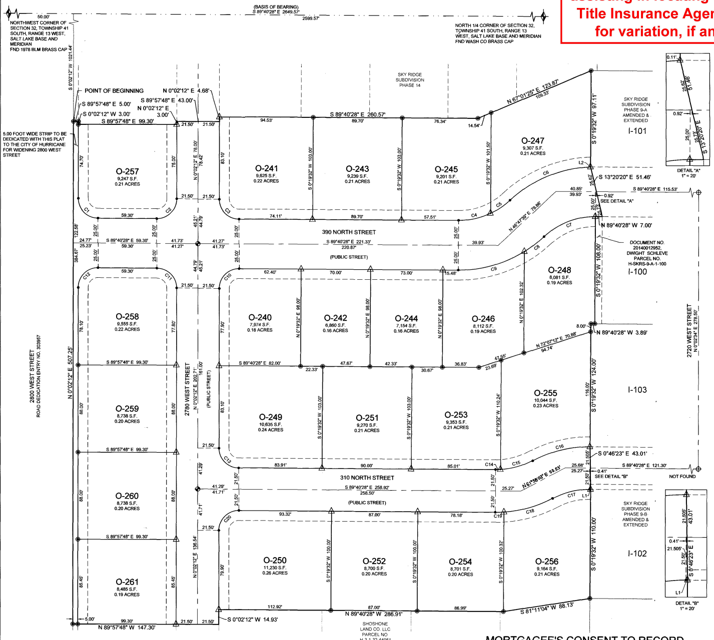
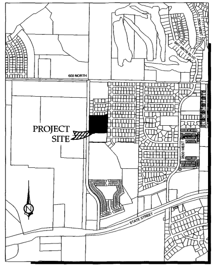
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.





VICINITY MAP
(N.T.S.)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N 13°20'20" W	0.11'
L1	N 89°40'28" W	0.83'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.32'	20.00'	89°42'44"	S 44°49'10" E	28.21'
C2	31.52'	20.00'	90°17'16"	N 45°10'50" E	28.36'
C3	31.31'	20.00'	89°42'37"	S 44°49'06" E	28.21'
C4	33.27'	75.00'	25°24'48"	N 77°37'08" E	32.99'
C5	23.72'	75.00'	18°07'05"	N 55°51'12" E	23.62'
C6	89.81'	125.00'	41°10'03"	S 67°22'41" W	87.89'
C7	56.98'	75.00'	43°31'54"	S 68°33'36" W	55.62'
C8	24.82'	125.00'	11°22'40"	N 52°28'59" E	24.78'
C9	70.15'	125.00'	32°09'13"	N 74°14'55" E	69.23'
C10	31.52'	20.00'	90°17'20"	S 45°10'52" W	28.36'
C11	31.32'	20.00'	89°42'40"	N 44°49'08" W	28.21'
C12	31.52'	20.00'	90°17'20"	S 45°10'52" W	28.36'
C13	31.32'	20.00'	89°42'40"	S 44°49'08" E	28.21'
C14	4.99'	78.50'	3°38'41"	N 88°30'16" E	4.99'
C15	33.86'	78.50'	24°42'52"	N 74°19'30" E	33.60'
C16	60.14'	121.50'	28°21'29"	S 76°08'48" W	59.52'
C17	38.85'	78.50'	28°21'29"	S 76°08'48" W	38.46'
C18	51.31'	121.50'	24°11'48"	N 74°03'57" E	50.93'
C19	8.83'	121.50'	4°09'44"	N 88°14'43" E	8.82'
C20	31.52'	20.00'	90°17'20"	S 45°10'52" W	28.36'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.
- EASEMENT LINE (SEE NOTES)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

SKY RIDGE SUBDIVISION PHASE 15

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

5/14/20
DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR No. 9481170 TRAVIS W. SANDERS 5/14/20 STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°40'28" E 50.00 FEET ALONG THE NORTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°02'12" W 1021.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32, POINT BEING THE SOUTHWEST CORNER OF SKY RIDGE SUBDIVISION PHASE 14, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 89°57'48" E 5.00 FEET ALONG SAID BOUNDARY; THENCE S 0°02'12" W 3.00 FEET; THENCE S 89°57'48" E 99.30 FEET; THENCE N 0°02'12" E 3.00 FEET, TO A POINT ON THE SOUTHERN BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) S 89°57'48" E 43.00 FEET, (2) THENCE N 0°02'12" E 4.68 FEET, (3) THENCE S 89°40'28" E 260.57 FEET, (4) THENCE N 67°01'25" E 123.87 FEET, TO THE NORTHWEST CORNER OF SKY RIDGE SUBDIVISION PHASE 9-A, RECORDED AND ON FILE AT THE OFFICE OF THE SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 0°19'32" W 97.00 FEET, (2) THENCE S 13°20'20" E 51.46 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140012952, RECORDED AND ON FILE AT THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) THENCE N 89°40'28" W 7.00 FEET, (2) THENCE S 0°19'32" W 108.00 FEET, TO A POINT ON THE BOUNDARY OF SKY RIDGE SUBDIVISION PHASE 9-B, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) N 89°40'28" W 3.89 FEET, (2) THENCE S 0°19'32" W 124.00 FEET, (3) THENCE S 0°46'23" E 43.01 FEET, (4) THENCE S 0°19'32" W 110.00 FEET; THENCE S 81°11'04" W 88.13 FEET; THENCE N 89°40'28" W 286.91 FEET; THENCE S 0°02'12" W 14.93 FEET; THENCE N 89°57'48" W 147.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2800 WEST STREET, ROAD DEDICATION ENTRY NO. 303957, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 0°02'12" E 507.25 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 263,371 SQ FT OR 6.05 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

SKY RIDGE SUBDIVISION PHASE 15

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE 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, 20140030416, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON OCTOBER 3, 2014, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SHOSHONE LAND CO, L.L.C.
(A NEVADA LIMITED LIABILITY COMPANY)

THOMAS R. BUCKLEY, MANAGING MEMBER
SHOSHONE LAND COMPANY L.L.C.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK } S.S.

ON THE 3rd DAY OF JUNE 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THOMAS R. BUCKLEY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SHOSHONE LAND CO, LLC, 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 SHOSHONE LAND CO, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Ashley L. Rainey Paula
COMMISSION NUMBER: 16-2041-1
MY COMMISSION EXPIRES: March 16, 2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, THOMAS R. BUCKLEY, [redacted] vice president FOR SHADOW GLEN 420, INC., A NEVADA CORPORATION, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

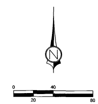
THOMAS R. BUCKLEY, VICE PRESIDENT
SHADOW GLEN 420, INC., A NEVADA CORPORATION

MORTGAGEE ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK } S.S.

ON THE 3rd DAY OF JUNE 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THOMAS R. BUCKLEY, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Ashley L. Rainey Paula
COMMISSION NUMBER: 16-2041-1
MY COMMISSION EXPIRES: March 16, 2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

SKY RIDGE SUBDIVISION PHASE 15

LOCATED IN
NW 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT

I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 10 DAY OF June A.D. 2020.

SUPERINTENDENT, SSD

ENGINEER'S APPROVAL

THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 1st DAY OF June, A.D. 2020

ENGINEER, CITY OF HURRICANE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 6th DAY OF July, A.D. 2020

CITY ATTORNEY, CITY OF HURRICANE

APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS 4th DAY OF June, 2020

ATTEST: CITY RECORDER
HURRICANE UTAH

JOHN W. BRAMALL MAYOR
HURRICANE, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 6th DAY OF July A.D. 20__ THAT TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.

STATE OF UTAH OFFICIAL SEAL COUNTY TREASURER COUNTY of WASHINGTON

David Whitehead
WASHINGTON COUNTY TREASURER

RECORDED No.

DOC # 20200034636
Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
07/07/2020 02:52:50 PM Fee $ 94.00
By SOUTHERN UTAH TITLE CO

WASHINGTON COUNTY RECORDER

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

SKY RIDGE SUBDIVISION PHASE 15
LOCATED IN
NW 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF19211
DRAWN BY: PJW
DATE: 3-26-2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1