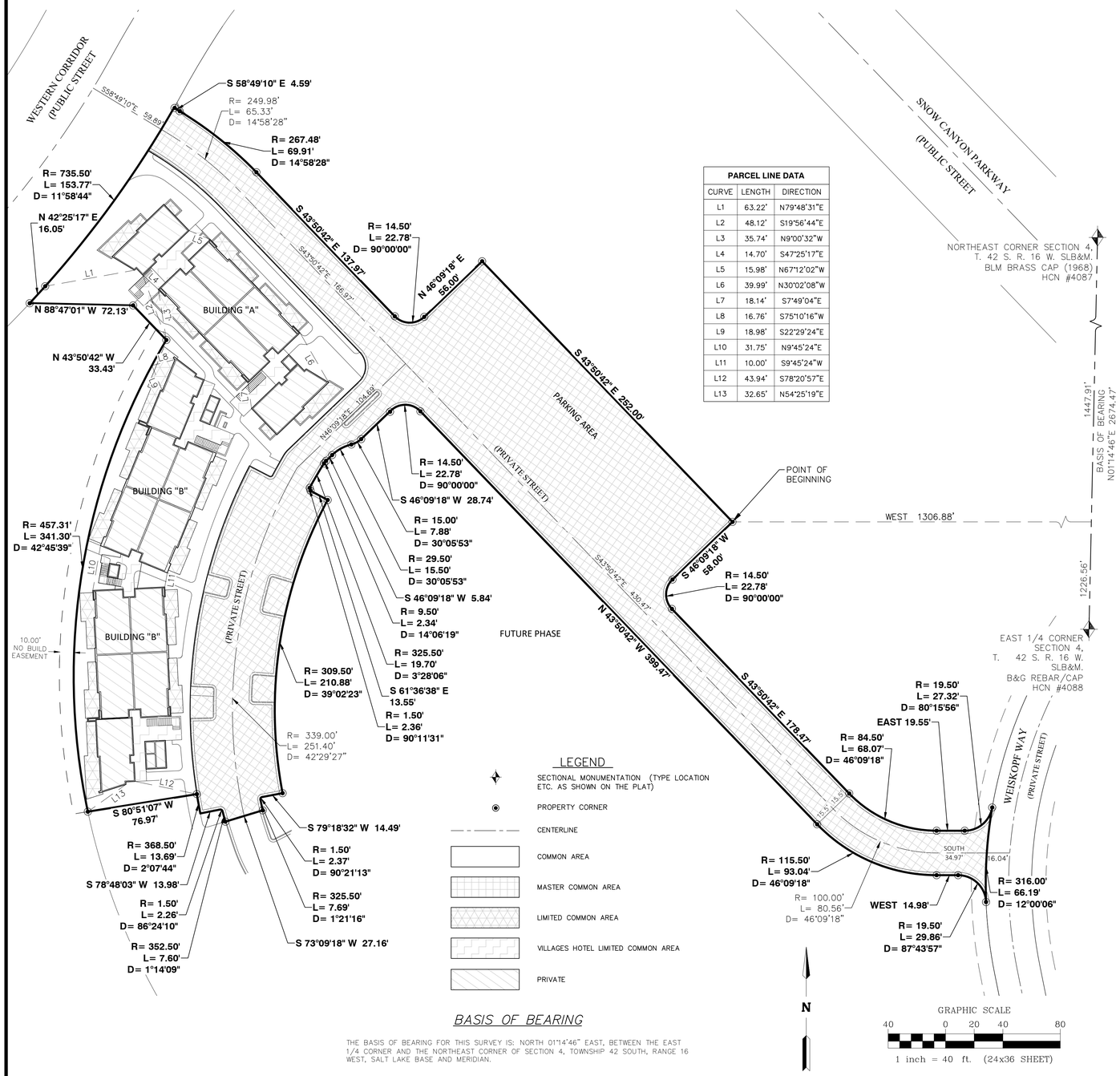
BLACK DESERT VILLAGES PHASE 1A

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



PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	63.22'	N79°48'31"E
L2	48.12'	S19°56'44"E
L3	35.74'	N9°00'32"W
L4	14.70'	S47°25'17"E
L5	15.98'	N67°12'02"W
L6	39.99'	N30°02'08"W
L7	18.14'	S7°49'04"E
L8	16.76'	S75°10'16"W
L9	18.98'	S22°29'24"E
L10	31.75'	N9°45'24"E
L11	10.00'	S9°45'24"W
L12	43.94'	S78°20'57"E
L13	32.65'	N54°25'19"E

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.

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 1,226.56 FEET ALONG THE SECTION LINE; THENCE WEST 1,306.88 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 46°09'18" WEST 58.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 43°50'42" EAST 178.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET; THENCE SOUTHEASTERLY 68.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'18"; THENCE EAST 19.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET; THENCE NORTHEASTERLY 27.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°15'56" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEISKOPF WAY AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 316.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 80°15'56" EAST; THENCE SOUTHERLY 66.19 FEET ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 12°00'06" AND A CHORD BEARING OF SOUTH 03°44'00" WEST 66.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 87°43'57" WEST; THENCE NORTHWESTERLY 27.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°15'56" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEISKOPF WAY AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 316.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 80°15'56" EAST; THENCE SOUTHERLY 66.19 FEET ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 12°00'06" AND A CHORD BEARING OF SOUTH 03°44'00" WEST 66.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 87°43'57" WEST; THENCE NORTHWESTERLY 29.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°43'57" AND A CHORD BEARING OF NORTH 46°08'01" WEST 27.03 FEET; THENCE WEST 14.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 115.50 FEET; THENCE NORTHWESTERLY 93.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'18"; THENCE NORTH 43°50'42" WEST 399.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE WESTERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 46°09'18" WEST 28.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY 7.88 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 29.50 FEET; THENCE SOUTHWESTERLY 15.50 FEET THROUGH A CENTRAL ANGLE OF 30°05'53"; THENCE SOUTH 46°09'18" WEST 5.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 9.50 FEET; THENCE SOUTHWESTERLY 2.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'19" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 325.50 FEET; THENCE SOUTHWESTERLY 19.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°28'06" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 90°11'31"; THENCE SOUTH 61°36'38" EAST 13.55 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 SOUTH 61°44'38" EAST; THENCE SOUTHERLY 210.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°02'23" AND A CHORD BEARING OF SOUTH 08°44'10" WEST 206.83 FEET; THENCE SOUTH 79°18'32" WEST 14.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°21'13" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 325.50 FEET; THENCE SOUTHERLY 7.69 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 01°21'16"; THENCE SOUTH 73°09'18" WEST 27.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 352.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 73°58'03" EAST; THENCE NORTHERLY 7.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'09" AND A CHORD BEARING OF NORTH 15°24'52" WEST 7.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHWESTERLY 2.26 FEET THROUGH A CENTRAL ANGLE OF 86°24'10"; THENCE SOUTH 78°48'03" WEST 13.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 368.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 78°43'23" EAST; THENCE NORTHERLY 13.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'44" AND A CHORD BEARING OF NORTH 10°12'45" WEST 13.69 FEET; THENCE SOUTH 80°51'07" WEST 76.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 457.31 FEET OF WHICH THE RADIUS POINT LIES NORTH 78°03'53" EAST; THENCE NORTHERLY 341.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°45'39" AND A CHORD BEARING OF NORTH 09°26'43" EAST 333.43 FEET; THENCE NORTH 43°50'42" WEST 33.43 FEET; THENCE NORTH 88°47'01" WEST 72.13 FEET; THENCE NORTH 42°25'17" EAST 16.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 735.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 48°12'14" WEST; THENCE NORTHEASTERLY 153.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°58'44" AND A CHORD BEARING OF NORTH 35°48'24" EAST 153.49 FEET; THENCE SOUTH 58°49'10" EAST 4.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.48 FEET; THENCE SOUTHEASTERLY 69.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'28"; THENCE SOUTH 43°50'42" EAST 137.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE EASTERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 46°09'18" EAST 56.00 FEET; THENCE SOUTH 43°50'42" EAST 252.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,415 SQUARE FEET OR 1.39 ACRES, MORE OR LESS.

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 1A 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 1,226.56 FEET ALONG THE SECTION LINE; THENCE WEST 1,306.88 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 46°09'18" WEST 58.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 43°50'42" EAST 178.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET; THENCE SOUTHEASTERLY 68.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'18"; THENCE EAST 19.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET; THENCE NORTHEASTERLY 27.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°15'56" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEISKOPF WAY AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 316.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 80°15'56" EAST; THENCE SOUTHERLY 66.19 FEET ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 12°00'06" AND A CHORD BEARING OF SOUTH 03°44'00" WEST 66.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 87°43'57" WEST; THENCE NORTHWESTERLY 29.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°43'57" AND A CHORD BEARING OF NORTH 46°08'01" WEST 27.03 FEET; THENCE WEST 14.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 115.50 FEET; THENCE NORTHWESTERLY 93.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'18"; THENCE NORTH 43°50'42" WEST 399.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE WESTERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 46°09'18" WEST 28.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY 7.88 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 29.50 FEET; THENCE SOUTHWESTERLY 15.50 FEET THROUGH A CENTRAL ANGLE OF 30°05'53"; THENCE SOUTH 46°09'18" WEST 5.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 9.50 FEET; THENCE SOUTHWESTERLY 2.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'19" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 325.50 FEET; THENCE SOUTHWESTERLY 19.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 03°28'06" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 90°11'31"; THENCE SOUTH 61°36'38" EAST 13.55 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 SOUTH 61°44'38" EAST; THENCE SOUTHERLY 210.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°02'23" AND A CHORD BEARING OF SOUTH 08°44'10" WEST 206.83 FEET; THENCE SOUTH 79°18'32" WEST 14.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; 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THENCE SOUTH 62°33'11" EAST 15.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE EASTERLY 2.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°35'50" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 352.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 62°10'28" EAST; THENCE NORTHEASTERLY 16.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'29" AND A CHORD BEARING OF NORTH 29°09'16" EAST 16.35 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.50 FEET; THENCE NORTHEASTERLY 4.24 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 15°40'17"; THENCE NORTH 46°09'18" EAST 68.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE NORTHERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 43°50'42" WEST 138.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 232.48 FEET; THENCE NORTHWESTERLY 60.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'28"; THENCE NORTH 58°49'10" WEST 4.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 735.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 57°27'22" WEST; THENCE NORTHEASTERLY 35.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'36" AND A CHORD BEARING OF NORTH 31°10'50" EAST 35.00 FEET; THENCE SOUTH 58°49'10" EAST 4.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.48 FEET; THENCE SOUTHEASTERLY 69.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'28"; THENCE SOUTH 43°50'42" EAST 137.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.50 FEET; THENCE EASTERLY 22.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 46°09'18" EAST 56.00 FEET; THENCE SOUTH 43°50'42" EAST 252.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.45 ACRES, MORE OR LESS.

DATE

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

SCOTT P. WOOLSEY
P.L.S. 174919

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 1A

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

SHEET 1 OF 3

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 1A

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.

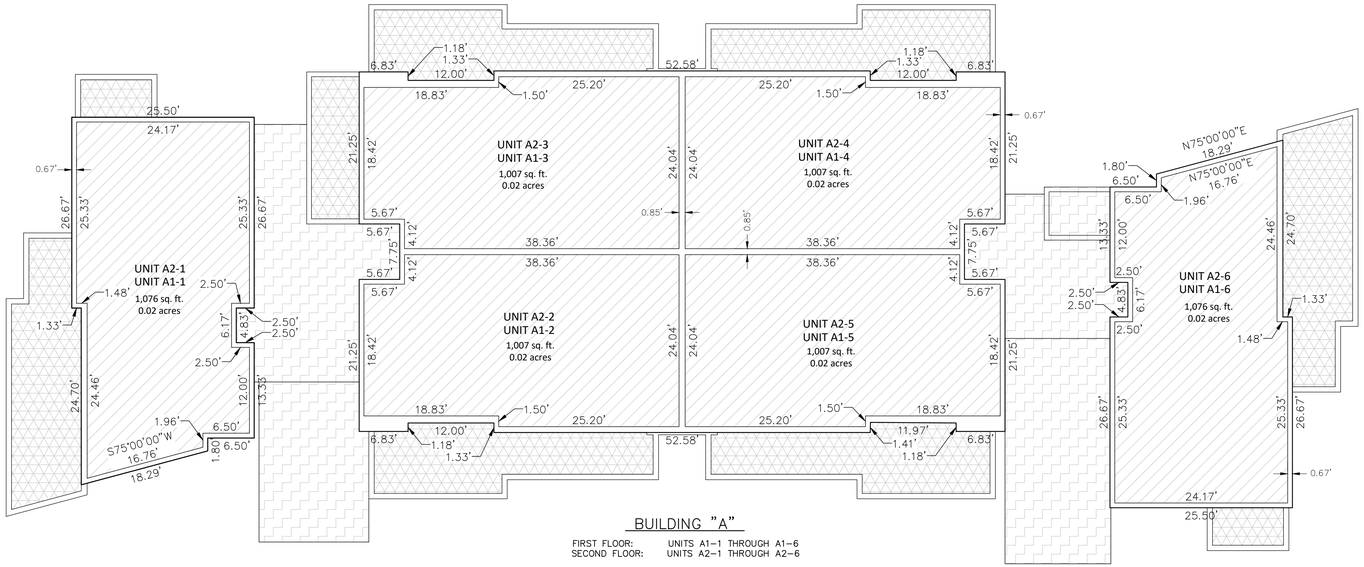
Washington County Treasurer

Recorded Number

WASHINGTON COUNTY RECORDER

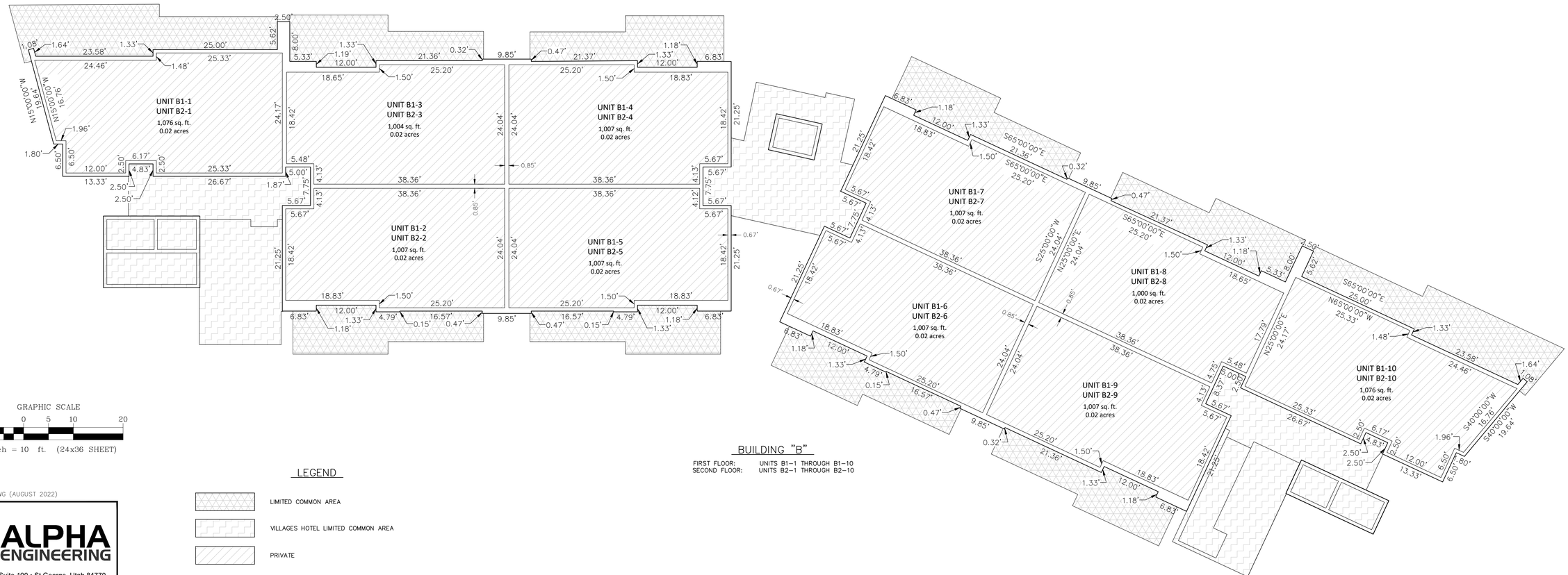
BLACK DESERT VILLAGES PHASE 1A

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



BUILDING "A"

FIRST FLOOR: UNITS A1–1 THROUGH A1–6
SECOND FLOOR: UNITS A2–1 THROUGH A2–6



BUILDING "B"

FIRST FLOOR: UNITS B1–1 THROUGH B1–10
SECOND FLOOR: UNITS B2–1 THROUGH B2–10

GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft. (24x36 SHEET)

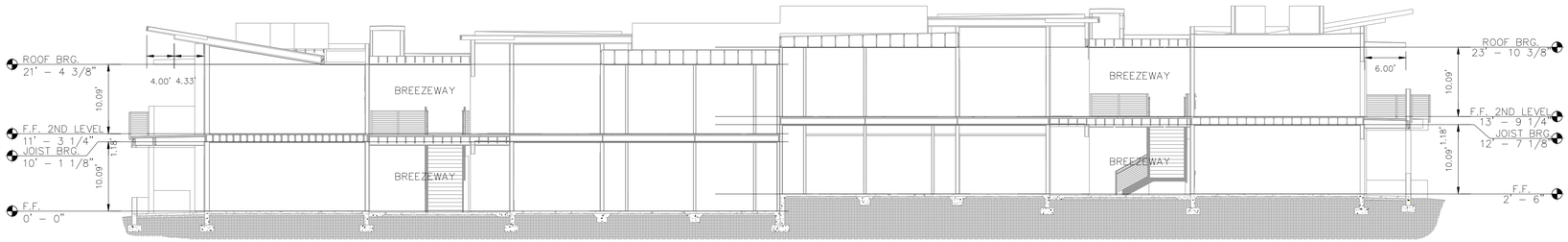
LEGEND

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

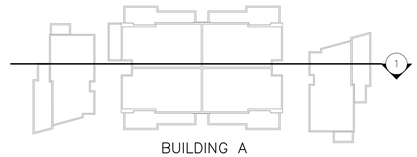
1649-06 PHASE 1.DWG (AUGUST 2022)

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

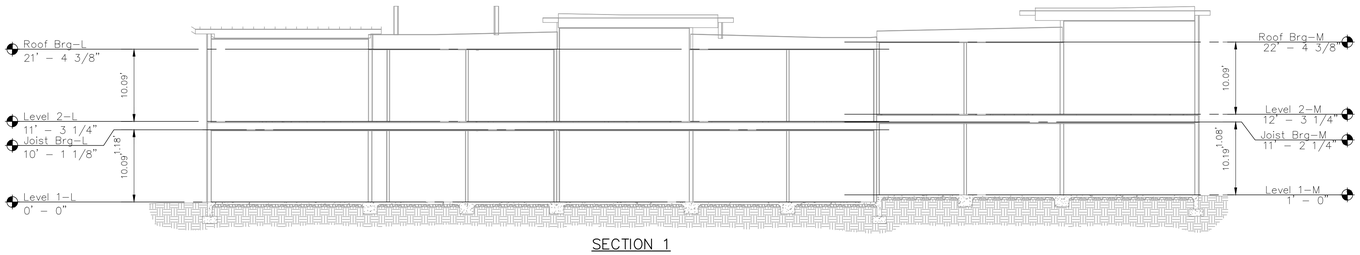
BLACK DESERT VILLAGES PHASE 1A



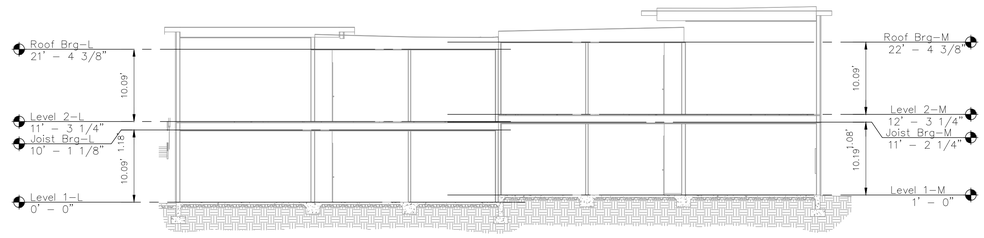
BUILDING "A"



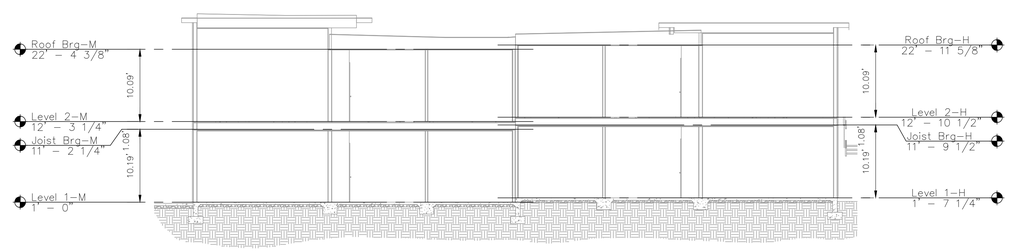
BUILDING A
SECTION LEGEND



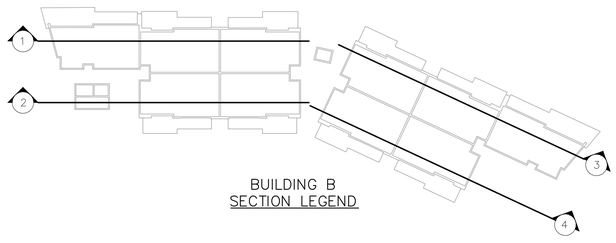
SECTION 1



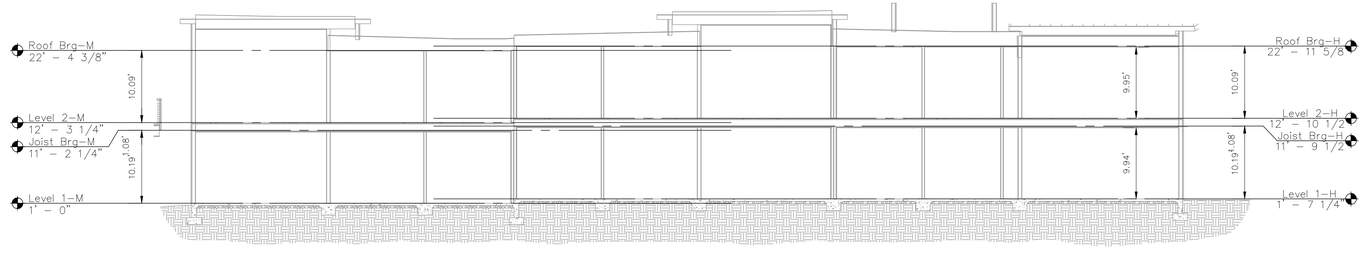
SECTION 2



SECTION 4



BUILDING B
SECTION LEGEND



SECTION 3

BUILDING "B"

1649–06 PHASE 1.DWG (AUGUST 2022)

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