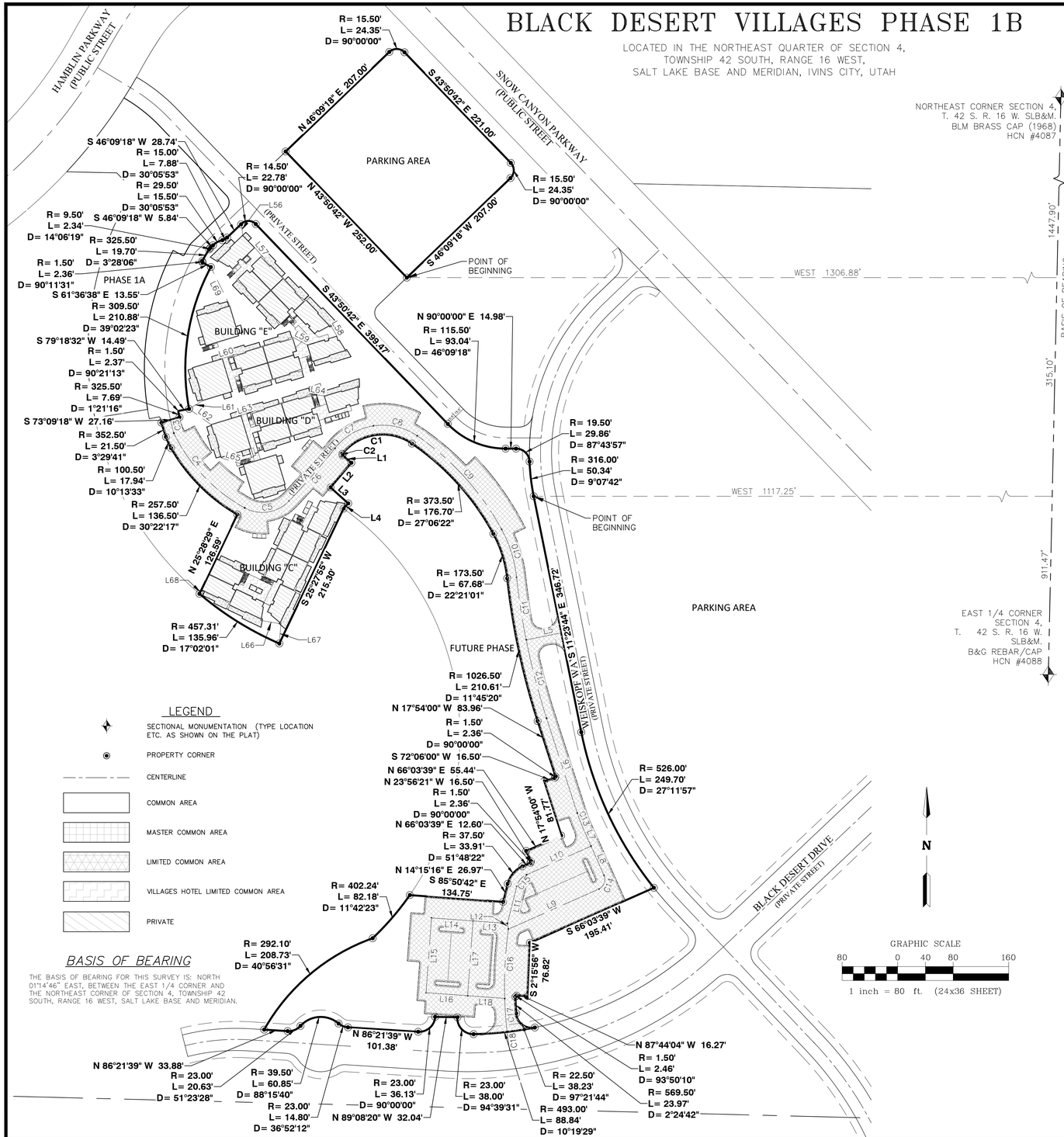
BLACK DESERT VILLAGES PHASE 1B

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



LEGEND

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

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. A Geotechnical investigation was performed by AGEC, 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.
2. All coordinates listed are Utah South Zone NAD 83 State Plane (Grid coordinates).
3. 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).
4. 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.
5. Dimensions shown take precedence over scale.
6. 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.
7. 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..
8. All approved water and irrigation improvements 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 are private and shall be maintained by the Black Desert Villages Condominium Owners Association.
9. All Private Streets are Public Utility Easements.
10. 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.

PARCEL CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	111.36'	74.50'	85°38'33"	S81°34'39"W	101.28'
C2	2.32'	1.50'	88°39'16"	S5°34'15"E	2.10'
C3	19.61'	339.00'	3°18'55"	S14°14'03"E	19.61'
C4	150.66'	244.00'	35°22'40"	S43°27'47"E	148.28'
C5	69.47'	53.00'	75°06'06"	N81°17'50"E	64.60'
C6	100.75'	1072.22'	5°23'02"	N41°03'16"E	100.71'
C7	66.07'	88.00'	43°01'05"	S59°52'18"W	64.53'
C8	66.07'	88.00'	43°01'05"	N77°06'37"W	64.53'
C9	183.09'	387.00'	27°06'22"	N42°02'53"W	181.38'
C10	72.95'	187.00'	22°21'01"	N17°19'11"W	72.48'
C11	91.23'	1013.00'	5°09'36"	S8°43'28"E	91.20'
C12	116.61'	1013.00'	6°35'43"	S14°36'08"E	116.54'
C13	22.45'	213.00'	6°02'21"	S20°55'11"E	22.44'
C14	23.56'	15.00'	90°00'00"	N21°03'39"E	21.21'
C15	22.60'	25.00'	51°48'22"	S40°09'28"W	21.84'
C16	100.04'	585.00'	9°47'54"	S3°07'55"W	99.92'
C17	48.47'	585.00'	4°44'51"	S4°08'27"E	48.46'
C18	27.01'	585.00'	2°38'43"	S7°50'14"E	27.01'

PARCEL LINE DATA

CURVE	LENGTH	DIRECTION
L1	16.59'	N49°53'53"W
L2	46.55'	N40°06'07"E
L3	34.31'	S47°53'44"E
L4	10.04'	S42°06'16"W
L5	67.54'	N78°36'16"E
L6	143.44'	N17°54'00"W
L7	29.43'	S23°56'21"E
L8	46.00'	S23°56'21"E
L9	142.24'	N66°03'39"E
L10	101.69'	N66°03'39"E
L11	55.06'	N14°15'16"E
L12	8.39'	N11°11'04"W
L13	49.53'	N85°50'42"W
L14	60.00'	N85°50'42"W
L15	108.00'	S4°09'18"W
L16	60.00'	N85°50'42"W
L17	108.00'	S4°09'18"W
L18	53.53'	N85°50'42"W

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO UNITS, COMMON AREAS, AND FACILITIES (INCLUDING PRIVATE STREETS), PUBLIC STREETS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

BLACK DESERT VILLAGES PHASE 1B

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE BLACK DESERT VILLAGES CONDOMINIUM OWNERS ASSOCIATION AND ITS UNIT OWNERS ALL COMMON AREAS AND FACILITIES (EXCLUDING PRIVATE STREETS AND PARKING AREAS) AND DOES ALSO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. ALL UNITS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. ALL DEDICATIONS AND CONVEYANCES MADE HEREIN ARE AGAINST THE CLAIMS OF ALL PERSONS

OWNER'S DEDICATION – MASTER COMMUNITY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT (MASTER COMMON AREA) OF LAND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE BLACK DESERT COMMUNITY LLC ALL PRIVATE ROADS AND PARKING AREAS DEPICTED AS MASTER COMMON AREAS AND ALL DEDICATIONS AND CONVEYANCES MADE HEREIN ARE 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

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 PHASE 1B 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 911.47 FEET ALONG THE SECTION LINE; THENCE WEST 1117.25 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 11°23'44" EAST 346.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET; THENCE SOUTHEASTERLY 249.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°11'57"; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 66°03'39" WEST, A DISTANCE OF 195.41 FEET; THENCE SOUTH 02°15'56" WEST 76.82 FEET; THENCE NORTH 87°44'04" WEST 16.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°50'10" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 569.50 FEET; THENCE SOUTHERLY 23.97 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 02°24'42" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 22.50 FEET; THENCE SOUTHEASTERLY 38.23 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 97°21'44" TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 493.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 11°20'40" WEST; THENCE WESTERLY 88.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'29" AND A CHORD BEARING OF SOUTH 83°49'05" WEST 88.72 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET; THENCE NORTHWESTERLY 38.00 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 94°39'31"; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, NORTH 89°08'20" WEST, A DISTANCE OF 32.04 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 23.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 86°21'39" WEST; THENCE SOUTHWESTERLY 36.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF SOUTH 48°38'21" WEST 32.53 FEET; THENCE NORTH 86°21'39" WEST 101.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET; THENCE WESTERLY 14.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET; THENCE WESTERLY 60.85 FEET THROUGH A CENTRAL ANGLE OF 88°15'40" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET; THENCE WESTERLY 20.63 FEET THROUGH A CENTRAL ANGLE OF 51°23'28"; THENCE NORTH 86°21'39" WEST 33.88 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 292.10 FEET OF WHICH THE RADIUS POINT LIES SOUTH 60°35'32" EAST; THENCE NORTHEASTERLY 208.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'31" AND A CHORD BEARING OF NORTH 49°52'44" EAST 204.31 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 402.24 FEET OF WHICH THE RADIUS POINT LIES NORTH 43°24'15" WEST; THENCE NORTHEASTERLY 82.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'23" AND A CHORD BEARING OF NORTH 40°44'34" EAST 82.04 FEET; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 85°50'42" EAST, A DISTANCE OF 134.75 FEET; THENCE NORTH 14°15'16" EAST 26.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET; THENCE NORTHEASTERLY 33.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'22"; THENCE NORTH 66°03'39" EAST 12.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 66°03'39" EAST 55.44 FEET; THENCE NORTH 17°54'00" WEST 81.77 FEET; THENCE NORTH 72°06'00" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHEASTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 17°54'00" WEST 83.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,026.50 FEET; THENCE NORTHERLY 210.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 173.50 FEET; THENCE NORTHERLY 67.68 FEET THROUGH A CENTRAL ANGLE OF 22°21'01" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 373.50 FEET; THENCE NORTHWESTERLY 176.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 27°06'22" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 74.50 FEET; THENCE WESTERLY 111.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 85°38'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.32 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 88°39'16"; THENCE SOUTH 49°53'53" EAST 16.59 FEET; THENCE SOUTH 40°06'07" WEST 46.55 FEET; THENCE SOUTH 47°53'44" EAST 34.31 FEET; THENCE SOUTH 42°06'16" WEST 10.04 FEET; THENCE SOUTH 25°27'55" WEST 215.30 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 457.31 FEET OF WHICH THE RADIUS POINT LIES NORTH 23°24'32" EAST; THENCE NORTHWESTERLY 135.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'01" AND A CHORD BEARING OF NORTH 58°04'27" WEST 135.46 FEET; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, NORTH 25°28'29" EAST, A DISTANCE OF 126.59 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 257.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 29°52'32" EAST; THENCE NORTHWESTERLY 136.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°22'17" AND A CHORD BEARING OF NORTH 44°56'19" WEST 134.90 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 100.50 FEET; THENCE NORTHWESTERLY 17.94 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 10°13'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 352.50 FEET; THENCE NORTHERLY 21.50 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°29'41"; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, NORTH 73°09'18" EAST, A DISTANCE OF 27.16 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 325.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 77°36'03" EAST; THENCE NORTHERLY 7.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'16" AND A CHORD BEARING OF NORTH 11°43'19" WEST 7.69 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHEASTERLY 2.37 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 90°21'13"; THENCE NORTH 79°18'32" EAST 14.49 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 309.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 79°12'59" EAST; THENCE NORTHERLY 210.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°02'23" AND A CHORD BEARING OF NORTH 08°44'10" EAST 206.83 FEET; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, NORTH 61°36'38" WEST, A DISTANCE OF 13.55 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'31" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 325.50 FEET; THENCE NORTHEASTERLY 19.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°28'06" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 9.50 FEET; THENCE NORTHEASTERLY 2.34 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 14°06'19"; THENCE NORTH 46°09'18" EAST 5.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET; THENCE NORTHEASTERLY 15.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'53" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY 7.88 FEET THROUGH A CENTRAL ANGLE OF 30°05'53"; THENCE NORTH 46°09'18" EAST 28.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 14.50 FEET; THENCE EASTERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 43°50'42" EAST 399.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY 93.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'18"; THENCE EAST 14.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHEASTERLY 29.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°43'57" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET; THENCE SOUTHERLY 50.34 FEET THROUGH A CENTRAL ANGLE OF 09°07'42" TO THE POINT OF BEGINNING.

CONTAINS 5.36 ACRES, MORE OR LESS.

ALSO, 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 1226.57 FEET ALONG THE SECTION LINE; THENCE WEST 1306.88 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 43°50'42" WEST 252.00 FEET; THENCE NORTH 46°09'18" EAST 207.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.50 FEET; THENCE EASTERLY 24.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 43°50'42" EAST 221.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.50 FEET; THENCE SOUTHERLY 24.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 46°09'18" WEST 207.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.28 ACRES, MORE OR LESS.

_____
DATE

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

SCOTT P. WOOLSEY
P.L.S. 174919

SHEET 1 OF 8

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

FINAL PLAT OF

BLACK DESERT VILLAGES PHASE 1B

1649–06 PHASE 1.DWG (AUGUST 2022)

ALPHA ENGINEERING
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 ____ day of _____, A.D. 2022

_____
City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 2022

_____
City Attorney
Ivins City, Utah

Approval and Acceptance by Ivins City

On this ___ day of _____ A.D. 2022 The Planning Commission of Ivins City, Utah, Having reviewed the above BLACK DESERT GOLF VILLAGE FINAL 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 Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the BLACK DESERT GOLF VILLAGE, on the ____ Day of _____ A.D. 2022

_____
Attest: City Recorder
Ivins City

_____
Mayor,
Ivins City, Utah

Treasurer Approval

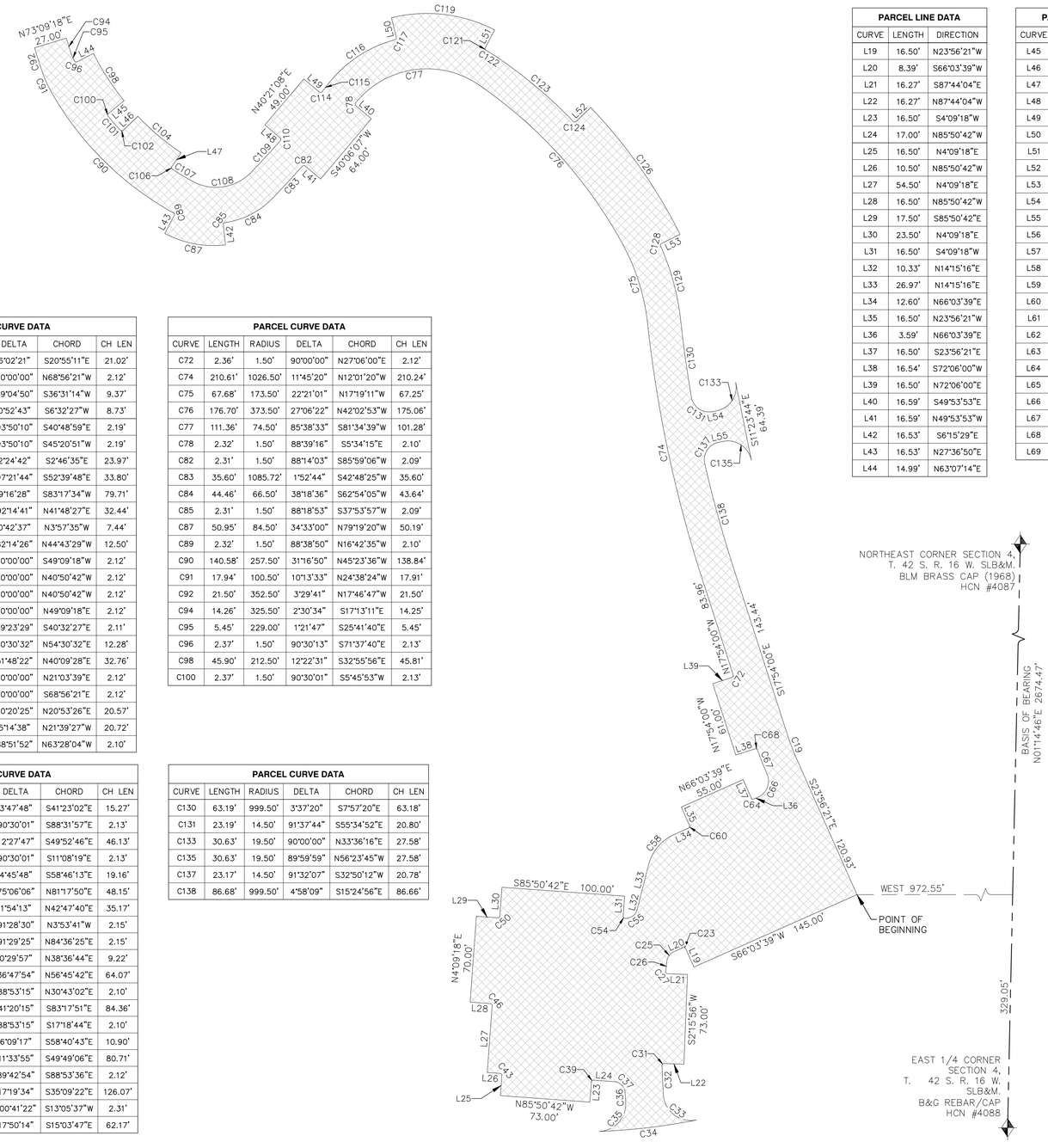
I, Washington County Treasurer, certify on this ___ day of _____ A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

_____
Washington County Treasurer

Recorded Number

_____
WASHINGTON COUNTY RECORDER

BLACK DESERT VILLAGES PHASE 1B



PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C19	21.03'	199.50'	6°02'21"	S20°55'11"E	21.02'
C23	2.36'	1.50'	90°00'00"	N68°56'21"W	2.12'
C25	9.80'	9.50'	59°04'50"	S36°31'14"W	9.37'
C26	8.73'	569.50'	0°52'43"	S6°32'27"W	8.73'
C27	2.46'	1.50'	93°50'10"	S40°48'59"E	2.19'
C31	2.46'	1.50'	93°50'10"	S45°20'51"W	2.19'
C32	23.97'	569.50'	2°24'42"	S2°46'35"E	23.97'
C33	38.23'	22.50'	97°21'44"	S52°39'48"E	33.80'
C34	79.80'	493.00'	9°16'28"	S83°17'34"W	79.71'
C35	36.22'	22.50'	92°14'41"	N41°48'27"E	32.44'
C36	7.44'	600.50'	0°42'37"	N3°57'35"W	7.44'
C37	13.64'	9.50'	82°14'26"	N44°43'29"W	12.50'
C39	2.36'	1.50'	90°00'00"	S49°09'18"W	2.12'
C43	2.36'	1.50'	90°00'00"	N40°50'42"W	2.12'
C46	2.36'	1.50'	90°00'00"	N40°50'42"W	2.12'
C50	2.36'	1.50'	90°00'00"	N49°09'18"E	2.12'
C54	2.34'	1.50'	89°23'29"	S40°32'27"E	2.11'
C55	13.35'	9.50'	80°30'32"	N54°30'32"E	12.28'
C58	33.91'	37.50'	51°48'22"	N40°09'28"E	32.76'
C60	2.36'	1.50'	90°00'00"	N21°03'39"E	2.12'
C64	2.36'	1.50'	90°00'00"	S68°56'21"E	2.12'
C66	22.86'	14.50'	90°20'25"	N20°53'26"E	20.57'
C67	20.73'	226.50'	5°14'38"	N21°39'27"W	20.72'
C68	2.33'	1.50'	88°51'52"	N63°28'04"W	2.10'

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C72	2.36'	1.50'	90°00'00"	N27°06'00"E	2.12'
C74	210.61'	1026.50'	11°45'20"	N12°01'20"W	210.24'
C75	67.68'	173.50'	22°21'01"	N17°19'11"W	67.25'
C76	176.70'	373.50'	27°06'22"	N42°02'53"W	175.06'
C77	111.36'	74.50'	85°38'33"	S81°34'39"W	101.28'
C78	2.32'	1.50'	88°39'16"	S5°34'15"E	2.10'
C82	2.31'	1.50'	88°14'03"	S85°59'06"W	2.09'
C83	35.60'	1085.72'	1°52'44"	S42°48'25"W	35.60'
C84	44.46'	66.50'	38°18'36"	S62°54'05"W	43.64'
C85	2.31'	1.50'	88°18'53"	S37°53'57"W	2.09'
C87	50.95'	84.50'	34°33'00"	N79°19'20"W	50.19'
C89	2.32'	1.50'	88°38'50"	N16°42'35"W	2.10'
C90	140.58'	257.50'	31°16'50"	N45°23'36"W	138.84'
C91	17.94'	100.50'	10°13'33"	N24°38'24"W	17.91'
C92	21.50'	352.50'	3°29'41"	N17°46'47"W	21.50'
C94	14.26'	325.50'	2°30'34"	S17°13'11"E	14.25'
C95	5.45'	229.00'	1°21'47"	S25°41'40"E	5.45'
C96	2.37'	1.50'	90°30'13"	S71°37'40"E	2.13'
C98	45.90'	212.50'	12°22'31"	S32°55'56"E	45.81'
C100	2.37'	1.50'	90°30'01"	S5°45'53"W	2.13'

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C101	15.27'	230.50'	3°47'48"	S41°23'02"E	15.27'
C102	2.37'	1.50'	90°30'01"	S88°31'57"E	2.13'
C104	46.22'	212.50'	12°27'47"	S49°52'46"E	46.13'
C106	2.37'	1.50'	90°30'01"	S11°08'19"E	2.13'
C107	19.16'	230.50'	4°45'48"	S58°46'13"E	19.16'
C108	51.78'	39.50'	75°06'06"	N81°17'50"E	48.15'
C109	35.18'	1058.72'	1°54'13"	N42°47'40"E	35.17'
C110	2.39'	1.50'	91°28'30"	N3°53'41"W	2.15'
C114	2.40'	1.50'	91°29'25"	N84°36'25"E	2.15'
C115	9.22'	1058.72'	0°29'57"	N38°36'44"E	9.22'
C116	65.19'	101.50'	36°47'54"	N56°45'42"E	64.07'
C117	2.33'	1.50'	88°53'15"	N30°43'02"E	2.10'
C119	86.22'	119.50'	41°20'15"	S83°17'51"E	84.36'
C121	2.33'	1.50'	88°53'15"	S17°18'44"E	2.10'
C122	10.90'	101.50'	6°09'17"	S58°40'43"E	10.90'
C123	80.84'	400.50'	11°33'55"	S49°49'06"E	80.71'
C124	2.35'	1.50'	89°42'54"	S88°53'36"E	2.12'
C126	126.55'	418.50'	17°19'34"	S35°09'22"E	126.07'
C128	2.64'	1.50'	100°41'22"	S13°05'37"W	2.31'
C129	62.42'	200.50'	17°50'14"	S15°03'47"E	62.17'

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C130	63.19'	999.50'	3°37'20"	S7°57'20"E	63.18'
C131	23.19'	14.50'	91°37'44"	S55°34'52"E	20.80'
C133	30.63'	19.50'	90°00'00"	N33°36'16"E	27.58'
C135	30.63'	19.50'	89°59'59"	N56°23'45"W	27.58'
C137	23.17'	14.50'	91°32'07"	S32°50'12"W	20.78'
C138	86.68'	999.50'	4°58'09"	S15°24'56"E	86.66'

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L19	16.50'	N23°56'21"W
L20	8.39'	S66°03'39"W
L21	16.27'	S87°44'04"E
L22	16.27'	N87°44'04"W
L23	16.50'	S4°09'18"W
L24	17.00'	N85°50'42"W
L25	16.50'	N4°09'18"E
L26	10.50'	N85°50'42"W
L27	54.50'	N4°09'18"E
L28	16.50'	N85°50'42"W
L29	17.50'	S85°50'42"E
L30	23.50'	N4°09'18"E
L31	16.50'	S4°09'18"W
L32	10.33'	N14°15'16"E
L33	26.97'	N14°15'16"E
L34	12.60'	N66°03'39"E
L35	16.50'	N23°56'21"W
L36	3.59'	N66°03'39"E
L37	16.50'	S23°56'21"E
L38	16.54'	S72°06'00"W
L39	16.50'	N72°06'00"E
L40	16.59'	S49°53'53"E
L41	16.59'	N49°53'53"W
L42	16.53'	S6°15'29"E
L43	16.53'	N27°36'50"E
L44	14.99'	N63°07'14"E

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L45	16.49'	S51°00'53"W
L46	16.49'	N46°13'02"E
L47	13.52'	S34°06'42"W
L48	16.45'	N49°37'56"W
L49	16.45'	S49°38'52"E
L50	16.52'	N13°43'36"W
L51	16.52'	S27°07'53"W
L52	16.50'	N46°14'57"E
L53	16.84'	S63°26'18"W
L54	3.65'	N78°36'16"E
L55	3.69'	S78°36'16"W
L56	16.24'	N5°51'25"W
L57	15.03'	S40°01'49"E
L58	17.61'	S30°03'35"E
L59	23.65'	S61°38'47"E
L60	15.35'	N73°09'20"E
L61	22.13'	N58°37'31"E
L62	38.41'	S54°23'55"E
L63	15.36'	N73°09'18"E
L64	18.47'	S81°17'40"E
L65	33.16'	S73°06'18"E
L66	28.89'	S80°22'31"E
L67	28.44'	S4°48'40"W
L68	5.49'	N25°28'29"E
L69	61.85'	N26°07'11"W

MASTER COMMON AREA

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 329.05 FEET ALONG THE SECTION LINE; THENCE WEST 972.55 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 66°03'39" WEST 145.00 FEET; THENCE NORTH 23°56'21" WEST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE WESTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 66°03'39" WEST 8.39 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 9.50 FEET; THENCE SOUTHWESTERLY 9.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°04'50" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 569.50 FEET; THENCE SOUTHERLY 8.73 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 00°52'43" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHEASTERLY 2.46 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 93°50'10"; THENCE SOUTH 87°44'04" EAST 16.27 FEET; THENCE SOUTH 02°15'56" WEST 73.00 FEET; THENCE NORTH 87°44'04" WEST 16.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°50'10" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 569.50 FEET; THENCE SOUTHERLY 23.97 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 02°24'42" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 22.50 FEET; THENCE SOUTHEASTERLY 38.23 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 97°21'44" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 493.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 11°20'40" WEST; THENCE WESTERLY 79.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'28" AND A CHORD BEARING OF SOUTH 83°17'34" WEST 79.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 02°04'12" WEST; THENCE NORTHEASTERLY 36.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'41" AND A CHORD BEARING OF NORTH 41°48'27" EAST 32.44 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 600.50 FEET; THENCE NORTHERLY 7.44 FEET THROUGH A CENTRAL ANGLE OF 00°42'37" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 9.50 FEET; THENCE NORTHWESTERLY 13.64 FEET THROUGH A CENTRAL ANGLE OF 82°14'26"; THENCE NORTH 85°50'42" WEST 17.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 04°09'18" WEST 16.50 FEET; THENCE NORTH 85°50'42" WEST 73.00 FEET; THENCE NORTH 04°09'18" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHWESTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 85°50'42" WEST 10.50 FEET; THENCE NORTH 04°09'18" EAST 54.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHWESTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 85°50'42" WEST 16.50 FEET; THENCE NORTH 04°09'18" EAST 17.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHEASTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 04°09'18" EAST 23.50 FEET; THENCE SOUTH 85°50'42" EAST 100.00 FEET; THENCE SOUTH 04°09'18" WEST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHEASTERLY 2.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°23'29" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 9.50 FEET; THENCE NORTHEASTERLY 13.35 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 80°30'32"; THENCE NORTH 14°15'16" EAST 10.33 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 26.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET; THENCE NORTHEASTERLY 33.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'22"; THENCE NORTH 66°03'39" EAST 12.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 23°56'21" WEST 16.50 FEET; THENCE NORTH 66°03'39" EAST 55.00 FEET; THENCE SOUTH 23°56'21" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 66°03'39" EAST 3.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE NORTHERLY 22.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°20'25" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 226.50 FEET; THENCE NORTHERLY 20.73 FEET THROUGH A CENTRAL ANGLE OF 05°14'38" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHWESTERLY 2.33 FEET THROUGH A CENTRAL ANGLE OF 88°51'52"; THENCE SOUTH 72°06'00" WEST 16.54 FEET; THENCE NORTH 17°54'00" WEST 61.00 FEET; THENCE NORTH 72°06'00" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHEASTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 17°54'00" WEST 83.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,026.50 FEET; THENCE NORTHERLY 210.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 173.50 FEET; THENCE NORTHERLY 67.68 FEET THROUGH A CENTRAL ANGLE OF 22°21'01" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 373.50 FEET; THENCE NORTHWESTERLY 176.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 27°06'22" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 74.50 FEET; THENCE WESTERLY 111.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 85°38'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.32 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 88°39'16"; THENCE SOUTH 49°53'53" EAST 16.59 FEET; THENCE SOUTH 40°06'07" WEST 64.00 FEET; THENCE NORTH 49°53'53" WEST 16.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE WESTERLY 2.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°14'03" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,085.72 FEET OF WHICH THE RADIUS POINT LIES NORTH 48°07'57" WEST; THENCE SOUTHWESTERLY 35.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'44" AND A CHORD BEARING OF SOUTH 42°48'25" WEST 35.60 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 66.50 FEET; THENCE SOUTHWESTERLY 44.46 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 38°18'36" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.31 FEET THROUGH A CENTRAL ANGLE OF 88°18'53"; THENCE SOUTH 06°15'29" EAST 16.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 84.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 06°35'50" WEST; THENCE WESTERLY 50.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°33'00" AND A CHORD BEARING OF NORTH 79°19'20" WEST 50.19 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 27°36'50" EAST, A DISTANCE OF 16.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°38'50" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 257.50 FEET; THENCE NORTHWESTERLY 140.58 FEET THROUGH A CENTRAL ANGLE OF 31°16'50" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 100.50 FEET; THENCE NORTHWESTERLY 17.94 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 10°13'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 352.50 FEET; THENCE NORTHERLY 21.50 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°29'41"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 73°09'18" EAST, A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 325.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 74°02'06" EAST; THENCE SOUTHERLY 14.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'34" AND A CHORD BEARING OF SOUTH 17°13'11" EAST 14.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 229.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 64°59'14" EAST; THENCE SOUTHEASTERLY 5.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'47" AND A CHORD BEARING OF SOUTH 25°41'40" EAST 5.45 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.37 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 90°30'13"; THENCE NORTH 63°07'14" EAST 14.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 212.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 63°15'19" EAST; THENCE SOUTHEASTERLY 45.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'31" AND A CHORD BEARING OF SOUTH 32°55'56" EAST 45.81 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 51°00'53" WEST, A DISTANCE OF 16.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'01" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 230.50 FEET; THENCE SOUTHEASTERLY 15.27 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°47'48" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.37 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 90°30'01"; THENCE NORTH 46°13'02" EAST 16.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 212.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 46°21'08" EAST; THENCE SOUTHEASTERLY 46.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°27'47" AND A CHORD BEARING OF SOUTH 49°52'46" EAST 46.13 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 34°06'42" WEST, A DISTANCE OF 13.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'01" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 230.50 FEET; THENCE SOUTHEASTERLY 19.16 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 04°45'48" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET; THENCE EASTERLY 51.78 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 75°06'06" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,058.72 FEET; THENCE NORTHEASTERLY 35.18 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 01°54'13" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.39 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 91°28'30"; THENCE NORTH 49°37'56" WEST 16.45 FEET; THENCE NORTH 40°21'08" EAST 49.00 FEET; THENCE SOUTH 49°38'52" EAST 16.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'25" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,058.72 FEET; THENCE NORTHEASTERLY 9.22 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 00°29'57" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 101.50 FEET; THENCE NORTHEASTERLY 65.19 FEET THROUGH A CENTRAL ANGLE OF 36°47'54" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHEASTERLY 2.33 FEET THROUGH A CENTRAL ANGLE OF 88°53'15"; THENCE NORTH 13°43'36" WEST 16.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 119.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 13°57'59" EAST; THENCE EASTERLY 86.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°20'15" AND A CHORD BEARING OF SOUTH 83°17'51" EAST 84.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 27°07'53" WEST, A DISTANCE OF 16.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'15" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 101.50 FEET; THENCE SOUTHEASTERLY 10.90 FEET THROUGH A CENTRAL ANGLE OF 06°09'17" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 400.50 FEET; THENCE SOUTHEASTERLY 80.84 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 11°33'55" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.35 FEET THROUGH A CENTRAL ANGLE OF 89°42'54"; THENCE NORTH 46°14'57" EAST 16.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 418.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 46°10'51" WEST; THENCE SOUTHEASTERLY 126.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'34" AND A CHORD BEARING OF SOUTH 35°09'22" EAST 126.07 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 63°26'18" WEST, A DISTANCE OF 16.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°41'22" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 200.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 66°01'06" WEST; THENCE SOUTHERLY 62.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'14" AND A CHORD BEARING OF SOUTH 15°03'47" EAST 62.17 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 999.50 FEET; THENCE SOUTHERLY 63.19 FEET THROUGH A CENTRAL ANGLE OF 03°37'20" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHEASTERLY 23.19 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 91°37'44"; THENCE NORTH 78°36'16" EAST 3.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET; THENCE NORTHEASTERLY 30.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 11°23'44" EAST, A DISTANCE OF 64.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 78°36'15" WEST; THENCE NORTHWESTERLY 30.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59" AND A CHORD BEARING OF NORTH 56°23'45" WEST 27.58 FEET; THENCE SOUTH 78°36'16" WEST 3.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHWESTERLY 23.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°32'07" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 999.50 FEET; THENCE SOUTHERLY 86.68 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 04°58'09"; THENCE SOUTH 17°54'00" EAST 143.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 199.50 FEET; THENCE SOUTHERLY 21.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'21"; THENCE SOUTH 23°56'21" EAST 120.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 83,668 SQUARE FEET OR 1.92 ACRES, MORE OR LESS.

LEGEND

SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)

MASTER COMMON AREA

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.

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft. (24x36 SHEET)

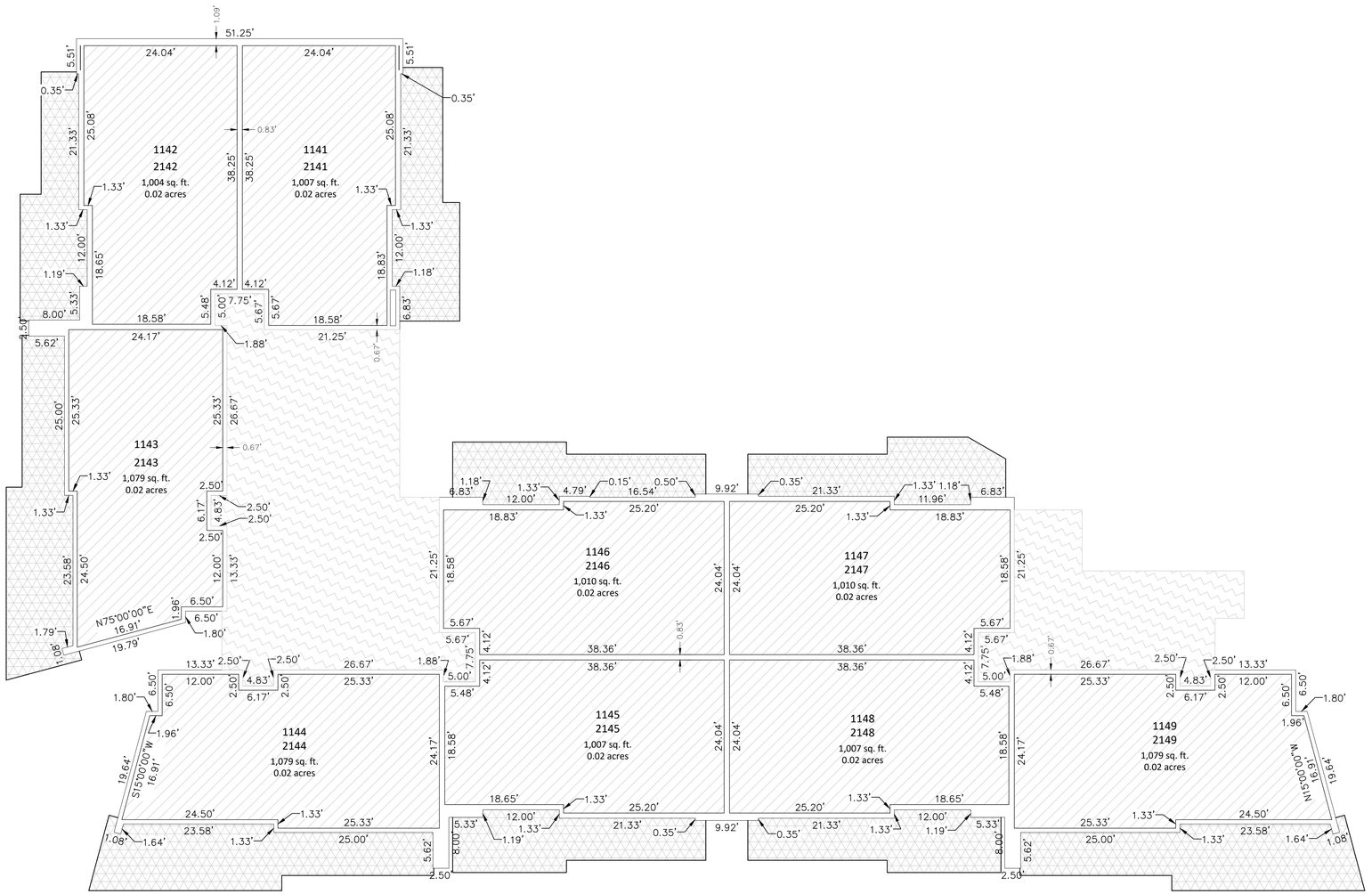
N

1649-06 PHASE 1.DWG (AUGUST 2022)

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BLACK DESERT VILLAGES PHASE 1B

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



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft. (24x36 SHEET)

BUILDING "C"

FIRST FLOOR: 1141 THROUGH 1149
SECOND FLOOR: 2141 THROUGH 2149

LEGEND

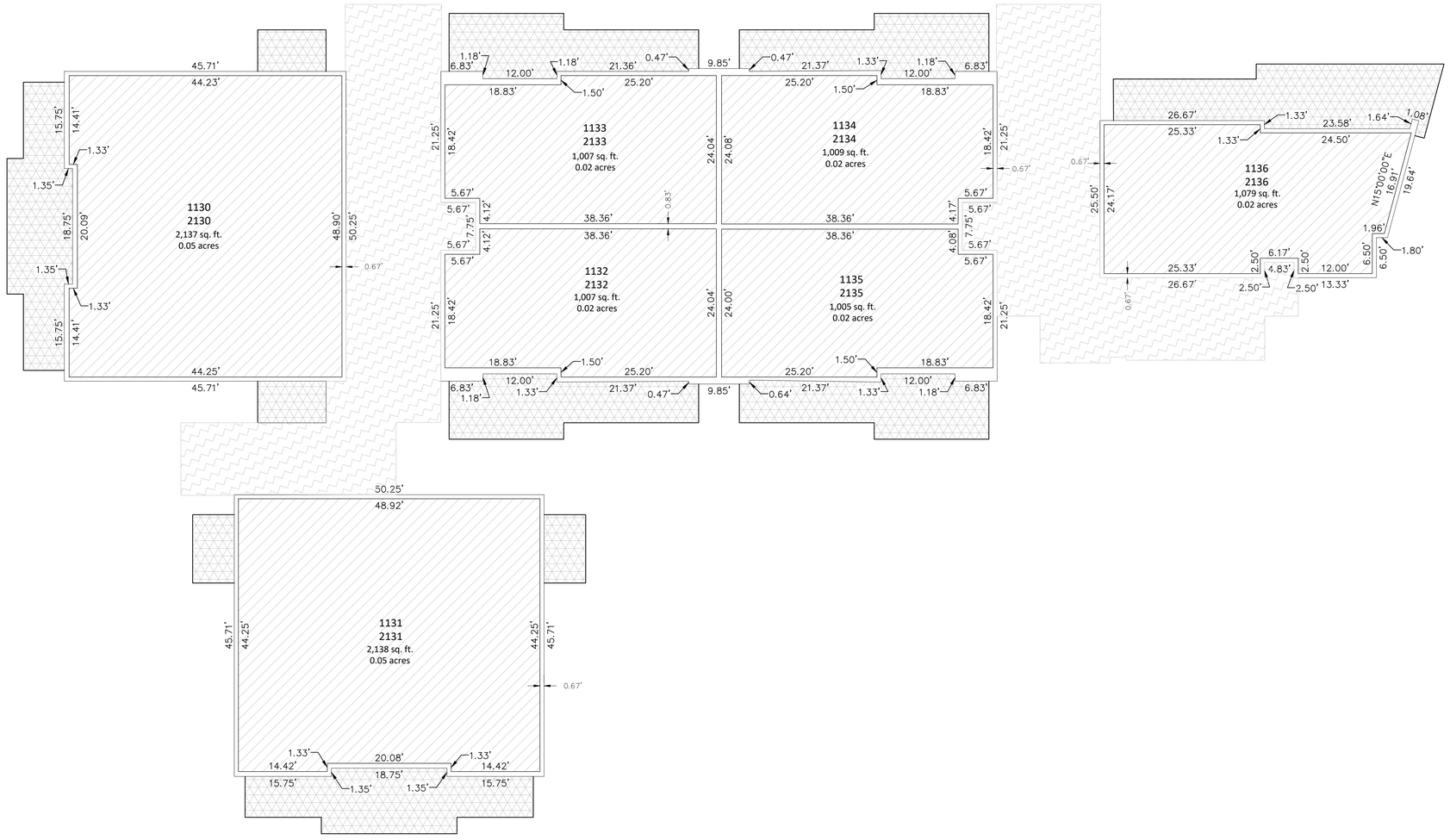
- LIMITED COMMON AREA
- VILLAGES HOTEL LIMITED COMMON AREA
- PRIVATE

1649-06 PHASE 1B.DWG (SEPTEMBER 2022)

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BLACK DESERT VILLAGES PHASE 1B

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



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft. (24x36 SHEET)

BUILDING "D"

FIRST FLOOR:	1130 THROUGH 1136
SECOND FLOOR:	2130 THROUGH 2136

LEGEND

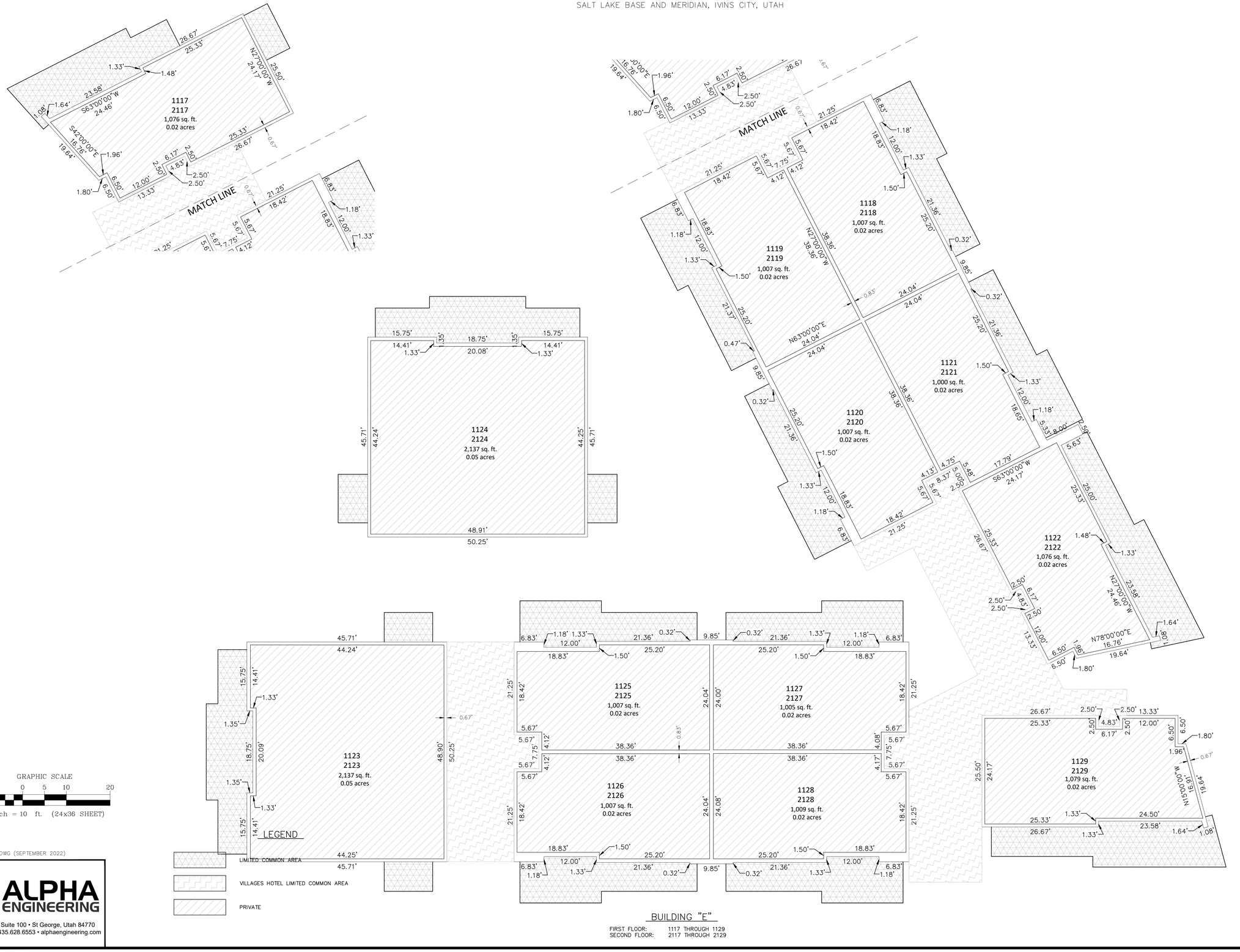
- LIMITED COMMON AREA
- VILLAGES HOTEL LIMITED COMMON AREA
- PRIVATE

1649-06 PHASE 1B.DWG (SEPTEMBER 2022)

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BLACK DESERT VILLAGES PHASE 1B

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



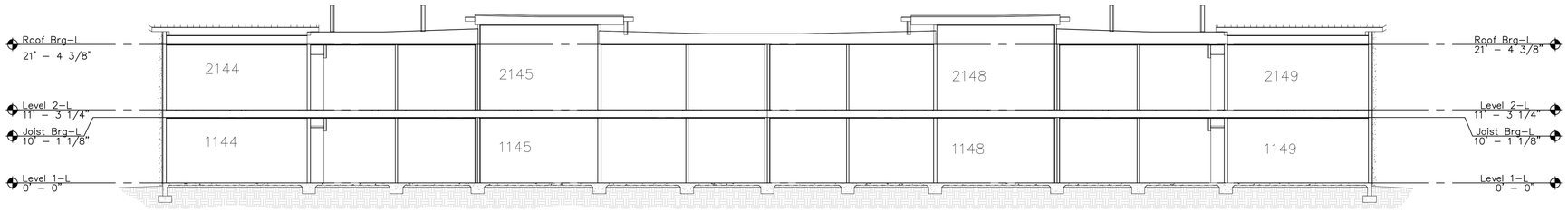
BUILDING "E"

FIRST FLOOR: 1117 THROUGH 1129
SECOND FLOOR: 2117 THROUGH 2129

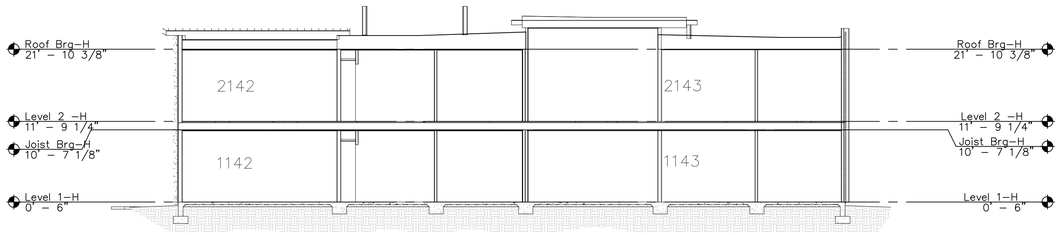
1649-06 PHASE 1B.DWG (SEPTEMBER 2022)

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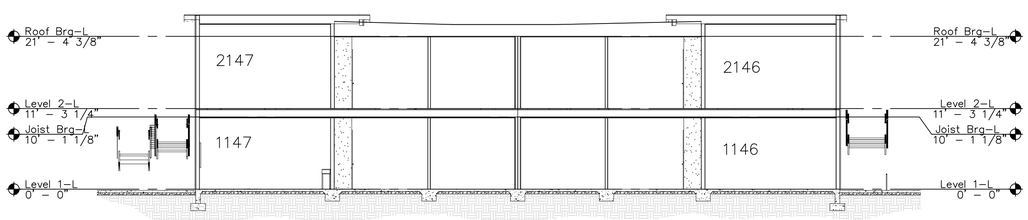
BLACK DESERT VILLAGES PHASE 1B



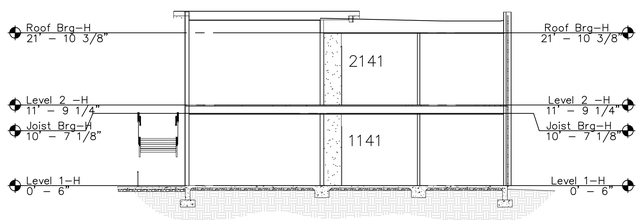
SECTION 2



SECTION 3



SECTION 1



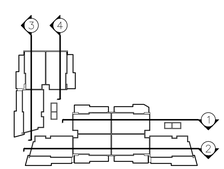
SECTION 4

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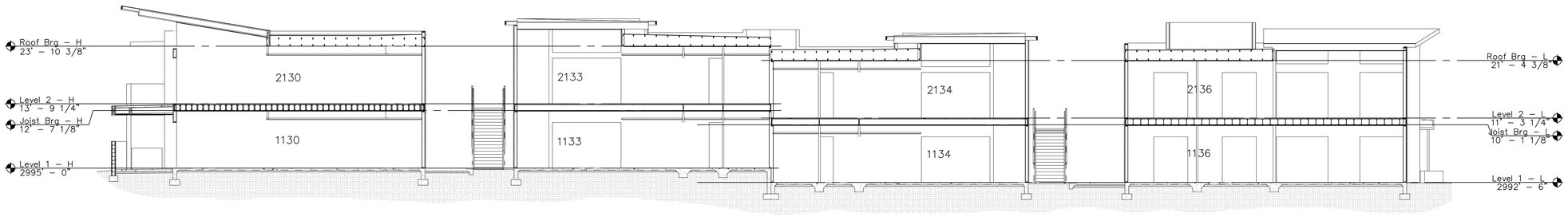
GRAPHIC SCALE
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1 inch = 10 ft. (24x36 SHEET)

BUILDING "C"

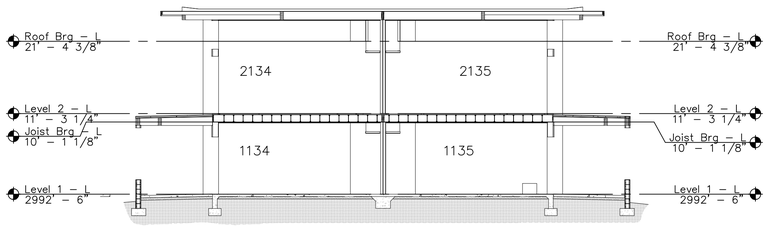


BUILDING C
SECTION LEGEND

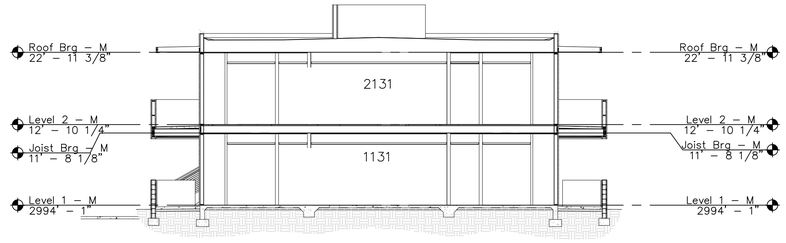
BLACK DESERT VILLAGES PHASE 1B



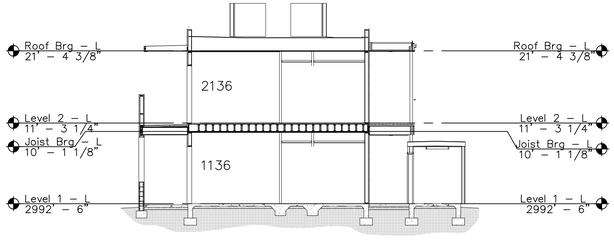
SECTION 1



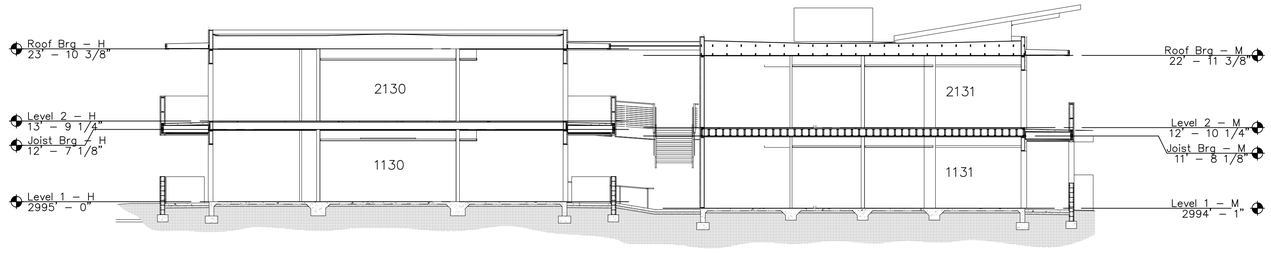
SECTION 5



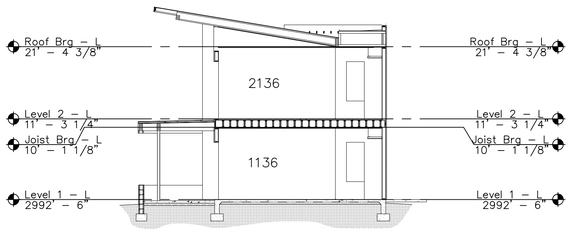
SECTION 2



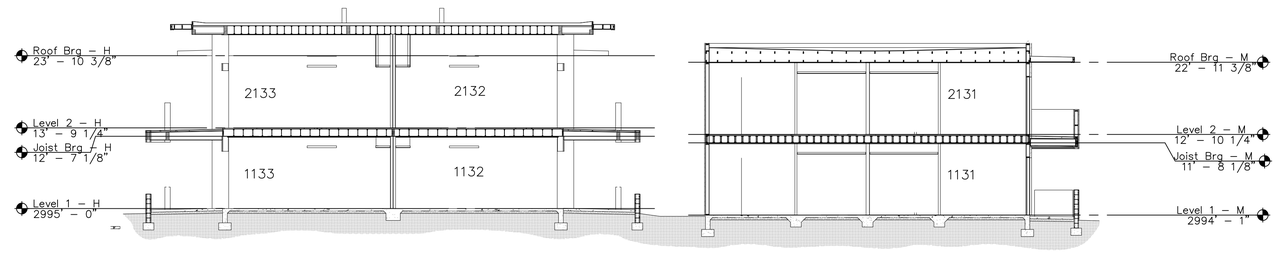
SECTION 6



SECTION 3



SECTION 7



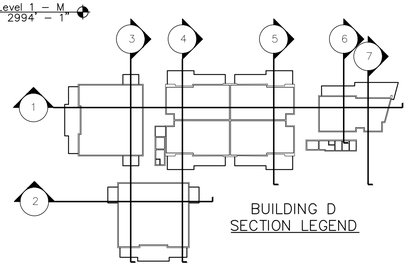
SECTION 4

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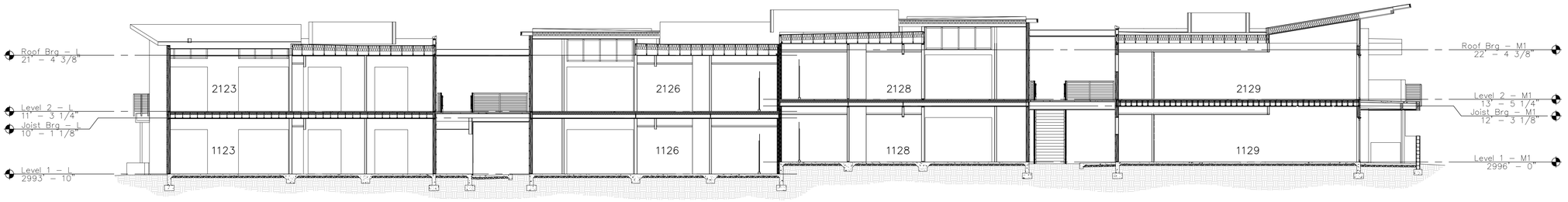
GRAPHIC SCALE
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1 inch = 10 ft. (24x36 SHEET)

BUILDING "D"

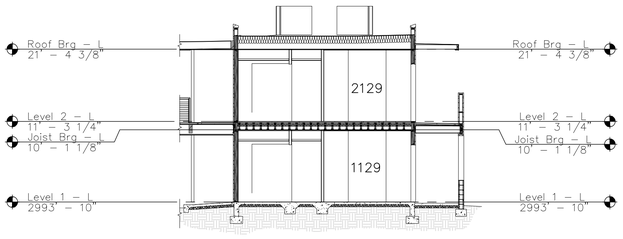


BUILDING D
SECTION LEGEND

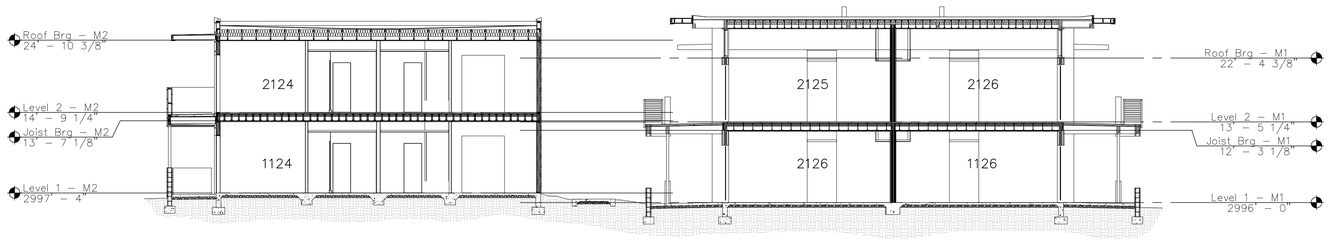
BLACK DESERT VILLAGES PHASE 1B



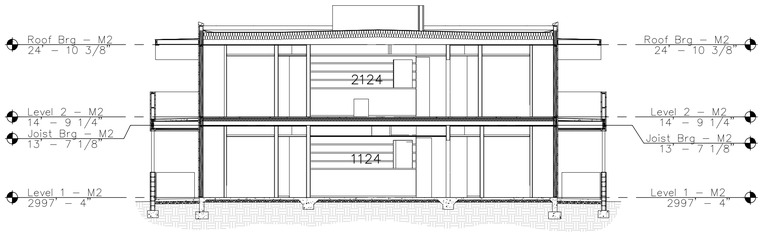
SECTION 1



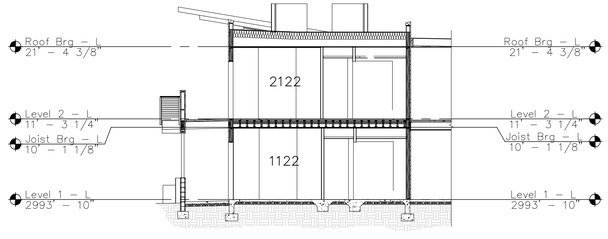
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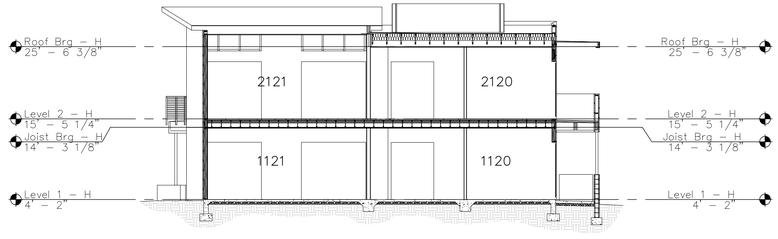
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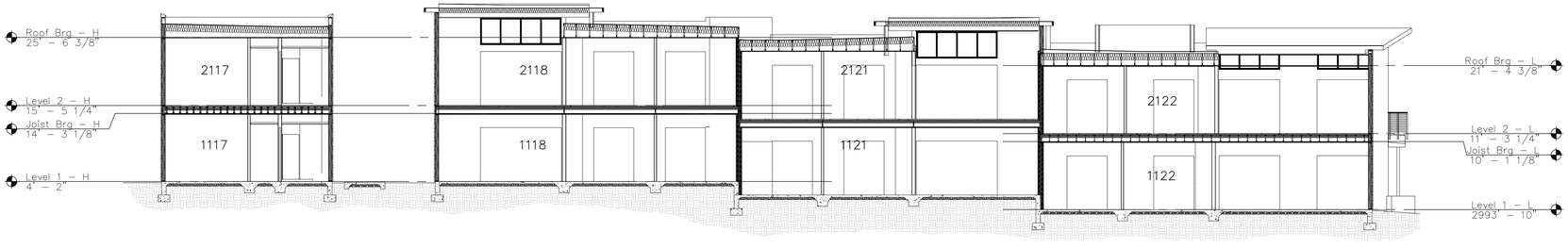
SECTION 4



SECTION 5



SECTION 6



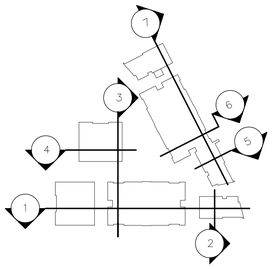
SECTION 7

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GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft. (24x36 SHEET)

BUILDING "E"



BUILDING E
SECTION LEGEND