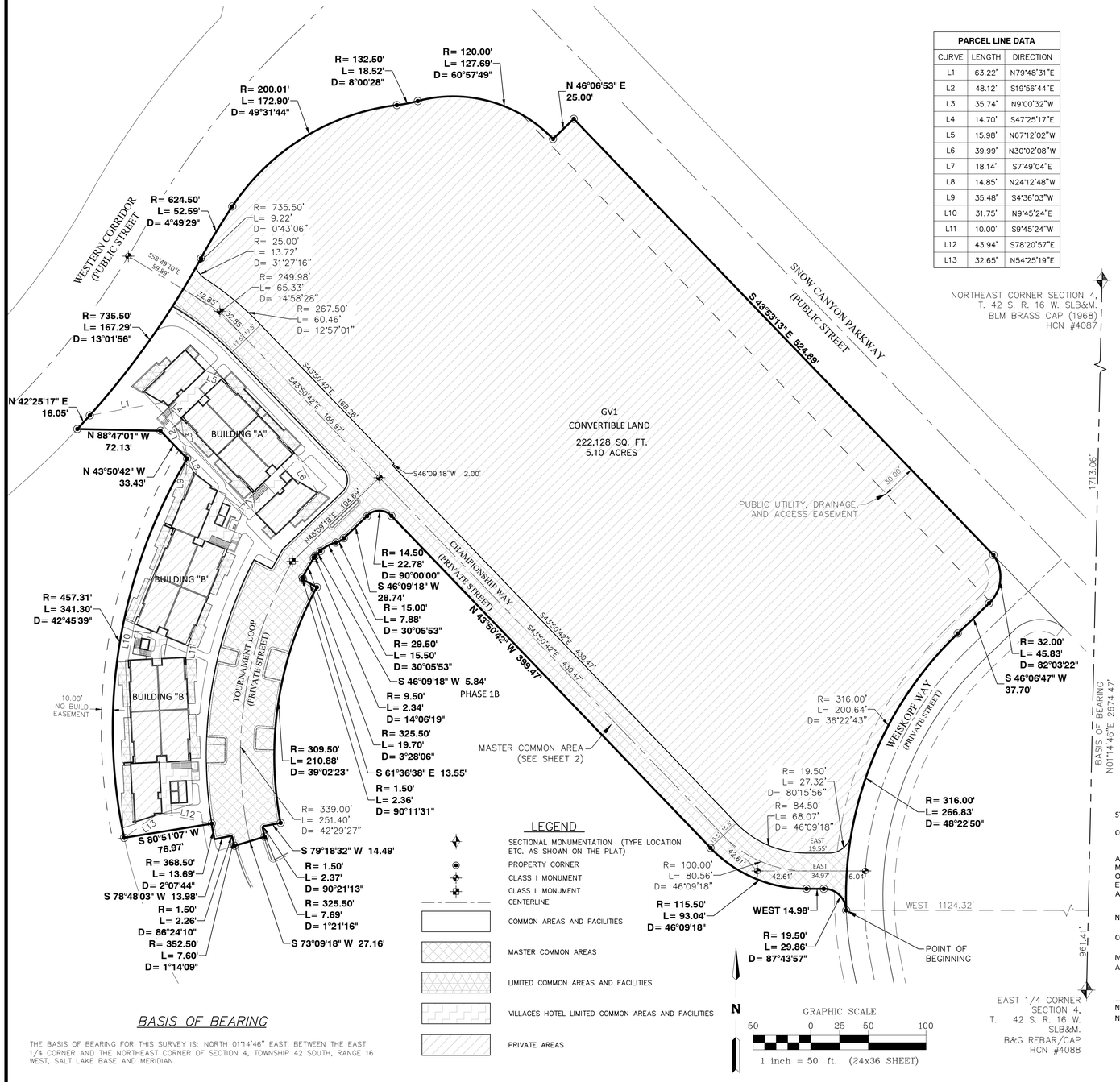
FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS 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	14.85'	N24°12'48"W
L9	35.48'	S4°36'03"W
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
- CLASS I MONUMENT
- CLASS II MONUMENT
- CENTERLINE
- COMMON AREAS AND FACILITIES
- MASTER COMMON AREAS
- 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.

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 (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.
9. ALL PRIVATE STREETS (INCLUDING, THE STREET IDENTIFIED AS "MASTER COMMON AREA") 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.

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF _____)

ON THIS ____ DAY OF JANUARY, 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: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC (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 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 961.41 FEET ALONG THE SECTION LINE; THENCE WEST 1124.32 FEET TO THE POINT OF BEGINNING AND RUNNING AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 87°43'57" WEST, A RADIAL DISTANCE OF 19.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 87°43'57", A DISTANCE OF 29.86 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 TO THE LEFT, 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 TO THE RIGHT, 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 TO THE RIGHT, 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 TO THE RIGHT, 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 TO THE LEFT, HAVING A RADIUS OF 735.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 48°12'14" WEST; THENCE NORTHEASTERLY 167.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°01'56" AND A CHORD BEARING OF NORTH 35°16'48" EAST 166.93 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 624.50 FEET; THENCE NORTHEASTERLY 52.59 FEET THROUGH A CENTRAL ANGLE OF 04°49'29" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET OF WHICH THE RADIUS POINT LIES SOUTH 56°24'38" EAST; THENCE NORTHEASTERLY 172.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°31'44" AND A CHORD BEARING OF NORTH 58°21'14" EAST 167.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 132.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 06°52'47" WEST; THENCE EASTERLY 18.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'28" AND A CHORD BEARING OF NORTH 79°06'59" EAST 18.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 14°48'41" EAST; THENCE EASTERLY 127.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°57'49" AND A CHORD BEARING OF SOUTH 74°19'47" EAST 121.75 FEET; THENCE NORTH 46°06'53" EAST 25.00 FEET; THENCE SOUTH 43°53'13" EAST 524.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 54°03'25" WEST; THENCE SOUTHERLY 45.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°03'22" AND A CHORD BEARING OF SOUTH 05°05'06" WEST 42.01 FEET; THENCE SOUTH 46°06'47" WEST 37.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET; THENCE SOUTHERLY 266.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°22'50" TO THE POINT OF BEGINNING.

CONTAINS 7.13 ACRES, MORE OR LESS.

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

DATE

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 (INCLUDING, MASTER COMMON AREAS), 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 1A

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 (EXCLUDING, HOWEVER, ALL PRIVATE AREAS, MASTER COMMON 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 (INCLUDING, WITHIN THE PRIVATE ROAD). 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.

OWNER'S DEDICATION – MASTER COMMUNITY

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD OF THE HEREIN DESCRIBED TRACT OF LAND REFERRED TO AS "MASTER COMMON AREA" FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY QUITCLAIM AND DEDICATE TO THE BLACK DESERT MASTER COMMUNITY LLC, A UTAH LIMITED LIABILITY COMPANY ("MASTER COMMUNITY"), ALL PRIVATE ROADS, PARKING AREAS, AND RELATED IMPROVEMENTS DEPICTED AS MASTER COMMON AREAS ON THIS PLAT AND ALL DEDICATIONS BEING MADE TO THE MASTER COMMUNITY ARE SUBJECT TO THE PUBLIC UTILITY AND DRAINAGE EASEMENTS ESTABLISHED BY WAY OF THIS PLAT (INCLUDING, WITHIN THE PRIVATE ROAD) AND ARE AGAINST THE CLAIMS OF ALL PERSONS NOT OTHERWISE OF RECORD.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF RECORD HAS EXECUTED THIS PLAT THIS ____ DAY OF _____, 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: _____
PRINT NAME: J. BRETT BOREN
TITLE: MANAGER AND AUTHORIZED SIGNATORY

FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS 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. 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

Approval and Acceptance by Ivins City

On this ____ day of _____ A.D. 20___ The Planning Commission of Ivins City, Utah, Having reviewed the above BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1A, 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 VILLAGES CONDOMINIUMS PHASE 1A, on the ____ Day of _____ A.D. 20___

_____
Attest: City Recorder
Ivins City

_____
Mayor,
Ivins City, Utah

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

Recorded Number

_____
WASHINGTON COUNTY RECORDER

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1A

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 1A ("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 _____ DAY OF _____, 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:_____
Print Name: Benjamin Schramm
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____, 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: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC (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 1A ("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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS PLAT ON THIS _____ DAY OF _____, 2024

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

BY:_____
PRINT NAME: BENJAMIN SCHRAMM
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF _____)

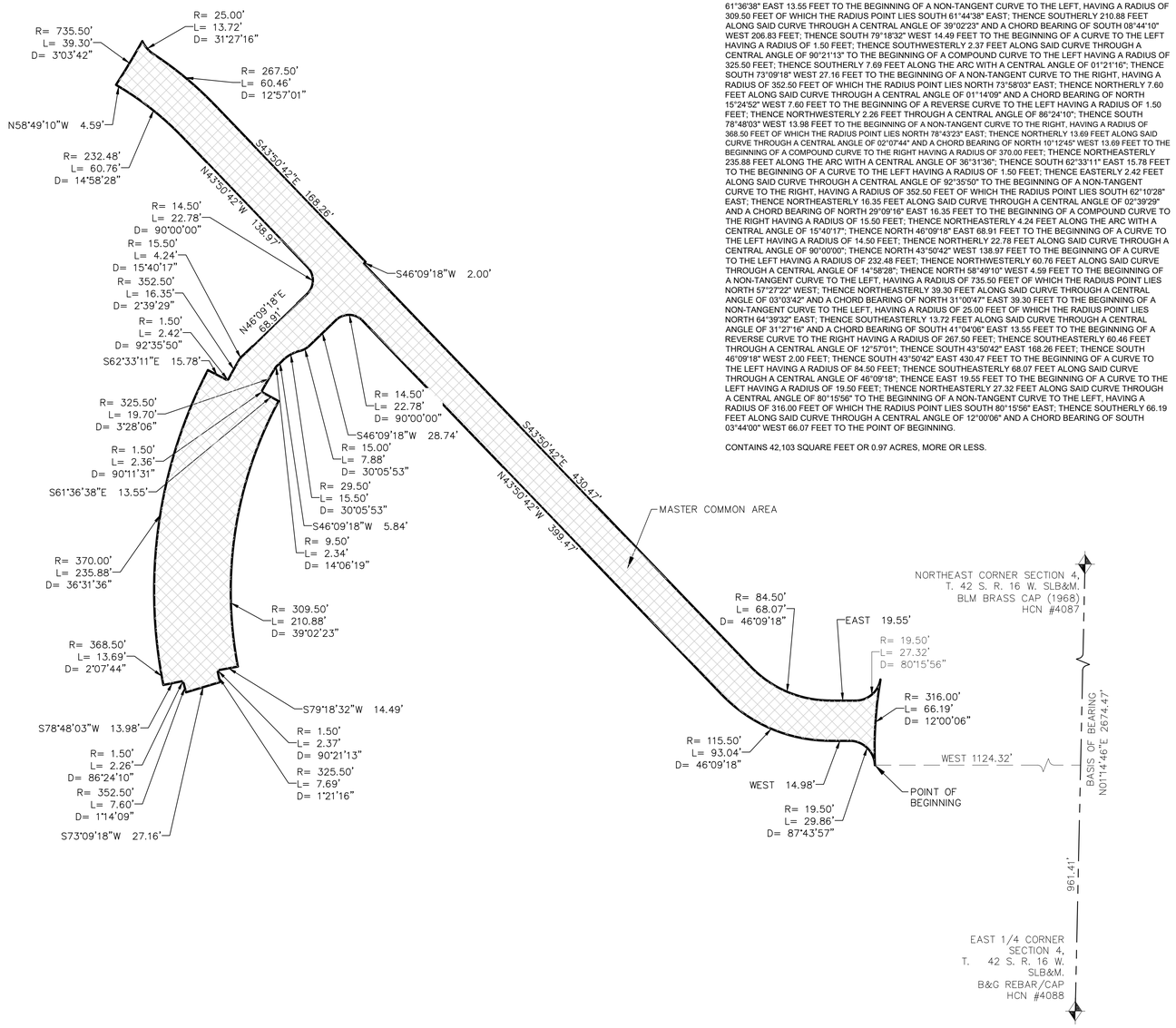
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BENJAMIN SCHRAMM, THE AUTHORIZED SIGNATORY OF REEF PRIVATE CREDIT LLC, A UTAH LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR CERTAIN INDIVIDUALS AND ENTITIES LISTED AS LENDER(S), AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON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

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(7))



MASTER COMMON AREA

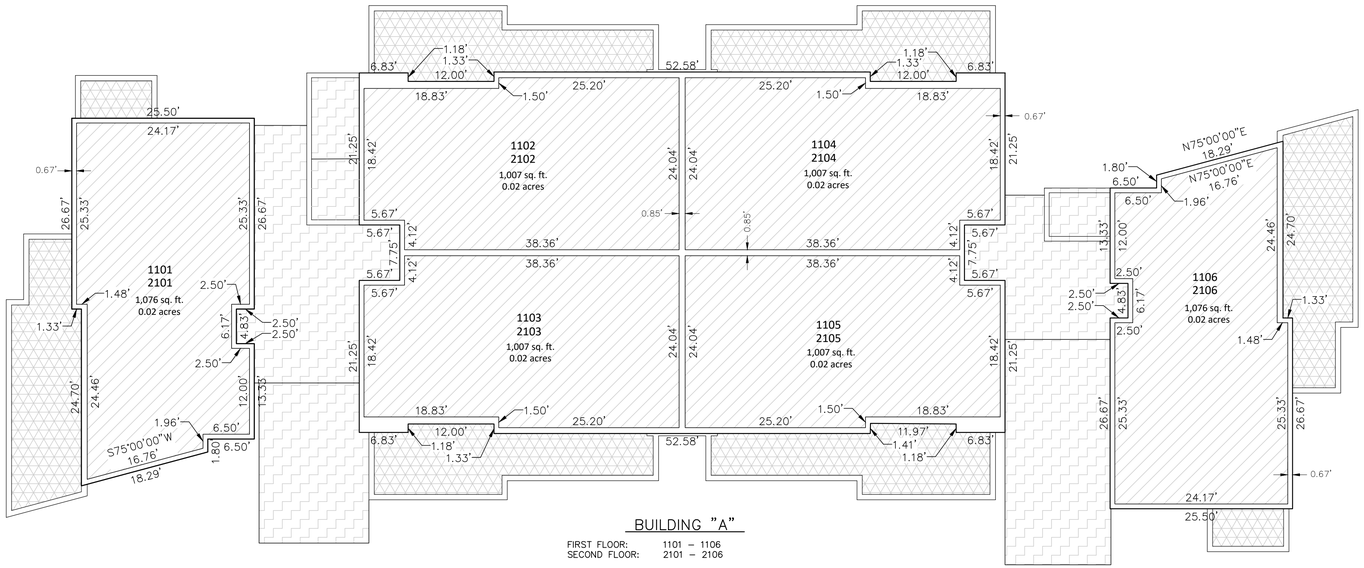
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN;THENCE NORTH 01°14'46" EAST 961.41 FEET ALONG THE SECTION LINE; THENCE WEST 1124.32 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 87°43'57" WEST, A RADIAL DISTANCE OF 19.50 FEET, THROUGH A CENTRAL ANGLE OF 87°43'57", A DISTANCE OF 29.86 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 TO THE LEFT, 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 TO THE RIGHT, 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 TO THE RIGHT, 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 TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET; THENCE NORTHEASTERLY 235.88 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 36°31'36"; 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 TO THE RIGHT, 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 TO THE LEFT, HAVING A RADIUS OF 735.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 57°27'22" WEST; THENCE NORTHEASTERLY 39.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°03'42" AND A CHORD BEARING OF NORTH 31°00'47" EAST 39.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 64°39'32" EAST; THENCE SOUTHEASTERLY 13.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'16" AND A CHORD BEARING OF SOUTH 41°04'06" EAST 13.55 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 267.50 FEET; THENCE SOUTHEASTERLY 60.46 FEET THROUGH A CENTRAL ANGLE OF 12°57'01"; THENCE SOUTH 43°50'42" EAST 168.26 FEET; THENCE SOUTH 46°09'18" WEST 2.00 FEET; THENCE SOUTH 43°50'42" EAST 430.47 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 THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, 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 THROUGH A CENTRAL ANGLE OF 12°00'06" AND A CHORD BEARING OF SOUTH 03°44'00" WEST 66.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 42,103 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

1649-06 PHASE 1.DWG (AUGUST 2022)

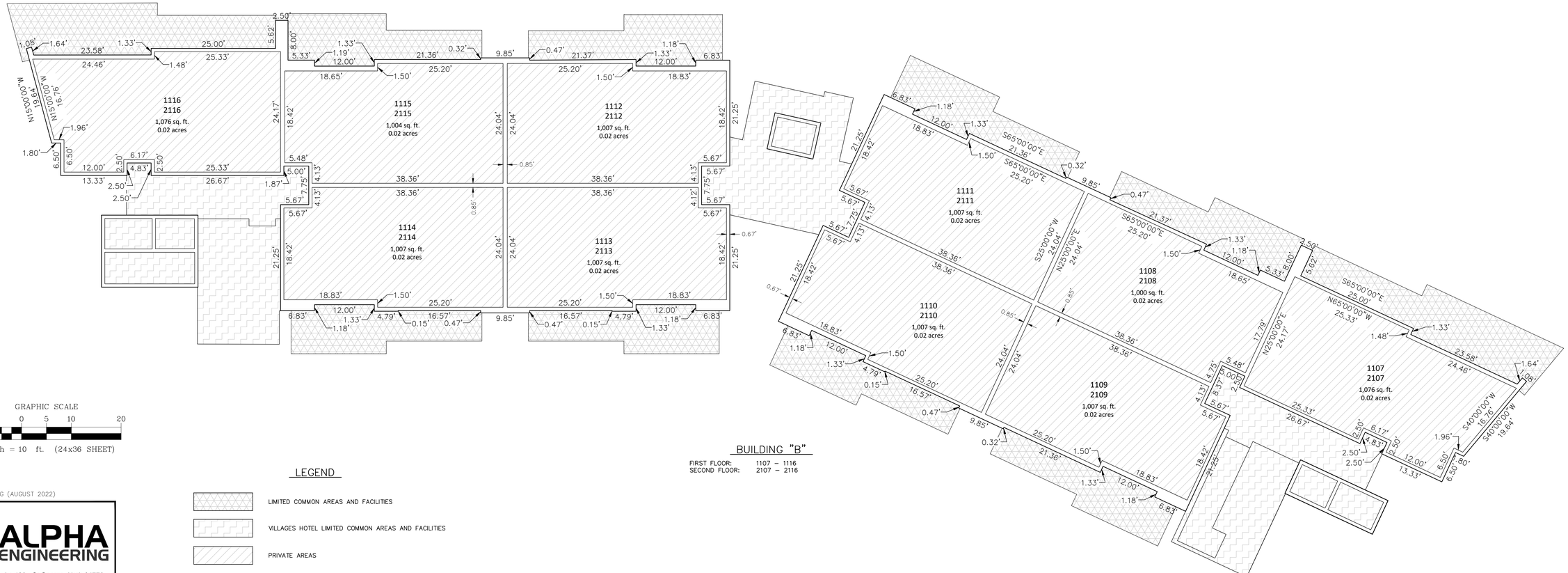
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BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1A



BUILDING "A"

FIRST FLOOR: 1101 – 1106
SECOND FLOOR: 2101 – 2106



BUILDING "B"

FIRST FLOOR: 1107 – 1116
SECOND FLOOR: 2107 – 2116

GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft. (24x36 SHEET)

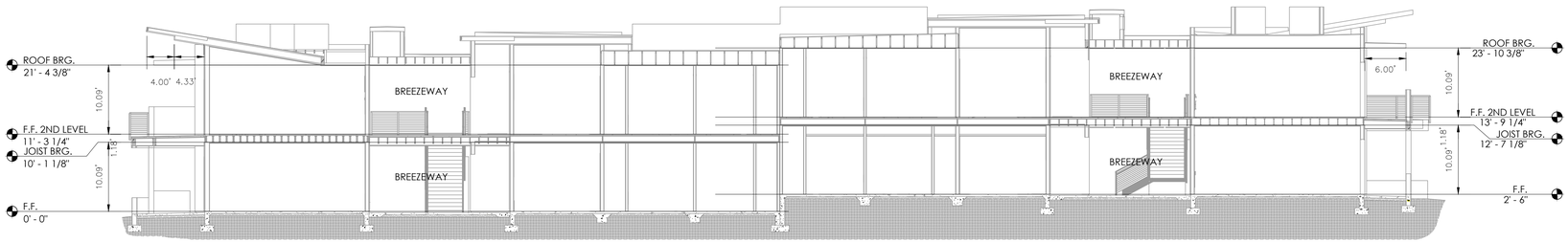
LEGEND

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

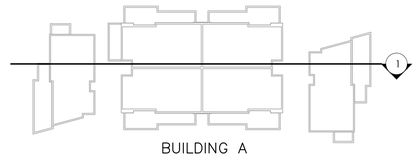
1649-06 PHASE 1.DWG (AUGUST 2022)

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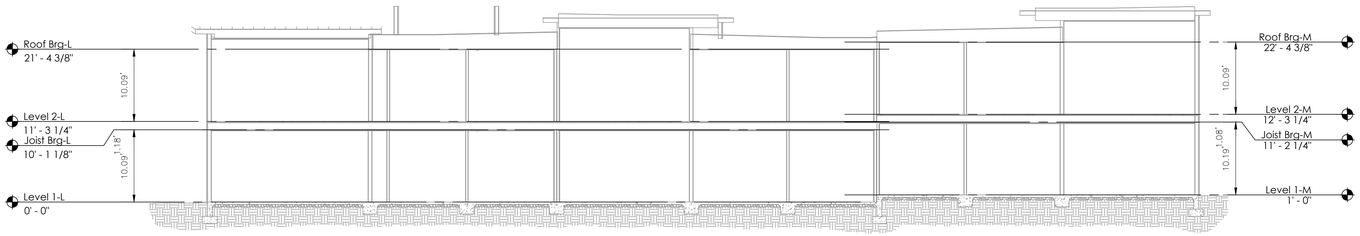
BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1A



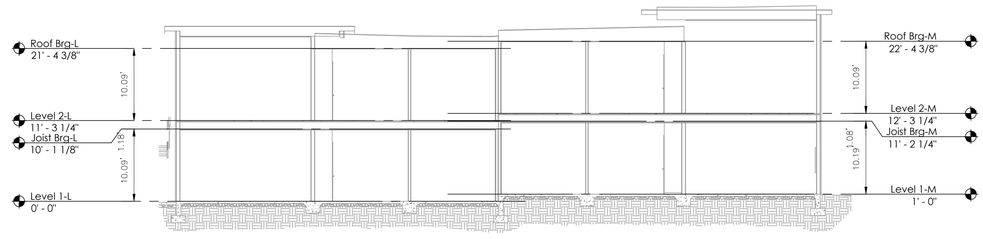
BUILDING "A"



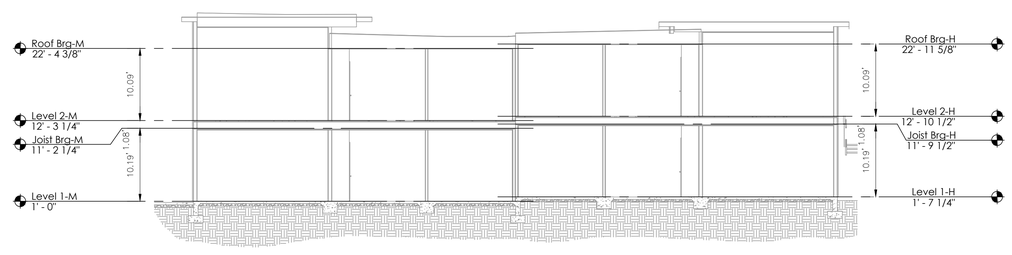
BUILDING A
SECTION LEGEND



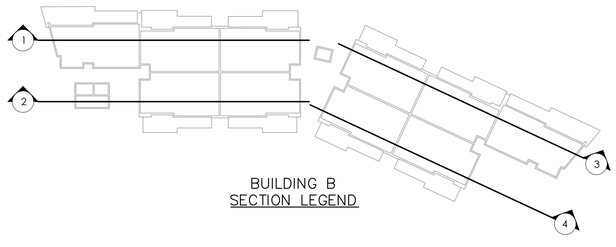
SECTION 1



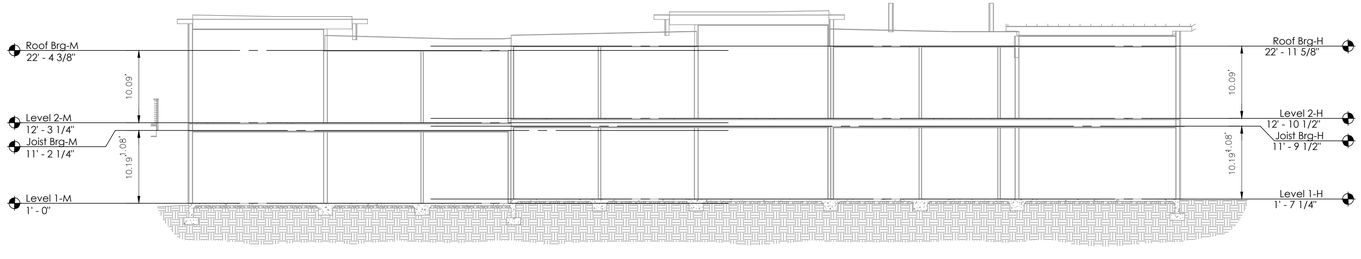
SECTION 2



SECTION 4



BUILDING B
SECTION LEGEND



SECTION 3

BUILDING "B"

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GRAPHIC SCALE
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