



**MAP**

**NAME: MOCCASIN FLATS**

**LOTS: 19 MAP: 4245**

**PARCEL: H-3424-C H-3424-B**

**CIEL INVESTMENT COMPANY**

ALL OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND ALL OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 27, SAID TOWNSHIP AND RANGE, AND RUNNING THENCE N 0°10'05" E ALONG THE WEST LINE OF SAID SECTION 2643.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S 89°43'40" E ALONG THE NORTH LINE OF SAID SECTION 27 1310.55 FEET TO THE WEST 1/16 CORNER OF SECTION 22 AND SAID SECTION 27; THENCE S 0°06'44" W ALONG THE 1/16 LINE 2643.91 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 27; THENCE S 0°06'42" W ALONG THE 1/16 LINE 2641.38 FEET TO THE WEST 1/16 CORNER OF SAID SECTION 27 AND 34; THENCE S 0°06'45" W ALONG THE 1/16 LINE 2637.56 FEET TO THE CENTER WEST 1/16 CORNER AND THE QUARTER SECTION LINE OF SAID SECTION 34; THENCE N 89°46'22" W ALONG SAID QUARTER SECTION LINE 1319.59 FEET TO THE WEST QUARTER OF SAID SECTION 34; THENCE N 0°11'47" E ALONG THE WEST LINE OF SAID SECTION 34 2637.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34 AND SOUTHWEST CORNER OF SAID SECTION 27; THENCE N 0°10'05" E ALONG THE WEST LINE OF SAID SECTION 27 2642.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 239.128 TOTAL ACRES, WHICH INCLUDES A PORTION OF THE ARIZONA STRIP ROAD (1100 WEST), A 66.00 FOOT WIDE ROAD. (230.7 NET ACRES)

SURVEYOR'S CERTIFICATE

I, D. GREG METERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 312770...

BOUNDARY DESCRIPTION

ALL OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND ALL OF THE WEST ONE-HALF OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS...

OWNER'S DEDICATION

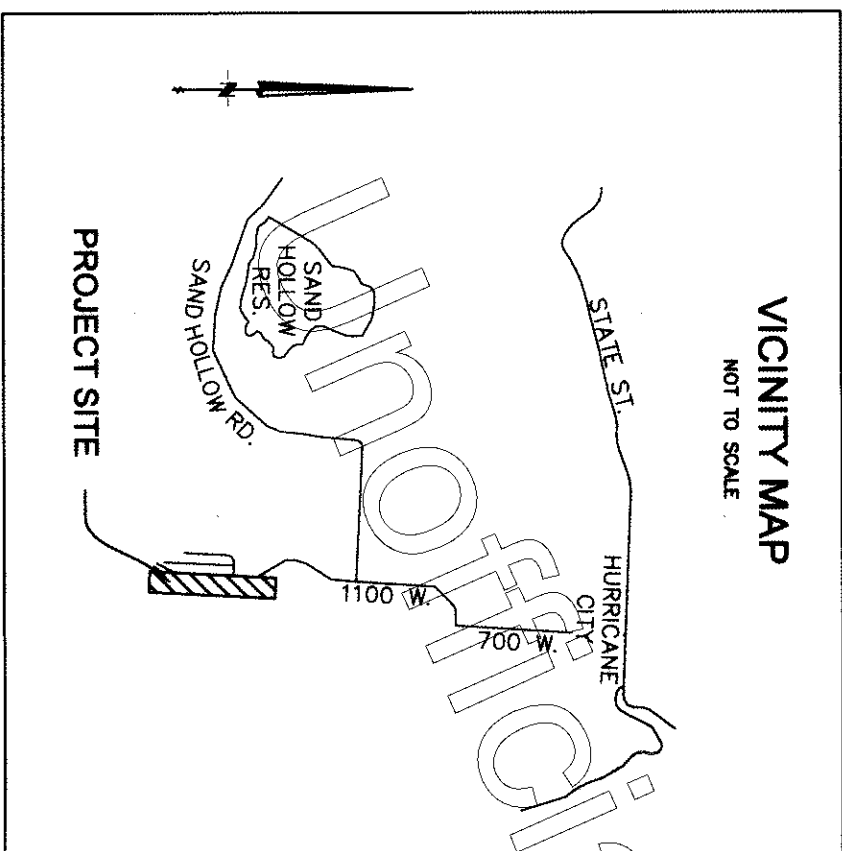
KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS MOCCASIN FLATS...

ACKNOWLEDGMENT

ON THIS 6 DAY OF August IN THE YEAR 2019 BEFORE ME Emma C. Perez a Notary Public, Personally Appeared the following persons, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same...

CULVERT SIZE CHART

Table with 2 columns: LOT #, CULVERT. Rows 1-19 showing lot numbers and culvert sizes.

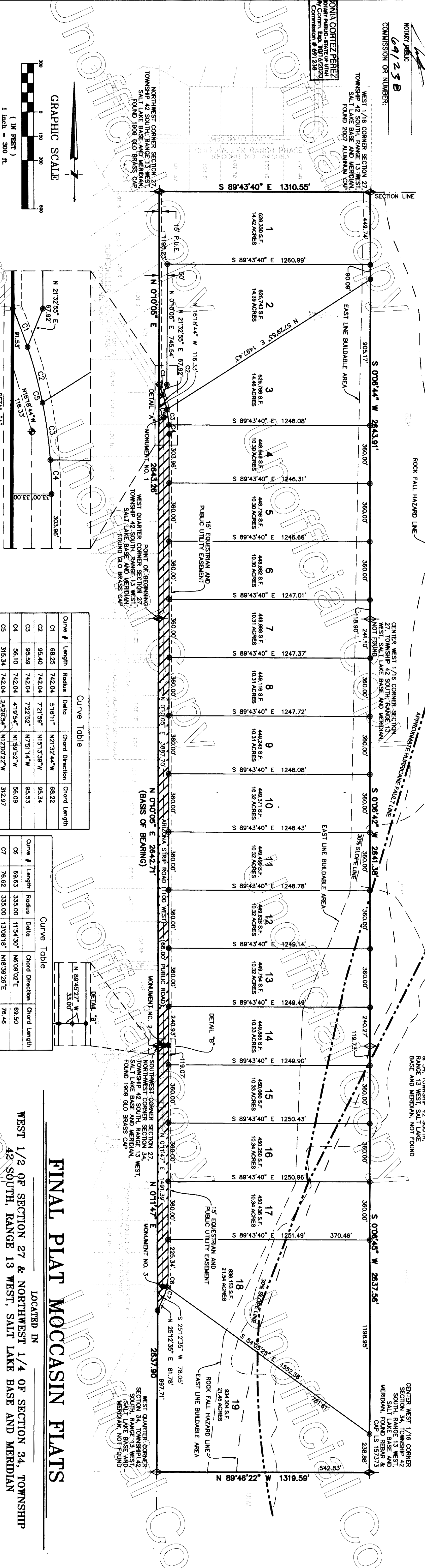


LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT). SECTIONAL MONUMENTATION (NOT FOUND). ALL BOUNDARY AND PROPERTY (LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT).

NOTES

- 1. FOR EVERY 1,000 SQ. FT. OF IMPROVED LOT, THE PURCHASER WILL PROVIDE 43.5 CUBIC FEET OF DETENTION POND. 2. PLANS FOR GRADING WILL BE SUBMITTED TO THE HURRICANE CITY ENGINEER FOR APPROVAL. 3. ALL LOT CORNERS TO BE SET WITH 5/8" BUSH AND GUDGELL REBAR AND CAP. 4. A 15.00 FOOT WIDE EQUESTRIAN AND PUBLIC UTILITY EASEMENT ALONG THE PUBLIC STREET AS SHOWN HEREON TO BE CONVERTED TO THE CITY OF HURRICANE BY THIS PLAT. 5. A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE OF LOT 1 AS SHOWN HEREON TO BE CONVERTED TO THE CITY OF HURRICANE BY THIS PLAT. 6. LOT OWNERS SHOULD CONSULT A PROFESSIONAL GEOLOGIST BEFORE CONSTRUCTING HOMES RELATIVE TO THE APPROXIMATE HURRICANE FAULT LINE SHOWN HEREON. 7. THE SECTION BREAK-DOWN SHOWN HEREON WAS BASED UPON RECORD OF SURVEY DOCUMENT NO. R5034424-07, RECORDED AND FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, WASHINGTON COUNTY, UTAH. 8. A FAULT STUDY WAS PERFORMED BY AGEC (REVISED DATE OF JUNE 27, 2019) FOR THIS SUBDIVISION. THE FINDINGS FOR THE BUILDABLE AREA REPRESENTED IN THIS REPORT ARE SHOWN HEREON BY ITS MOST EAST LINE.



Curve Table 1: Columns for Curve #, Length, Radius, Delta, Chord Direction, Chord Length.

Curve Table 2: Columns for Curve #, Length, Radius, Delta, Chord Direction, Chord Length.

FINAL PLAT MOCCASIN FLATS

LOCATED IN WEST 1/2 OF SECTION 27 & NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

Administrative section containing signatures, dates, and official stamps for the Surveyor, Engineer, and Recorder.

Project information including 'FINAL PLAT MOCCASIN FLATS', 'BUSH & GUDGELL, INC.', and recording details like 'RECORDED NO. 20190035165'.