

MAP

DOC # 20230001327

Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
01/17/2023 02:22:25 PM Fee \$ 132.00
By HURRICANE VILLAGE LLC



NAME: HURRICANE VILLAGE PLAT B

LOTS: 41 MAP: 5044

PARCEL NUMBER: H-3-1-33-33010 H-3-1-33-338

HURRICANE VILLAGE LLC

BEGINNING AT A POINT WHICH LIES N89°43'30"W 1499.59 FEET ALONG THE SECTION LINE AND N00°00'00"E 729.10 FEET FROM SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG NORTH LINE OF HURRICANE VILLAGE PLAT "A" THE FOLLOWING THREE (3) COURSES TO WIT: (1) S89°55'56"W 301.73 FEET, (2) S00°00'00"W 34.27 FEET, (3) S41°19'01"W 306.95 FEET; THENCE N39°50'10"W 286.75 FEET TO A POINT ON THE BOUNDARY OF SANTA FE HILLS PHASE 4; THENCE ALONG THE BOUNDARY OF SANTA FE HILLS PUD, PHASE 4 & 7 THE FOLLOWING TWO (2) COURSES TO WIT: (1) N12°06'13"E (PREVIOUSLY RECORDED AS N12°02'11"E) 257.48 FEET, (2) N89°55'56"E (PREVIOUSLY RECORDED AS N89°51'54"E) 633.84 TO THE WEST BOUNDARY LINE OF HURRICANE VILLAGE PLAT "A"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES TO WIT: (1) S00°04'04"E 71.44 FEET, (2) SOUTHWESTERLY 23.58 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'04", THE CHORD BEARS S44°57'58"W 21.23 FEET, (3) S00°06'47"E 45.00 FEET, (4) SOUTHEASTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°55'56", THE CHORD BEARS S45°02'02"E 21.20 FEET (RADIUS POINT BEARS S00°00'00"E 15.00 FEET), (5) S00°04'04"E 61.08 FEET TO THE POINT OF BEGINNING. CONTAINING 4.447 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5243343 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, BUILDING UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:
"HURRICANE VILLAGE PLAT B"
 I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

David F. Hunt
 SURVEYOR
 11-15-22
 DATE

OWNER'S DEDICATION

I, THE UNDERSIGNED, CLARK COLLEGE, MANAGER OF THE HURRICANE VILLAGE LLC, A UTAH LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT IS MY INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO A P.U.D. (PLANNED UNIT DEVELOPMENT), KNOWN AS HURRICANE VILLAGE PLAT "B", HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, BUILDING UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON FOR PERPETUAL USE OF THE GENERAL PUBLIC AND ALSO DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID PLANNED DEVELOPMENT, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF SAID P.U.D. COVERING THE ABOVE DESCRIBED TRACT OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT. I HEREBY OFFER AND CONVEY TO THE CITY OF HURRICANE, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS" (INCLUDING PRIVATE DRIVEWAYS, ROADS, OR LANES), "LIMITED COMMON AREAS", OR "UTILITY EASEMENTS" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. PURSUANT TO THE UTAH CODE 10-9A-604(10), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HURRICANE VILLAGE LLC, A UTAH LIMITED LIABILITY COMPANY.

IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME, IN WITNESS WHEREOF,
 I HAVE SET MY HAND THIS 18th DAY OF November, 2022.

OWNER—HURRICANE VILLAGE LLC, A UTAH LIMITED LIABILITY COMPANY
 MANAGER—CLARK COLLEGE

 CLARK COLLEGE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASHINGTON }
 I, Clark College, A.D. 2022 PERSONALLY APPEARED BEFORE ME, CLARK COLLEGE, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF HURRICANE VILLAGE LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

10/10/2024 114562 *Brittany Spencer*
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS: Brittany Spencer
 PRINTED FULL NAME OF NOTARY

HURRICANE VILLAGE PLAT "B"

HURRICANE, WASHINGTON COUNTY, UTAH
 CONTAINING 41 BUILDING UNITS AND 4.45 ACRES,
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH.

COUNTY RECORDERS ACCEPTANCE

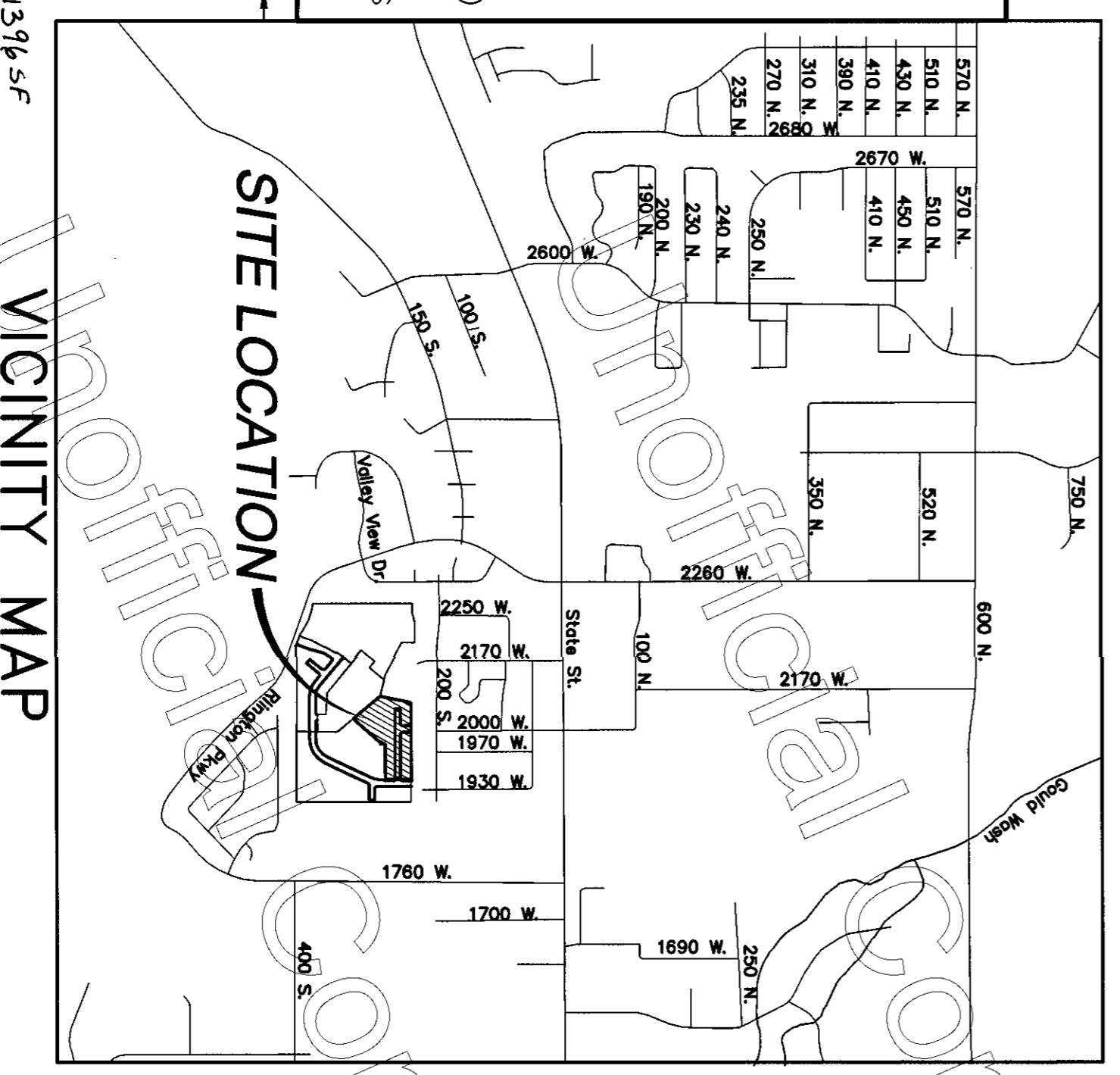
DOC # 20230001327
 THE COUNTY RECORDERS OFFICE HAS REVIEWED THIS PLAT AND IT IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 18th DAY OF November, 2022.
Christina Depoy
 COUNTY RECORDER

LINE TABLE

LINE	LENGTH	BEARING
L1	15.87	S 71°42'19" E
L2	25.51	S 41°51'41" E
L3	15.00	N 90°00'00" E
L4	15.00	N 90°00'00" E
L5	24.57	N 37°33'53" E
L6	17.58	S 58°58'23" E
L7	15.00	N 90°00'00" E
L8	15.00	N 90°00'00" E
L9	15.00	N 90°00'00" E
L10	20.00	N 00°57'39" E

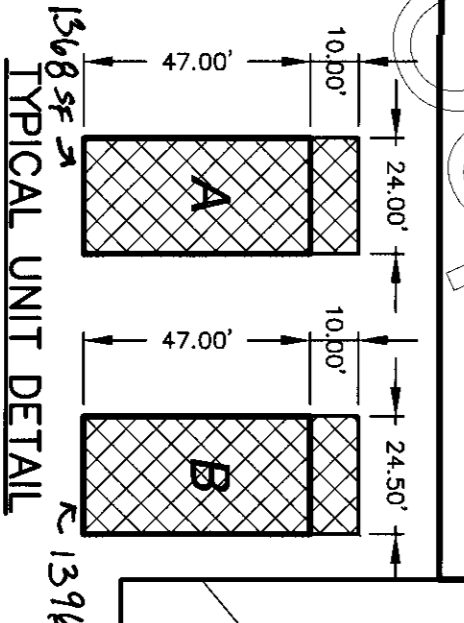
LEGEND

- FOUND BRASS CAP
- FOUND DRILLED HOLE
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- BUILDING UNIT
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- BEARING OF BUILDING
- HURRICANE CITY CLASS 1 MONUMENT



VICINITY MAP

TYPICAL UNIT DETAIL



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°43'30"W-1499.59 FEET ALONG THE SECTION LINE AND N00°00'00"E 729.10 FEET FROM SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG NORTH LINE OF HURRICANE VILLAGE PLAT "A", THE FOLLOWING THREE (3) COURSES TO WIT: (1) S89°55'56"W 301.73 FEET, (2) S00°00'00"W-34.27 FEET, (3) S41°19'01"W 308.95 FEET; THENCE N39°50'10"W-286.75 FEET TO A POINT ON THE BOUNDARY OF SANTA FE HILLS PHASE 4; THENCE ALONG THE BOUNDARY OF SANTA FE HILLS PUD, (PREVIOUSLY RECORDED AS N12°06'13"E) 257.48 FEET, (2) N89°55'56"E (PREVIOUSLY RECORDED AS N89°51'54"E) 633.84 TO THE WEST BOUNDARY LINE OF HURRICANE VILLAGE PLAT "A"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES TO WIT: (1) S00°04'04"E 71.44 FEET, (2) SOUTHWESTERLY 23.58 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°04'04", THE CHORD BEARS S44°57'58"W 21.23 FEET, (3) S00°06'47"E 45.00 FEET, (4) SOUTHEASTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°55'56", THE CHORD BEARS S45°02'02"E 21.20 FEET, (RADIUS POINT BEARS S00°00'00"E 15.00 FEET), (5) S00°04'04"E 61.08 FEET TO THE POINT OF BEGINNING, CONTAINING 4.447 ACRES.

SCALE 1" = 40'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BRC	DELTA
C1	15.00	23.54	21.20	S 45°02'02" E	89°55'56"
C2	15.00	23.58	21.23	S 44°57'58" W	90°04'04"
C3	15.00	23.58	21.23	N 44°57'58" E	90°04'04"
C4	15.00	23.54	21.20	S 45°02'02" E	89°55'56"

NOTES:
 1. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
 2. THE PARENT PARCEL NUMBERS ARE H-3-1-33-33010 AND H-3-1-33-338. AS SHOWN ON THE RECORDS OF THE COUNTY RECORDER IN ST. GEORGE, UTAH.

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREGON SUBDIVISION HAS BEEN REVIEWED AND IT IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 18th DAY OF December, 2022.
Michelle M. Kelly
 ASH CREEK SPECIAL SERVICE DISTRICT

CITY ENGINEERS CERTIFICATE

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 18th DAY OF December, 2022.
David O. Johnson
 HURRICANE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21st DAY OF December, A.D. 2022.
Christina Depoy
 HURRICANE CITY CLERK

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

WE, THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREOF. THIS 20th DAY OF December, 2022.
Christina Depoy
 HURRICANE CITY RECORDER
Michelle Kelly
 HURRICANE CITY MAYOR

TREASURER APPROVAL

I, WASHINGTON COUNTY CLERK, HEREBY CERTIFY THIS PLAT IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH AND FEES DUE AND PENDING ON THIS PLAT HAVE BEEN PAID IN FULL.

 WASHINGTON COUNTY CLERK

SURVEYOR'S SEAL
 PROFESSIONAL LAND SURVEYOR
 DAVID F. HUNT
 LICENSE NO. 5243343
 SALES EXPIRES 10/31/2024

AHS Engineering
 944 E. 800 N. Suite A
 Spanish Fork, UT 84640
 Phone: 801-655-0566