

**MAP**

**DOC # 20230004187**

Map (Conveying Property) Page 1 of 4  
Gary Christensen, Washington County Recorder  
02/16/2023 08:29:09 AM Fee \$ 128.00  
By ZUNDEL, JONATHAN



**NAME: PAINTED SANDS PHASE 2A**

**LOTS: 14**

**MAP: 5063**

**PARCEL NUMBER: H-3-1-33-149 H-3-1-33-1145 H-3-1-33-150-A**

**BERLINETTA DEVELOPMENT, LLC**

TRACT 1

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E 1554.36 FEET AND S01°01'44"W 503.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S00°31'45"W 401.92 FEET; THENCE S02°32'13"W 98.47 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 450 NORTH STREET; THENCE N87°27'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 86.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF N43°28'01"W, AND A CHORD LENGTH OF 38.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1400 WEST STREET; THENCE N00°31'45"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 285.01 FEET; THENCE N89°09'14"W ALONG THE EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF 460 NORTH STREET, 241.34 FEET TO THE EAST LINE OF LOT 12 OF PAINTED SANDS PHASE 1; THENCE N00°50'46"E ALONG SAID EAST LINE, 100.00 FEET; THENCE S89°09'14"E 41.31 FEET; THENCE N00°50'46"E 85.96 FEET; THENCE S88°58'16"E 316.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 99,216 SQUARE FEET OR 2.278 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 460 NORTH STREET, SAID POINT BEING S88°58'16"E 1224.37 FEET AND S01°01'44"W 734.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S89°09'14"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF 460 NORTH STREET, 150.11 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, A DELTA ANGLE OF 89°40'58", A CHORD BEARING OF S44°18'44"E, AND A CHORD LENGTH OF 28.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1400 WEST STREET; THENCE S00°31'45"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 80.11 FEET; THENCE N89°09'14"W 170.00 FEET TO THE EAST LINE OF LOT 13 OF PAINTED SANDS PHASE 1; THENCE N00°31'45"E ALONG SAID EAST LINE, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,916 SQUARE FEET OR 0.388 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 3

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E 1321.81 FEET AND S01°01'44"W 951.99 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S89°28'15"E 74.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1400 WEST STREET; THENCE S00°31'45"W ALONG THE WESTERLY RIGHT OF WAY LINE OF 1400 WEST STREET, 22.78 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 104.06 FEET, A DELTA ANGLE OF 81°40'21", A CHORD BEARING OF S40°18'25"E, AND A CHORD LENGTH OF 95.47 FEET; THENCE S01°03'36"W 102.81 FEET; THENCE N88°56'24"W 137.14 FEET; THENCE N00°52'43"E 196.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,224 SQUARE FEET OR 0.510 ACRES MORE OR LESS.

# FINAL PLAT OF PAINTED SANDS PHASE 2A

## PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. HURRICANE CITY, WASHINGTON COUNTY, UTAH

- ### GENERAL NOTES
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S88°58'16"E.
  - A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS PROPOSED ALONG ALL STREET-SIDE LOT LINES.
  - ALL BOUNDARY CORNERS AND REAR LOT CORNERS TO BE SET WITH A 5/8" REBAR AND CAP SPACING REBAR TO ASSOCIATED REAR LOT CORNERS TO BE SET WITH A 5/8" REBAR AND CAP SPACING IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
  - THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DAMAGE IMPROVEMENTS.
  - IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY AND/OR ASH CREEK SPECIAL SERVICE DISTRICT IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

### OWNER'S 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, PUBLIC STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

PAINTED SANDS PHASE 2A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THE PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE NOTED OR SHOWN, THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

SIGNED THIS 20th DAY OF June 2021.

BERLINTHA DEVELOPMENT, LLC  
*Andrew M. Kay*  
ANDREW M. KAY, *Manager*

### ACKNOWLEDGMENT

STATE OF UTAH, Washington COUNTY OF Washington

ON THE 20th DAY OF June 2021, PERSONALLY APPEARED BEFORE ME, ANDREW M. KAY WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE FOREGOING OWNER OF BERLINTHA DEVELOPMENT, LLC AND THAT HE EXECUTED THE AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BERLINTHA DEVELOPMENT, LLC, AND HE DID SO BY THE EXECUTION OF THE FOREGOING TRACT OF LAND AND HE DID SO BY THE EXECUTION OF THE FOREGOING COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

# 714974  
COMMISSION NO. 9031945  
EXPIRATION DATE SEP 28, 2024

FULL NAME SIGNATURE  
*Nicole Schmitt*  
NICOLE SCHMITT  
FULL NAME PRINT  
NICOLE SCHMITT  
My Commission Expires Sept 28, 2024

### ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS 23 DAY OF June 2021.

*Michael J. Blum*  
ASH CREEK SPECIAL SERVICE DISTRICT

### ENGINEERS APPROVAL

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

*Robert J. Gibson*  
HURRICANE CITY ENGINEER

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27th DAY OF February 2023.

*Robert J. Gibson*  
HURRICANE CITY ATTORNEY

### APPROVAL AND ACCEPTANCE BY HURRICANE CITY

WE THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THEREON, THIS 24th DAY OF June 2021.

*John W. Brantall*  
JOHN W. BRANTALL, MAYOR  
HURRICANE, UTAH

### TREASURER APPROVAL

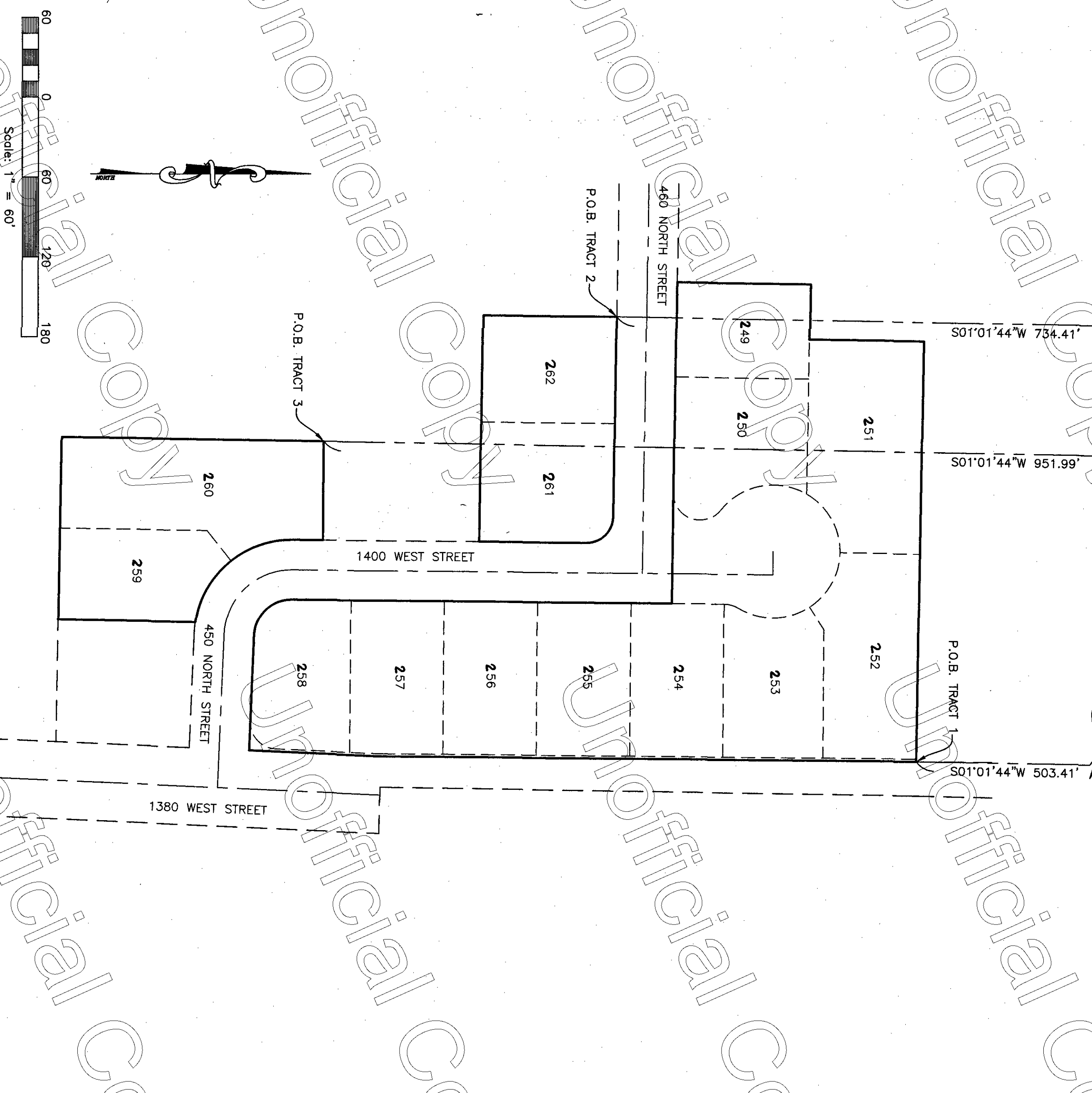
WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 15th DAY OF February 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION, FINAL PLAT HAVE BEEN PAID IN FULL.

*John W. Brantall*  
WASHINGTON COUNTY TREASURER

### DOC # 20230004187

WASHINGTON COUNTY RECORDER

*David L. Dwyer*  
WASHINGTON COUNTY RECORDER



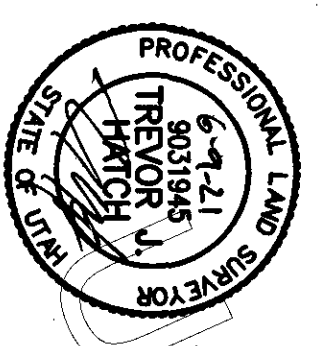
### SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE NUMBER 9031945) AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER SHOWN AS PAINTED SANDS PHASE 2A AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND THAT SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1  
PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E 1554.36 FEET AND S01°01'44"W 503.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S00°31'45"W 401.92 FEET; THENCE S02°32'13"W 98.47 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 450 NORTH STREET; THENCE S87°27'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 86.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF N43°28'01"W, AND A CHORD LENGTH OF 38.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1400 WEST STREET; THENCE N00°31'45"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF 1400 WEST STREET, 241.34 FEET TO THE EAST LINE OF LOT 12 OF PAINTED SANDS PHASE 1; THENCE N00°50'46"E ALONG SAID EAST LINE, 100.00 FEET; THENCE S89°09'14"E 41.31 FEET; THENCE N00°50'46"E 85.96 FEET; THENCE S88°58'16"E 316.01 FEET TO THE POINT OF BEGINNING.  
CONTAINING 99,216 SQUARE FEET OR 2.278 ACRES MORE OR LESS.  
TOGETHER WITH:

TRACT 2  
PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 480 NORTH STREET, SAID POINT BEING S88°58'16"E 1224.37 FEET AND S01°01'44"W 734.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S89°09'14"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF 480 NORTH STREET, 150.11 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, A DELTA ANGLE OF 89°40'58", A CHORD BEARING OF S44°18'44"E, AND A CHORD LENGTH OF 28.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1400 WEST STREET; THENCE S00°31'45"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 80.11 FEET; THENCE S89°09'14"W 170.00 FEET TO THE EAST LINE OF LOT 13 OF PAINTED SANDS PHASE 1; THENCE N00°31'45"E ALONG SAID EAST LINE, 100.00 FEET TO THE POINT OF BEGINNING.  
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CONTAINING 22,224 SQUARE FEET OR 0.510 ACRES MORE OR LESS.



6-21-21  
DATE

TREVOR J. HATCH  
LICENSE NO. 9031945

REVISIONS	
DATE	DESCRIPTION

## Reeve & Associates, Inc.

5180 SOUTH 1500 WEST, WESTDALE UT 84405  
TEL: (801) 821-3100 FAX: (801) 821-3666 WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

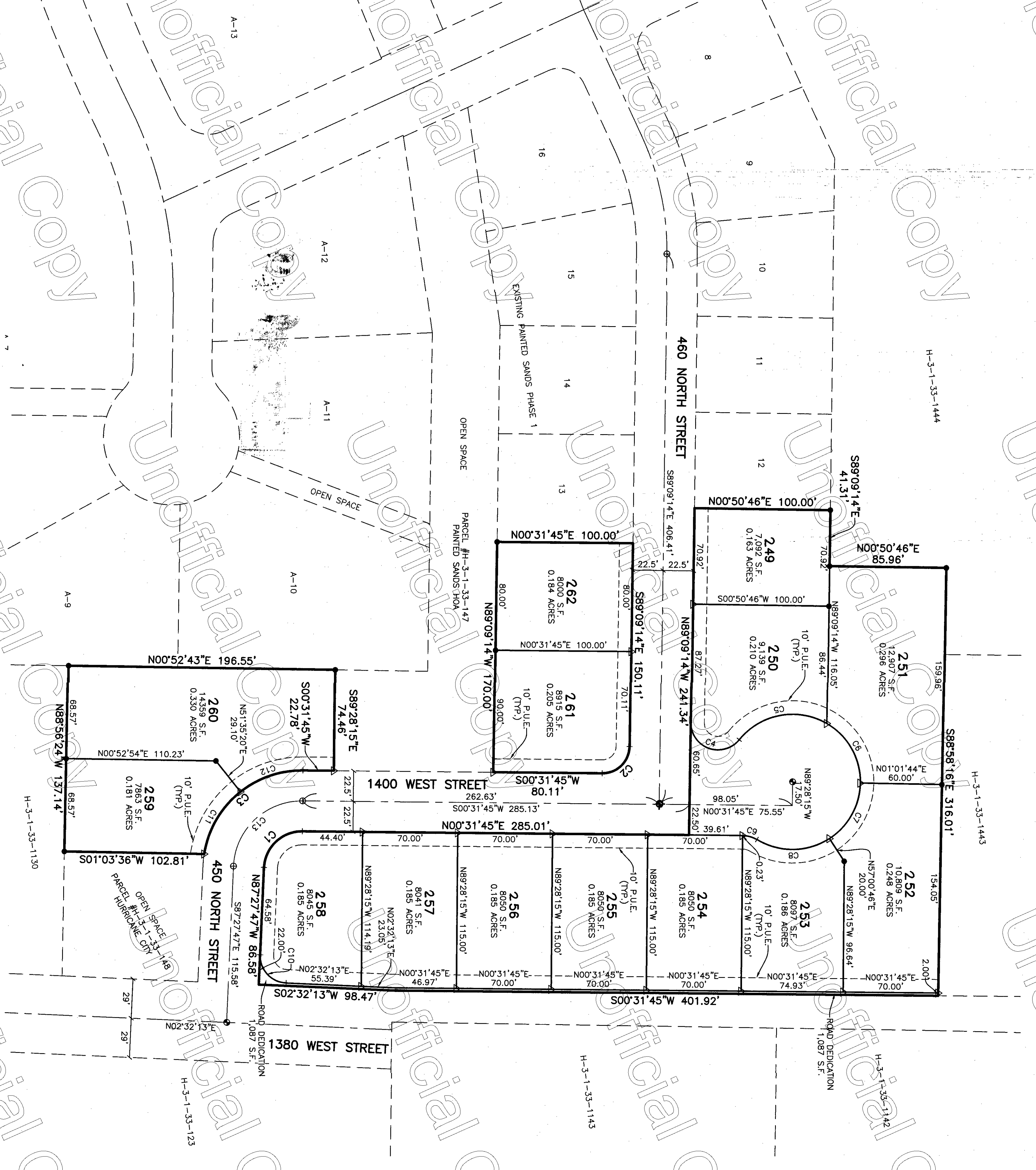
## PAINTED SANDS PHASE 2A

HURRICANE CITY, WASHINGTON COUNTY, UTAH

### FINAL PLAT

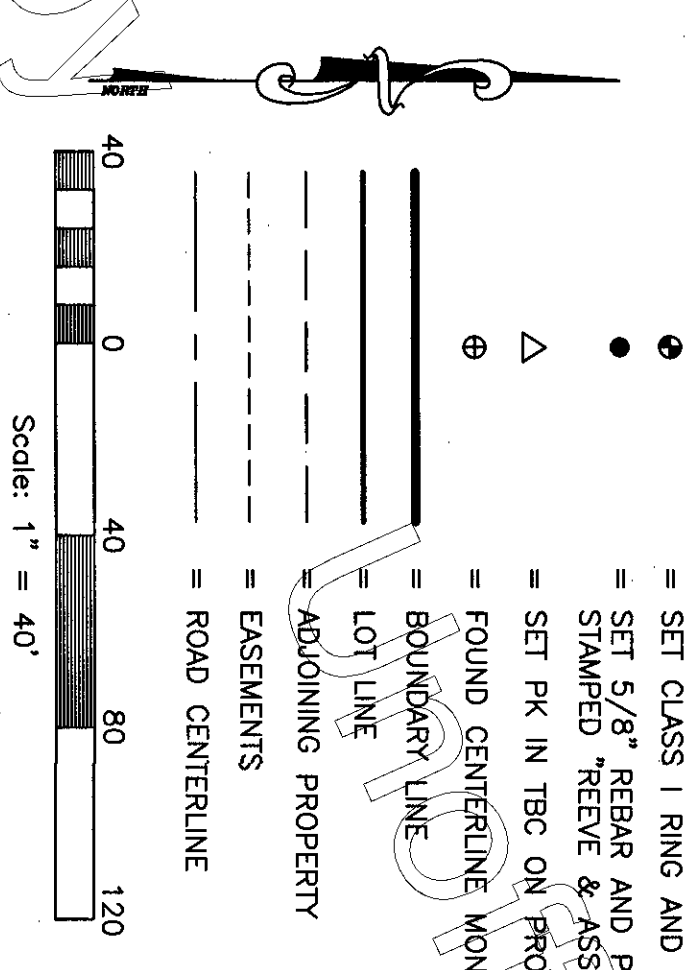
Project Info.	
Surveyor:	T. HATCH
Drafter:	N. ANDERSON
Begin Date:	06-30-20
Name:	PAINTED SANDS PHASE 2A
Scale:	1"=60'
Checked:	7456-01
Number:	
Sheet:	1
Sheets:	2

**FINAL PLAT OF**  
**PAINTED SANDS PHASE 2A**  
 PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH,  
 RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH



**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	28.00	43.00	35.90	27.04	N43°28'01"W	87°59'32"
C2	20.00	31.31	28.21	19.89	S44°18'44"E	89°40'58"
C3	73.00	104.08	95.47	63.09	S40°18'28"E	81°40'21"
C4	20.00	49.70	37.86	58.72	N19°39'19"E	142°22'56"
C5	30.00	71.35	43.31	65.47	N10°38'23"W	81°42'33"
C6	50.00	118.92	70.93	103.26	S60°58'47"E	69°56'02"
C7	50.00	48.92	26.93	26.93	S60°58'47"E	69°56'02"
C8	50.00	48.92	26.93	26.93	S60°58'47"E	69°56'02"
C9	20.00	10.82	5.55	5.55	S16°01'50"W	31°00'18"
C10	20.00	31.42	20.00	10.82	N47°32'13"E	90°00'00"
C11	73.00	54.44	53.19	28.56	N59°46'38"W	42°43'55"
C12	73.00	49.61	48.66	28.81	N18°56'28"W	38°56'25"
C13	50.50	77.56	70.16	48.76	S43°28'01"E	87°59'32"



**REVISIONS**

DATE	DESCRIPTION

**Reeve & Associates, Inc.**  
 5180 SOUTH 1500 WEST, RIVERDALE UT, 84405  
 TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-associates.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**PAINTED SANDS PHASE 2A**  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH  
**FINAL PLAT**

**Project Info.**  
 Surveyor: T. HATCH  
 Drafter: N. ANDERSON  
 Begin Date: 06-30-20  
 Name: PAINTED SANDS PHASE 2A  
 Scale: 1"=50'  
 Checked: \_\_\_\_\_  
 Number: 6626-03

Sheet	2
Sheets	2

Printed: 2023-08-24 09:09 AM  
 #20230004887-4 of 4  
 Sheet 2 of 2