

MAP

DOC # 20210068385

Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
10/21/2021 04:21:02 PM Fee \$ 60.00
By REBER FAY



NAME: DESERT SAGE TOWNHOMES P.U.D., PHASE 1

LOTS: 5 MAP: 4714

PARCEL: H-3-1-33-43361

ZK HOLDINGS PHASE 3, LLC

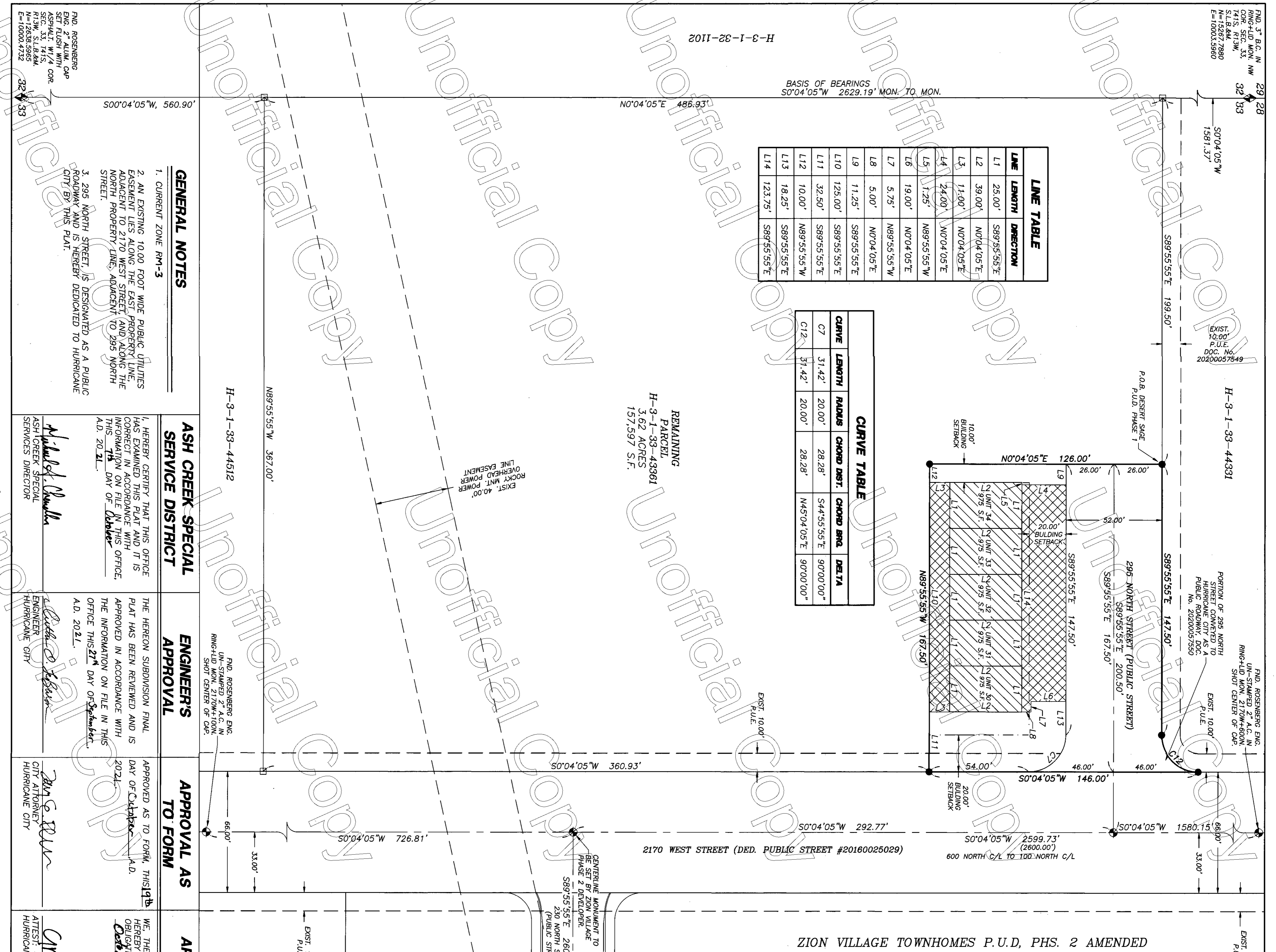
COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°04'05"W, ALONG THE SECTION LINE, 1,581.39 FEET; THENCE S89°55'55"E, 189.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°55'55"E, 147.50 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.42 FEET TO A POINT OF CUSP LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2170 WEST STREET; THENCE S00°04'05"W, ALONG SAID RIGHT-OF-WAY LINE, 128.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°55'55"W, 167.50 FEET; THENCE N00°04'05"E, 128.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRES.

FINO. 37 B.C. IN NW 29
 COR. SEC. 33
 N. 141S. R13W
 N. 141S. R13W
 E. 1000.35860
 291.38
 32.93
 1561.37
 S00°04'05"W

H-3-1-33-44331
 BASIS OF BEARINGS
 S00°04'05"W 2629.19' MON. TO MON.

LINE	LENGTH	DIRECTION
L1	25.00'	S89°55'55"E
L2	39.00'	N00°04'05"E
L3	11.90'	N00°04'05"E
L4	24.00'	N00°04'05"E
L5	1.25'	N89°55'55"W
L6	19.00'	N00°04'05"E
L7	5.75'	N89°55'55"W
L8	5.00'	N00°04'05"E
L9	11.25'	S89°55'55"E
L10	125.00'	S89°55'55"E
L11	32.50'	S89°55'55"E
L12	10.00'	N89°55'55"W
L13	18.25'	S89°55'55"E
L14	123.75'	S89°55'55"E

CURVE	LENGTH	RAIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	S44°55'55"E	90°00'00"
C12	31.42'	20.00'	28.28'	N45°04'05"E	90°00'00"



GENERAL NOTES

- CURRENT ZONE RVM-3
- AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT LIES ALONG THE EAST PROPERTY LINE ADJACENT TO 2170 WEST STREET, AND ALONG THE NORTH PROPERTY LINE, ADJACENT TO 295 NORTH STREET.
- 295 NORTH STREET, IS DESIGNATED AS A PUBLIC ROADWAY AND IS HEREBY DEDICATED TO HURRICANE CITY BY THIS PLAN.

ASH CREEK SPECIAL SERVICE DISTRICT

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 20th DAY OF September, A.D. 2021.

ENGINEER'S APPROVAL

THE HEREDON SUBDIVISION FINAL PLAN HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 27th DAY OF September, A.D. 2021.

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS 19th DAY OF October, A.D. 2021.

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAN AND HEREBY ACCEPT SAID PLAN WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS 24th DAY OF October, A.D. 2021.

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 21st DAY OF October, A.D. 2021, THAT ALL TAXES DUE ON THIS SUBDIVISION HAVE BEEN PAID IN FULL.

RECORDED NUMBER

DOC # 20210068385

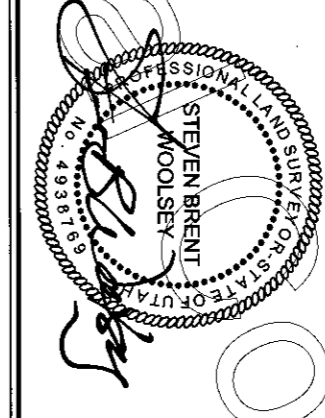
FINAL FLAT OF:
DESERT SAGE TOWNHOMES P.U.D., PHASE 1
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SW 1/4 OF THE NW 1/4 OF SECTION 33, T418, R13W, S11B.M.

LEGEND
 PROPERTY LINE
 ADJACENT PROPERTY LINE
 SECTION LINE
 PROPOSED BUILDING FOOTPRINT
 BUILDING SETBACK LINE
 EXISTING PUBLIC UTILITIES EASEMENT LINE
 SECTION CORNER AS DESCRIBED
 CENTERLINE MONUMENT AS DESCRIBED OR TO BE SET PER HURRICANE CITY STANDARDS
 PWD-WOOLSEY LAND SURVEYING 5/8" REBAR CAP MONUMENT OR AS DESCRIBED
 SET WOOLSEY LAND SURVEYING REBAR & CAP
 P.L.S. #4938769

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, DO HEREBY CERTIFY THAT I AM A UTAH PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4838769 IN ACCORDANCE WITH THE 88 CHAPTER 22 PROFESSIONAL ENGINEERS AND SURVEYORS ACT, UTAH CODE ANNOTATED, AND THAT I HAVE EXERCISED DUE CARE AND SKILL IN THE PERFORMANCE OF MY DUTY AS A PROFESSIONAL LAND SURVEYOR AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND HAS BEEN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN.

STEVEN BRENT WOOLSEY, PLS #4938769
 DATE 9-16-2021



SURVEYOR'S NARRATIVE
 THIS SURVEY WAS DONE AT THE REQUEST OF ZK HOLDINGS PHASE 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY TO CREATE A PLANNED UNIT DEVELOPMENT SUBDIVISION TO BE KNOWN AS DESERT SAGE TOWNHOMES P.U.D., PHASE 1. THE BASIS OF BEARINGS IS S00°04'05"W, 2629.19 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

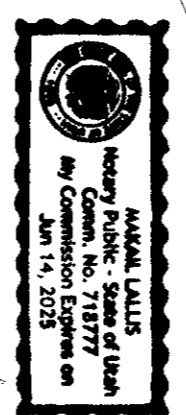
DESERT SAGE TOWNHOMES P.U.D., PHASE 1 DESCRIPTION: H-3-1-33-43361
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°04'05"W, ALONG THE SECTION LINE, 1,581.37 FEET; THENCE S89°55'55"E, 199.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°55'55"E, 147.50 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE, 31.42 FEET TO A POINT OF CURVE LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2170 WEST STREET; THENCE S00°04'05"W, ALONG SAID RIGHT-OF-WAY LINE, 146.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°55'55"W, 167.50 FEET; THENCE N00°04'05"E, 126.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.49 ACRES.

OWNERS' DEDICATION
 ZK HOLDINGS PHASE 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE ABOVE DESCRIBED LAND, HEREBY CERTIFIES THAT IT IS OUR INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION OF SAID LAND AND TO DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID PLANNED UNIT DEVELOPMENT, BUT NOT TO THE USE OF COMMON AREAS, EASEMENTS, AND PUBLIC STREETS AND TO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID PLANNED UNIT DEVELOPMENT, BUT NOT TO THE USE OF COMMON AREAS, EASEMENTS, AND PUBLIC STREETS, ALL COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF GOVERNMENT'S CONDITIONS, AND RESTRICTIONS OF SAID P.U.D. GOVERNING THE ABOVE DESCRIBED LAND AND WHICH IS RECORDED HEREWITH AND HEREBY PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAN AS COMMON AREAS, INCLUDING PRIVATE DRIVEWAYS, ROADS OR LANES, LIMITED COMMON AREAS, OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREIN, WHICH WOULD REQUIRE THAT NO SERVICE CONSTRUCTION FOR THE ABOVE DESCRIBED PROPERTY WILL BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT ANY TIME, WE HAVE SET OUR HAND AND THIS SURVEY ON THE 20th DAY OF September, A.D. 2021.

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASHINGTON }
 ON THIS 20th DAY OF September, 2021, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, DAVID WOODHEAD, A NOTARY PUBLIC COMMISSIONED IN THE COUNTY OF WASHINGTON, WHO BEING DULY SWORN DID SAY THAT HE IS THE SIGNER OF THE OWNERS' DEDICATION, WHO RESIDES IN UTAH COUNTY, WASHINGTON.

NOTARY PUBLIC FULL NAME: DAVID WOODHEAD
 COMMISSION NUMBER: 718-7377
 MY COMMISSION EXPIRES: 12/31/2025
 A NOTARY PUBLIC COMMISSIONED IN UTAH



REVISIONS

NO.	DESCRIPTION	DATE	BY

WOOLSEY LAND SURVEYING, P.C.
 Land Surveyors - Land Planners
 50 WEST 3600 NORTH
 ENDOUR, UTAH 84321
 435-859-2339 CELL
 steven@woolsey.com

SHEET NO.
1 OF 1