

THE RIDGE AT ZION VISTA PHASE 1A

Located in the Northwest 1/4 of Section 4
Township 42 South, Range 13 West,
Salt Lake Base & Meridian. Hurricane City, Utah

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.

BOUNDARY DESCRIPTION

THE RIDGE AT ZION VISTA PHASE 1A

In the City of Hurricane, County of Washington, State of Utah, being those portions of the Northwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the Southeasterly right of way line of 1760 West Street per the final plat for Zion Vista, recorded October 5, 2018 as Document No. 20180040500 of official records of said county, said point being South 89°43'42" East 1617.31 feet along the Northern line of said Section 4, and South 882.50 feet from the Northwest corner of said Section 4, being the True Point of Beginning;

thence South 08°52'03" East, a distance of 210.99 feet;

thence Southeasterly, a distance of 88.98 feet along a non-tangent curve to the right from which the radius point lies South 06°09'44" West a radius of 48.00 feet, and having a central angle of 108°12'32" chord bears South 30°44'00" East 76.77 feet;

thence Southerly, a distance of 19.74 feet along a reverse curve to the left having a radius of 25.00 feet and a central angle of 45°14'03" chord bears South 00°14'45" East 19.23 feet;

thence Southerly, a distance of 61.57 feet along a reverse curve to the right having a radius of 98.00 feet and a central angle of 03°36'00" chord bears South 21°03'47" East 61.56 feet;

thence North 70°33'51" East, a distance of 143.36 feet;

thence Southerly, a distance of 280.19 feet along a non-tangent curve to the right of which the radius point lies South 71°15'41" West a radius of 800.00 feet, and having a central angle of 20°04'01" chord bears South 08°42'18" East 278.76 feet;

thence South 01°19'43" West, a distance of 395.75 feet;

thence Southerly, a distance of 463.02 feet along a curve to the left having a radius of 1,480.00 feet and a central angle of 17°55'30" chord bears South 07°38'02" East 461.13 feet;

thence South 16°35'48" East, a distance of 53.19 feet;

thence Southeasterly, a distance of 62.87 feet along a curve to the left having a radius of 170.00 feet and a central angle of 21°11'25" chord bears South 27°11'30" East 62.51 feet;

thence South 52°12'48" West, a distance of 136.94 feet;

thence Southeasterly, a distance of 26.07 feet along a non-tangent curve to the right of which the radius point lies North 83°29'21" East a radius of 18.50 feet, and having a central angle of 17°34'43" chord bears South 26°45'41" East 25.97 feet;

thence South 17°36'28" West, a distance of 50.00 feet;

thence Westerly, a distance of 59.61 feet along a non-tangent curve to the left of which the radius point lies South 17°36'28" West a radius of 285.00 feet, and having a central angle of 11°58'58" chord bears North 78°23'01" West 59.50 feet;

thence South 42°20'04" West, a distance of 24.85 feet;

thence South 87°45'46" West, a distance of 50.44 feet;

thence South 73°05'29" West, a distance of 143.99 feet;

thence Southerly, a distance of 5.38 feet along a non-tangent curve to the left of which the radius point lies North 83°29'21" East a radius of 18.50 feet, and having a central angle of 16°40'24" chord bears South 14°50'48" East 5.36 feet;

thence South 66°49'00" West, a distance of 100.00 feet;

thence Northerly, a distance of 278.08 feet along a non-tangent curve to the right of which the radius point lies North 66°49'00" East a radius of 650.00 feet, and having a central angle of 24°30'43" chord bears North 10°55'39" West 275.96 feet;

thence North 01°19'43" East, a distance of 826.39 feet;

thence Northerly, a distance of 263.66 feet along a curve to the left having a radius of 700.00 feet and a central angle of 21°34'51" chord bears North 09°27'43" West 262.10 feet;

thence Northerly, a distance of 140.58 feet along a reverse curve to the right having a radius of 150.00 feet and a central angle of 17°10'18" chord bears North 11°40'00" West 140.03 feet;

thence Northwesterly, a distance of 151.60 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 57°54'30" chord bears North 32°02'06" West 145.23 feet to the Southwesterly right of way line of Rington Parkway per said final plat for Zion Vista;

thence along said Southwesterly right of way line South 75°40'55" East, a distance of 181.51 feet;

thence Southerly, a distance of 178.49 feet along a non-tangent curve to the left of which the radius point lies South 83°12'21" East a radius of 372.58 feet, and having a central angle of 27°28'55" chord bears South 08°55'49" East 176.79 feet;

thence Southerly, a distance of 86.06 feet along a reverse curve to the right having a radius of 800.00 feet and a central angle of 06°09'49" chord bears South 17°34'22" East 86.02 feet;

thence North 75°30'17" East, a distance of 130.00 feet;

thence Northerly, a distance of 133.16 feet along a non-tangent curve to the left of which the radius point lies South 75°30'17" West a radius of 930.00 feet, and having a central angle of 08°21'14" chord bears North 11°35'36" West 133.05 feet;

thence Northwesterly, a distance of 21.13 feet along a compound curve to the left having a radius of 25.00 feet and a central angle of 48°25'52" chord bears North 46°54'40" West 20.51 feet;

thence Northerly, a distance of 114.86 feet along a reverse curve to the right having a radius of 48.00 feet, and a central angle of 137°05'57" chord bears North 02°34'37" West 89.35 feet;

thence North 08°52'03" West, a distance of 190.64 feet;

thence Northeasterly, a distance of 32.25 feet along a non-tangent curve to the right of which the radius point lies South 50°31'39" East a radius of 372.58 feet, and having a central angle of 04°57'40" chord bears North 41°57'11" East 32.25 feet to the True Point of Beginning.

Containing 602,582 square feet or 13,833.6 acres, more or less

20210067752 10/19/2021 12:41:40 PM
20210067752
1 OF 3
PLS No. 376078
DANNIE B. GREEN
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

I, Dannie B. Green, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 376078 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into public streets, lots, common areas, and public easements to be hereafter known as:

THE RIDGE AT ZION VISTA PHASE 1A

That the same has been correctly surveyed on the ground as shown on this plat and that this plat is true and correct.

Sept 15, 2021
Date
Dannie B. Green
PLS No. 376078

NOTES

- The BASIS OF BEARINGS is the North boundary of Section 4, Township 42 South, Range 13 West, Salt Lake Base & Meridian, from the Brass Cap at the Northwest Corner of Section 4, to the North Quarter Corner of Section 4. A found railroad spike. The bearing is S 89°43'42" E and measures 2,638.29 feet Corner to Corner, located in Hurricane, Utah.
- Minimum building setback requirements are incorporated into the lot/pad layout as shown. All structures shall be built entirely within their respective lot/pad. Garage vehicle entrance minimum setback is measured 20 feet from the back of sidewalk (but always within their respective pad). Minimum front building setback shall be 25 feet from the back of sidewalk. Minimum rear building setback shall be 10 feet and minimum building side separation shall be 10 feet. Building setback from all public streets shall be 20 feet.
- All common areas shown on this plat are subject to public utilities and drainage easements for installation and maintenance of improvements.
- 10.00 foot public utility and drainage easements are hereby created along all street property line frontages by the recording of this plat unless otherwise noted.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the above described tract of land having caused the same to be subdivided into lots, common areas, public streets and public easements to be hereafter known as:

THE RIDGE AT ZION VISTA PHASE 1A

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, streets and easements are noted or shown. The owner does 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 of "The Ridge at Zion Vista Phase 1A Subdivision" recorded in the Office of the Washington Recorder concurrently with this plat, said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made part of this plat.

In witness whereof I have hereunto set my hand this 15th day of September 2021

Dannie B. Green
Dannie B. Green, President
Interstate Homes LLC
a Utah Limited Liability Company

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah
County of Washington J.S.S.

On the 15th day of September 2021, personally appeared before me DONALD STRATTON, who being by me duly sworn did say that he being President of Interstate Homes LLC, a Utah Limited Liability Company and that he executed the foregoing Owners' Dedication in behalf of said Limited Liability Company and duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public Dawn K Lee Commission Number: 713552

Notary Public Full Name Laura K Lee My Commission Expires: 9-15-2024
A Notary Public Commissioned in Utah

MORTGAGEE CONSENT TO RECORD

RR Penga, LLC, a Utah limited liability company, a Mortgagee of the above tract of land does hereby give consent of 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.

RR Penga, LLC
by Richard L Hansen
Richard L Hansen
Vice President

MORTGAGEE ACKNOWLEDGMENT

State of Utah
County of Washington J.S.S.

On the 15th day of September 2021, personally appeared before me Richard L. Hansen, who being by me duly sworn did say that he being Vice President of RR Penga, LLC, a Utah Limited Liability Company and that he executed the foregoing Mortgagee Consent to Record in behalf of said Limited Liability Company and duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public Brianna J. Spencer Commission Number: 714562
Notary Public Full Name Brianna J. Spencer My Commission Expires: 10/01/2024
A Notary Public Commissioned in Utah

MORTGAGEE CONSENT TO RECORD

Blackstone Capital, LLC, a Utah limited liability company, a Mortgagee of the above tract of land does hereby give consent of 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.

Blackstone Capital, LLC
by Richard L Hansen
Richard L Hansen
Vice President

MORTGAGEE ACKNOWLEDGMENT

State of Utah
County of Washington J.S.S.

On the 15th day of September 2021, personally appeared before me Richard L. Hansen, who being by me duly sworn did say that he being Vice President of Blackstone Capital, LLC, a Utah Limited Liability Company and that he executed the foregoing Mortgagee Consent to Record in behalf of said Limited Liability Company and duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public Brianna J. Spencer Commission Number: 714562
Notary Public Full Name Brianna J. Spencer My Commission Expires: 10/01/2024
A Notary Public Commissioned in Utah

MORTGAGEE CONSENT TO RECORD

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Blackstone Capital, LLC
by Richard L Hansen
Richard L Hansen
Vice President

MORTGAGEE ACKNOWLEDGMENT

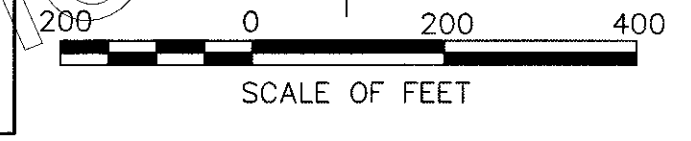
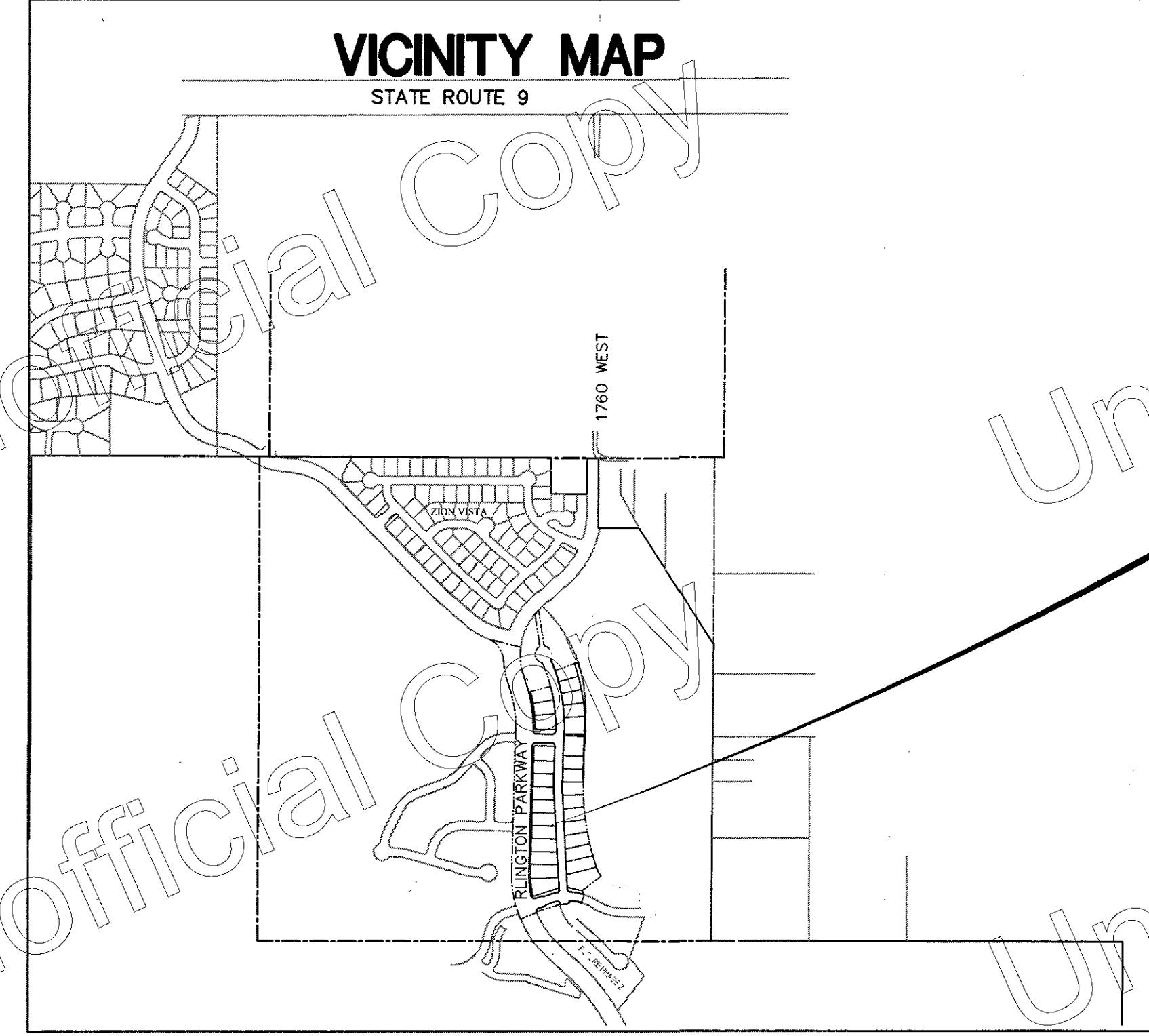
State of Utah
County of Washington J.S.S.

On the 15th day of September 2021, personally appeared before me Richard L. Hansen, who being by me duly sworn did say that he being Vice President of Blackstone Capital, LLC, a Utah Limited Liability Company and that he executed the foregoing Mortgagee Consent to Record in behalf of said Limited Liability Company and duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public Brianna J. Spencer Commission Number: 714562
Notary Public Full Name Brianna J. Spencer My Commission Expires: 10/01/2024
A Notary Public Commissioned in Utah

LEGEND

- COLLINA TINTA BOUNDARY
- ROADWAY BOUNDARY
- SUBDIVISION BOUNDARY
- SECTION OR 1/4 SECTION LINE
- PROPERTY CORNERS REBAR & CAP
- OFFSET PROPERTY CORNERS SET RIVET & WASHER AT INTERSECTION OF CURB & GUTTER AND PROPERTY LINE EXTENDED.
- PRIVATE OWNERSHIP
- COMMON AREA
- TO BE SET STANDARD HURRICANE CITY SURVEY MONUMENT - CLASS I
- TO BE SET STANDARD HURRICANE CITY SURVEY MONUMENT - CLASS II
- ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- SECTION CORNER AS DESCRIBED



THE RIDGE AT ZION VISTA PHASE 1A FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN HURRICANE, UTAH WASHINGTON COUNTY

PSOMAS

4179 Riverboat Road, Suite 200
Salt Lake City, UT 84123
(801) 270-5777 (801) 270-5782 (FAX)

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 17th DAY OF October 2021.

Michael Chudde
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

CITY ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 28th DAY OF September A.D., 2021.

Arthur LeBaron
ARTHUR LEBARON
CITY ENGINEER
CITY OF HURRICANE, UTAH

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 15th DAY OF October, A.D. 2021.

Cindy Beteag
ATTESE CINDY BETEAG
CITY RECORDER
CITY OF HURRICANE, UTAH

John Bramall
JOHN BRAMALL
MAYOR
CITY OF HURRICANE, UTAH

APPROVAL AS TO FORM:

APPROVAL AS TO FORM, THIS THE 15th DAY OF October, 2021.

Fay Reber
FAY REBER
CITY ATTORNEY
CITY OF HURRICANE, UTAH

APPROVAL AS TO FORM:

APPROVAL AS TO FORM, THIS THE 15th DAY OF October, 2021.

Fay Reber
FAY REBER
CITY ATTORNEY
CITY OF HURRICANE, UTAH

TREASURER APPROVAL:

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE 15th DAY OF October 2021, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION HAVE BEEN PAID IN FULL.

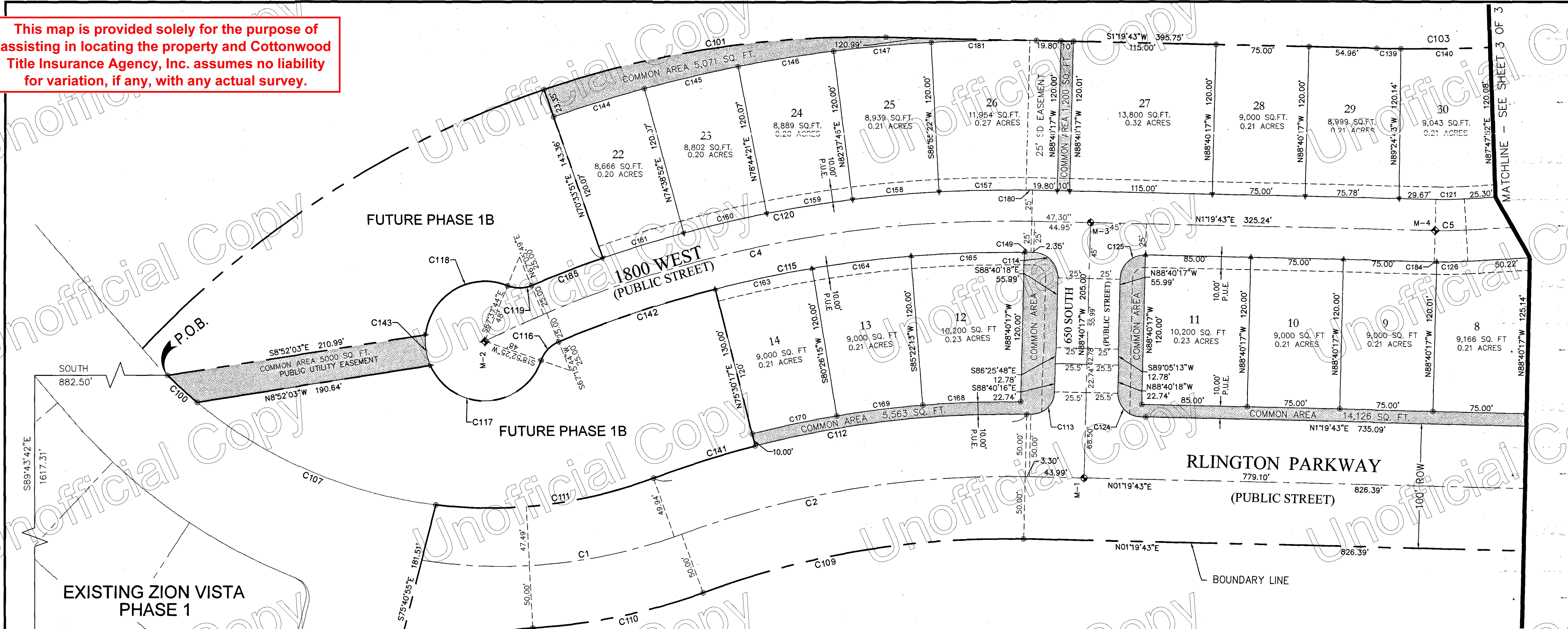
Dawn K Lee
WASHINGTON COUNTY TREASURER

RECORDED NO.

DOC # 20210067752

10/19/2021 12:41:40 PM Page 1 of 5
By: Dawn K Lee
WASHINGTON COUNTY RECORDER

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CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	212.81'	419.00'	29°06'03"	S05°42'07"E	210.53'
C2	282.49'	750.00'	21°34'51"	N09°27'43"W	280.83'
C3	256.69'	600.00'	24°30'43"	N10°55'39"W	254.73'
C4	455.07'	955.00'	27°18'09"	N12°19'22"W	450.78'
C5	25.02'	310.00'	4°37'27"	S00°59'01"E	25.01'
C6	20.84'	185.00'	6°27'11"	S06°31'19"E	20.82'
C7	192.40'	310.00'	35°33'39"	S89°49'58"W	189.33'

MONUMENT LINE TABLE

MONUMENT	LENGTH	BEARING
M-1 to M-3	205.00	S88°40'17"E
M-2 to M-3	496.87	S11°02'07"E
M-3 to M-4	277.94	N01°19'43"E
M-4 to M-5	634.42	S03°12'16"E
M-6 to M-5	231.35	N74°32'59"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C100	32.26'	372.58'	4°57'40"	N41°57'11"E	32.25'
C101	280.19'	800.00'	20°04'01"	S08°42'18"E	278.76'
C103	463.02'	1480.00'	17°58'30"	S07°38'02"E	461.13'
C104	62.87'	170.00'	21°11'24"	S27°11'30"E	62.51'
C105	26.07'	85.00'	17°34'34"	S26°45'41"E	25.97'
C106	5.38'	18.50'	16°40'24"	S14°50'48"E	5.36'
C107	212.50'	372.58'	32°40'42"	N23°08'00"E	209.63'
C108	151.60'	150.00'	57°54'30"	N32°02'06"W	145.23'
C109	263.66'	700.00'	21°34'51"	N09°27'43"W	262.10'
C110	140.56'	469.00'	17°10'18"	N11°40'00"W	140.03'
C111	178.49'	372.58'	27°26'55"	S06°55'49"E	176.79'
C112	306.94'	800.00'	21°58'59"	N09°39'47"W	305.06'
C113	29.06'	18.50'	90°00'00"	S43°40'17"E	26.16'
C114	31.36'	20.00'	89°51'14"	N46°24'06"E	28.25'
C115	389.95'	930.00'	24°01'26"	N10°41'01"W	387.10'
C116	21.13'	25.00'	48°25'52"	N46°54'40"W	20.51'
C117	114.86'	48.00'	137°05'57"	N02°34'37"W	89.35'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C118	88.98'	48.00'	106°12'32"	S30°44'00"E	76.77'
C119	19.74'	25.00'	45°14'03"	S00°14'45"E	19.23'
C120	413.78'	980.00'	24°11'29"	N10°46'02"W	410.71'
C121	23.00'	285.00'	4°37'27"	S00°59'01"E	22.99'
C122	22.55'	15.50'	83°21'53"	S44°58'40"E	20.62'
C123	83.45'	335.00'	14°16'22"	N79°31'26"W	83.24'
C124	29.06'	18.50'	90°00'00"	S46°19'43"W	26.16'
C125	31.42'	20.00'	90°00'00"	N43°40'17"W	28.28'
C126	27.04'	335.00'	4°37'27"	S00°59'01"E	27.03'
C127	22.55'	15.50'	83°21'53"	N38°23'13"E	20.62'
C128	46.87'	335.00'	8°01'01"	S76°03'39"W	46.84'
C129	7.40'	18.00'	23°33'23"	N83°49'50"E	7.35'
C130	17.27'	42.00'	23°33'23"	S83°49'50"W	17.15'
C131	30.75'	18.50'	95°14'08"	S60°19'48"E	27.33'
C132	134.78'	550.00'	14°02'26"	S05°40'13"W	134.44'
C133	28.83'	15.50'	106°34'51"	S42°20'04"W	24.85'
C134	25.34'	15.50'	93°39'10"	N54°56'27"W	22.61'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C135	30.74'	285.00'	6°10'50"	S75°08'33"W	30.73'
C136	7.40'	18.00'	23°33'23"	S60°16'27"W	7.35'
C137	17.27'	42.00'	23°33'23"	N60°16'27"E	17.15'
C138	30.75'	18.50'	95°14'08"	S24°26'04"W	27.33'
C139	19.27'	1480.00'	0°44'45"	N00°57'20"E	19.27'
C140	72.08'	1480.00'	2°47'25"	S00°48'45"E	72.07'
C141	86.06'	800.00'	6°09'49"	S17°34'22"E	86.02'
C142	133.16'	930.00'	8°12'14"	N18°35'36"W	133.05'
C143	25.29'	48.00'	30°11'23"	N81°04'03"E	25.00'
C144	76.49'	998.56'	4°23'20"	S17°17'23"E	76.47'
C145	77.64'	1004.24'	4°25'46"	S13°16'33"E	77.62'
C146	78.15'	1008.49'	4°26'24"	S09°13'07"E	78.13'
C147	78.99'	1015.15'	4°27'30"	S05°07'35"E	78.97'
C149	389.95'	930.00'	24°01'26"	N10°41'01"W	387.10'
C150	5.32'	185.00'	1°38'52"	S08°55'29"E	5.32'
C151	72.08'	1480.00'	2°47'25"	S03°36'11"E	72.07'
C152	72.08'	1480.00'	2°47'25"	S06°23'36"E	72.07'

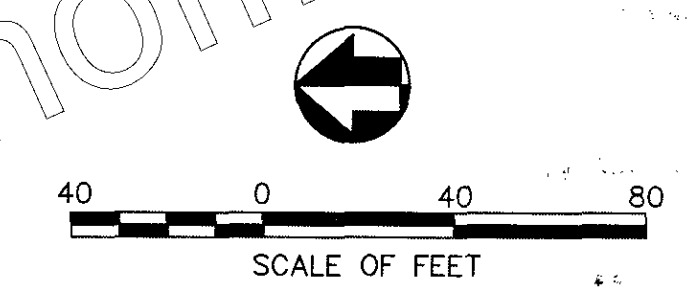
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C153	72.08'	1480.00'	2°47'25"	S09°11'01"E	72.07'
C154	72.08'	1480.00'	2°47'25"	S11°58'26"E	72.07'
C155	71.25'	1480.00'	2°45'30"	S14°44'54"E	71.25'
C157	70.00'	980.00'	4°05'34"	S01°01'19"E	69.99'
C158	70.00'	980.00'	4°05'33"	S05°06'52"E	69.98'
C159	70.00'	980.00'	4°05'33"	S09°12'25"E	69.98'
C160	69.06'	980.00'	4°02'16"	S13°16'20"E	69.05'
C161	67.94'	980.00'	3°58'19"	S17°16'37"E	67.92'
C162	33.44'	310.00'	6°10'50"	S75°08'33"W	33.42'
C163	80.17'	930.00'	4°56'21"	S12°01'19"E	80.15'
C164	80.17'	930.00'	4°56'21"	S07°04'58"E	80.14'
C165	91.24'	930.00'	5°37'16"	S01°48'09"E	91.20'
C166	103.31'	540.00'	10°57'41"	S07°41'13"E	103.15'
C167	33.31'	540.00'	3°32'05"	S00°26'20"E	33.31'
C168	78.76'	810.00'	5°34'17"	S01°49'29"E	78.73'
C169	69.84'	810.00'	4°58'24"	S07°04'49"E	69.82'
C170	69.84'	810.00'	4°58'24"	S12°01'13"E	69.82'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C171	9.94'	310.00'	1°50'11"	S79°09'03"W	9.94'
C172	35.90'	310.00'	6°38'07"	S83°23'13"W	35.88'
C173	35.90'	310.00'	6°38'07"	N89°58'40"W	35.88'
C174	77.23'	310.00'	14°16'24"	N79°31'25"W	77.03'
C175	2.77'	210.00'	0°45'18"	S08°29'30"E	2.77'
C176	59.61'	285.00'	11°58'58"	N78°23'01"W	59.50'
C177	12.11'	1480.00'	0°28'08"	S16°21'43"E	12.11'
C178	4.44'	170.00'	1°29'49"	S17°20'42"E	4.44'
C179	58.43'	170.00'	19°41'36"	S27°56'24"E	58.14'
C180	5.20'	980.00'	0°18'15"	S01°10'35"W	5.20'
C181	82.86'	1016.56'	4°40'12"	S00°54'41"E	82.84'
C184	2.06'	335.00'	0°21'07"	N01°09'09"E	2.06'
C185	61.57'	985.48'	3°34'48"	S21°04'01"E	61.56'

- Notes:
- All structures shall be built entirely within their respective lot/pad. Garage vehicle entrance minimum setback is measured 20 feet from the back of sidewalk (but always within their respective pad). Minimum front building setback shall be 20 feet from the back of sidewalk. Minimum rear building side separation shall be 10 feet and minimum building side separation shall be 10 feet on the uphill side and 5 feet on the downhill side. Building setback from all public streets shall be 20 feet.
 - No lots shall have direct access to 1760 West or Rlington Parkway.
 - Special Study 127 indicates possible caliche, a low susceptibility for expansive soils, low occurrence of windblown soil components and shallow bedrock (depth to bedrock less than 10 feet) for the property.
 - The property is not located within an identified Desert Tortoise Take Area as shown on the Red Cliffs Desert Reserve Map titled Take Area 7 - Hurricane.



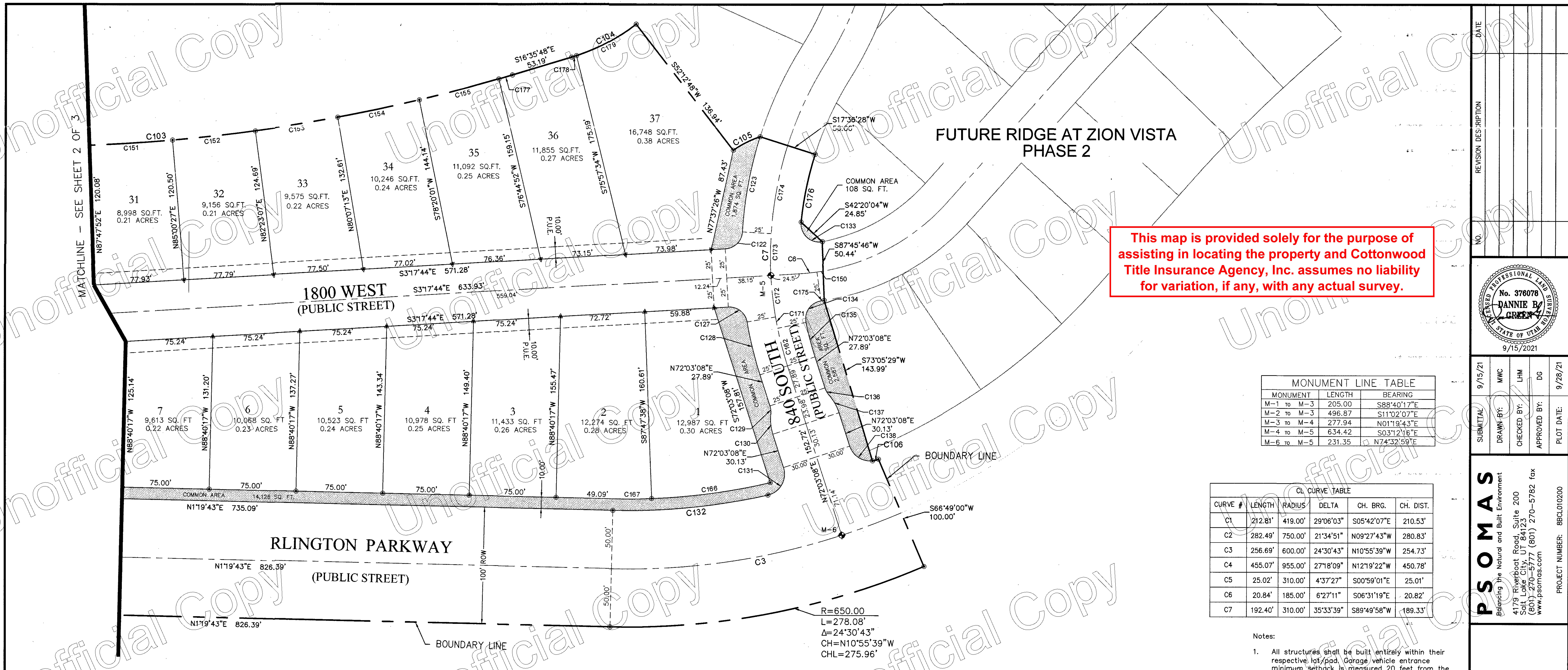
SUBDIVISION: INTERSTATE HOMES LLC
 OWNER: 52 S. 850 W. SUTIE 202A HURRICANE, UT 847376

The Ridge at Zion Vista Phase 1A

NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN HURRICANE, UTAH WASHINGTON COUNTY

DATE	
REVISION DESCRIPTION	
NO.	
9/15/21	MWC
10/21/21	LHM
	DG
	APPROVED BY:
	CHECKED BY:
	DRAWN BY:
	DATE:
	PROJECT NUMBER: 8ECL010200
<p>P S O M A S Balancing the Natural and Built Environment 4179 Riverboat Road, Suite 200 Salt Lake City, UT 84123 (801) 270-5777 (801) 270-5782 fax www.psomass.com</p>	
<p>THE RIDGE AT ZION VISTA PHASE 1A</p>	
<p>2 OF 3</p>	

U:\8861010200\SURVEY\DRAWINGS\FINAL PLAT--RIDGE AT ZION VISTA PHASE 1A SHEETS 2 AND 3 REV. JUNE 2021.DWG MICHAEL COOK
 10/21/2021 2:06 PM



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.

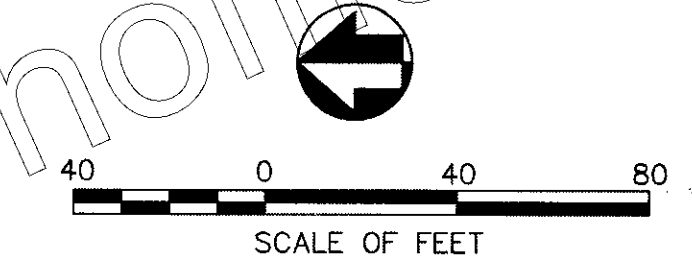
MONUMENT LINE TABLE

MONUMENT	LENGTH	BEARING
M-1 to M-3	205.00	S88°40'17"E
M-2 to M-3	496.87	S11°02'07"E
M-3 to M-4	277.94	N01°19'43"E
M-4 to M-5	634.42	S03°12'16"E
M-6 to M-5	231.35	N74°32'59"E

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	212.81'	419.00'	29°06'03"	S05°42'07"E	210.53'
C2	282.49'	750.00'	21°34'51"	N09°27'43"W	280.83'
C3	256.69'	600.00'	24°30'43"	N10°55'39"W	254.73'
C4	455.07'	955.00'	27°18'09"	N12°19'22"W	450.78'
C5	25.02'	310.00'	4°37'27"	S00°59'01"E	25.01'
C6	20.84'	185.00'	6°27'11"	S06°31'19"E	20.82'
C7	192.40'	310.00'	35°33'39"	S89°49'58"W	189.33'

- Notes:
- All structures shall be built entirely within their respective lot/pad. Garage/vehicle entrance minimum setback is measured 20 feet from the back of sidewalk (but always within their respective pad). Minimum front building setback shall be 20 feet from the back of sidewalk. Minimum rear building setback shall be 10 feet and minimum building side separation shall be 10 feet on the uphill side and 5 feet on the downhill side. Building setback from all public streets shall be 20 feet.
 - No lots shall have direct access to 1760 West or Rlington Parkway.
 - Special Study 127 indicates possible caliche, a low susceptibility for expansive soils, low occurrence of windblown soil components and shallow bedrock (depth to bedrock less than 10 feet) for the property.
 - The property is not located within an identified Desert Tortoise Take Area as shown on the Red Cliffs Desert Reserve Map titled 'Take Area 7 - Hurricanes'.



SUBDIVISION INTERSTATE HOMES LLC
 OWNER: 52 S. 850 W. SUITE 202A
 HURRICANE, UT 847376

The Ridge at Zion Vista Phase 1A

NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 42 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 HURRICANE, UTAH WASHINGTON COUNTY

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C100	32.26'	372.58'	4°57'40"	N41°57'11"E	32.25'
C101	280.19'	800.00'	20°04'01"	S08°42'18"E	278.76'
C103	463.02'	1480.00'	17°55'30"	S07°38'02"E	461.13'
C104	62.87'	170.00'	21°11'24"	S27°11'30"E	62.51'
C105	26.07'	85.00'	17°34'34"	S26°45'41"E	25.97'
C106	5.38'	18.50'	16°40'24"	S14°50'48"E	5.36'
C107	212.50'	372.58'	32°40'42"	N23°08'00"E	209.63'
C108	151.60'	150.00'	57°54'30"	N32°02'06"W	145.23'
C109	263.66'	700.00'	21°34'51"	N09°27'43"W	262.10'
C110	140.56'	469.00'	17°10'18"	N11°40'00"W	140.03'
C111	178.49'	372.58'	27°26'55"	S06°55'49"E	176.79'
C112	306.94'	800.00'	21°58'59"	N09°39'47"W	305.06'
C113	29.06'	18.50'	90°00'00"	S43°40'17"E	26.16'
C114	31.36'	20.00'	89°51'14"	N46°24'06"E	28.25'
C115	389.95'	930.00'	24°01'26"	N10°41'01"W	387.10'
C116	21.13'	25.00'	48°25'52"	N46°54'40"W	20.51'
C117	114.86'	48.00'	137°05'57"	N02°34'37"W	89.35'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C118	88.98'	48.00'	106°12'32"	S30°44'00"E	76.77'
C119	19.74'	25.00'	45°14'03"	S00°14'45"E	19.23'
C120	413.78'	980.00'	24°11'29"	N10°46'02"W	410.71'
C121	23.00'	285.00'	4°37'27"	S00°59'01"E	22.99'
C122	22.55'	15.50'	83°21'53"	S44°58'40"E	20.62'
C123	83.45'	335.00'	14°16'22"	N79°31'26"W	83.24'
C124	29.06'	18.50'	90°00'00"	S46°19'43"W	26.16'
C125	31.42'	20.00'	90°00'00"	N43°40'17"W	28.28'
C126	27.04'	335.00'	4°37'27"	S00°59'01"E	27.03'
C127	22.55'	15.50'	83°21'53"	N38°23'13"E	20.62'
C128	46.87'	335.00'	8°01'01"	S76°03'39"W	46.84'
C129	7.40'	18.00'	23°33'23"	N83°49'50"E	7.35'
C130	17.27'	42.00'	23°33'23"	S83°49'50"W	17.15'
C131	30.75'	18.50'	95°14'08"	S60°19'48"E	27.33'
C132	134.78'	550.00'	14°02'26"	S05°41'31"E	134.44'
C133	28.83'	15.50'	106°34'51"	S42°20'04"W	24.85'
C134	25.34'	15.50'	93°39'10"	N54°56'27"W	22.61'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C135	30.74'	285.00'	6°10'50"	S75°08'33"W	30.73'
C136	7.40'	18.00'	23°33'23"	S60°16'27"W	7.35'
C137	17.27'	42.00'	23°33'23"	N60°16'27"E	17.15'
C138	30.75'	18.50'	95°14'08"	S24°26'04"W	27.33'
C139	19.27'	1480.00'	0°44'45"	N00°57'20"E	19.27'
C140	72.08'	1480.00'	2°47'25"	S00°48'45"E	72.07'
C141	86.06'	800.00'	6°09'49"	S17°34'22"E	86.02'
C142	133.16'	930.00'	8°12'14"	N18°35'36"W	133.05'
C143	25.29'	48.00'	30°11'23"	N81°04'03"E	25.00'
C144	76.49'	998.56'	4°23'20"	S17°17'23"E	76.47'
C145	77.64'	1004.24'	4°25'46"	S13°16'33"E	77.62'
C146	78.15'	1008.49'	4°26'24"	S09°13'07"E	78.13'
C147	78.99'	1015.15'	4°27'30"	S00°48'35"E	78.97'
C149	389.95'	930.00'	24°01'26"	N10°41'01"W	387.10'
C150	5.32'	185.00'	1°38'52"	S08°55'29"E	5.32'
C151	72.08'	1480.00'	2°47'25"	S03°36'11"E	72.07'
C152	72.08'	1480.00'	2°47'25"	S06°23'36"E	72.07'

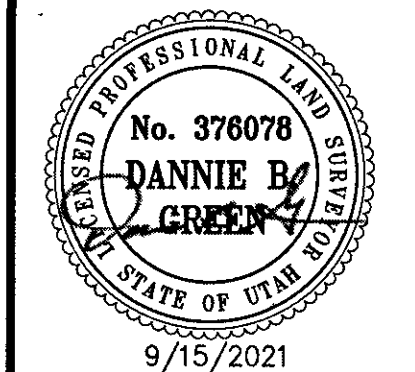
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C153	72.08'	1480.00'	2°47'25"	S09°11'01"E	72.07'
C154	72.08'	1480.00'	2°47'25"	S11°58'26"E	72.07'
C155	71.25'	1480.00'	2°45'30"	S14°44'54"E	71.25'
C157	70.00'	980.00'	4°05'34"	S01°01'19"E	69.99'
C158	70.00'	980.00'	4°05'33"	S05°06'52"E	69.98'
C159	70.00'	980.00'	4°05'33"	S09°12'25"E	69.98'
C160	69.06'	980.00'	4°02'16"	S13°16'20"E	69.05'
C161	67.94'	980.00'	3°58'19"	S17°16'37"E	67.92'
C162	33.44'	310.00'	6°10'50"	S75°08'33"W	33.42'
C163	80.17'	930.00'	4°56'21"	S12°01'19"E	80.15'
C164	80.17'	930.00'	4°56'21"	S07°04'58"E	80.14'
C165	91.24'	930.00'	5°37'16"	S01°48'09"E	91.20'
C166	103.31'	540.00'	10°57'41"	S07°41'13"E	103.15'
C167	33.31'	540.00'	3°32'05"	S00°26'20"E	33.31'
C168	78.76'	810.00'	5°34'17"	S01°49'29"E	78.73'
C169	69.84'	810.00'	4°56'24"	S07°04'49"E	69.82'
C170	69.84'	810.00'	4°56'24"	S12°01'13"E	69.82'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C171	9.94'	310.00'	1°50'11"	S79°09'03"W	9.94'
C172	35.90'	310.00'	6°38'07"	S83°23'13"W	35.88'
C173	35.90'	310.00'	6°38'07"	N89°58'40"W	35.88'
C174	77.23'	310.00'	14°16'24"	N79°31'25"W	77.03'
C175	2.77'	210.00'	0°45'18"	S08°29'30"E	2.77'
C176	58.61'	285.00'	11°58'58"	N78°23'01"W	59.50'
C177	12.11'	1480.00'	0°28'08"	S16°21'43"E	12.11'
C178	4.44'	170.00'	1°29'49"	S17°20'42"E	4.44'
C179	58.43'	170.00'	19°41'36"	S27°56'24"E	58.14'
C180	5.20'	980.00'	0°18'15"	S01°10'35"W	5.20'
C181	82.86'	1016.56'	4°40'12"	S00°54'41"E	82.84'
C184	2.06'	335.00'	0°21'07"	N01°09'09"E	2.06'
C185	61.57'	985.48'	3°34'48"	S21°04'01"E	61.56'

NO.	REVISION DESCRIPTION	DATE



SUBMITTAL	MWC	LHM	DG	DATE

P S O M A S
 Balancing the Natural and Built Environment
 4179 Riverboat Road, Suite 200
 Salt Lake City, UT 84123
 (801) 270-5777 (801) 270-5782 fax
 www.psomads.com
 PROJECT NUMBER: 86CL010200

**THE RIDGE AT ZION VISTA
 PHASE 1A**