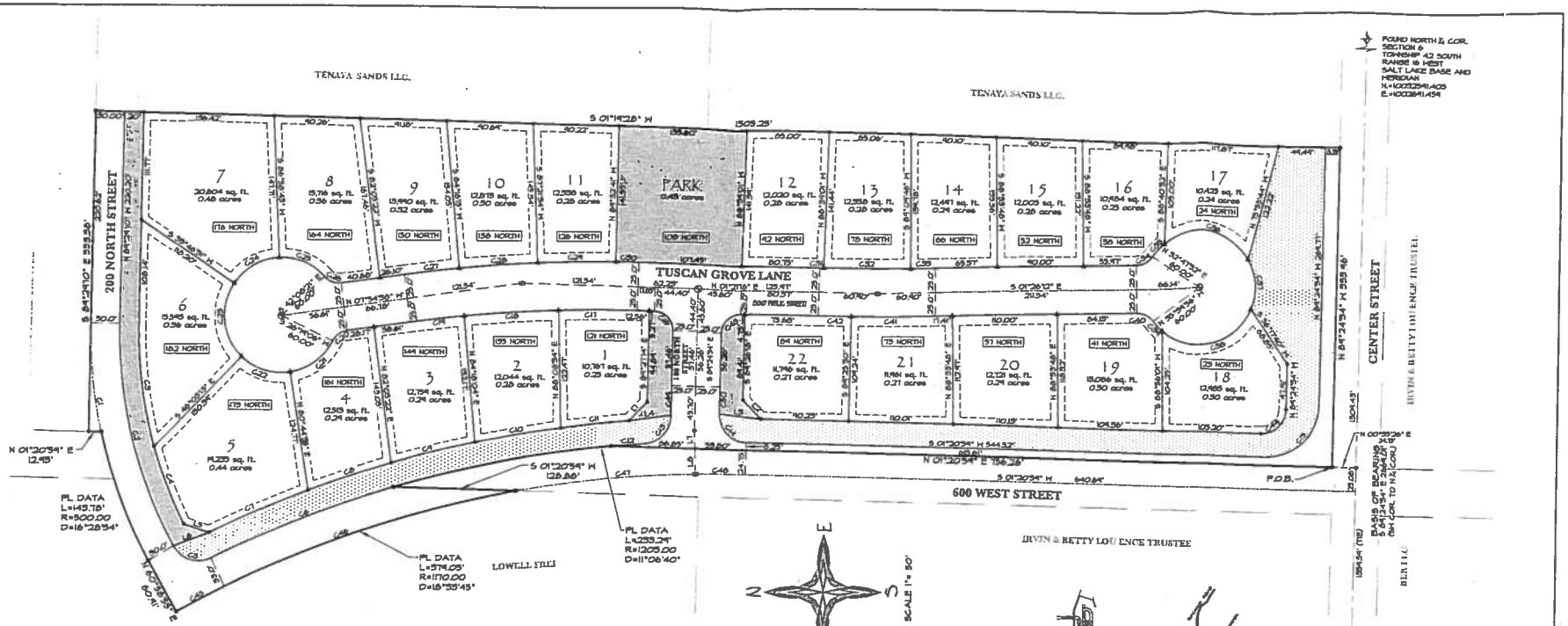


SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, St. George, Utah do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4458716. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into public and easements to be hereafter known as:

TUSCAN GROVE ESTATES

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

Date:

Brandon E. Anderson
Certificate No. 4458716

PROFESSIONAL LAND SURVEYOR No. 4458716 BRANDON E. ANDERSON STATE OF UTAH

LEGAL DESCRIPTION:

Beginning at a point being the southwest corner of Lot 2, Block 6 of the St. George and Santa Clara Bench Irrigation Company Subdivision, said point being South 84°24'54" East 1,994.84 feet along the section line and North 00°35'26" East 34.15 feet from the Southwest Corner of Section 31, Township 41 South, Range 16 West, Salt Lake Base & Meridian, and running:

thence North 01°20'54" East 156.26 feet along said west line of Block 6;
thence northerly 233.29 feet along an arc of a 1,209.00 foot radius curve to the left (center bears South 84°39'06" West long chord bears North 10°33'11" West 232.93 feet with a central angle of 11°06'40");
thence South 01°20'54" West 128.86 feet;
thence northerly 579.09 feet along an arc of a 1,170.00 foot radius curve to the left (center bears South 71°32'38" West long chord bears North 14°44'15" West 577.40 feet with a central angle of 18°33'45");
thence North 60°56'53" East 60.41 feet;
thence easterly 143.78 feet along an arc of a 300.00 foot radius curve to the right (center bears South 24°47'03" East long chord bears North 64°13'12" East 145.24 feet with a central angle of 16°28'54") to the west line of said Block 6;
thence North 01°20'54" East 12.48 feet along said west line of Block 6 to the northeast corner of Lot 3, Said Block 6;
thence South 84°24'10" East 338.36 feet along the northerly line of said Lot 3;
thence South 01°19'28" West 1309.25 feet to the south line of said lot 2;
thence North 84°24'54" West 338.46 feet along the south line of lot 2 to the Point of Beginning.

Containing 480,230 square feet or 11.025 acres

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- A 3.0' OFFSET TO THE FRONT PROPERTY CORNERS IS SET AT THE EXTENSION OF THE LOT LINE WITH PLUS (UNLESS OTHERWISE NOTED)
- OPEN SPACE (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)
- TO BE SET STANDARD SURVEY MONUMENT - CLASS I
- TO BE SET STANDARD SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- AREA TO BE DEEDED TO THE CITY
- XX NORTH LOT ADDRESS

DEVELOPER:
Pontheon Development
758 N. 110 W. Circle
St. George, Utah 84770
Phone No. 435-862-4080

FINAL PLAT of TUSCAN GROVE ESTATES

ROSENBERG ASSOCIATES CONSULTING ENGINEERS AND LAND SURVEYORS

FILE NUMBER 4448-05	DATE 04/25/06	DRAWN B.E.A.
SCALE 1" = 50'		CHECKED BEA

CITY ENGINEER'S CERTIFICATE:

The hereon subdivision has been reviewed and is approved in accordance with information on file in this office this _____ day of _____, 2006

City Engineer
Ivins City, Utah

APPROVAL of the PLANNING COMMISSION:

On this the ___ day of _____ A.D. 2006, the Planning Commission chairman of Ivins City, reviewed the above "Tuscan Grove Estates" Plat and recommended same for acceptance by the City.

Chairman
Planning Commission
Ivins City, Utah

APPROVAL and ACCEPTANCE by IVINS CITY, UTAH:

We the Mayor and the City Council of the City of Ivins, Utah have reviewed the above "Tuscan grove Estates" Plat and by authorization of said City Council recorded in the minutes of it's meeting of the _____ day of _____ A.D. 2006, hereby accept the said Subdivision with all commitments and all obligations pertaining thereto.

City Recorder
Ivins City, Utah

Mayor
Ivins City, Utah

APPROVAL as to FORM

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 2006.

City Attorney
Ivins City, Utah

RECORDED NO. _____

STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

FEE: WASHINGTON COUNTY RECORDER

FINAL PLAT of TUSCAN GROVE ESTATES

LOCATED IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN IVINS CITY, UTAH - WASHINGTON COUNTY

SHEET 1 OF 2

EXHIBIT "B"