

ROADWAY DEDICATION

DOC # 20220036351

Roadway Dedication Page 1 of 4
Gary Christensen Washington County Recorder
07/22/2022 03:14:20 PM Fee \$ 50.00
By EAGLE GATE TITLE



**NAME: WEISKOPF WAY AND BLACK DESERT DRIVE
ROAD DEDICATION**

LOTS: 0 MAP: 4916

PARCEL NUMBER: I-6-2-4-150-BD1

ENLAW LLC

Commencing at the East ¼ Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North 01°14'46" East, along the Section line, a distance of 111.53 feet; Thence North 90°00'00" West, a distance of 706.28 feet, to the Point of Beginning, said point being on the Westerly right of way line of Weiskopf Way; Thence North 43°26'00" West, along said line, a distance of 142.56 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 87°36'10"; thence Westerly along the arc of said curve a distance of 35.17 feet a point on the Southerly right of way line of Black Desert Drive, said point being the beginning of a reverse curve to the right having a radius of 547.00 feet and a central angle of 44°40'30"; thence Westerly along the arc of said curve, and said right of way line, a distance of 426.51 feet; Thence North 86°21'39" West, along said line, a distance of 141.21 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 36°52'12"; thence Westerly along the arc of said curve, and said line, a distance of 14.80 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of 88°15'40"; thence Westerly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of 51°23'28"; thence Northwesterly along the arc of said curve, and said line, a distance of 20.63 feet; Thence North 86°21'39" West, along said line, a distance of 54.43 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of 17°48'28"; thence Westerly along the arc of said curve, and said line, a distance of 88.27 feet; Thence North 14°12'32" West, a distance of 32.00 feet to a point on the Northerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the right, of which the radius point lies South 14°10'22" East, a radial distance of 316.00 feet; thence Easterly along the arc of said curve, and said right of way line, through a central angle of 17°48'42", a distance of 98.24 feet; Thence South 86°21'39" East, along said line, a distance of 54.43 feet, to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 51°23'28"; thence Easterly along the arc of said curve, and said line, a distance of 20.63 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of 88°15'40"; thence Easterly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of 36°52'12"; thence Easterly along the arc of said curve, and said line, a distance of 14.80 feet; Thence South 86°21'39" East, along said line, a distance of 101.38 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Northeasterly along the arc of said curve, and said line a distance of 36.13 feet; Thence South 89°08'20" East, along said line, a distance of 32.04 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South 86°21'39" East, a radial distance of 23.00 feet; thence Southeasterly along the arc of said curve, and said line, through a central angle of 94°39'31", a distance of 38.00 feet to the beginning of a compound curve to the left having a radius of 493.00 feet and a central angle of 39°30'22"; thence Easterly along the arc of said curve, and said line, a distance of 339.93 feet to the beginning of a compound curve to the left having a radius of 23.00 feet and a central angle of 92°54'28"; thence Northerly along the arc of said curve, a distance of 37.30 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North 43°26'00" West, along said line, a distance of 35.74 feet to the beginning of a curve to the right having a radius of 526.00 feet and a central angle of 32°02'16"; thence Northerly along the arc of said curve, and said right of way line a distance of 294.12 feet; thence North 11°23'44" West, a distance of 346.72 feet to the beginning of a curve to the right having a radius of 316.00 feet and a central angle of 57°30'31"; thence Northerly 317.17 feet along said curve; thence North 46°06'47" East, a distance of 37.70 feet to the beginning of a curve to the left having a radius of 32.00 feet and a central angle of 82°03'22"; thence Northerly 45.83 feet along said curve to a point on the Westerly right of way line of Snow Canyon Parkway; Thence South 43°53'13" East, a distance of 87.25 feet along said right of way line to the beginning of a non-tangent curve concave to the South, having a radius of 32.00 feet of which the radius point lies South 38°20'56" West; thence Westerly, a distance of 45.93 feet along said curve through a central angle of 82°14'09" and a chord bearing of South 87°13'51" West 42.09 feet to a point on the Southerly right of way line of said Weiskopf Way; thence South 46°06'47" West, a distance of 37.69 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of 57°30'31"; thence Southerly, a distance of 285.06 feet along said curve; thence South 11°23'44" East 346.72 feet to the beginning of a curve to the left having a radius of 494.00 feet and a central angle of 32°02'16"; thence Southeasterly, a distance of 276.23 feet along said curve; Thence South 43°26'00" East, along said line, a distance of 36.34 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve a distance of 36.13 feet, to a point on the Northerly right of way line of said Black Desert Drive; Thence North 46°34'00" East, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Northerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies North 46°34'00" East, a radial distance of 23.00 feet; thence Easterly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 73.00 feet and a central angle of 34°17'07"; thence Northeasterly along the arc of said curve, and said right of way line, a distance of 43.68 feet, to a point on the Westerly right of way line of

Snow Canyon Parkway, said point being the beginning of a non-tangent curve to the left, of which the radius point lies North 67°19'01" East, a radial distance of 110.00 feet; thence Southeasterly along the arc of said curve, and said right of way line, through a central angle of 42°35'23", a distance of 81.77 feet to a point on the Southerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the left, of which the radius point lies South 08°25'24" East, a radial distance of 73.00 feet; thence Southwesterly along the arc of said curve, and said right of way line, through a central angle of 35°00'36", a distance of 44.61 feet; Thence South 46°34'00" West, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South 46°34'00" West, a radial distance of 23.00 feet; thence Westerly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve a distance of 36.13 feet, to a point on the Easterly Right of way line of said Weiskopf Way; Thence South 43°26'00" East, along said line, a distance of 142.06 feet to the beginning of a curve to the right having a radius of 516.00 feet and a central angle of 59°43'40"; thence Southerly along the arc of said curve and said right of way line, a distance of 537.90 feet; Thence South 16°17'40" West, along said line, a distance of 187.76 feet; Thence North 73°42'20" West, a distance of 32.00 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North 16°17'40" East, along said right of way line, a distance of 187.76 feet to the beginning of a curve to the left having a radius of 484.00 feet and a central angle of 59°43'40"; thence Northerly along the arc of said curve and said right of way line, a distance of 504.54 feet to the Point of Beginning.

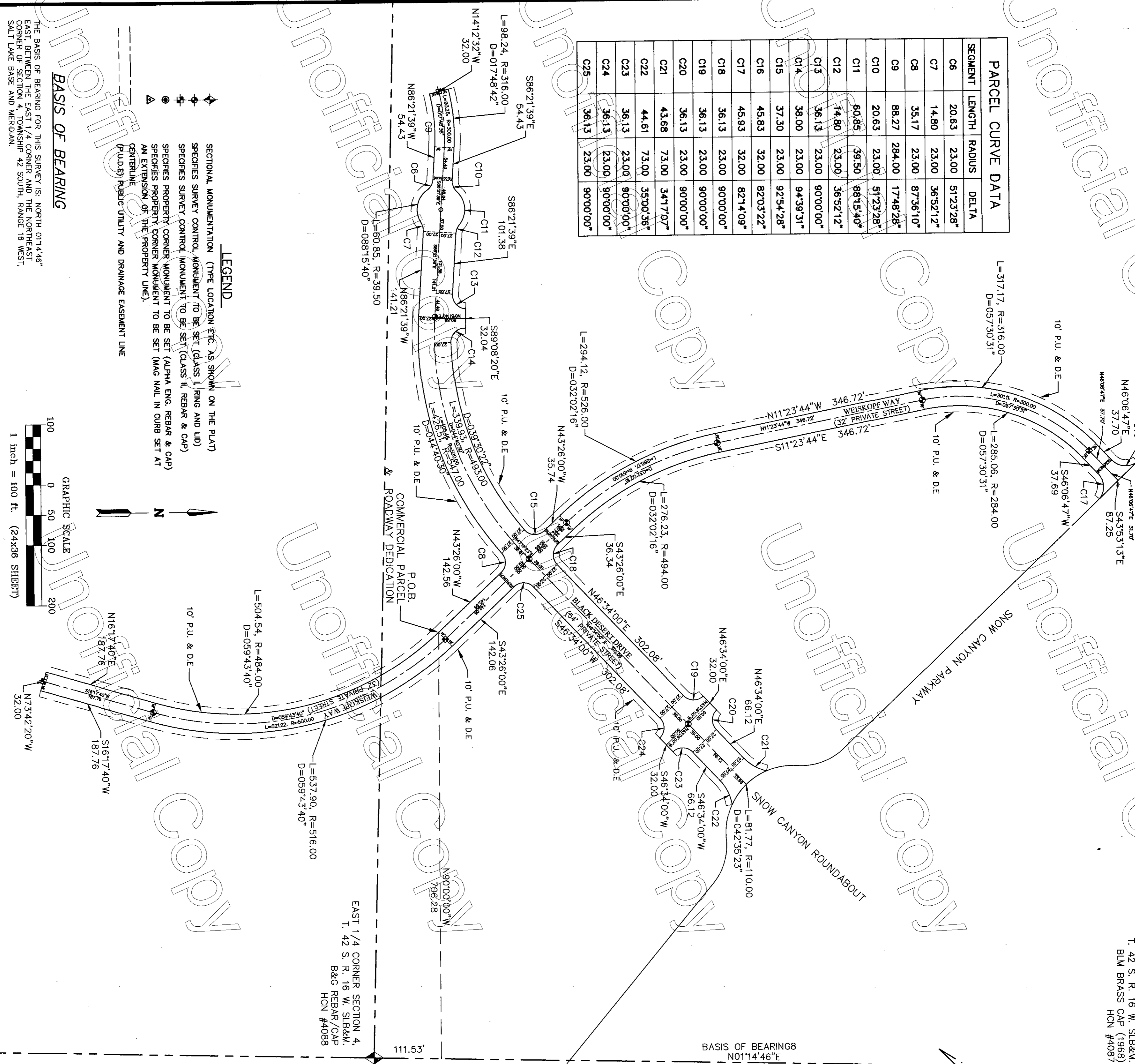
Containing: 3.12 acres, more or less

WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WINS CITY, UTAH

NORTHEAST CORNER SECTION 4,
T. 42 S. R. 16 W. S18&M,
BLM BRASS CAP (1989)
HON #1089

| PARCEL | CURVE DATA |
|--------|-----------------------|
| 06 | 20.63 23.00 5123.28° |
| 07 | 14.80 23.00 3652.12° |
| 08 | 35.17 23.00 8736.10° |
| 09 | 88.27 284.00 1748.28° |
| 10 | 20.63 23.00 5123.28° |
| 11 | 60.85 39.50 8815.40° |
| 12 | 14.80 23.00 3652.12° |
| 13 | 36.13 23.00 9000.00° |
| 14 | 38.00 23.00 9439.31° |
| 15 | 37.30 23.00 9254.28° |
| 16 | 45.83 32.00 8203.22° |
| 17 | 45.93 32.00 8214.09° |
| 18 | 36.13 23.00 9000.00° |
| 19 | 36.13 23.00 9000.00° |
| 20 | 36.13 23.00 9000.00° |
| 21 | 43.68 73.00 3417.07° |
| 22 | 44.61 73.00 3500.36° |
| 23 | 36.13 23.00 9000.00° |
| 24 | 36.13 23.00 9000.00° |
| 25 | 36.13 23.00 9000.00° |



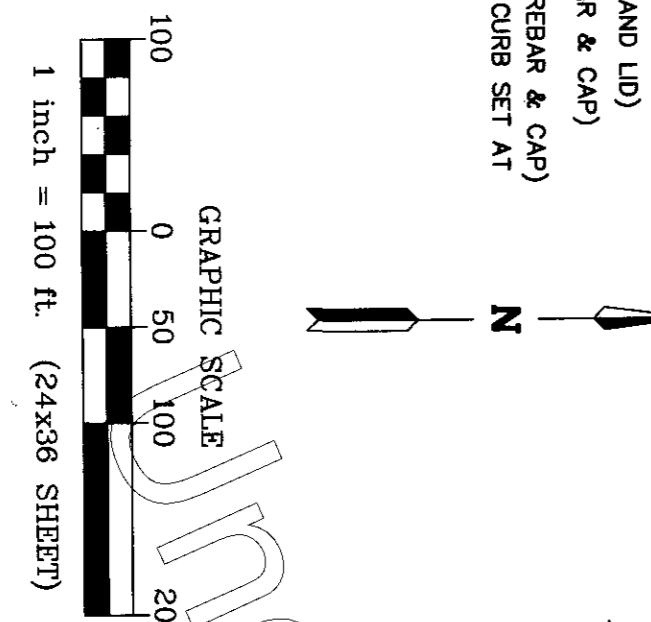
GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, OR OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY [REDACTED] FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK. ARE COMPLETELY A REPORT DATED [REDACTED] ON FILE WITH WINS CITY ENGINEERS AND BUILDERS. ALL CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE AND 83 STATE PLANE (GRID COORDINATES).
4. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE A TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED).
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
7. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY WINS CITY.
8. ALL WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY WINS CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY WINS CITY. THE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY BLACK DESERT MASTER COMMUNITY LLC.
9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF BLACK DESERT MASTER COMMUNITY LLC.
10. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, BLACK DESERT MASTER COMMUNITY LLC SHALL LEVY SUCH ASSESSMENTS AS MAY BE DETERMINED FROM TIME TO TIME TO REPAIR, REPAIR, OR REPAIR WHICH THIS SUBDIVISION RESULTING FROM OTHER PRIVATE IMPROVEMENTS CAUSED BY WINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON
ON THIS 23 DAY OF JULY, A.D. 2022, PERSONALLY APPEARED J. BRETT BORN, THE MANAGER OF THE WINS CITY ENGINEERS AND BUILDERS, WHO IS THE MANAGER OF THE WINS CITY ENGINEERS AND BUILDERS, AND WHOSE DUTY IT IS TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND HE ACKNOWLEDGED HE EXECUTED THE SAME.
NOTARY PUBLIC FULL NAME: Stephen M. Burt
COMMISSION NUMBER: 123123123
A NOTARY PUBLIC COMMISSIONED IN UTAH

- ### LEGEND
- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
 - ◆ SPECIFIC SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
 - ◆ SPECIFIC SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
 - ◆ SPECIFIC PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
 - ◆ SPECIFIC PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
 - ◆ AN EXTENSION OF THE PROPERTY LINE.
 - ◆ CENTERLINE (PUBIC) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 01°14'46\"/>

1649-01 ROAD DEDICATION.DWG (MAY 2022)

43 South 100 East, Suite 100, St. George, Utah 84770
T: 435.628.6600 • F: 435.628.6555 • alphaengineering.com

Treasurer Approval
David Whitehead
Washington County Treasurer

Approval and Acceptance by Wins City
On this 14th day of July, A.D. 2022, the Planning Commission of Wins City, Utah, having reviewed the above Subdivision Plat, and having found that it complies with the requirements of Wins City, Utah Planning Ordinance, and the authorization provided by the Wins City code hereby approves said subdivision plat.

City Engineer's Certificate
The herein-subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this 14th day of July, A.D. 2022.

Approval as to Form
Approved as to Form, this the 15th day of July, A.D. 2022.

City Council Approval
The Wins City Council of Wins City, Utah, gave Preliminary Plan approval for the Block Desert Resort Commercial Subdivision, on the 14th day of December, A.D. 2021.

Recorded Number: **DOC # 20220036351**

WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION

Washington County Recorder