

ROADWAY DEDICATION

DOC # 20230036794

Roadway Dedication Page 1 of 6
Gary Christensen Washington County Recorder
12/11/2023 11:01:55 AM Fee \$ 0.00
By HURRICANE CITY



NAME: GATEWAY BOULEVARD

LOTS: 0 MAP: 5246

**PARCEL NUMBER: H-4-2-1-1112-GS1 H-4-2-11112-GS1
H-4-2-12-1208-GS1 H-4-2-12-1102-GS3**

**WESTERN MORTGAGE & REALTY COMPANY
BASH HOLDINGS, LLC (UTAH LIMITED LIABILITY COMPANY)
SH GATEWAY 2, LLC (UTAH LIMITED LIABILITY COMPANY)
THOMAS GUY LARSON SUEANN LARSON**

BEGINNING AT A POINT ON THE SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES SOUTH 88°17'53" EAST ALONG THE SOUTH SECTION LINE 712.99 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 01°42'07" EAST 42.00 FEET; THENCE SOUTH 88°17'53" EAST 22.08 FEET; THENCE NORTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°42'07" EAST) THROUGH A CENTRAL ANGLE OF 82°10'05", A DISTANCE OF 17.93 FEET; THENCE NORTH 09°32'02" EAST 1,561.50 FEET; THENCE NORTHERLY ALONG A 2,455.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 14°46'38", A DISTANCE OF 633.18 FEET; THENCE NORTH 12°31'47" WEST 257.45 FEET; THENCE NORTH 15°24'58" WEST 55.65 FEET TO THE SOUTHERLY LINE OF SAND HOLLOW ROAD, AS ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 81°19'11" EAST 126.41 FEET; THENCE SOUTHERLY ALONG A 214.03 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 85°27'03" WEST) THROUGH A CENTRAL ANGLE OF 08°59'40", A DISTANCE OF 33.60 FEET; THENCE SOUTH 06°49'21" EAST 101.79 FEET; THENCE SOUTHERLY ALONG A 2,545.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 80°38'16" WEST) THROUGH A CENTRAL ANGLE OF 18°53'46", A DISTANCE OF 839.34 FEET; THENCE SOUTH 09°32'02" WEST 1,545.68 FEET; THENCE SOUTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A CENTRAL ANGLE OF 97°49'55", A DISTANCE OF 21.34 FEET; THENCE SOUTH 01°42'07" WEST 42.00 FEET; THENCE SOUTH 01°42'07" WEST 35.00 FEET; THENCE NORTH 88°17'53" WEST 7.93 FEET; THENCE SOUTHWESTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°42'07" WEST) THROUGH A CENTRAL ANGLE OF 82°10'05", A DISTANCE OF 27.96 FEET; THENCE SOUTH 09°32'02" WEST 272.76 FEET; THENCE SOUTHERLY ALONG A 4,955.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A CENTRAL ANGLE OF 08°18'55", A DISTANCE OF 719.11 FEET; THENCE SOUTH 01°13'07" WEST 160.67 FEET; THENCE SOUTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A CENTRAL ANGLE OF 90°00'40", A DISTANCE OF 19.64 FEET; THENCE SOUTH 88°47'33" EAST 6.98 FEET; THENCE SOUTH 01°12'27" WEST 77.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°12'27" WEST) THROUGH A CENTRAL ANGLE OF 89°59'20", A DISTANCE OF 30.63 FEET; THENCE SOUTH 01°13'07" WEST 1,592.95 FEET; THENCE SOUTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A CENTRAL ANGLE OF 89°43'43", A DISTANCE OF 19.58 FEET; THENCE SOUTH 05°34'29" EAST 60.46 FEET; THENCE SOUTHWESTERLY ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°29'24" WEST) THROUGH A CENTRAL ANGLE OF 90°16'16", A DISTANCE OF 30.72 FEET; THENCE NORTH 88°22'38" WEST 90.00 FEET; THENCE NORTHWESTERLY ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 88°46'53" WEST) THROUGH A CENTRAL ANGLE OF 89°43'04", A DISTANCE OF 30.53 FEET; THENCE NORTH 08°12'07" EAST 60.41 FEET; THENCE NORTHEASTERLY ALONG A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°30'03" EAST) THROUGH A CENTRAL ANGLE OF 90°16'56", A DISTANCE OF 18.91 FEET; THENCE NORTH 01°13'07" EAST 1,592.86 FEET; THENCE NORTHWESTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 88°46'53" WEST) THROUGH A CENTRAL ANGLE OF 90°00'40", A DISTANCE OF 30.63 FEET; THENCE NORTH 01°12'27" EAST 77.00 FEET; THENCE SOUTH 88°47'33" EAST 7.02 FEET; THENCE NORTHEASTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°12'27" EAST) THROUGH A CENTRAL ANGLE OF 89°59'20", A DISTANCE OF 19.63 FEET; THENCE NORTH 01°13'07" EAST 160.70 FEET; THENCE NORTHERLY ALONG A 5,045.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A CENTRAL ANGLE OF 08°18'55", A DISTANCE OF 732.18 FEET; THENCE NORTH 09°32'02" EAST 255.02 FEET; THENCE NORTHWESTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 97°49'55", A DISTANCE OF 33.30 FEET; THENCE NORTH 01°42'07" EAST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 515,191 SQUARE FEET OR 11.83 ACRES.

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

ROADWAY DEDICATION PLAT FOR GATEWAY BOULEVARD

LOCATED IN SECTIONS 1 & 2
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HOLD LICENSE NUMBER 5633341, 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:
GATEWAY BOULEVARD
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Adam S. Allen
ADAM ALLEN, P.L.S. #5633341
10/17/2023
DATE



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE THE BOUNDARY OF A NEW ROADWAY AND DEDICATE THE ROADWAY FOR PUBLIC USE TO THE HURRICANE CITY, WASHINGTON COUNTY, UTAH. THIS PLAT WAS PREPARED AT THE REQUEST OF OUR CLIENT, THE BASIS OF BEARING FOR THIS PLAT IS N 88°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, THE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

GENERAL NOTES

1. A 10.00 TO 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.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING SOUTH 88°17'53" EAST ALONG THE SOUTH SECTION LINE 712.99 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 01°42'07" EAST 42.00 FEET; THENCE SOUTH 88°17'53" EAST 122.06 FEET; THENCE NORTHEASTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES NORTH 01°42'07" EAST) THROUGH A GENERAL ANGLE OF 82°10'05" A DISTANCE OF 17.93 FEET; THENCE NORTH 09°32'02" EAST 1,561.50 FEET; THENCE NORTHEAST ALONG A 2,455.00 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A GENERAL ANGLE OF 14°46'38" A DISTANCE OF 633.18 FEET; THENCE NORTH 12°31'47" WEST 297.45 FEET; THENCE THROUGH A 22.00 FOOT RADIUS CURVE TO THE SOUTHWEST ALONG A 28.14 FEET RADIUS CURVE TO THE LEFT (CENTER POINT LIES SOUTH 80°27'58" WEST) THROUGH A GENERAL ANGLE OF 107°02'43" WEST 28.14 FEET; THENCE SOUTHWEST ALONG A 214.03 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER POINT LIES SOUTH 05°42'29" EAST) THROUGH AN ANGLE OF 08°59'40" A DISTANCE OF 33.60 FEET; THENCE SOUTH 05°42'29" EAST 10.79 FEET; THENCE SOUTHWEST ALONG A 2,545.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER POINT LIES SOUTH 80°38'16" WEST) THROUGH A GENERAL ANGLE OF 18°33'46" A DISTANCE OF 839.34 FEET; THENCE SOUTH 09°32'02" WEST 1,545.68 FEET; THENCE SOUTHWEST ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A GENERAL ANGLE OF 97°49'55" A DISTANCE OF 21.34 FEET; THENCE SOUTH 01°42'07" WEST 42.00 FEET; THENCE SOUTH 01°42'07" WEST 35.00 FEET; THENCE NORTH 88°17'53" WEST 7.93 FEET; THENCE SOUTHWEST ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES SOUTH 01°42'07" WEST) THROUGH A GENERAL ANGLE OF 82°10'05" A DISTANCE OF 27.96 FEET; THENCE SOUTH 09°32'02" WEST 272.76 FEET; THENCE SOUTHWEST ALONG A 4,955.00 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A GENERAL ANGLE OF 08°18'55" A DISTANCE OF 719.11 FEET; THENCE SOUTH 01°13'07" WEST 160.67 FEET; THENCE SOUTHWEST ALONG A 12.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A GENERAL ANGLE OF 90°00'40" A DISTANCE OF 19.64 FEET; THENCE SOUTH 88°46'53" EAST 6.98 FEET; THENCE SOUTH 01°12'27" WEST 77.00 FEET; THENCE SOUTHWEST ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER POINT LIES SOUTH 01°12'27" WEST) THROUGH A GENERAL ANGLE OF 89°59'20" A DISTANCE OF 30.63 FEET; THENCE SOUTH 05°34'29" EAST 80.46 FEET; THENCE SOUTHWEST ALONG A 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A GENERAL ANGLE OF 90°16'16" A DISTANCE OF 30.72 FEET; THENCE NORTH 88°22'36" WEST 90.90 FEET; THENCE WEST 19.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER POINT LIES NORTH 08°12'07" WEST) THROUGH A GENERAL ANGLE OF 42°30'42" WEST 19.50 FEET; THENCE NORTH 88°22'36" WEST 16.41 FEET; THENCE NORTHWESTERLY ALONG A 4,230.00 FOOT DISTANCE TO THE POINT OF BEGINNING (CENTER POINT LIES NORTH 01°30'03" EAST) THROUGH A GENERAL ANGLE OF 90°15'60" A DISTANCE OF 18.91 FEET; THENCE NORTH 01°13'07" EAST 159.28 FEET; THENCE NORTHWESTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES NORTH 88°46'53" WEST) THROUGH A GENERAL ANGLE OF 90°00'40" A DISTANCE OF 30.63 FEET; THENCE NORTH 01°12'27" EAST 77.00 FEET; THENCE SOUTH 88°46'53" WEST 7.93 FEET; THENCE SOUTHWEST ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES NORTH 01°12'27" EAST) THROUGH A GENERAL ANGLE OF 89°59'20" A DISTANCE OF 19.63 FEET; THENCE NORTH 01°13'07" EAST 160.70 FEET; THENCE NORTHERLY ALONG A 5,045.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A GENERAL ANGLE OF 08°18'55" A DISTANCE OF 732.18 FEET; THENCE NORTH 09°32'02" EAST 255.02 FEET; THENCE NORTHWESTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A GENERAL ANGLE OF 97°49'55" A DISTANCE OF 33.30 FEET; THENCE NORTH 01°42'07" EAST 35.00 FEET TO THE POINT OF BEGINNING.
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CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } s.s.

ON THE 17 DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, Timothy Tippet, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE PRESIDENT OF WESTERN MORTGAGE & REALTY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S 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.

Brianne Spencer, Notary Public
COMMISSION NUMBER: 714562
NOTARY PUBLIC TILL: 10/07/2024 A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP NOT REQUIRED PER UTAH CODE 46-1-1(6)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } s.s.

ON THE 17 DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Brianne Spencer, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF SH GATEWAY 2, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SAID RENTAL HOLDINGS, LLC, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } s.s.

ON THE 17 DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Brianne Spencer, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF SH RENTAL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SAID RENTAL HOLDINGS, LLC, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Brianne Spencer, Notary Public
COMMISSION NUMBER: 714562
NOTARY PUBLIC TILL: 10/07/2024 A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP NOT REQUIRED PER UTAH CODE 46-1-1(6)

OWNER'S DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE HEREBY DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC ROADWAY (RIGHT-OF-WAY) HEREAFTER TO BE KNOWN AS:
GATEWAY BOULEVARD

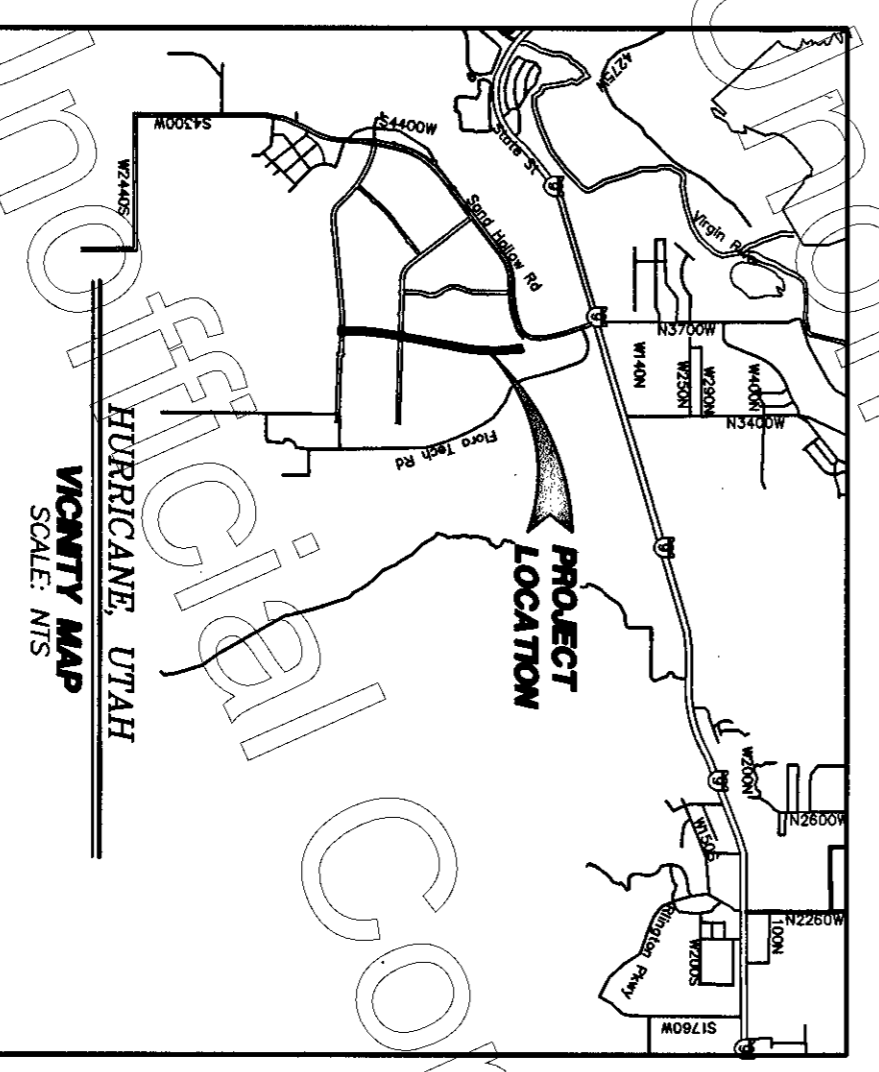
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADWAYS AND PUBLIC UTILITY EASEMENTS. THE OWNERS DO HEREBY WARRANT TO THE HURRICANE CITY, ITS SUCCESSORS 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)

Timothy Tippet
BY: Timothy Tippet
MR. Timothy Tippet
SH GATEWAY 2, LLC
(A UTAH LIMITED LIABILITY COMPANY)

Grant Moser
BY: Grant Moser
MR. Grant Moser
SH GATEWAY 2, LLC
(A UTAH LIMITED LIABILITY COMPANY)

Manuel Moser
BY: Manuel Moser
MR. Manuel Moser
SH GATEWAY 2, LLC
(A UTAH LIMITED LIABILITY COMPANY)



ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THIS ROADWAY DEDICATION PLAT AND IT BEING IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 17 DAY OF October, A.D. 2023.

ENGINEER'S APPROVAL

THE HEREBY ROADWAY DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 17 DAY OF October, A.D. 2023.

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS 17 DAY OF October, A.D. 2023.

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

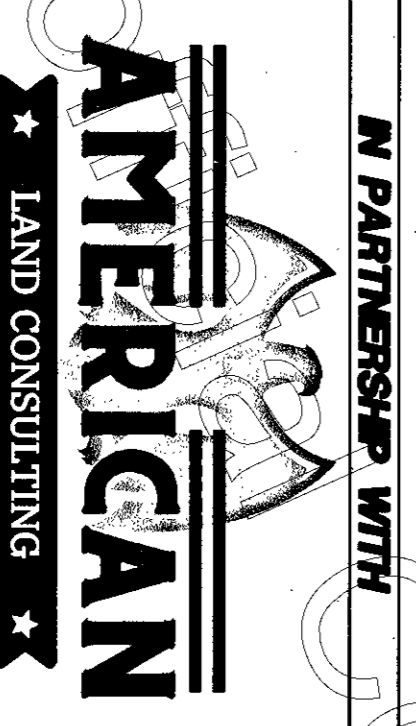
WE, HURRICANE CITY, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL CONDITIONS AND ALL CONDITIONS PERTAINING TO THIS DEDICATION THIS 17 DAY OF October, A.D. 2023.

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 17 DAY OF October, A.D. 2023, THAT THE TAXES SPECIAL ASSESSMENTS AND DUES DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

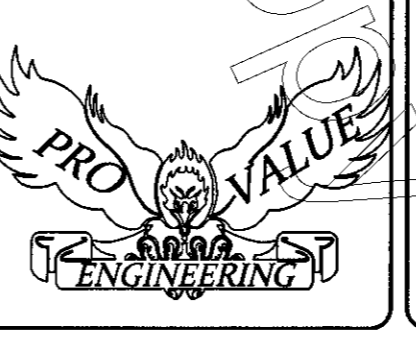
RECORDED NUMBER

DOC # 20230036794
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, UTAH, ON 10/17/2023 AT 10:00 AM.



ROADWAY DEDICATION PLAT FOR: GATEWAY BOULEVARD

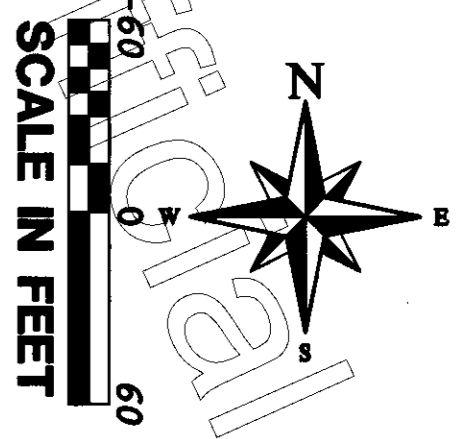
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 1 & 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



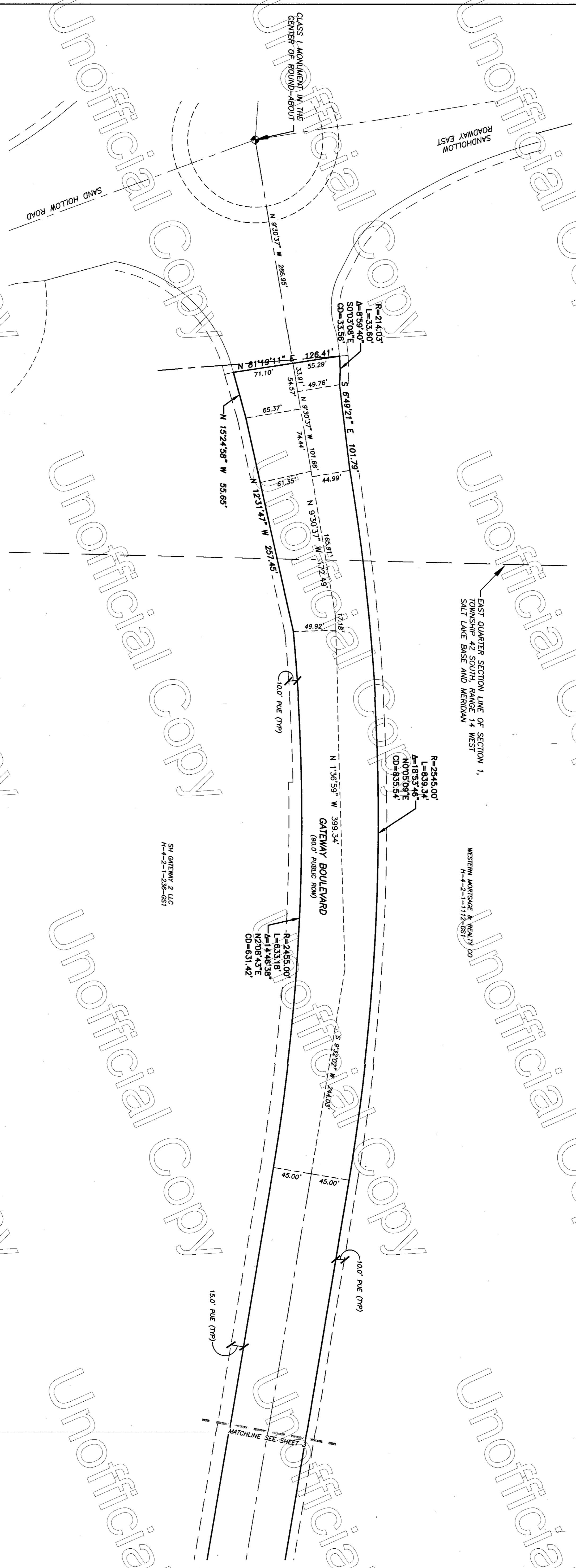
PRO VALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 880 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367 Karl Rasmussen

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURVE RETURNS PER CITY	11/22/2023	A.S.A.
2	UPDATE BOUNDARY AT ROUND-A-BOUT	12/13/2023	A.S.A.

SHEET NO.
1 OF 5



**ROADWAY DEDICATION PLAT FOR
GATEWAY BOULEVARD**
LOCATED IN SECTIONS 1 & 12
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- SET PROVALUE ENGINEERING REBAR & CAP
- CENTERLINE MONUMENT AS DESCRIBED ON PLAT
- CALCULATED CENTERLINE MONUMENT
- SECTION MONUMENT AS DESCRIBED ON PLAT

SH GATEWAY 2 LLC
H-4-2-1-236-GS1

R=2465.00'
L=633.18'
A=144°46'38"
N2°08'43"E
CD=631.42'

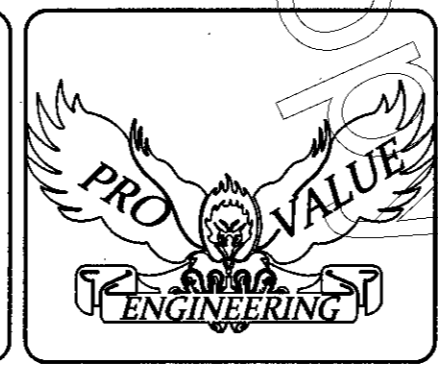
R=2845.00'
L=839.34'
A=1833.48'
N07°05'08"E
CD=835.54'

EAST QUARTER SECTION LINE OF SECTION 1,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

WESTERN MORTGAGE & REALTY CO
H-4-2-1-112-GS1

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ROADWAY DEDICATION PLAT OF:
GATEWAY BOULEVARD
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 1 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

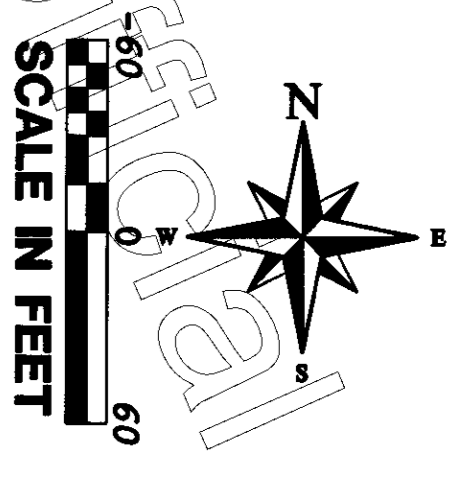


PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 668-8307 Karl Rasmussen

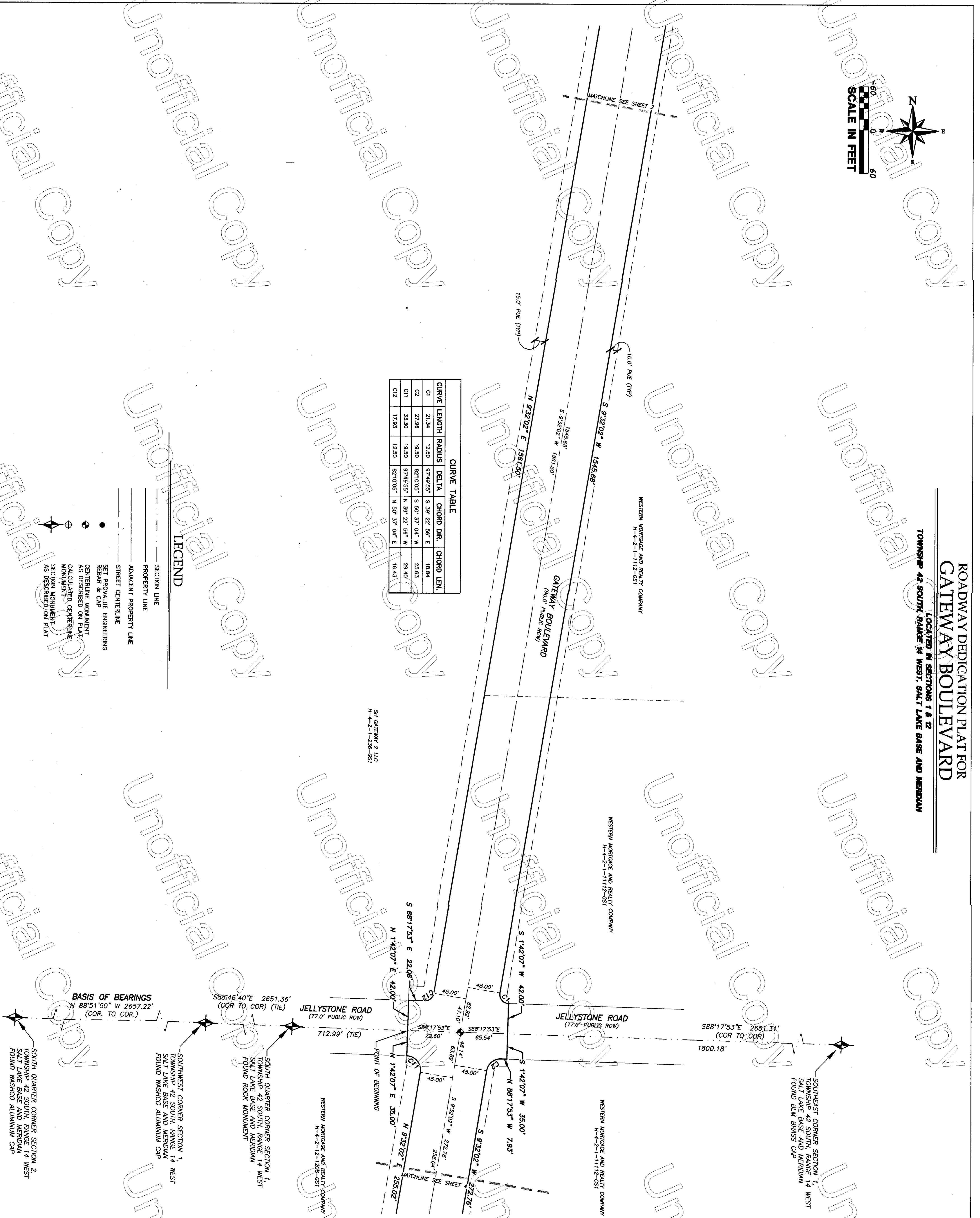
REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/22/2022	A.S.A.
2	UPDATE BOUNDARY AT ROUND-A-BOUT	12/13/2022	A.S.A.

IN PARTNERSHIP WITH
AMERICAN
LAND CONSULTING

DATE: 12/17/2023
SCALE: 1"=60'
JOB NO: 336-2004
SHEET NO: **2 OF 5**



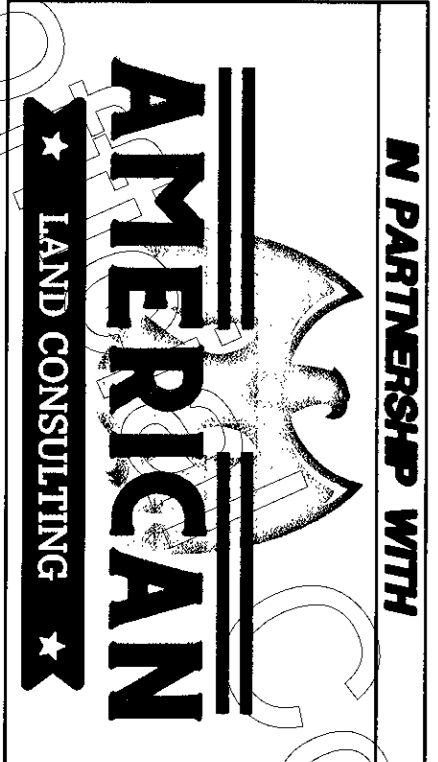
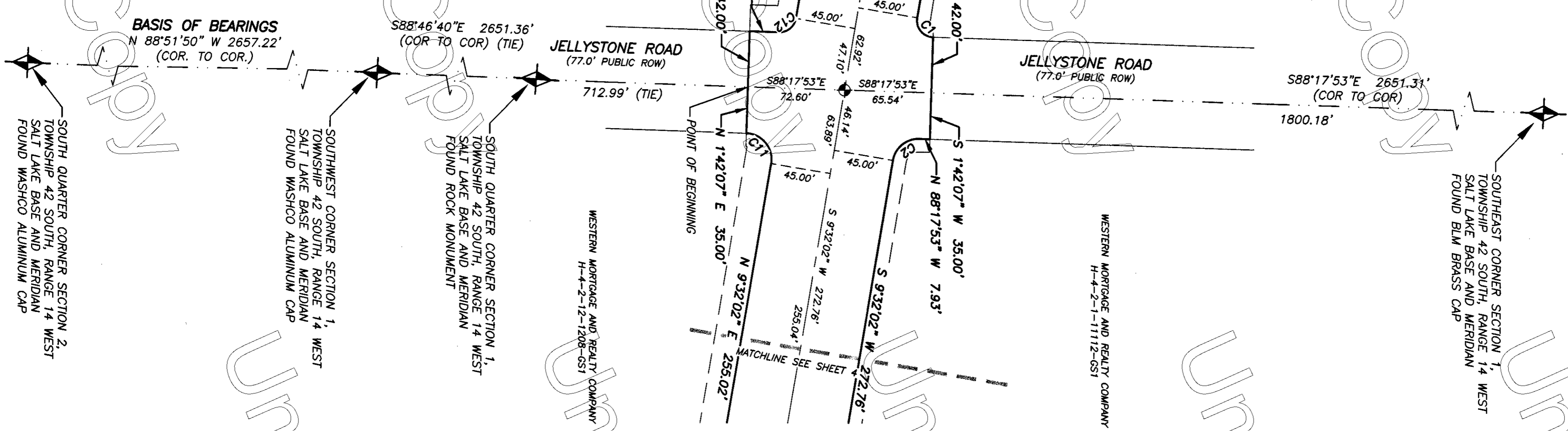
ROADWAY DEDICATION PLAT FOR
GATEWAY BOULEVARD
 LOCATED IN SECTIONS 1 & 12
 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



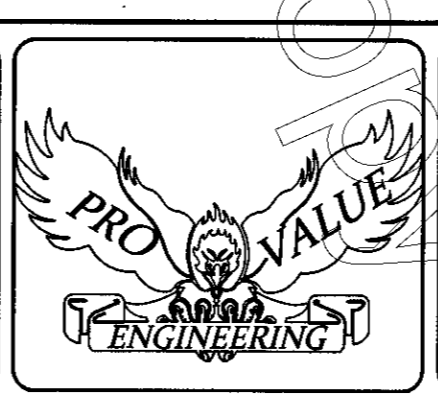
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	21.34	12.50	97°49'55"	S 39° 22' 56" E	18.84
C2	27.96	19.50	82°10'05"	S 50° 37' 04" W	25.63
C11	33.30	19.50	97°49'55"	N 39° 22' 56" W	29.40
C12	17.93	12.50	82°10'05"	N 50° 37' 04" E	16.43

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- SET PROVALUE ENGINEERING REBAR & CAP
- ⊕ CENTERLINE MONUMENT AS DESCRIBED ON PLAT
- ⊙ CALCULATED CENTERLINE MONUMENT
- ⊛ SECTION MONUMENT AS DESCRIBED ON PLAT



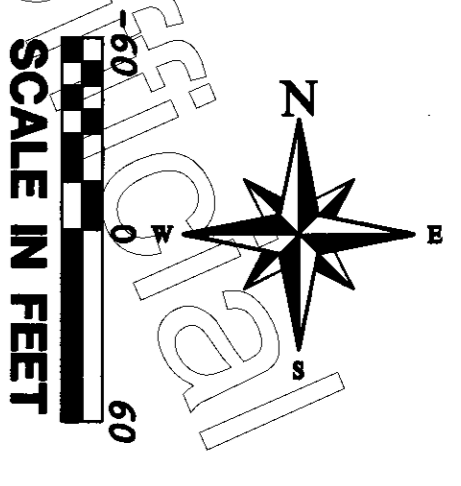
ROADWAY DEDICATION PLAT OF:
GATEWAY BOULEVARD
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTIONS 1 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



PROVALUE ENGINEERING, INC.
 Engineers- Land Surveyors - Land Planners
 20 South 850 West, Suite 1
 Hurricane City, Utah 84137
 Phone: (435) 668-8307 Karl Rasmussen

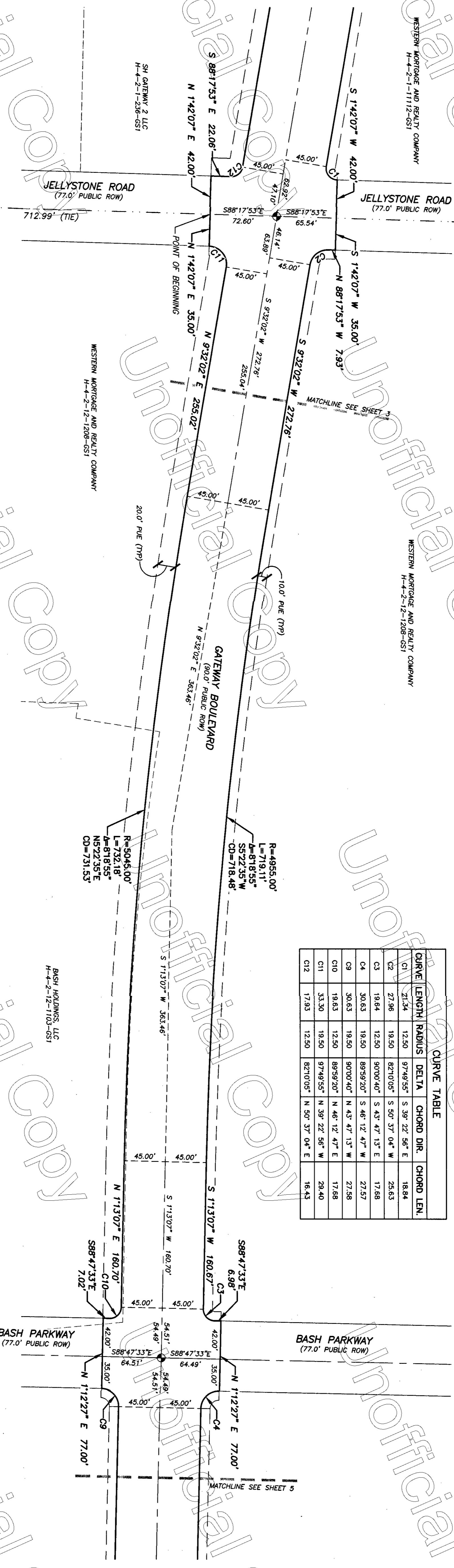
REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/22/2022	A.S.A.
2	UPDATE BOUNDARY AT ROUND-A-BOUT	12/13/2022	A.S.A.

SHEET NO.
3 OF 5



**ROADWAY DEDICATION PLAT FOR
GATEWAY BOULEVARD**
LOCATED IN SECTIONS 1 & 12
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	21.34	12.50	97°49'55"	S 39° 22' 56" E	18.84
C2	27.96	19.50	82°10'05"	S 50° 37' 04" W	25.63
C3	18.84	12.50	90°00'40"	S 43° 47' 13" E	17.88
C4	30.63	19.50	89°59'20"	S 46° 12' 47" W	27.57
C9	18.83	12.50	89°59'20"	N 43° 47' 13" W	17.88
C10	18.83	12.50	89°59'20"	N 46° 12' 47" E	17.88
C11	33.30	19.50	97°49'55"	N 39° 22' 56" W	28.40
C12	17.83	12.50	82°10'05"	N 50° 37' 04" E	16.43



BASIS OF BEARINGS
N 88°51'50" W 2657.22'
(COR. TO COR.)

S88°46'40"E 2651.36'
(COR TO COR) (TIE)

S88°17'53"E 22.08'
N 1°42'07" E 42.00'

S88°17'53"E 2651.31'
(COR TO COR)

S88°17'53"E 72.60'

S88°17'53"E 65.54'

S88°17'53"E 35.00'

N 88°17'53" W 7.93'

S 9°32'02" W 272.78'

S 9°32'02" E 255.02'

N 9°32'02" E 363.46'

S 11°30'7" W 363.46'

S88°47'33"E 6.98'

S88°47'33"E 7.02'

S88°47'33"E 64.49'

S88°47'33"E 64.51'

S88°47'33"E 54.48'

S88°47'33"E 54.49'

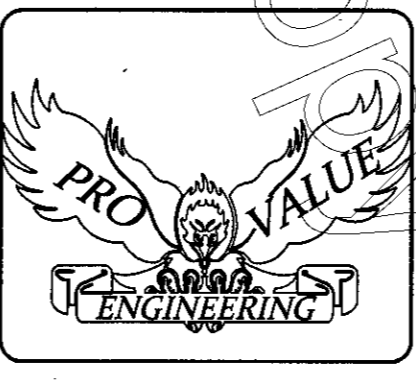
N 1°12'27" E 77.00'

N 1°12'27" E 77.00'

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTRELINE
- SET PROVALUE ENGINEERING REBAR & CAP
- CENTERLINE MONUMENT AS DESCRIBED ON PLAT
- CALCULATED CENTERLINE MONUMENT
- SECTION MONUMENT AS DESCRIBED ON PLAT

ROADWAY DEDICATION PLAT OF:
GATEWAY BOULEVARD
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONS 1 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



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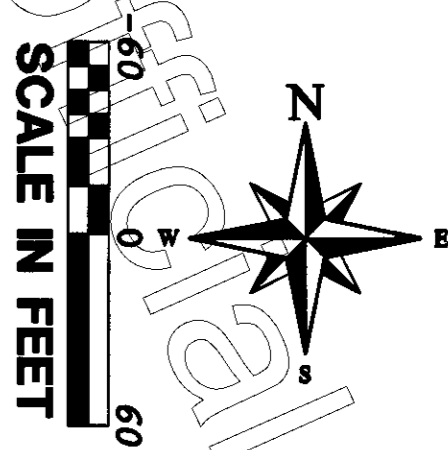
REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/22/2022	A.S.A.
2	UPDATE BOUNDARY AT ROUND-A-BOUT	12/13/2022	A.S.A.



AMERICAN LAND CONSULTING

N PARTNERSHIP WITH

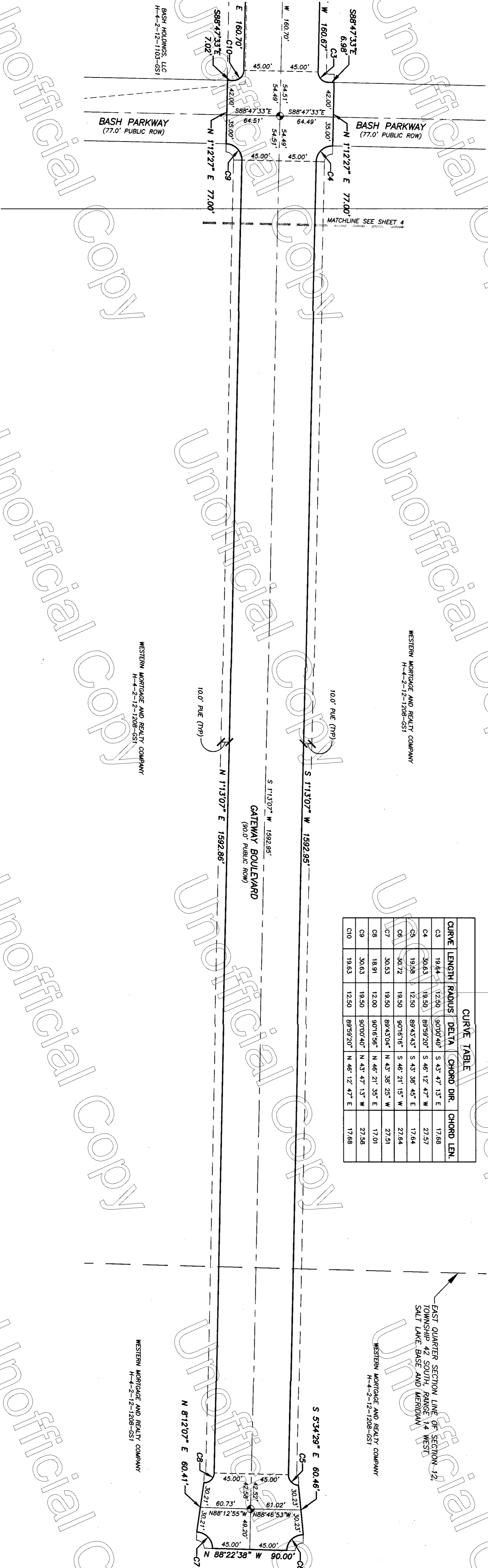
DATE: 12/17/2023
SCALE: 1"=60'
JOB NO: 336-004
SHEET NO: 4 OF 5



ROADWAY DEDICATION PLAT FOR
GATEWAY BOULEVARD

LOCATED IN SECTIONS 1 & 12
TOWNSHIP 42 SOUTH RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C3	19.64	12.50	90°00'40"	S 43° 47' 13" E	17.68
C4	30.63	19.50	89°59'20"	S 46° 12' 47" W	27.57
C5	19.98	12.50	89°43'43"	S 43° 38' 45" E	17.64
C6	30.72	19.50	90°16'16"	S 46° 21' 15" W	27.64
C7	30.53	19.50	89°43'04"	N 43° 38' 25" W	27.51
C8	18.91	12.00	90°16'56"	N 46° 21' 35" E	17.01
C9	30.63	19.50	90°00'40"	N 43° 47' 13" W	27.58
C10	19.63	12.50	89°59'20"	N 46° 12' 47" E	17.68

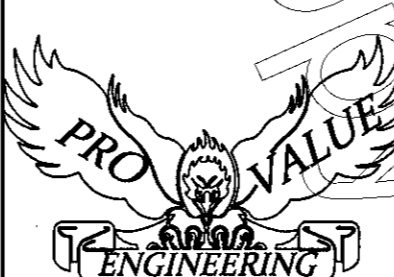


LEGEND

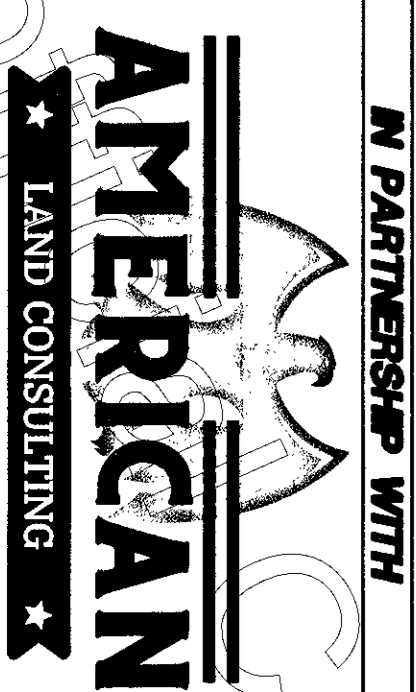
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- SET PROVALE ENGINEERING REBAR & CAP
- ⊕ CENTERLINE MONUMENT AS DESCRIBED ON PLAT
- ⊙ CALCULATED CENTERLINE MONUMENT
- ⊕ SECTION MONUMENT AS DESCRIBED ON PLAT

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REMOVE EXTRA CURB RETURNS PER CITY	11/22/2022	A.S.A.
2	UPDATE BOUNDARY AT ROUND-A-BOUT	12/13/2022	A.S.A.

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ROADWAY DEDICATION PLAT OF:
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LOCATED IN SECTIONS 1 & 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



AMERICAN
LAND CONSULTING

N PARTNERSHIP WITH

DATE: 12/13/2023
SCALE: 1"=60'
JOB NO: 336-2004
SHEET NO: 5 OF 5