

ROADWAY DEDICATION

NAME: BASH PARKWAY

LOTS: 0 MAP: 5245

**PARCEL NUMBER: H-4-2-11-2112-GS1 H-4-2-11-126 H-4-2-12-1113-GS1
H-4-2-12-1209-GS1 H-4-2-12-1207-GS1 H-4-2-12-1208-GS1 H-4-2-12-401-GS1
H-4-2-12-1103-GS1**

**WESTERN MORTGAGE & REALTY COMPANY
BASH RESORTS, LLC (LIMITED LIABILITY COMPANY)
BASH HOLDINGS, LLC (UTAH LIMITED LIABILITY COMPANY)
HERITAGE LAND DEVELOPMENT, LLC (UTAH LIMITED LIABILITY
COMPANY)**

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE WEST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES SOUTH 01°07'24" WEST ALONG SAID SECTION LINE 822.07 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE SOUTHEASTERLY ALONG A 2,243.55 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 29°01'11" WEST) THROUGH A CENTRAL ANGLE OF 06°34'17", A DISTANCE OF 257.32 FEET; THENCE EASTERLY ALONG A 19.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 35°35'29" EAST) THROUGH A CENTRAL ANGLE OF 88°45'29", A DISTANCE OF 30.21 FEET; THENCE SOUTH 53°08'52" EAST 60.00 FEET; THENCE SOUTHERLY ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 53°10'02" EAST) THROUGH A CENTRAL ANGLE OF 88°44'07", A DISTANCE OF 30.20 FEET; THENCE SOUTHEASTERLY ALONG A 2,243.55 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 38°05'53" WEST) THROUGH A CENTRAL ANGLE OF 11°55'21", A DISTANCE OF 466.85 FEET; THENCE EASTERLY ALONG A 358.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 50°01'13" EAST) THROUGH A CENTRAL ANGLE OF 55°12'09", A DISTANCE OF 344.92 FEET; THENCE NORTH 84°49'05" EAST 2,034.43 FEET; THENCE EASTERLY ALONG A 542.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 05°10'55" EAST) THROUGH A CENTRAL ANGLE OF 06°23'22", A DISTANCE OF 60.44 FEET; THENCE SOUTH 88°47'32" EAST 239.29 FEET TO THE WESTERLY LINE OF GATEWAY DRIVE AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 01°12'27" WEST ALONG SAID WESTERLY LINE 77.00 FEET; THENCE NORTH 88°47'33" WEST 239.29 FEET; THENCE WESTERLY ALONG A 465.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°12'27" WEST) THROUGH A CENTRAL ANGLE OF 06°23'22", A DISTANCE OF 51.86 FEET; THENCE SOUTH 84°49'05" WEST 2,034.43 FEET; THENCE WESTERLY ALONG A 435.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 05°10'55" WEST) THROUGH A CENTRAL ANGLE OF 55°12'09", A DISTANCE OF 419.11 FEET; THENCE NORTHWESTERLY ALONG A 2,166.55 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 50°01'13" WEST) THROUGH A CENTRAL ANGLE OF 19°55'02", A DISTANCE OF 753.14 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 12 (SAID POINT LIES NORTH 01°07'24" EAST 1732.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12); THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID 2,166.55 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 30°06'12" WEST) THROUGH A CENTRAL ANGLE OF 12°37'44", A DISTANCE OF 477.54 FEET; THENCE WESTERLY ALONG A 465.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 17°28'28" WEST) THROUGH A CENTRAL ANGLE OF 07°04'20", A DISTANCE OF 57.40 FEET; THENCE NORTH 79°35'52" WEST 114.19 FEET; THENCE NORTH 10°24'08" EAST 77.00 FEET; THENCE SOUTH 79°35'52" EAST 114.19 FEET; THENCE EASTERLY ALONG A 542.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 10°24'08" WEST) THROUGH A CENTRAL ANGLE OF 07°04'20", A DISTANCE OF 66.90 FEET; THENCE EASTERLY ALONG A 2,243.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 17°28'28" WEST) THROUGH A CENTRAL ANGLE OF 11°32'43", A DISTANCE OF 452.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,136 SQUARE FEET OR 7.35 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°51'50" WEST 2657.22 FEET BETWEEN THE SOUTHEAST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST.

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 01°07'24" WEST ALONG THE SECTION LINE 1,290.96 FEET AND EAST 3,401.35 FEET, FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°47'33" EAST 332.26 FEET; THENCE EASTERLY ALONG A 457.24 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 01°12'27" WEST) THROUGH A CENTRAL ANGLE OF 18°09'23", A DISTANCE OF 144.89 FEET; THENCE EASTERLY ALONG A 358.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 19°21'50" EAST) THROUGH A CENTRAL ANGLE OF 17°46'09", A DISTANCE OF 111.03 FEET; TO A POINT OF CUSP THENCE SOUTH 88°24'20" EAST 1,262.36 FEET; THENCE NORTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°35'40" EAST) THROUGH A CENTRAL ANGLE OF 90°25'12", A DISTANCE OF 19.73 FEET; THENCE SOUTH 01°12'02" WEST 89.59 FEET TO THE NORTH LINE OF PARCEL H-4-4-12-12011; THENCE NORTH 88°24'20" WEST ALONG SAID NORTH LINE 1,275.48 FEET; THENCE WESTERLY ALONG A 435.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°35'40" EAST) THROUGH A CENTRAL ANGLE OF 17°46'09", A DISTANCE OF 134.91 FEET; THENCE WESTERLY ALONG A 380.24 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 19°21'50" WEST) THROUGH A CENTRAL ANGLE OF 18°09'23", A DISTANCE OF 120.49 FEET; THENCE NORTH 88°47'33" WEST 332.26 FEET TO THE EASTERLY LINE OF SAID GATEWAY DRIVE; THENCE NORTH 01°12'27" EAST ALONG SAID EASTERLY LINE 77.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,495 SQUARE FEET OR 3.29 ACRES.

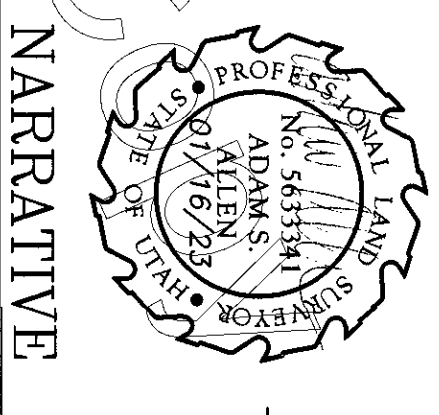
BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°51'50" WEST 2657.22 FEET BETWEEN THE SOUTHEAST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST.

**DEDICATION PLAT FOR
 BASH PARKWAY**
 LOCATED IN SECTIONS 11 & 12
 TOWNSHIP 42 SOUTH RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, AM A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HOLD LICENSE NUMBER 5633341. I CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON TO BE A PUBLIC ROAD RIGHT OF WAY, HEREAFTER TO BE KNOWN AS:
BASH PARKWAY
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ADAM ALLEN, P.L.S. #5633341
 [Signature]
 DATE: 01/16/2023



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE THE BOUNDARY OF A NEW ROADWAY AND DEDICATE THE ROADWAY FOR PUBLIC USE TO HURRICANE CITY, WASHINGTON COUNTY, UTAH. THIS PLAT WAS PREPARED AT THE REQUEST OF OUR CLIENT, THE BASIS OF BEARING FOR THIS PLAT IS N 89°51'50" W 2657.22' ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN BETWEEN TWO SECTION MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

GENERAL NOTES

1. A 10.00-20.00 FOOT WIDE UTILITY EASEMENT EXISTS ALONG ALL RIGHT-OF-WAY LINES AS NOTED ON THIS PLAT
2. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE PARENT PARCELS ARE H-4-2-11-211-1, H-4-2-11-211-2, H-4-2-11-211-3, H-4-2-11-211-4, H-4-2-11-211-5, H-4-2-11-211-6, H-4-2-11-211-7, H-4-2-11-211-8, H-4-2-11-211-9, H-4-2-11-211-10, H-4-2-11-211-11, H-4-2-11-211-12, H-4-2-11-211-13, H-4-2-11-211-14, H-4-2-11-211-15, H-4-2-11-211-16, H-4-2-11-211-17, H-4-2-11-211-18, H-4-2-11-211-19, H-4-2-11-211-20, H-4-2-11-211-21, H-4-2-11-211-22, H-4-2-11-211-23, H-4-2-11-211-24, H-4-2-11-211-25, H-4-2-11-211-26, H-4-2-11-211-27, H-4-2-11-211-28, H-4-2-11-211-29, H-4-2-11-211-30, H-4-2-11-211-31, H-4-2-11-211-32, H-4-2-11-211-33, H-4-2-11-211-34, H-4-2-11-211-35, H-4-2-11-211-36, H-4-2-11-211-37, H-4-2-11-211-38, H-4-2-11-211-39, H-4-2-11-211-40, H-4-2-11-211-41, H-4-2-11-211-42, H-4-2-11-211-43, H-4-2-11-211-44, H-4-2-11-211-45, H-4-2-11-211-46, H-4-2-11-211-47, H-4-2-11-211-48, H-4-2-11-211-49, H-4-2-11-211-50, H-4-2-11-211-51, H-4-2-11-211-52, H-4-2-11-211-53, H-4-2-11-211-54, H-4-2-11-211-55, H-4-2-11-211-56, H-4-2-11-211-57, H-4-2-11-211-58, H-4-2-11-211-59, H-4-2-11-211-60, H-4-2-11-211-61, H-4-2-11-211-62, H-4-2-11-211-63, H-4-2-11-211-64, H-4-2-11-211-65, H-4-2-11-211-66, H-4-2-11-211-67, H-4-2-11-211-68, H-4-2-11-211-69, H-4-2-11-211-70, H-4-2-11-211-71, H-4-2-11-211-72, H-4-2-11-211-73, H-4-2-11-211-74, H-4-2-11-211-75, H-4-2-11-211-76, H-4-2-11-211-77, H-4-2-11-211-78, H-4-2-11-211-79, H-4-2-11-211-80, H-4-2-11-211-81, H-4-2-11-211-82, H-4-2-11-211-83, H-4-2-11-211-84, H-4-2-11-211-85, H-4-2-11-211-86, H-4-2-11-211-87, H-4-2-11-211-88, H-4-2-11-211-89, H-4-2-11-211-90, H-4-2-11-211-91, H-4-2-11-211-92, H-4-2-11-211-93, H-4-2-11-211-94, H-4-2-11-211-95, H-4-2-11-211-96, H-4-2-11-211-97, H-4-2-11-211-98, H-4-2-11-211-99, H-4-2-11-211-100.

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE 20th DAY OF JANUARY, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, **BRAD L. SEGEMILLER**, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF **HERITAGE LAND DEVELOPMENT, LLC**, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SAID LIMITED LIABILITY COMPANY, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: **Janice Evans**
 MY COMMISSION EXPIRES: 01/20/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASHINGTON }
 ON THE 20th DAY OF JANUARY, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, **BRAD L. SEGEMILLER**, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF **BASH RESORTS, LLC**, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SAID LIMITED LIABILITY COMPANY, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: **Brad L. Segemiller**
 MY COMMISSION EXPIRES: 01/16/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HERON DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC STREET HEREAFTER TO BE KNOWN AS:
BASH PARKWAY
 FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREET AND EASEMENTS. THE OWNERS DO HEREBY WARRANT TO HURRICANE CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

WESTERN MORTGAGE & REALTY COMPANY
 (A WASHINGTON CORPORATION)

BY: **[Signature]**
 VICE PRESIDENT

BASH RESORTS, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

BY: **[Signature]**
 MANAGING MEMBER

BASH HOLDINGS, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

BY: **[Signature]**
 MANAGING MEMBER

HERITAGE LAND DEVELOPMENT, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

CORPORATE ACKNOWLEDGMENT

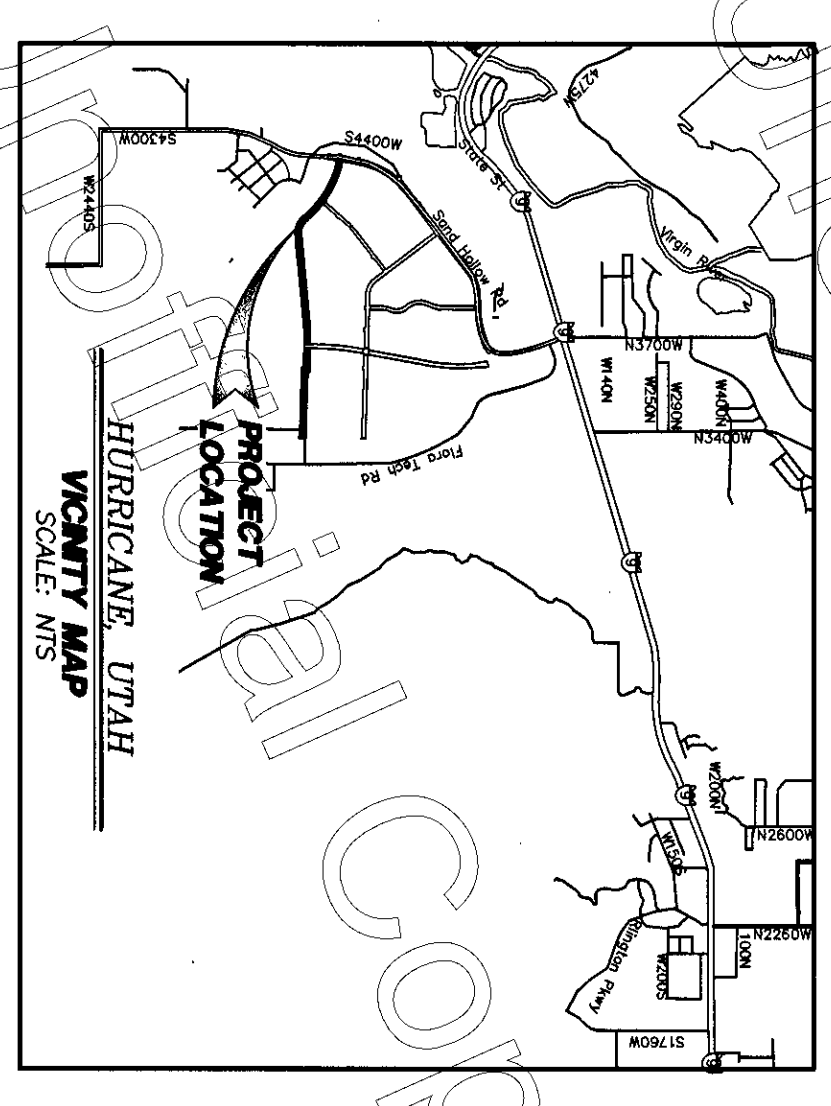
STATE OF UTAH }
 COUNTY OF WASHINGTON }
 ON THE 20th DAY OF JANUARY, 2023, PERSONALLY APPEARED BEFORE ME, **TERA M. TAYLOR**, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE VICE PRESIDENT OF **WESTERN MORTGAGE & REALTY COMPANY**, AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: **Brad L. Segemiller**
 MY COMMISSION EXPIRES: 01/16/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASHINGTON }
 ON THE 20th DAY OF JANUARY, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, **BRAD L. SEGEMILLER**, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF **BASH RESORTS, LLC**, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SAID LIMITED LIABILITY COMPANY, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: **Brad L. Segemiller**
 MY COMMISSION EXPIRES: 01/16/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH



ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS ROADWAY DEDICATION PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON THE IN THIS OFFICE THIS 20th DAY OF 2023.

[Signature]
 SUPERINTENDENT, A.C.S.S.D.

ENGINEER'S APPROVAL

THE HERON ROADWAY DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS 20th DAY OF 2023.

[Signature]
 ENGINEER
 HURRICANE CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 20th DAY OF 2023.

[Signature]
 CITY ATTORNEY
 HURRICANE CITY, UTAH

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNSEL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS 20th DAY OF 2023.

[Signature]
 ATTORNEY
 HURRICANE CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE 20th DAY OF JANUARY, 2023, THAT ALL TAXES, FEES, AND FINES, AS SET FORTH IN DIVISION 1 HAVE BEEN PAID.

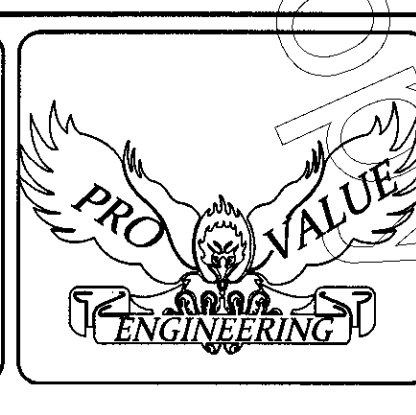
[Signature]
 WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20230036793
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**DEDICATION PLAT FOR:
 BASH PARKWAY**

HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 20 South 850 West, Suite 1
 Hurricane City, Utah 84731
 Phone: (435) 666-8367 Karl Reamson

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2022	A.S.A.
2	CITY REDLINES	01/16/2023	S.K.A.

DEDICATION PLAT FOR
BASH PARKWAY
 LOCATED IN SECTIONS 11 & 12
 TOWNSHIP 42 SOUTH RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah }
 COUNTY OF Washington }
 ON THE 18 day of October 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND OF SAID STATE AND COUNTY, DAVID H STIRLING, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF PEACH PIT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF PEACH PIT, LLC, AND HE/SHE DID DULY ACKNOWLEDGE AND SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
 * **DAVID H STIRLING**
 NOTARY PUBLIC: David Stirling
 MY COMMISSION EXPIRES: 12/31/2027
 A NOTARY PUBLIC COMMISSIONED IN UTAH

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah }
 COUNTY OF Washington }
 ON THE 18 day of October 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND OF SAID STATE AND COUNTY, RUSSELL W. ROBINSON, WHO BEING BY ME DULY SWORN, DID PROVE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS NAMED IN THIS DOCUMENT, AND THAT THEY EXECUTED THE FOREGOING DEDICATION.
 NOTARY PUBLIC: Russell W. Robinson
 MY COMMISSION EXPIRES: 12/31/2027
 A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah }
 COUNTY OF Washington }
 ON THE 18 day of October 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND OF SAID STATE AND COUNTY, BRUCE W. MOSEY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF ENHANCED HOME BUILDERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF ENHANCED HOME BUILDERS, 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: Bruce W. Mosely
 MY COMMISSION EXPIRES: 12/31/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC STREET HEREAFTER TO BE KNOWN AS
BASH PARKWAY
 FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREET AND EASEMENTS. THE OWNERS DO HEREBY WARRANT TO HURRICANE CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

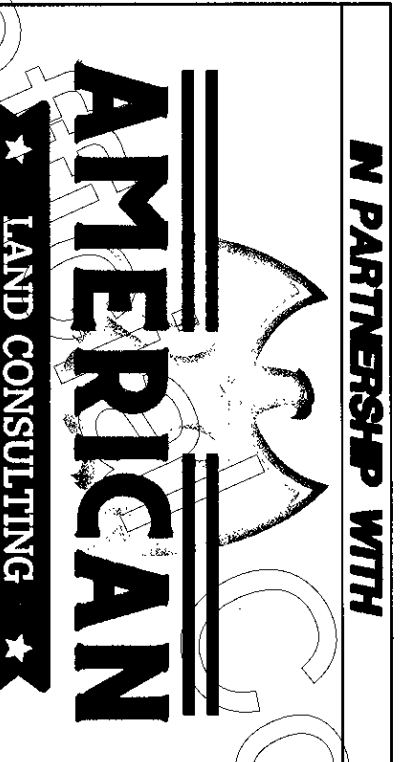
PEACH PIT, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

BY: David H Stirling
 MANAGING MEMBER

RUSSELL W. ROBINSON
 INDIVIDUAL

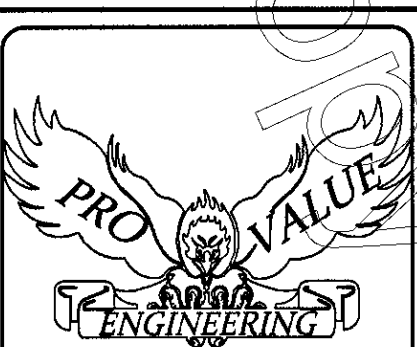
ENHANCED HOME BUILDERS, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

BY: Bruce W. Mosely
 MANAGING MEMBER



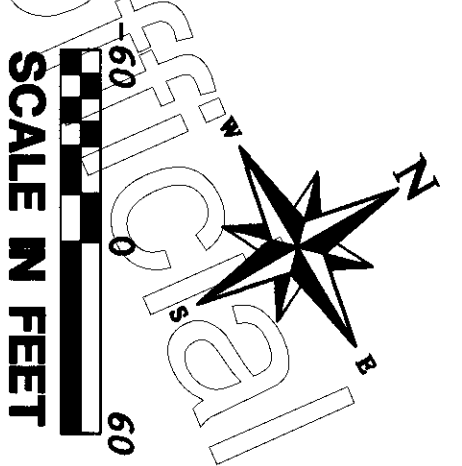
REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2022	A.S.A.
2	CITY REDLINES	01/16/2023	S.K.A.

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 20 South 800 West, Suite 1
 Hurricane City, Utah 84202
 Phone: (435) 668-8307 Karl Roemer

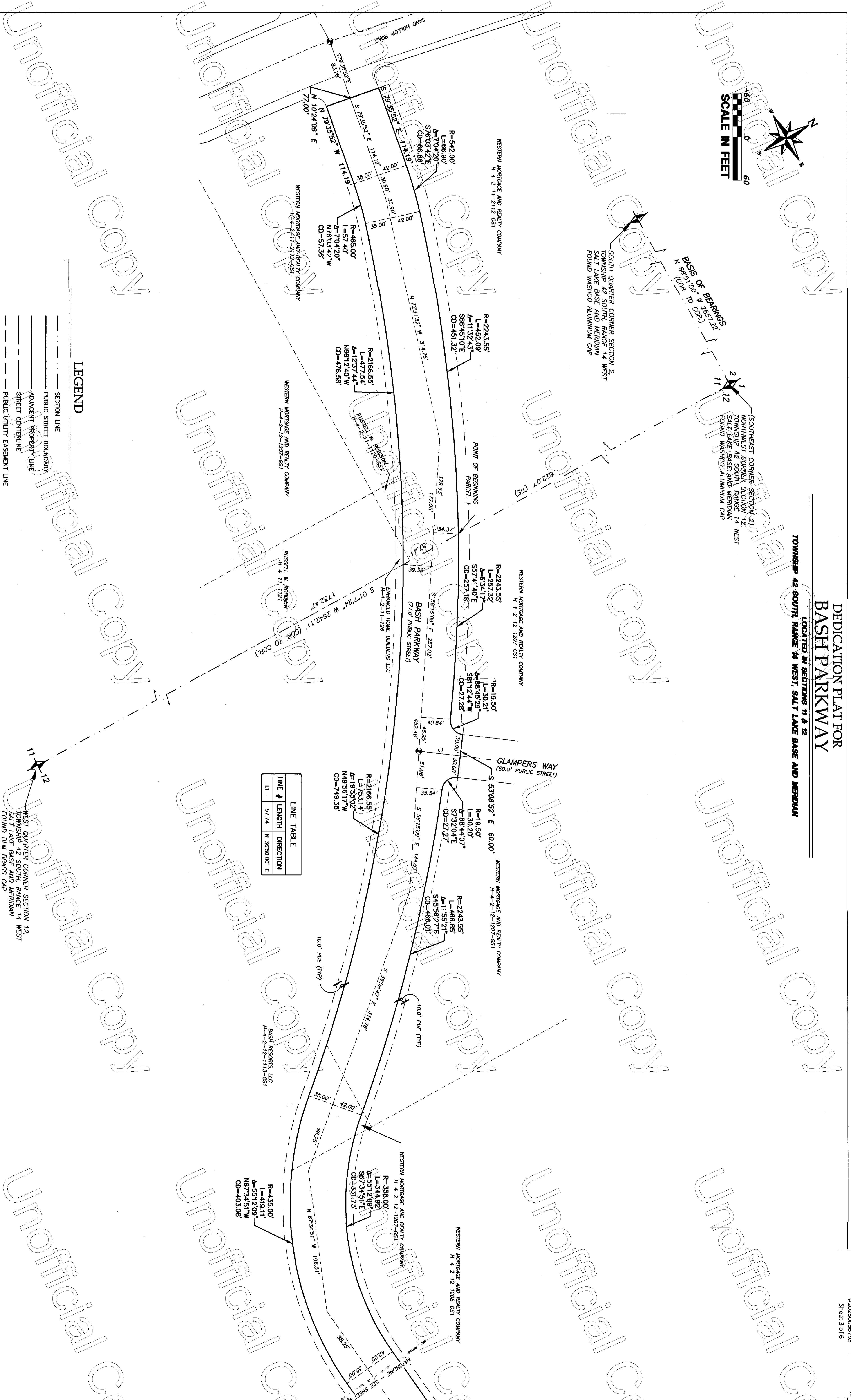


DEDICATION PLAT OF:
BASH PARKWAY
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 09/29/2023
 SCALE: 1"=60'
 SHEET NO. 2 OF 6



DEDICATION PLAT FOR
BASH PARKWAY
 LOCATED IN SECTIONS 11 & 12
 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- SECTION LINE
- PUBLIC STREET BOUNDARY
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT LINE
- ⊕ CENTERLINE MONUMENT AS DESCRIBED ON PLAT
- ⊙ CALCULATED CENTERLINE MONUMENT
- ⊙ SECTION MONUMENT AS DESCRIBED ON PLAT

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	57.74	N 35°50'00" E

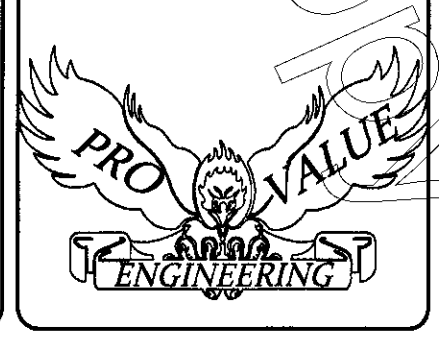
WEST QUARTER CORNER SECTION 12
 TOWNSHIP 42 SOUTH, RANGE 14 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND BLM BRASS CAP

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2022	A.S.A.
2	CITY REDLINES	01/16/2023	S.K.A.

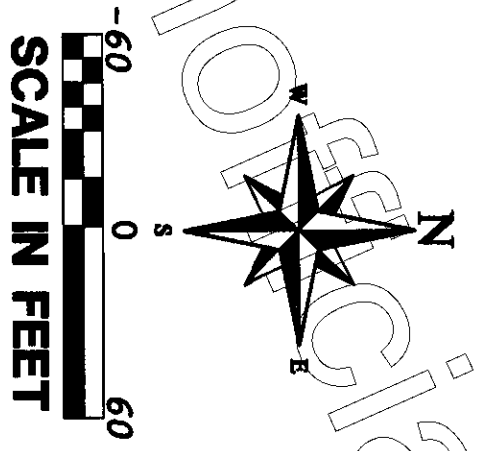
PROVALUE ENGINEERING, INC.
 Engineers- Land Surveyors - Land Planners
 22 South 850 West, Suite 1
 Hurricane City, Utah 84131
 Phone: (435) 668-8327 Karl Raussen



DEDICATION PLAT OF:
BASH PARKWAY
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

AMERICAN
 LAND CONSULTING
 IN PARTNERSHIP WITH

DATE: 03/02/2023
 SCALE: 1"=40'
 JOB NO: 336-004
 SHEET NO:
3 OF 6



DEDICATION PLAT FOR
BASH PARKWAY
 LOCATED IN SECTIONS 11 & 12
 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

- LEGEND**
- SECTION LINE
 - PUBLIC STREET BOUNDARY
 - ADJACENT PROPERTY LINE
 - STREET CENTERLINE
 - PUBLIC UTILITY EASEMENT LINE
 - ◆ CENTERLINE MONUMENT AS DESCRIBED ON PLAT
 - ◆ CALCULATED CENTERLINE MONUMENT
 - ◆ SECTION MONUMENT AS DESCRIBED ON PLAT

BASH RESORTS, LLC
 H-4-2-12-1113-051

HERITAGE LAND DEVELOPMENT LLC
 H-4-2-12-401-051

WESTERN MORTGAGE AND REALTY COMPANY
 H-4-2-12-1208-051

BASH RESORTS, LLC
 H-4-2-12-1113-051

WESTERN MORTGAGE AND REALTY COMPANY
 H-4-2-12-1208-051

MATCHLINE - SEE SHEET 5

100' PUE (TP)
 N 84°49'05" E 2034.43'
 N 84°49'05" E 2034.43'
 S 84°49'05" W 2034.43'

100' PUE (TP)

MATCHLINE - SEE SHEET 3
 42.00'
 35.00'



N PARTNERSHIP WITH

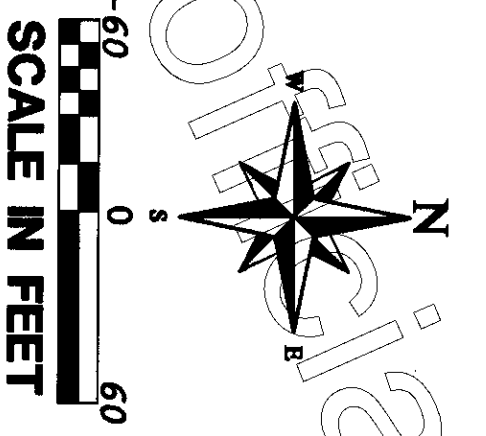
4 OF 6

DEDICATION PLAT OF:
BASH PARKWAY
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



PROVALUE ENGINEERING, INC.
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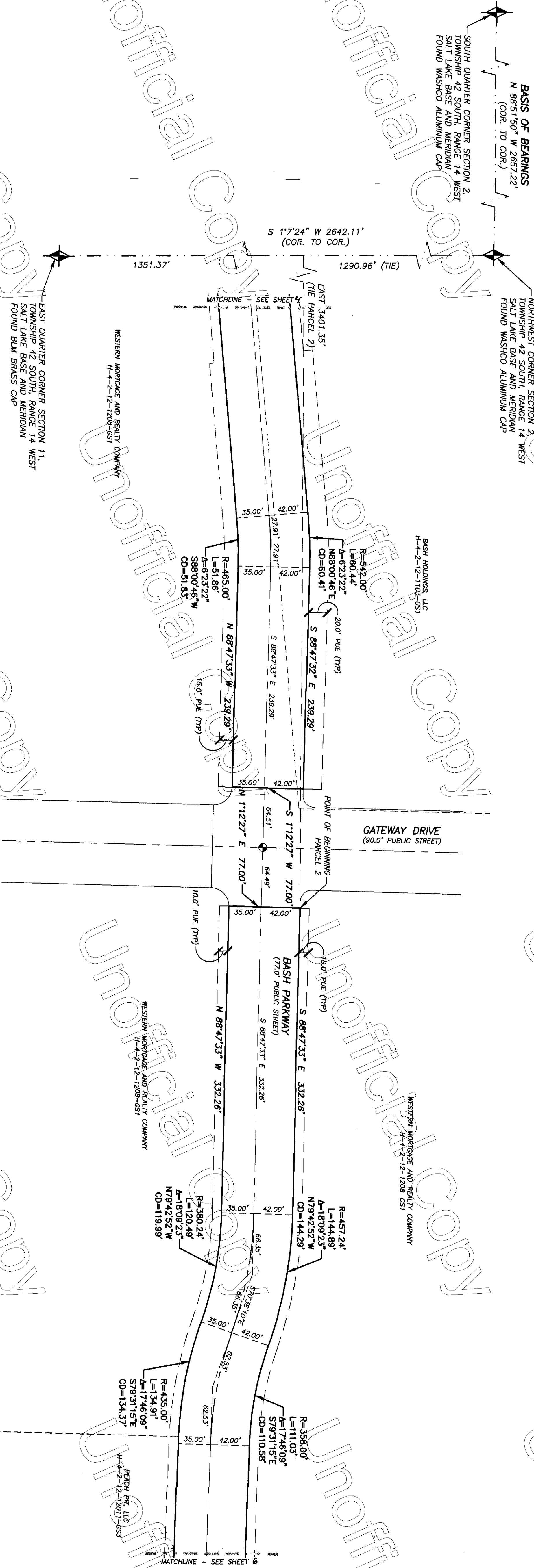
REVISIONS				
NO	DESCRIPTION	DATE	BY	A.S.A.
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2023		
2	CITY REDLINES	01/16/2023		S.K.A.



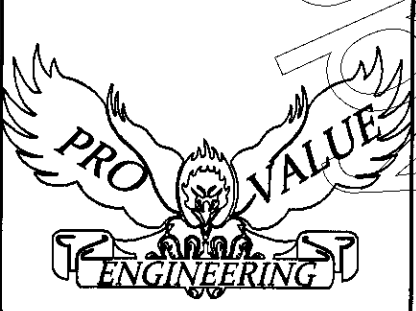
DEDICATION PLAT FOR
BASH PARKWAY

LOCATED IN SECTIONS 11 & 12
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

- LEGEND**
- SECTION LINE
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DEDICATION PLAT OF:
BASH PARKWAY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

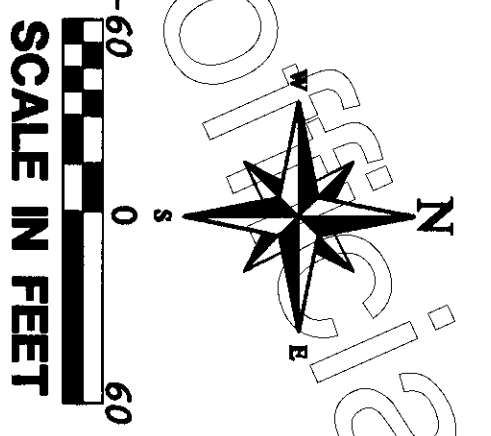


PRO VALUE ENGINEERING, INC.
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Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen

REVISIONS

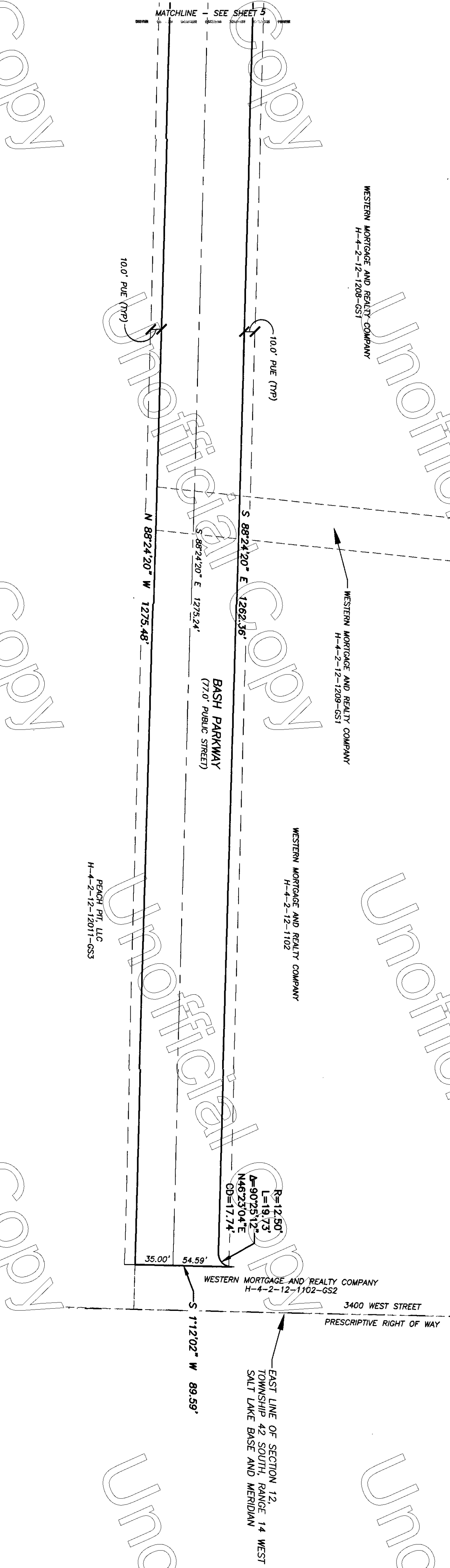
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2022	A.S.A.
2	CITY REDLINES	01/16/2023	S.K.A.

DATE: 03/23/2023
SCALE: 1"=60'
JOB NO. 356-094
SHEET NO. 5 OF 6



DEDICATION PLAT FOR
BASH PARKWAY

LOCATED IN SECTIONS 11 & 12
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



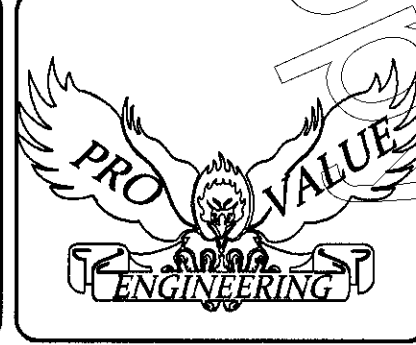
- LEGEND**
- SECTION LINE
 - PUBLIC STREET BOUNDARY
 - ADJACENT PROPERTY LINE
 - STREET CENTERLINE
 - PUBLIC UTILITY EASEMENT LINE
 - ⊕ CENTERLINE MONUMENT AS DESCRIBED ON PLAT
 - ⊕ CALCULATED CENTERLINE MONUMENT
 - ⊕ SECTION MONUMENT AS DESCRIBED ON PLAT

BASH PARKWAY ROADWAY 2023-08-28 10:48:00 AM
#2025082819318 Washington County
Sheet 5 of 6

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REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/21/2022	A.S.A.
2	CITY REDLINES	01/16/2023	S.K.A.

PROVALUE ENGINEERING, INC.
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210 South 800 West, Suite 1
Hurricane City, Utah 84317
Phone: (435) 668-8367 Karl Raemussen



DEDICATION PLAT OF:
BASH PARKWAY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 11 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

AMERICAN
LAND CONSULTING
N PARTNERSHIP WITH

DATE: 03/09/2023
SCALE: 1"=60'
JOB NO. 330-084
SHEET NO.
6 OF 6