

# BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

## GENERAL NOTES & RESTRICTIONS

- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGECC, INC. PROJECT #2170519. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED OCTOBER 23, 2017. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH IVINS CITY OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID COORDINATES).
- ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE A TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED).
- REBAR & CAP MARKED ALPHA ENGINEERING PLS 174919, TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS. MAG NAILS TO BE PLACED IN THE CURB AT AN EXTENSION OF THE PROPERTY LINE.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL LATERALS, GRINDER PUMPS, AND LOW PRESSURE SEWER SYSTEMS ARE PRIVATE AND MAINTAINED BY THE BLACK DESERT VILLAGES CONDOMINIUM OWNERS ASSOCIATION, UNLESS OTHERWISE PROVIDED FOR IN SAID ASSOCIATIONS' GOVERNING DOCUMENTS.
- DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BLACK DESERT VILLAGES CONDOMINIUM OWNERS ASSOCIATION, UNLESS OTHERWISE PROVIDED FOR IN SAID ASSOCIATIONS' GOVERNING DOCUMENTS.
- ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS (EXCLUDING, HOWEVER, ANY "SOFT WATER" LINES) WITHIN THE PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED. FIRE LINES TO BUILDINGS AND SOFT WATER LINES ARE PRIVATE AND SHALL BE MAINTAINED BY THE BLACK DESERT VILLAGES CONDOMINIUM OWNERS ASSOCIATION.
- ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS.
- THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT COLLAPSIBLE SOILS ARE PRESENT WITHIN THIS SUBDIVISION. OWNERS, BUILDERS, AND CONTRACTORS SHOULD REVIEW THE GEOTECHNICAL REPORT MENTIONED ABOVE FOR SPECIAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES AND SITES. IVINS CITY IS NOT RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES AND SITES AS A RESULT OF SHIFTING SOILS.

## LENDERS CONSENT TO RECORD

REEF PRIVATE CREDIT LLC, A UTAH LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR REEF PREFERRED HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY ("REEF PREFERRED"), AND AS ADMINISTRATIVE AGENT FOR CERTAIN OTHER INDIVIDUALS AND ENTITIES LISTED AS LENDER(S), WHICH HOLD CERTAIN SECURITY INTERESTS IN THE REAL PROPERTY DEPICTED ON THIS FINAL CONDOMINIUM PLAT OF BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C ("PLAT"), DOES HEREBY CONSENT ON BEHALF OF REEF PREFERRED AND SUCH LENDERS TO THE RECORDATION OF THIS PLAT IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS PLAT ON THIS 14 DAY OF February, 2024.

REEF PRIVATE CREDIT LLC,  
A UTAH LIMITED LIABILITY COMPANY,  
AS AGENT FOR REEF PREFERRED HOLDINGS LLC,  
A UTAH LIMITED LIABILITY COMPANY,  
AND AGENT FOR CERTAIN OTHER LENDER(S)

BY: [Signature]  
PRINT NAME: BENJAMIN SCHRAMM  
TITLE: AUTHORIZED SIGNATORY

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF Utah )

ON THIS 14 DAY OF February, 2024, PERSONALLY APPEARED BENJAMIN SCHRAMM, THE AUTHORIZED SIGNATORY OF REEF PRIVATE CREDIT LLC, A UTAH LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR REEF PREFERRED HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, AND AS ADMINISTRATIVE AGENT FOR CERTAIN OTHER INDIVIDUALS AND ENTITIES LISTED AS LENDER(S), AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR AND ON BEHALF OF REEF PREFERRED HOLDINGS LLC AND SAID LENDER(S).

NOTARY PUBLIC FULL NAME: Richard Hedback

COMMISSION NUMBER: 713004

MY COMMISSION EXPIRES: 7/15/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) [Signature]

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

## LENDERS CONSENT TO RECORD

REEF PRIVATE CREDIT LLC, A UTAH LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR CERTAIN INDIVIDUALS AND ENTITIES LISTED AS LENDER(S), WHICH HOLD CERTAIN SECURITY INTERESTS IN THE REAL PROPERTY DEPICTED ON THIS FINAL CONDOMINIUM PLAT OF BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C ("PLAT"), DOES HEREBY CONSENT ON BEHALF OF SUCH LENDERS TO THE RECORDATION OF THIS PLAT IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE.

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A UTAH LIMITED LIABILITY COMPANY,  
AS AGENT FOR CERTAIN LENDER(S)

BY: [Signature]  
PRINT NAME: BENJAMIN SCHRAMM  
TITLE: AUTHORIZED SIGNATORY

## ACKNOWLEDGMENT

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COUNTY OF Utah )

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NOTARY PUBLIC FULL NAME: Richard Hedback

COMMISSION NUMBER: 713004

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NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF Utah )

ON THIS 14 DAY OF February, 2024, PERSONALLY APPEARED J. BRETT BOREN, A MANAGER AND AUTHORIZED SIGNATORY OF REEF PRIVATE EQUITY LLC, A UTAH LIMITED LIABILITY COMPANY, WHO IS THE MANAGER OF RS18 ENTRADA MANAGER LLC, A UTAH LIMITED LIABILITY COMPANY, WHO IS THE MANAGER OF ENLAW LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC FULL NAME: Richard Hedback

COMMISSION NUMBER: 713004

MY COMMISSION EXPIRES: 7/15/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) [Signature]

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

## SURVEYOR'S CERTIFICATE

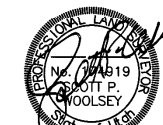
I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

## BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C

## BOUNDARY DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°14'46" EAST 326.90 FEET ALONG THE SECTION LINE; THENCE WEST 1148.61 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 85°50'42" WEST 134.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 402.24 FEET OF WHICH THE RADIUS POINT LIES NORTH 55°08'38" WEST; THENCE NORTHERLY 626.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°39'16" AND A CHORD BEARING OF NORTH 09°43'33" WEST 565.02 FEET; THENCE NORTH 42°08'16" EAST 10.04 FEET; THENCE NORTH 47°53'44" WEST 34.31 FEET; THENCE NORTH 40°08'07" EAST 46.55 FEET; THENCE NORTH 49°53'53" WEST 16.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°39'16" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET; THENCE EASTERLY 111.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 85°38'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 373.50 FEET; THENCE SOUTHEASTERLY 176.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 27°06'22" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 173.50 FEET; THENCE SOUTHERLY 67.68 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 22°21'01" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1026.50 FEET; THENCE SOUTHERLY 210.61 FEET THROUGH A CENTRAL ANGLE OF 11°45'20"; THENCE SOUTH 17°54'00" EAST 83.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 72°06'00" WEST 16.50 FEET; THENCE SOUTH 17°54'00" EAST 81.77 FEET; THENCE SOUTH 68°03'39" WEST 55.44 FEET; THENCE SOUTH 23°56'21" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 68°03'39" WEST 12.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET; THENCE SOUTHWESTERLY 33.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'22"; THENCE SOUTH 14°15'16" WEST 26.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.06 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY  
P.L.S. 174919

## OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PARCELS OF LAND, UNITS, COMMON AREAS AND FACILITIES, LIMITED COMMON AREAS AND FACILITIES (INCLUDING VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES), AND OTHER AREAS TO BE HEREAFTER KNOWN AS:

## BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY QUITCLAIM AND DEDICATE TO THE BLACK DESERT VILLAGES CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND ITS UNIT OWNERS ALL COMMON AREAS AND FACILITIES (INCLUDING, HOWEVER, ALL PRIVATE AREAS, LIMITED COMMON AREAS AND FACILITIES, AND VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES) AND DOES ALSO HEREBY GRANT TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC RIGHTS OF ACCESS TO THOSE PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. ALL PARCELS OF LAND, UNITS, EASEMENTS, AND OTHER AREAS ARE AS NOTED OR SHOWN ON THIS PLAT. ALL DEDICATIONS AND GRANTS BEING MADE UNDER THIS PLAT ARE AGAINST THE CLAIMS OF ALL PERSONS NOT OTHERWISE OF RECORD.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF RECORD HAS EXECUTED THIS PLAT ON THIS 14 DAY OF February, 2024.

ENLAW LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: RS18 ENTRADA MANAGER LLC,  
A UTAH LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: REEF PRIVATE EQUITY LLC  
A UTAH LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: [Signature]  
PRINT NAME: J. BRETT BOREN  
TITLE: MANAGER AND AUTHORIZED SIGNATORY

SHEET 1 OF 4

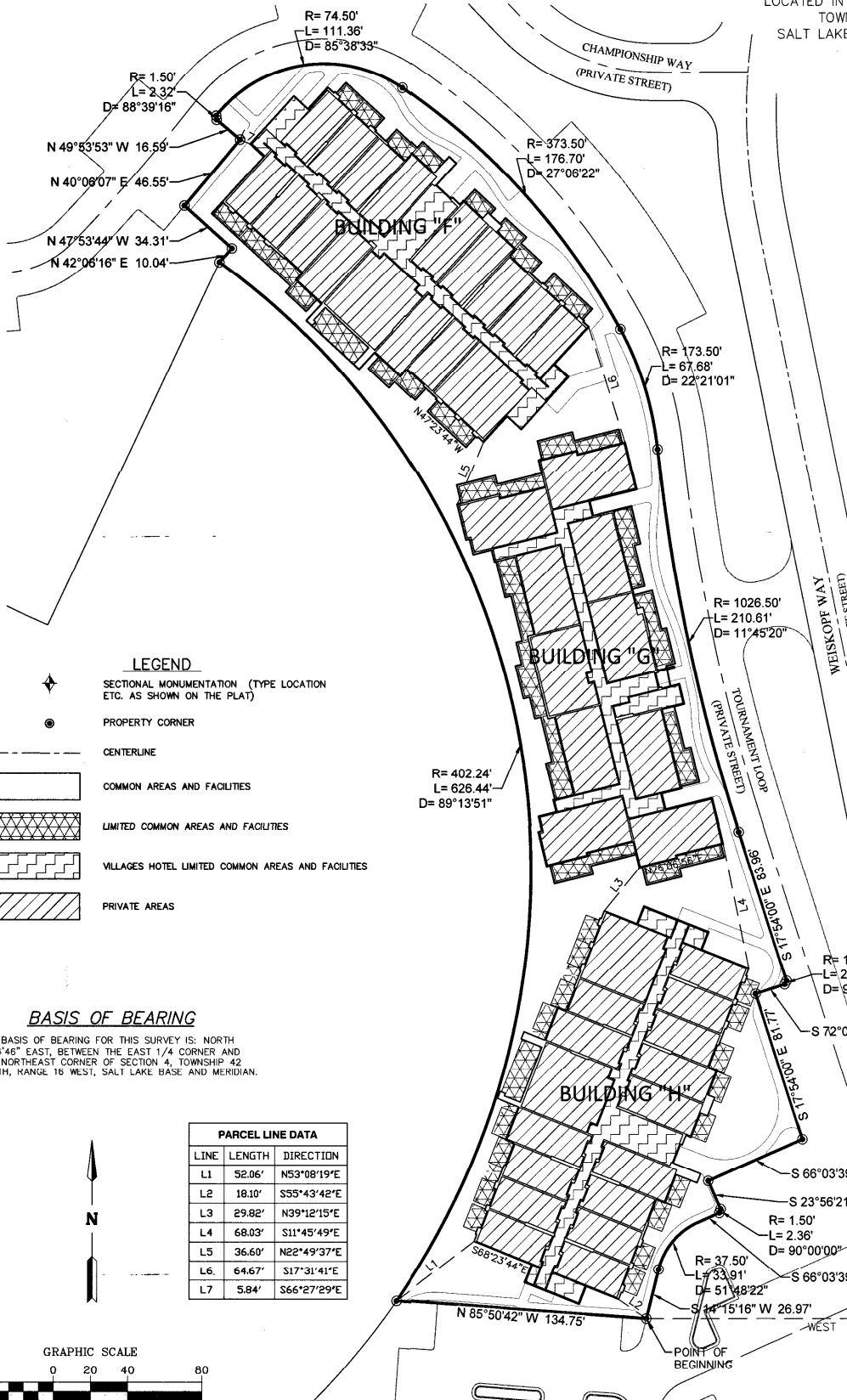
FINAL CONDOMINIUM PLAT OF  
**BLACK DESERT VILLAGES  
CONDOMINIUMS PHASE 1C**

Recorded Number

DOC # 20240005984

Map (Conveying Property)  
Date: 02/29/2024 04:12:57 PM Fee: \$ 376.00  
By: REEF PRIVATE EQUITY LLC

[Signature]  
WASHINGTON COUNTY RECORDER



## LEGEND

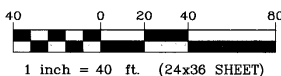
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- PROPERTY CORNER
- CENTERLINE
- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 01°14'46" EAST, BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

LINE	LENGTH	DIRECTION
L1	52.06'	N53°08'19"E
L2	18.10'	S55°43'42"E
L3	29.82'	N39°12'15"E
L4	68.03'	S11°45'49"E
L5	36.60'	N22°49'37"E
L6	64.67'	S17°31'41"E
L7	5.84'	S66°27'29"E

## GRAPHIC SCALE



1649--06 PHASE 1C.DWG (DECEMBER 2023)

43 South 100 East, Suite 100 • St George, Utah 84770  
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

City Engineer's Certificate  
The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this 16th day of February, A.D. 2024  
City Engineer  
Invs City, Utah

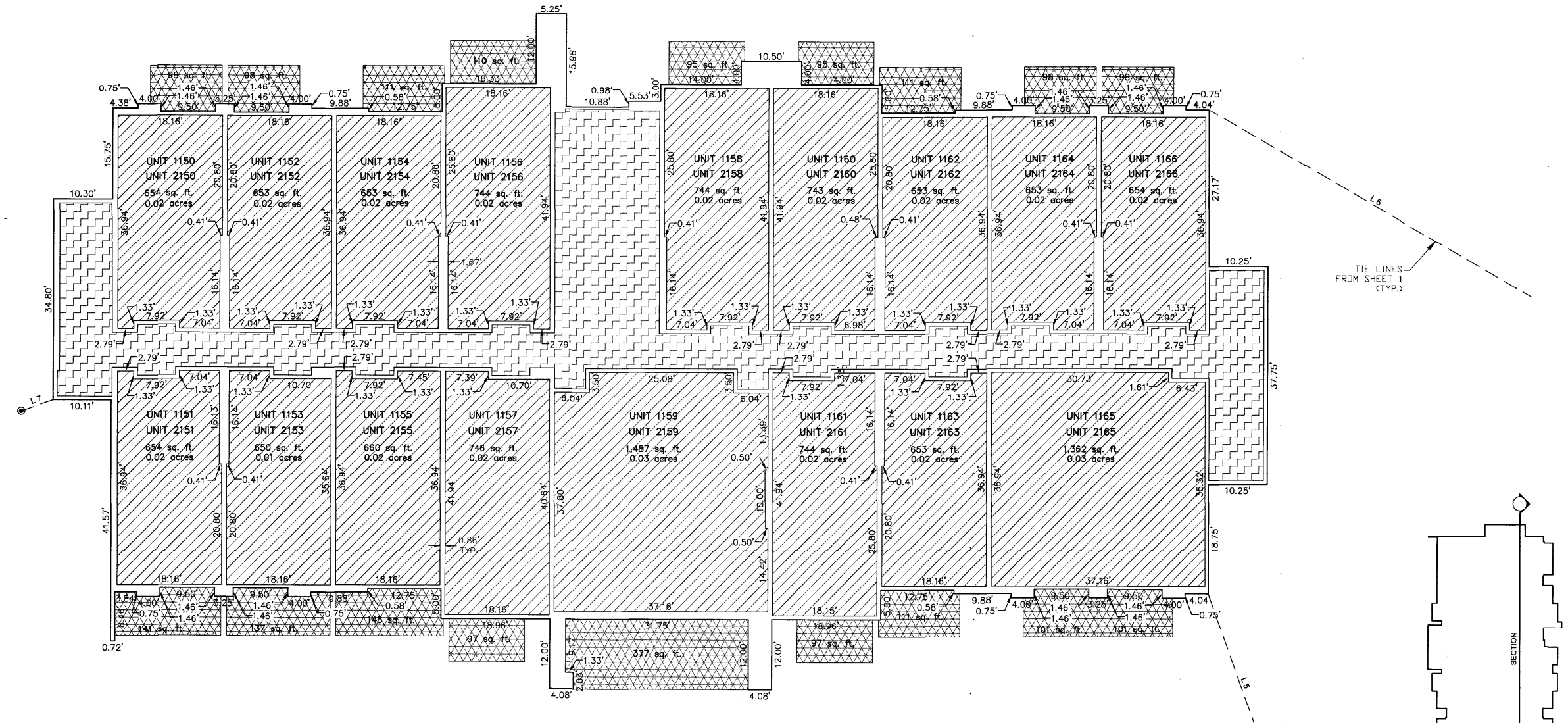
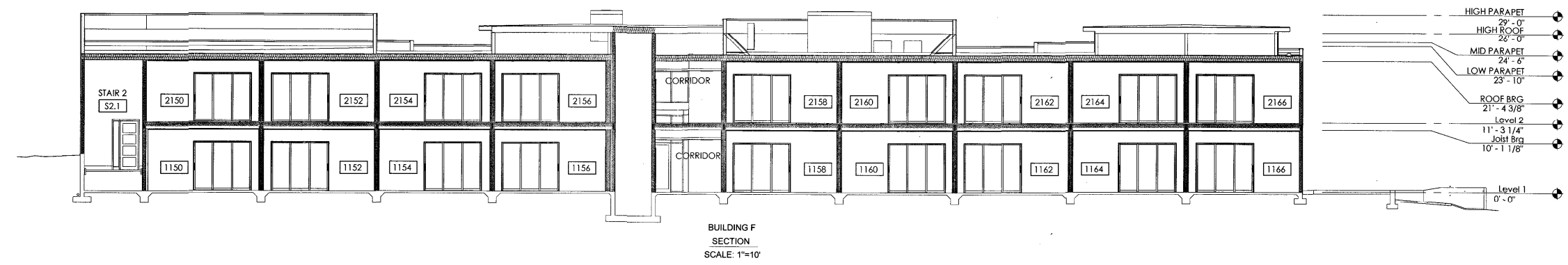
Approval as to Form  
Approved as to Form, this the 22nd day of February, A.D. 2024  
City Attorney  
Invs City, Utah

Approval and Acceptance by Invs City  
On this 20th day of February, A.D. 2024 The Planning Commission of Invs City, Utah, having reviewed the above BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C, and having found that it complies with the requirements of Invs City, Utah Planning Ordinances, and the authorization granted by the Invs City code hereby approves said subdivision plat for recording.  
Attest: City Recorder  
Invs City

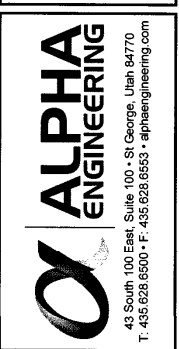
City Council Approval  
The Invs City Council of Invs City, Utah, gave Preliminary Plan approval for the BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C, on the 20th Day of February, A.D. 2023  
Attest: City Recorder  
Invs City

Treasurer Approval  
I, Washington County Treasurer, certify on this 23 day of February, A.D. 2024 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.  
Washington County Treasurer

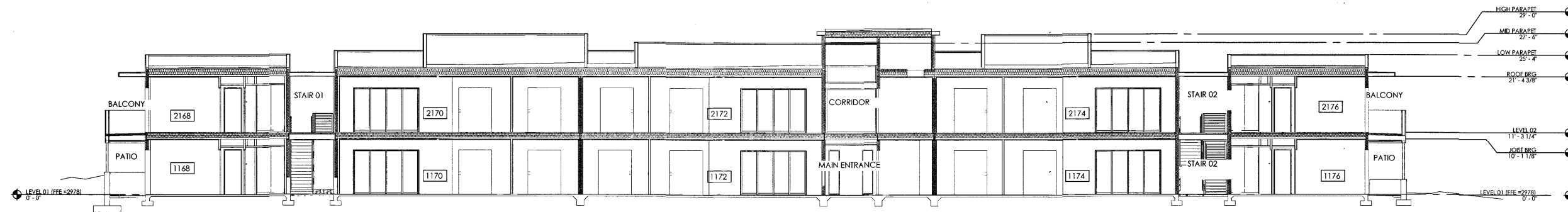
Recorded Number  
DOC # 20240005984  
WASHINGTON COUNTY RECORDER



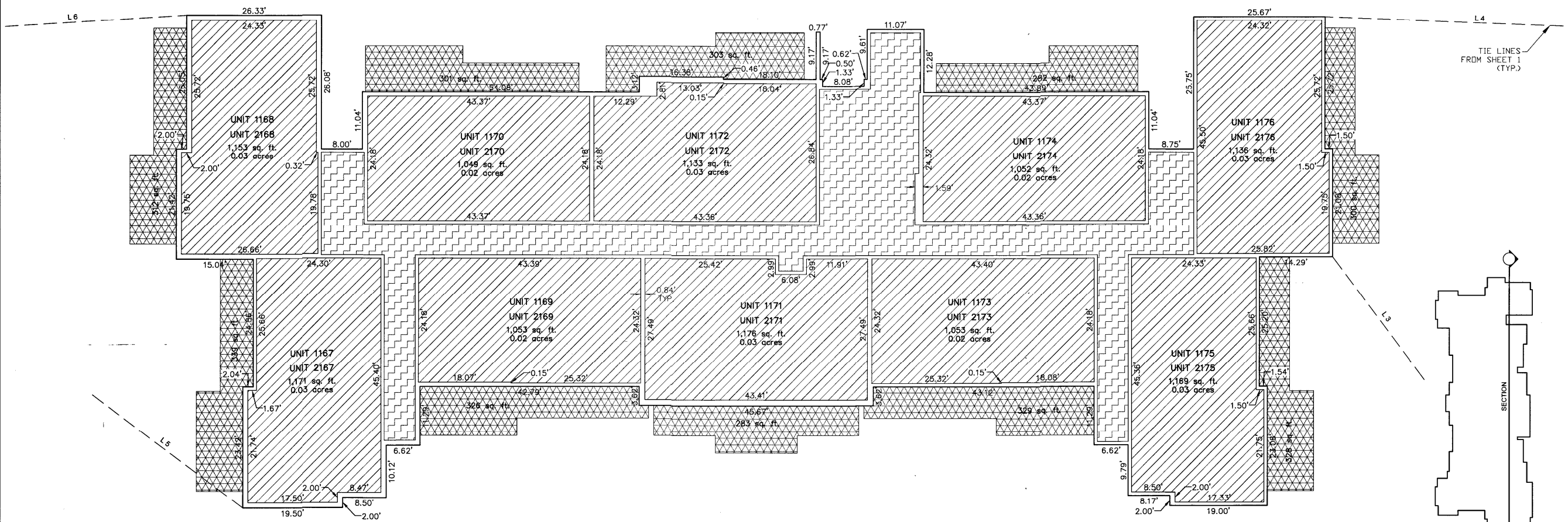
NO.	DATE	BY	DESCRIPTION
REVISIONS			



<b>BUILDING F</b> BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C	
SHEET <b>2</b> 2 OF 4	FILE 1649-06 FINAL PLAT PH 1C.DWG



BUILDING G  
 SECTION  
 SCALE: 1"=10'

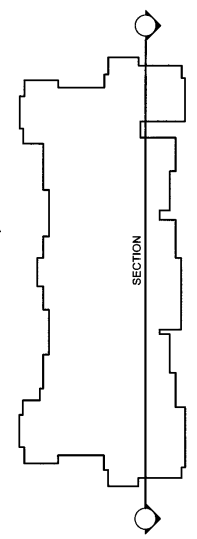


LEGEND

- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS

BUILDING G  
 FLOORPLAN SCALE: 1"=10'  
 FIRST FLOOR UNITS 1167 - 1176  
 SECOND FLOOR UNITS 2167 - 2176

(ALL LINES ARE CARDINAL DIRECTIONS UNLESS OTHERWISE NOTED)

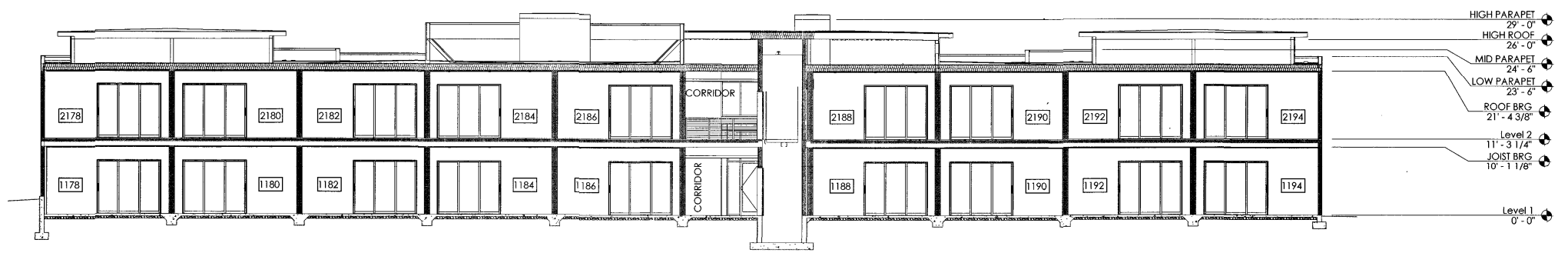


NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

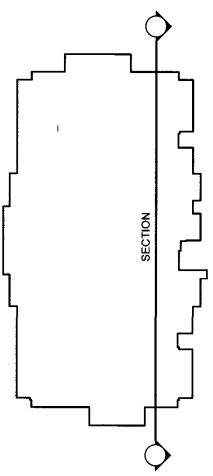
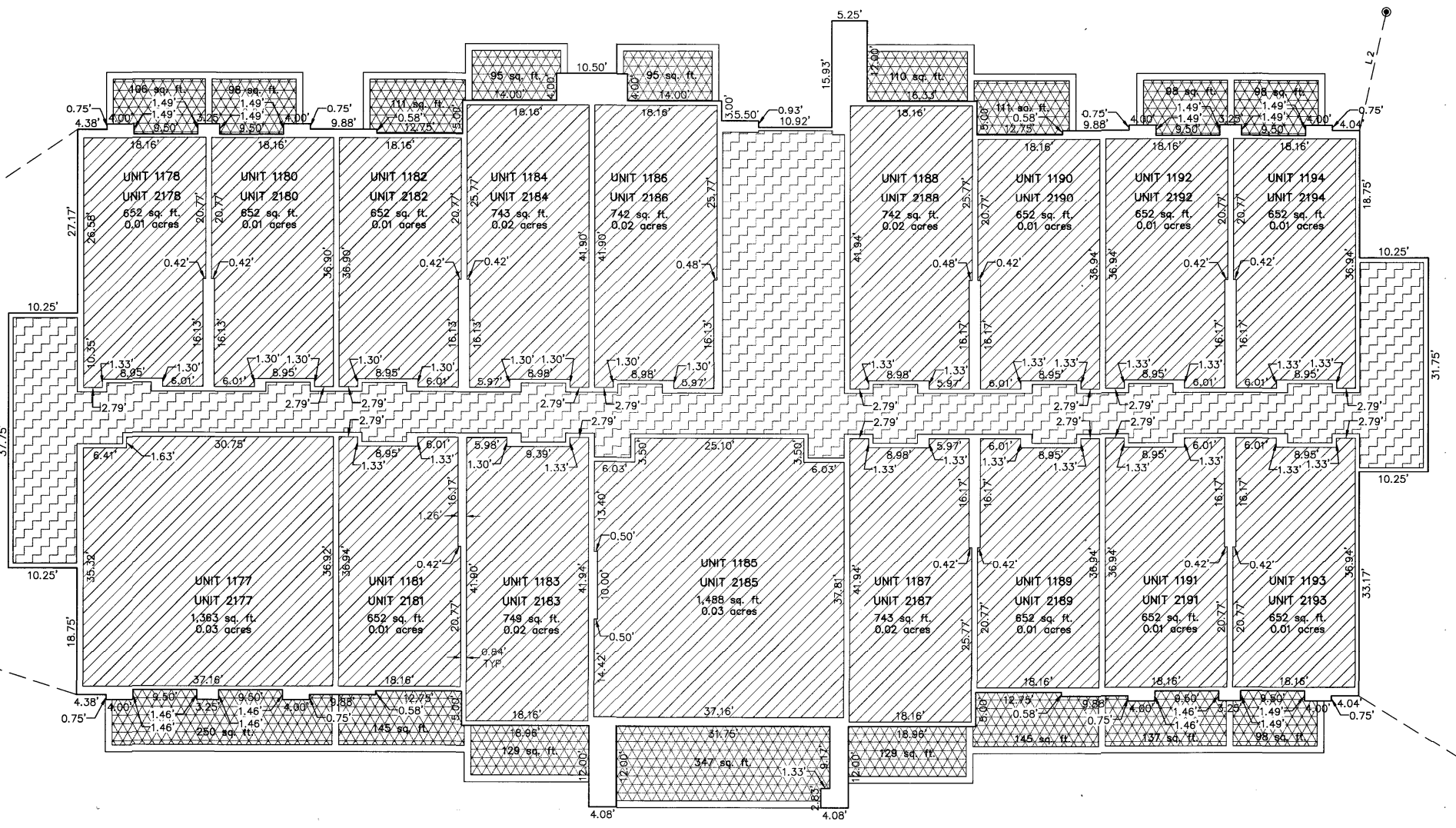
**ALPHA ENGINEERING**  
 43 South 100 East, Suite 100 • St. George, Utah 84770  
 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

<b>BUILDING G</b>	
BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C	
TITLE	PROJECT
PROJECT #	1649-06
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	3
FILE	1649-06 FINAL PLAT PH 1C.DWG



BUILDING H  
 SECTION  
 SCALE: 1"=10'

TIE LINES  
 FROM SHEET 1  
 (TYP.)



LEGEND

- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS

BUILDING H  
 FLOORPLAN  
 SCALE: 1"=10'  
 FIRST FLOOR UNITS 1177 - 1178, 1180 - 1194  
 SECOND FLOOR UNITS 2177 - 2178, 2180 - 2194  
 (ALL LINES ARE CARDINAL DIRECTIONS  
 UNLESS OTHERWISE NOTED)

NO.	DATE	BY	DESCRIPTION

REVISIONS



BUILDING H  
 BLACK DESERT VILLAGES  
 CONDOMINIUMS PHASE 1C

PROJECT #	1649-06
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	4
FILE	1649-06 FINAL PLAT PH 1C.DWG