



MAP

**NAME: GATEWAY AT SAND HOLLOW
PUBLIC INFRASTRUCTURE DISTRICT NO.1**

LOTS: _____ MAP: 4668

**PARCEL: H-4-2-1-1123 H-4-2-1-1103 H-4-2-1-131 H-4-2-1-1107
H-3-2-6-1406 H-3-2-6-1402 H-3-2-6-431 H-4-2-1-1109
H-4-2-11-125 H-4-2-1-4203 H-4-2-1-1104 H-4-2-1-1108
H-4-2-1-234 H-4-2-1-340 H-4-2-1-330 H-4-2-1-1113
H-4-2-11-2112 H-4-2-11-21121 H-4-2-12-2113
H-4-2-12-1102 H-3-2-6-33**

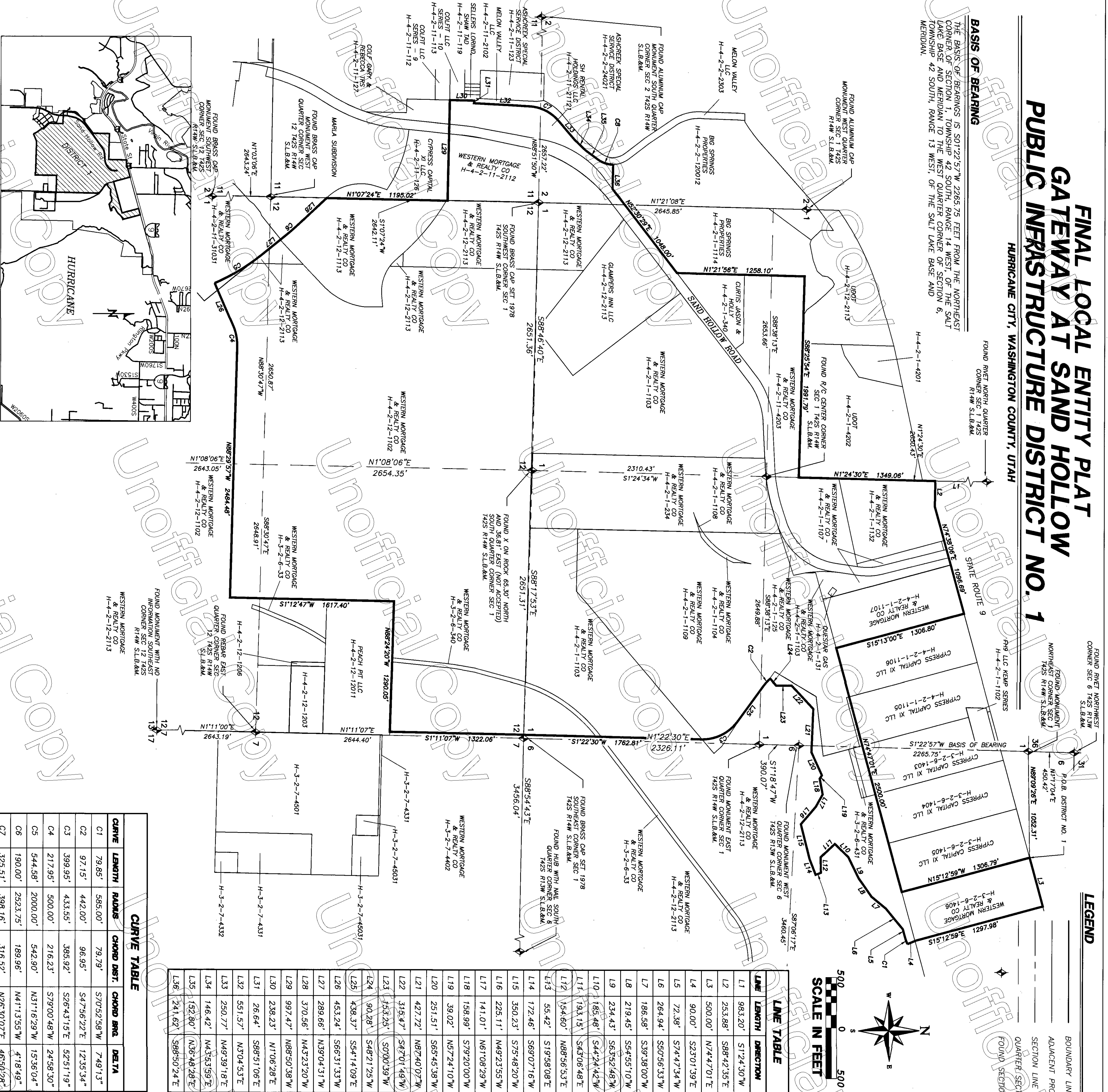
HURRICANE CITY

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°09'26"E 1052.31 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF STATE ROUTE 9; RUNNING THENCE N74°47'01"E, ALONG SAID BOUNDARY LINE, 500.00 FEET; THENCE S15°12'59"E 1297.98 FEET; THENCE S23°01'39"E 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 585.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S70°52'58"W 79.79 FEET, CENTER POINT LIES N23°01'39"W), THROUGH A CENTRAL ANGLE OF 07°49'13" A DISTANCE OF 79.85 FEET; THENCE S74°47'34"W 72.38 FEET; THENCE S50°56'33"W 264.94 FEET; THENCE S39°38'00"W 186.58 FEET; THENCE S54°55'10"W 219.45 FEET; THENCE S63°52'48"W 234.43 FEET; THENCE S44°24'42"W 185.48 FEET; THENCE S43°06'48"E 193.15 FEET; THENCE N88°56'53"E 154.60 FEET; THENCE S19°58'08"E 55.42 FEET; THENCE S69°07'16"W 172.46 FEET; THENCE S75°48'20"W 350.23 FEET; THENCE N49°23'55"W 225.11 FEET; THENCE N61°08'29"W 141.01 FEET; THENCE S79°20'00"W 158.99 FEET; THENCE N57°24'10"W 39.02 FEET; THENCE S65°45'38"W 251.51 FEET; THENCE N87°40'07"W 427.72 FEET; THENCE S47°01'49"W 315.47 FEET; THENCE S00°00'39"W 153.25 FEET; THENCE S48°21'25"W 90.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S47°56'22"E 96.95 FEET, CENTER POINT LIES N48°21'25"E), THROUGH A CENTRAL ANGLE OF 12°35'34" A DISTANCE OF 97.15 FEET; THENCE S54°14'09"E 438.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 433.55 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S26°43'15"E 385.90 FEET, CENTER POINT LIES S36°51'06"W), THROUGH A CENTRAL ANGLE OF 52°51'19" A DISTANCE OF 399.95 FEET; THENCE S01°22'30"W 1762.81 FEET; THENCE S01°11'07"W 1322.06 FEET TO A POINT ON THE EAST-WEST 1/16TH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°24'20"W, ALONG SAID LINE, 1290.05 FEET TO A POINT ON THE NORTH-SOUTH 1/16TH SECTION LINE OF SECTION 12; THENCE S01°12'47"W, ALONG SAID SECTION LINE, 1617.40 FEET; THENCE N88°29'57"W 2484.48 FEET; THENCE WESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S79°00'48"W 216.23 FEET, CENTER POINT LIES S01°30'03"W), THROUGH A CENTRAL ANGLE OF 24°58'30" A DISTANCE OF 217.95 FEET; THENCE S66°31'33"W 453.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N31°16'29"W 542.90 FEET, CENTER POINT LIES S66°31'33"W), THROUGH A CENTRAL ANGLE OF 15°36'04" A DISTANCE OF 544.58 FEET; THENCE N39°04'31"W 289.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N41°13'55"W 189.96 FEET, CENTER POINT LIES S50°55'29"W), THROUGH A CENTRAL ANGLE OF 04°18'49" A DISTANCE OF 190.00 FEET; THENCE N43°23'20"W 370.56 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 12; THENCE N01°07'24"E, ALONG SAID SECTION LINE, 1195.02 FEET; THENCE N88°50'38"W 997.47 FEET; THENCE N01°06'28"E 238.23 FEET; THENCE S88°51'06"E 26.64 FEET; THENCE N03°04'53"E 551.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 398.16 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N26°30'07"E 316.52 FEET, CENTER POINT LIES S86°55'07"E), THROUGH A CENTRAL ANGLE OF 46°50'28" A DISTANCE OF 325.51 FEET; THENCE N49°39'18"E 250.77 FEET; THENCE N43°53'59"E 146.42 FEET; THENCE N36°48'28"E 152.80 FEET; THENCE NORTHERLY ALONG THE ARC OF A 250.01 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N18°13'52"E 159.29 FEET, CENTER POINT LIES N53°11'32"W), THROUGH A CENTRAL ANGLE OF 37°09'12" A DISTANCE OF 162.12 FEET; THENCE S88°50'24"E 241.62 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAND HOLLOW ROAD; THENCE N52°30'29"E, ALONG SAID BOUNDARY LINE, 1048.00 FEET; THENCE N01°21'56"E 1258.10 FEET; THENCE S88°25'54"E 1991.79 FEET TO A POINT ON THE NORTH-SOUTH 1/4TH SECTION LINE OF SECTION 1; THENCE N01°24'30"E, ALONG SAID SECTION LINE, 1349.06 FEET; THENCE S88°42'35"E 253.88 FEET; THENCE N74°38'06"E 1096.69 FEET; THENCE S15°13'00"E 1306.80 FEET; THENCE N74°47'01"E 2500.00 FEET; THENCE N15°12'59"W 1306.79 FEET TO THE POINT OF BEGINNING.

FINAL LOCAL ENTITY PLAT GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 1

HURRICANE CITY, WASHINGTON COUNTY, UTAH

BASIS OF BEARING
THE BASIS OF BEARING IS S01°22'37"W 2265.25 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T42S, R14W, S1B&M TO THE WEST CORNER OF SECTION 6, T42S, R14W, S1B&M AND MERIDIAN TO THE WEST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

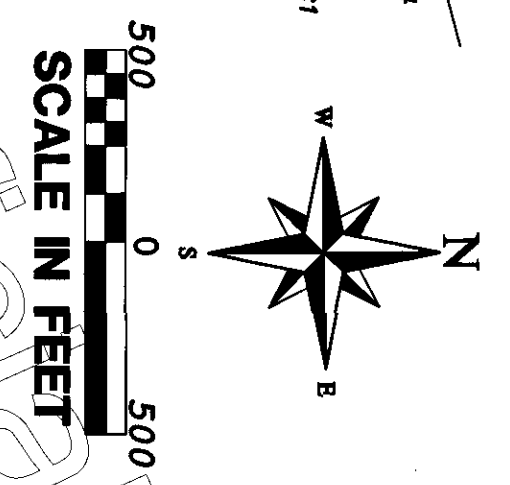


CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|-------|--------|---------|-------------|---------------|-------|
| C1 | 79.85' | 585.00' | 79.79' | S70°52'58\"/> | |

LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|--------------|
| L1 | 983.20' | S1°24'30\"/> |



LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- FOUND SECTION MARKER

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LOCAL ENTITY PLAN SHOWN AND DESCRIBED HEREON.



DATE: 6-14-2021

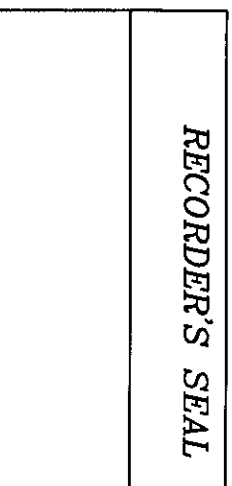
BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°09'24\"/>

HURRICANE CITY ACCEPTANCE

APPROVED THIS 15th DAY OF JUNE, 2021 AS A FINAL LOCAL ENTITY PLAT FOR THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

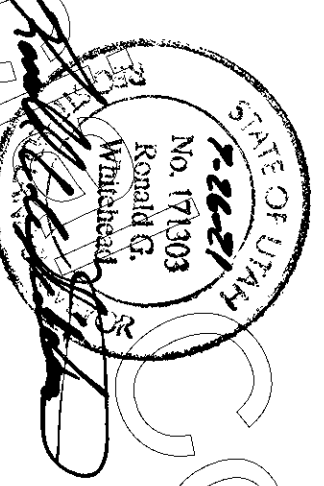
John W. Brumell (SIGNATURE)
John W. Brumell (PRINTED NAME)
(TITLE)



ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

Chad J. Hill (SIGNATURE)
Chad J. Hill (PRINTED NAME)
COUNTY SURVEYOR



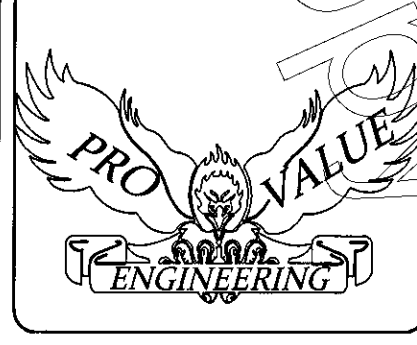
RECORDED NUMBER

DOC # 20210051786

Deputy Recorder
Kia A. Hoedl

**FINAL LOCAL ENTITY PLAT
GATEWAY AT S. H. PUBLIC INFRA. DIST. NO. 1**
LOCATED IN SECTION 1, T42S, R14W, & SECTION 6, T42S, R13W, S1B&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 1, 2, 11 & 12, T42S, R14W, S1B&M AND SECTION 6, T42S, R13W, S1B&M.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 668-8367 Karl Rasmussen
Phone: (435) 592-3127 Chad Hill



REVISIONS

| NO | DESCRIPTION | DATE | BY |
|----|-------------|------|----|
| | | | |
| | | | |
| | | | |

SHEET NO.
1 OF 1