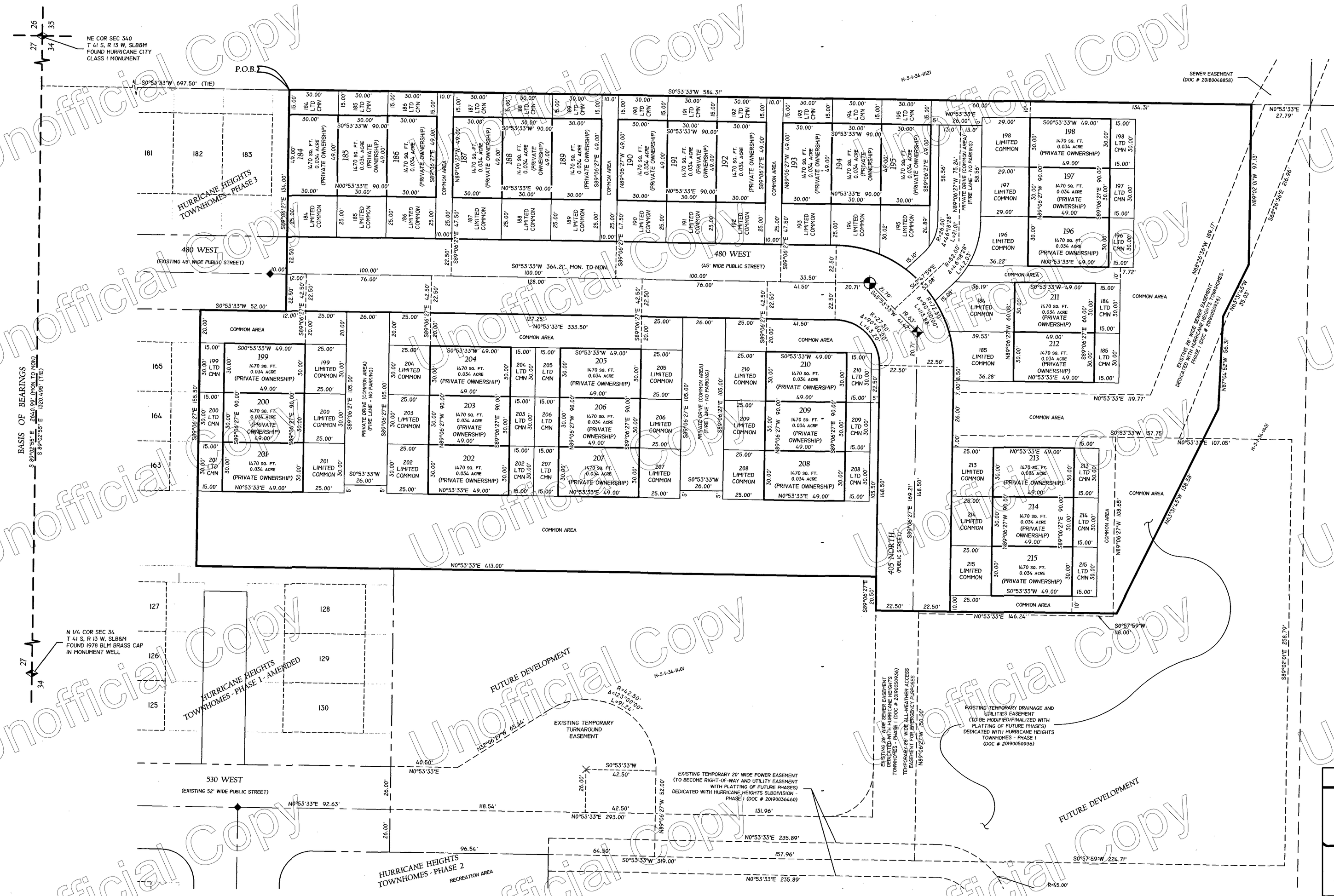
Survey & Design
Center Line



SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, BUILDING UNITS, PRIVATE DRIVEWAYS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"HURRICANE HEIGHTS TOWNHOMES - PHASE 4"

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

BARRY E. THOMPSON, P.L.S.
CERTIFICATE NO. 4804865

STATE OF UTAH — No. 4804865 — BARRY E. THOMPSON — REGISTERED PROFESSIONAL LAND SURVEYOR

PARENT PARCEL: H-3-1-34-1401

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF HURRICANE HEIGHTS TOWNHOMES - PHASE 3, SAID POINT BEING ON THE EAST SIXTEENTH LINE AND LIES SOUTH 89°02'55" EAST 1320.485 FEET ALONG THE SECTION LINE TO THE EAST SIXTEENTH CORNER AND SOUTH 00°53'33" WEST 697.50 FEET ALONG SAID EAST SIXTEENTH LINE FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, CONTINUING ALONG SAID EAST SIXTEENTH LINE SOUTH 00°53'33" WEST 584.31 FEET THENCE LEAVING SAID EAST SIXTEENTH LINE NORTH 89°02'01" WEST 97.13 FEET; THENCE NORTH 63°31'45" WEST 35.03 FEET; THENCE NORTH 87°04'52" WEST 56.31 FEET; THENCE NORTH 63°31'45" WEST 138.58 FEET; THENCE NORTH 00°53'33" EAST 146.24 FEET; THENCE SOUTH 89°06'27" EAST 20.50 FEET TO A POINT ON THE PROJECTED EASTERLY BOUNDARY LINE OF HURRICANE HEIGHTS TOWNHOMES - PHASE 1 - AMENDED; THENCE ALONG SAID PROJECTED LINE AND EASTERLY BOUNDARY LINE NORTH 00°53'33" EAST 413.00 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 3; THENCE COINCIDENT WITH THE BOUNDARY OF SAID PHASE 3 IN THE FOLLOWING THREE (3) COURSES: SOUTH 89°06'27" EAST 155.50 FEET; THENCE SOUTH 00°53'33" WEST 52.00 FEET; THENCE SOUTH 89°06'27" EAST 134.00 FEET TO SAID SOUTHEAST CORNER AND THE POINT OF BEGINNING. CONTAINS 4.012 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, BUILDING UNITS, PRIVATE DRIVEWAYS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"HURRICANE HEIGHTS TOWNHOMES - PHASE 4"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, WHICH INCLUDES ALL STREETS LABELED AS "PUBLIC," TO THE CITY OF HURRICANE. ALSO, DO HEREBY OFFER AND CONVEY TO THE CITY OF HURRICANE AND ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH ALL AREAS DESIGNATED AS "COMMON," "LIMITED COMMON," OR "EASEMENT" FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES AS NECESSARY FOR PROVIDING, UPGRADING, AND MAINTAINING THEIR UTILITIES AND SERVICE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 8 DAY OF Sept A.D. 2022.

JONATHAN H. CHENEY, MEMBER
GSB DEVELOPMENT HH, LLC
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington

ON THIS 8 DAY OF September A.D. 2022, PERSONALLY APPEARED BEFORE ME, JONATHAN H. CHENEY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF GSB DEVELOPMENT HH, LLC, A UTAH LIMITED LIABILITY COMPANY, 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 GSB DEVELOPMENT HH, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

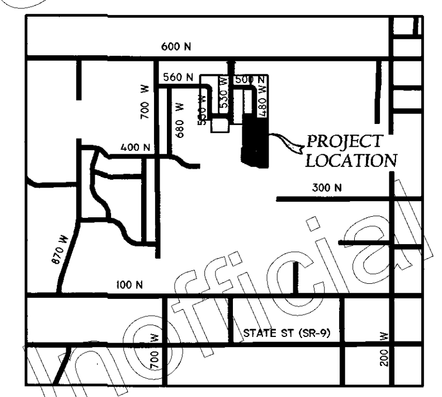
NOTARY PUBLIC Brienna Spencer
NOTARY PUBLIC FULL NAME: Brienna Spencer
COMMISSION NUMBER: 714562
MY COMMISSION EXPIRES: 10-07-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington

ON THIS 9 DAY OF September A.D. 2022 PERSONALLY APPEARED BEFORE ME, HOWARD W. CHENEY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF CHENEY FINANCIAL SERVICES, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC Brienna Spencer
NOTARY PUBLIC FULL NAME: Brienna Spencer
COMMISSION NUMBER: 714562
MY COMMISSION EXPIRES: 10-07-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH



VICINITY MAP
N.T.S.

LEGEND

- FOUND SECTION CORNER AS NOTED
- CLASS 1 MONUMENT TO BE SET
- CLASS 2 MONUMENT TO BE SET
- EXISTING CLASS 2 MONUMENT

MORTGAGEE'S CONSENT TO RECORD:

CHENEY FINANCIAL SERVICES, INC., A UTAH CORPORATION, THE MORTGAGEE OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY GIVE CONSENT TO THE RECORDING OF SAID PLAT AND FOR THE LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DOES HEREBY JOIN IN ALL DEDICATIONS.

CHENEY FINANCIAL SERVICES, INC., A UTAH CORPORATION
BY: Howard W. Cheney
HOWARD W. CHENEY, PRESIDENT

30 0 30
SCALE IN FEET

FINAL PLAT

HURRICANE HEIGHTS TOWNHOMES - PHASE 4

A 32 UNIT SUBDIVISION LOCATED IN SECTION 34, T 41 S, R 13 W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Center Line Survey & Design
199 NORTH STATE STREET, LAVERKIN, UTAH 84745
PHONE: (435) 668 - 9830

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 15 DAY OF Sept A.D. 2022.

9-15-2022 DATE
HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 21 DAY OF September A.D. 2022.

SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

ATTESTED BY RECORDER
HURRICANE, UTAH

NANETTE BILLINGS, MAYOR
HURRICANE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12 DAY OF Oct. A.D. 2022.

HURRICANE CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY THIS 13 DAY OF October A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

DOC # 20220046960
Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
10/18/2022 04:32:53 PM Fee $ 114.00
By: HILL, CARLEN

WASHINGTON COUNTY RECORDER

DATE: 30-AUG-2022
SCALE: 1"=30'
SHEET 1

Unofficial Copy