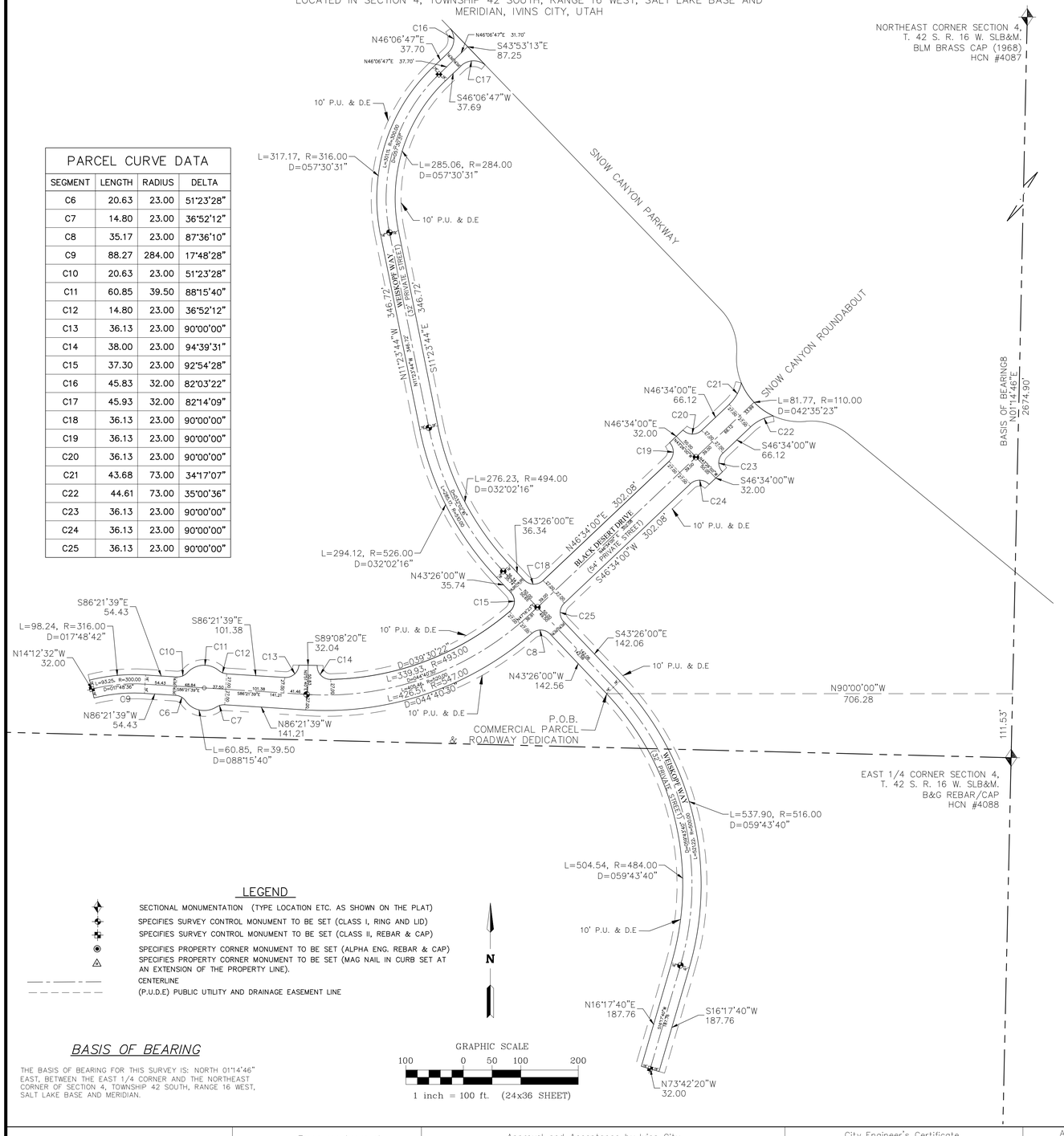
WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION

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

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C6	20.63	23.00	51°23'28"
C7	14.80	23.00	36°52'12"
C8	35.17	23.00	87°36'10"
C9	88.27	284.00	17°48'28"
C10	20.63	23.00	51°23'28"
C11	60.85	39.50	88°15'40"
C12	14.80	23.00	36°52'12"
C13	36.13	23.00	90°00'00"
C14	38.00	23.00	94°39'31"
C15	37.30	23.00	92°54'28"
C16	45.83	32.00	82°03'22"
C17	45.93	32.00	82°14'09"
C18	36.13	23.00	90°00'00"
C19	36.13	23.00	90°00'00"
C20	36.13	23.00	90°00'00"
C21	43.68	73.00	34°17'07"
C22	44.61	73.00	35°00'36"
C23	36.13	23.00	90°00'00"
C24	36.13	23.00	90°00'00"
C25	36.13	23.00	90°00'00"



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN CURB SET AT AN EXTENSION OF THE PROPERTY LINE).
- CENTERLINE
- (P.U.D.E) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft. (24x36 SHEET)

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.

GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, OR OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY _____. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED _____. 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.
3. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID COORDINATES).
4. 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).
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
7. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY
8. ALL WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
10. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNER'S ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED J. BRETT BOREN, 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 DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

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.

WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION
ROADWAY DEDICATION BOUNDARY DESCRIPTION

Commencing at the East ¼ Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North 01°14'46" East, along the Section line, a distance of 111.53 feet; Thence North 90°00'00" West, a distance of 706.28 feet, to the Point of Beginning, said point being on the Westerly right of way line of Weiskopf Way; Thence North 43°26'00" West, along said line, a distance of 142.56 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 87°36'10"; thence Westerly along the arc of said curve a distance of 35.17 feet a point on the Southerly right of way line of Black Desert Drive, said point being the beginning of a reverse curve to the right having a radius of 547.00 feet and a central angle of 44°40'30"; thence Westerly along the arc of said curve, and said right of way line, a distance of 426.51 feet; Thence North 86°21'39" West, along said line, a distance of 141.21 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 36°52'12"; thence Westerly along the arc of said curve, and said line, a distance of 14.80 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of 88°15'40"; thence Westerly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of 51°23'28"; thence Northwesterly along the arc of said curve, and said line, a distance of 20.63 feet; Thence North 86°21'39" West, along said line, a distance of 54.43 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of 17°48'28"; thence Westerly along the arc of said curve, and said line, a distance of 88.27 feet; Thence North 14°12'32" West, a distance of 32.00 feet to a point on the Northerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the right, of which the radius point lies South 14°10'22" East, a radial distance of 316.00 feet; thence Easterly along the arc of said curve, and said right of way line, through a central angle of 17°48'42", a distance of 98.24 feet; Thence South 86°21'39" East, along said line, a distance of 54.43 feet, to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 51°23'28"; thence Easterly along the arc of said curve, and said line, a distance of 20.63 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of 88°15'40"; thence Easterly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of 36°52'12"; thence Easterly along the arc of said curve, and said line, a distance of 14.80 feet; Thence South 86°21'39" East, along said line, a distance of 101.38 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Northeasterly along the arc of said curve, and said line a distance of 36.13 feet; Thence South 89°08'20" East, along said line, a distance of 32.04 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South 86°21'39" East, a radial distance of 23.00 feet; thence Southeasterly along the arc of said curve, and said right of way line, through a central angle of 94°39'31", a distance of 38.00 feet to the beginning of a compound curve to the left having a radius of 493.00 feet and a central angle of 39°30'22"; thence Easterly along the arc of said curve, and said line, a distance of 339.93 feet to the beginning of a compound curve to the left having a radius of 23.00 feet and a central angle of 92°54'28"; thence Northerly along the arc of said curve, a distance of 37.30 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North 43°26'00" West, along said line, a distance of 35.74 feet to the beginning of a curve to the right having a radius of 526.00 feet and a central angle of 32°02'16"; thence Northerly along the arc of said curve, and said right of way line a distance of 294.12 feet; thence North 11°23'44" West, a distance of 346.72 feet to the beginning of a curve to the right having a radius of 316.00 feet and a central angle of 57°30'31"; thence Northerly 317.17 feet along said curve; thence North 46°06'47" East, a distance of 37.70 feet to the beginning of a curve to the left having a radius of 32.00 feet and a central angle of 82°03'22"; thence Northerly 45.83 feet along said curve to a point on the Westerly right of way line of Snow Canyon Parkway; Thence South 43°53'13" East, a distance of 87.25 feet along said right of way line to the beginning of a non-tangent curve concave to the South, having a radius of 32.00 feet of which the radius point lies South 38°20'56" West; thence Westerly, a distance of 45.93 feet along said curve through a central angle of 82°14'09" and a chord bearing of South 87°13'51" West 42.09 feet to a point on the Southerly right of way line of said Weiskopf Way; thence South 46°06'47" West, a distance of 37.69 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of 57°30'31"; thence Southerly, a distance of 285.06 feet along said curve; thence South 11°23'44" East 346.72 feet to the beginning of a curve to the left having a radius of 494.00 feet and a central angle of 32°02'16"; thence Southeasterly, a distance of 276.23 feet along said curve; Thence South 43°26'00" East, along said line, a distance of 36.34 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve a distance of 36.13 feet, to a point on the Northerly right of way line of said Black Desert Drive; Thence North 46°34'00" East, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Northerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies North 46°34'00" East, a radial distance of 23.00 feet; thence Easterly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence North 46°34'00" East, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 73.00 feet and a central angle of 34°17'07"; thence Northeasterly along the arc of said curve, and said right of way line, a distance of 43.68 feet, to a point on the Westerly right of way line of Snow Canyon Parkway, said point being the beginning of a non-tangent curve to the left, of which the radius point lies North 67°19'01" East, a radial distance of 110.00 feet; thence Southeasterly along the arc of said curve, and said right of way line, through a central angle of 42°35'23", a distance of 81.77 feet to a point on the Southerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the left, of which the radius point lies South 08°25'24" East, a radial distance of 73.00 feet; thence Southwesterly along the arc of said curve, and said right of way line, through a central angle of 35°00'36", a distance of 44.61 feet; Thence South 46°34'00" West, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South 46°34'00" West, a radial distance of 23.00 feet; thence Westerly along the arc of said curve, and said line, through a central angle of 90°00'00", a distance of 36.13 feet; Thence South 46°34'00" West, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve, and said line, a distance of 36.13 feet, to a point on the Easterly Right of way line of said Weiskopf Way; Thence South 43°26'00" East, along said line, a distance of 142.06 feet to the beginning of a curve to the right having a radius of 516.00 feet and a central angle of 59°43'40"; thence Southerly along the arc of said curve, and said right of way line, a distance of 537.90 feet; Thence South 16°17'40" West, along said line, a distance of 187.76 feet; Thence North 73°42'20" West, a distance of 32.00 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North 16°17'40" East, along said right of way line, a distance of 187.76 feet to the beginning of a curve to the left having a radius of 484.00 feet and a central angle of 59°43'40"; thence Northerly along the arc of said curve and said right of way line, a distance of 504.54 feet to the Point of Beginning.

Containing: 3.12 acres, more or less.

_____
DATE

PROFESSIONAL LAND SURVEYOR No. 174919 SCOTT P. WOOLSEY State of Utah

SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE STREETS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY & DRAINAGE EASEMENTS. ALL STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022

BY: _____,
Enlaw LLC
By: RS18 Entrada Manager LLC
Its: Manager
By: Reef Private Equity LLC
Its: Manager
By: J. Brett Boren, Manager of Reef Private Equity LLC

FINAL DEDICATION PLAT OF

WEISKOPF WAY AND BLACK DESERT DRIVE ROAD DEDICATION

1649-01 ROAD DEDICATION.DWG (MAY 2022)

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

Treasurer Approval

I, Washington County Treasurer, certify on this__day of A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

_____
Washington County Treasurer

Approval and Acceptance by Ivins City

On this ___ day of _____ A.D. 20____ The Planning Commission of Ivins City, Utah, Having reviewed the above Subdivision Plat, and having found that it complies with the requirements of Ivins City, Utah Planning Ordinances, and the authorization granted by the Ivins City code hereby approves said subdivision plat for recording.

_____ _____
Attest: City Recorder, Ivins City — Planning Commission Chairman, Ivins City, Utah

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 ____ day of _____, A.D. 20____.

_____
City Engineer, Ivins City, Utah

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 20___.

_____
City Attorney, Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Black Desert Resort Commercial Subdivision, on the ____ Day of A.D. 20____.

_____ _____
Attest: City Recorder, Ivins City — Mayor, Ivins City, Utah

Recorded Number

_____
WASHINGTON COUNTY RECORDER