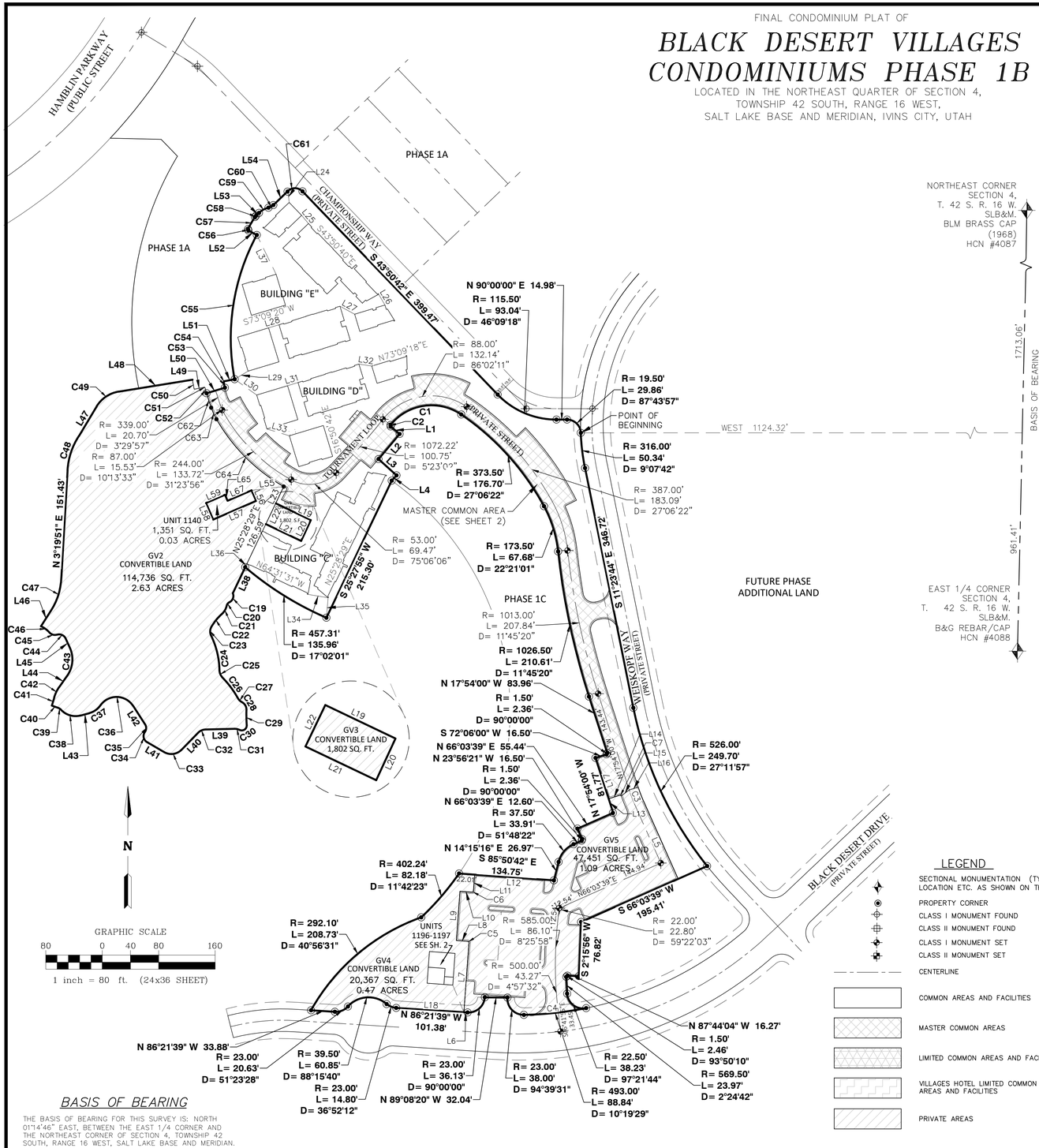
FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B

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



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.

LEGEND

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

- PROPERTY CORNER
- CLASS I MONUMENT FOUND
- CLASS II MONUMENT FOUND
- CLASS I MONUMENT SET
- CLASS II MONUMENT SET
- CENTERLINE
- COMMON AREAS AND FACILITIES
- MASTER COMMON AREAS
- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS

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.

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 ON 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

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 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 961.41 FEET ALONG THE SECTION LINE; THENCE WEST 1124.32 FEET TO THE POINT OF BEGINNING AND RUNNING ALONG A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 87°43'57" EAST, A RADIAL DISTANCE OF 316.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°07'42", A DISTANCE OF 50.34 FEET; 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 23°56'21" WEST 16.50 FEET; 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 LEFT 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 CURVE TO THE RIGHT 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 POINT OF BEGINNING.

CONTAINS 5.36 ACRES, MORE OR LESS.

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

_____
DATE

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 1B

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.

FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS 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. 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 1B, 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 1B, on the ____ Day of _____ A.D. 20___

_____
Attest: City Recorder
Ivins City

_____
Mayor,
Ivins City, Utah

Treasurer Approval

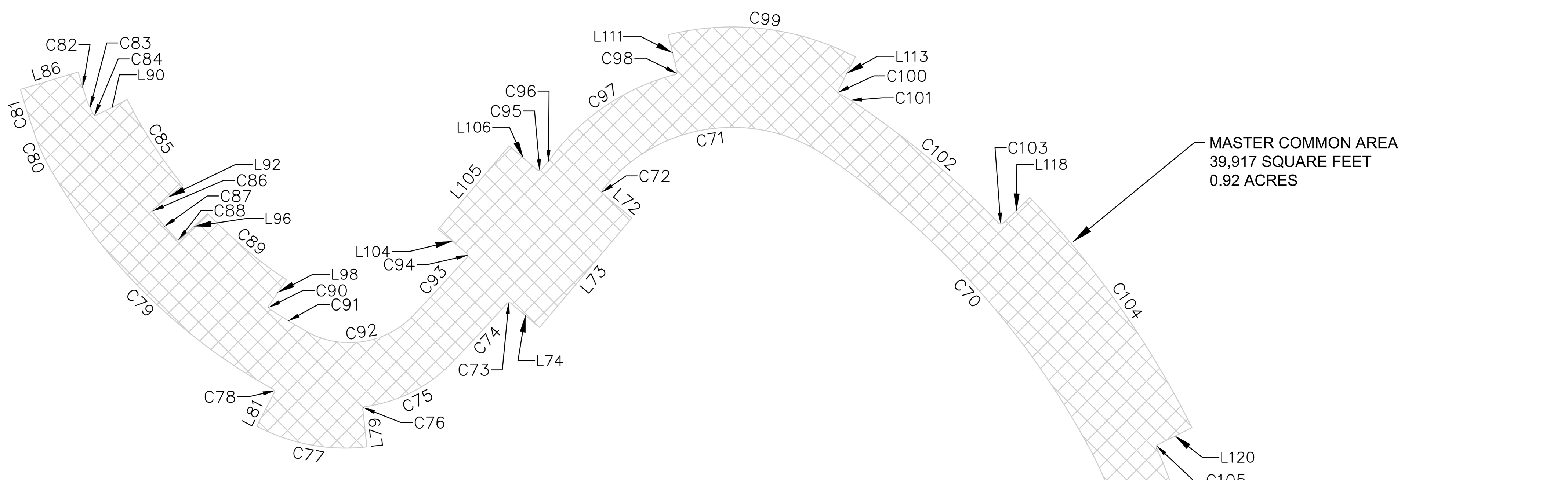
I, Washington County Treasurer, certify on this ___ day of _____ A.D. 20___ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

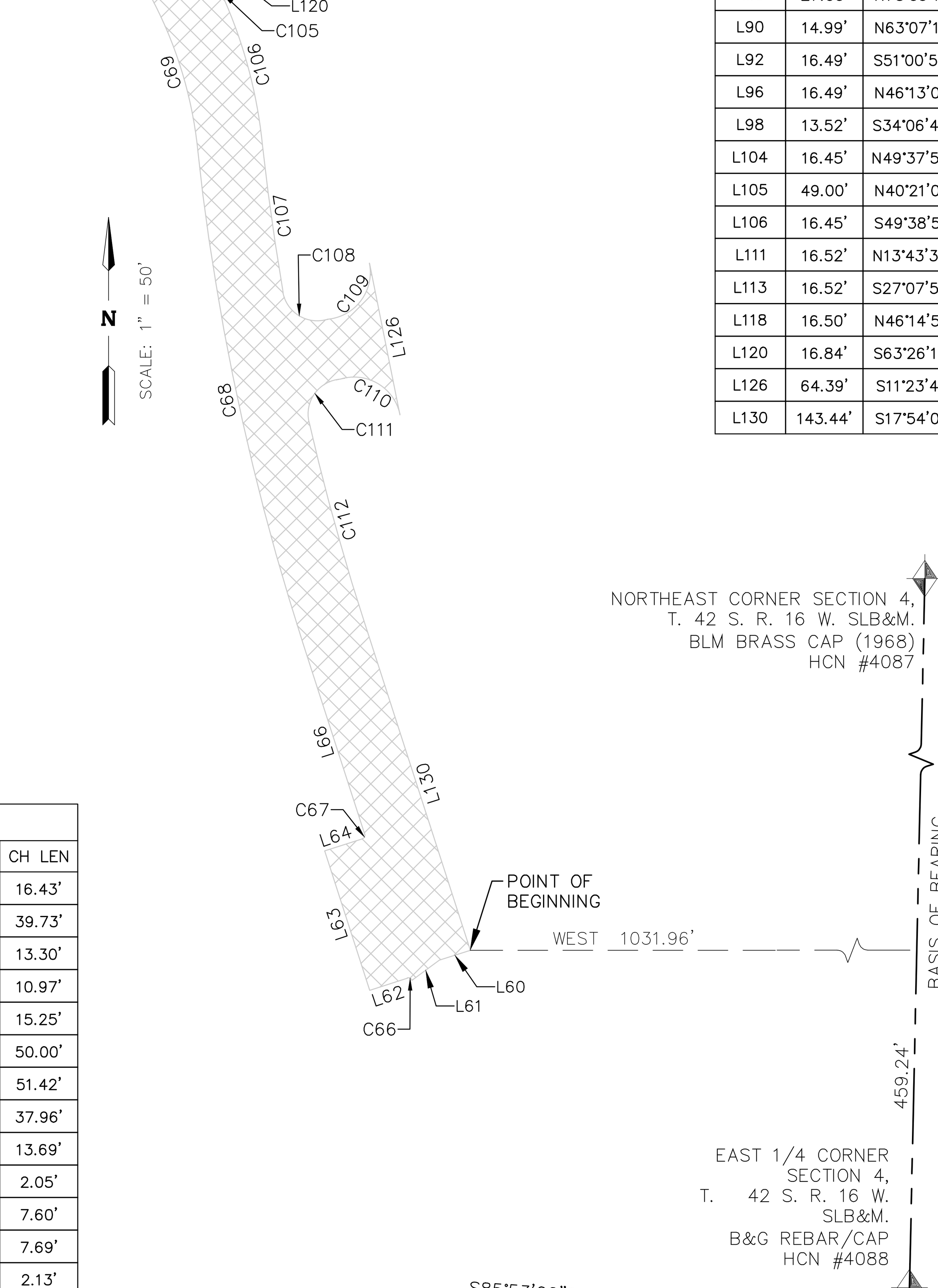
_____
Washington County Treasurer

Recorded Number

_____
WASHINGTON COUNTY RECORDER

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B





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	119.59'	S23°56'21"E
L6	5.30'	N86°21'39"W
L7	99.06'	N4°09'18"E
L8	16.50'	N85°50'42"W
L9	70.00'	N4°09'18"E
L10	17.50'	S85°50'42"E
L11	23.50'	N4°09'18"E
L12	112.75'	S85°50'42"E
L13	20.82'	N16°42'32"W
L14	16.54'	N72°06'00"E
L15	14.18'	N53°39'02"E
L16	13.50'	N72°06'00"E
L17	61.00'	N17°54'00"W
L18	96.08'	N86°21'39"W
L19	55.12'	N64°31'31"W
L20	32.59'	N24°50'37"E

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L21	55.48'	N64°31'31"W
L22	32.59'	N25°28'29"E
L23	26.34'	N25°28'29"E
L24	16.24'	N5°51'25"W
L25	15.03'	S40°01'49"E
L26	17.61'	S30°03'35"E
L27	23.65'	S61°38'47"E
L28	15.35'	N73°09'20"E
L29	22.13'	N58°37'31"E
L30	38.41'	S54°23'55"E
L31	15.36'	N73°09'18"E
L32	18.47'	S81°17'40"E
L33	33.16'	S73°06'18"E
L34	28.89'	S80°22'31"E
L35	28.44'	S4°48'40"W
L36	5.49'	N25°28'29"E
L37	61.85'	N26°07'11"W
L38	40.92'	S25°28'29"W
L39	41.19'	S88°37'55"W
L40	34.03'	S44°21'49"W

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L41	28.02'	N59°43'00"W
L42	30.76'	N32°54'26"W
L43	12.67'	S75°10'06"W
L44	19.57'	N35°02'04"E
L45	14.39'	N24°30'46"W
L46	26.29'	N32°44'57"E
L47	48.31'	N30°57'47"E
L48	105.84'	N80°51'07"E
L49	13.98'	S78°48'03"W
L50	27.16'	S73°09'18"W
L51	14.49'	S79°18'32"W
L52	13.55'	S61°36'38"E
L53	5.84'	S46°09'18"W
L54	28.74'	S46°09'18"W
L55	45.90'	N83°21'14"E
L56	16.30'	S23°31'31"E
L57	66.33'	S66°28'29"W
L58	25.50'	N23°31'31"W
L59	29.33'	N66°28'29"E
L65	9.20'	S23°31'31"E
L67	37.00'	N66°28'29"E

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L60	13.50'	S72°06'00"W
L61	14.18'	S53°39'02"W
L62	16.54'	S72°06'00"W
L63	61.00'	N17°54'00"W
L64	16.50'	N72°06'00"E
L66	83.96'	N17°54'00"W
L72	16.59'	S49°53'53"E
L73	64.00'	S40°06'07"W
L74	16.59'	N49°53'53"W
L79	16.53'	S6°15'29"E
L81	16.53'	N27°36'50"E
L86	27.00'	N73°09'18"E
L90	14.99'	N63°07'14"E
L92	16.49'	S51°00'53"W
L96	16.49'	N46°13'02"E
L98	13.52'	S34°06'42"W
L104	16.45'	N49°37'56"W
L105	49.00'	N40°21'08"E
L106	16.45'	S49°38'52"E
L111	16.52'	N13°43'36"W
L113	16.52'	S27°07'53"W
L118	16.50'	N46°14'57"E
L120	16.84'	S63°26'18"W
L126	64.39'	S11°23'44"E
L130	143.44'	S17°54'00"E

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	22.37'	200.95'	6°22'45"	S21°06'04"E	22.36'
C4	88.84'	493.00'	10°19'29"	S83°49'05"W	88.72'
C5	2.36'	1.50'	90°00'00"	N40°50'42"W	2.12'
C6	2.36'	1.50'	90°00'00"	N49°09'18"E	2.12'
C7	2.33'	1.50'	88°51'52"	S63°28'04"E	2.10'
C19	15.09'	10.00'	86°26'44"	S20°56'23"W	13.70'
C20	6.32'	7.00'	51°42'10"	S38°18'40"W	6.10'
C21	14.20'	23.00'	35°21'55"	S30°08'33"W	13.97'
C22	23.39'	76.00'	17°38'12"	S39°00'24"W	23.30'
C23	12.77'	13.00'	56°17'49"	S2°02'24"W	12.27'
C24	51.00'	116.00'	25°11'17"	S13°31'04"E	50.59'
C25	11.43'	15.00'	43°39'11"	S22°45'01"E	11.15'
C26	37.23'	135.00'	15°48'06"	S36°40'34"E	37.11'
C27	7.28'	12.00'	34°44'13"	S46°08'38"E	7.16'
C28	13.66'	12.00'	65°14'26"	S30°53'31"E	12.94'
C29	21.69'	220.00'	5°38'59"	S1°05'48"E	21.68'
C30	14.75'	7.00'	120°41'24"	S56°25'25"W	12.17'
C31	7.37'	15.00'	28°08'12"	N77°17'59"W	7.29'
C32	11.59'	15.00'	44°16'06"	S66°29'52"W	11.30'
C33	26.50'	20.00'	75°55'11"	S82°19'25"W	24.60'
C34	16.48'	10.00'	94°24'58"	N12°30'31"W	14.68'
C35	11.80'	10.00'	67°36'24"	N0°53'46"E	11.13'
C36	54.80'	28.00'	112°08'06"	N88°58'29"W	46.46'
C37	19.65'	28.00'	40°12'38"	S55°03'47"W	19.25'
C38	30.49'	28.00'	62°23'02"	N73°38'23"W	29.00'
C39	5.24'	10.00'	30°00'22"	N57°27'03"W	5.18'
C40	9.21'	123.11'	4°17'10"	N70°18'38"W	9.21'
C41	12.13'	492.94'	1°24'34"	N16°49'54"E	12.12'

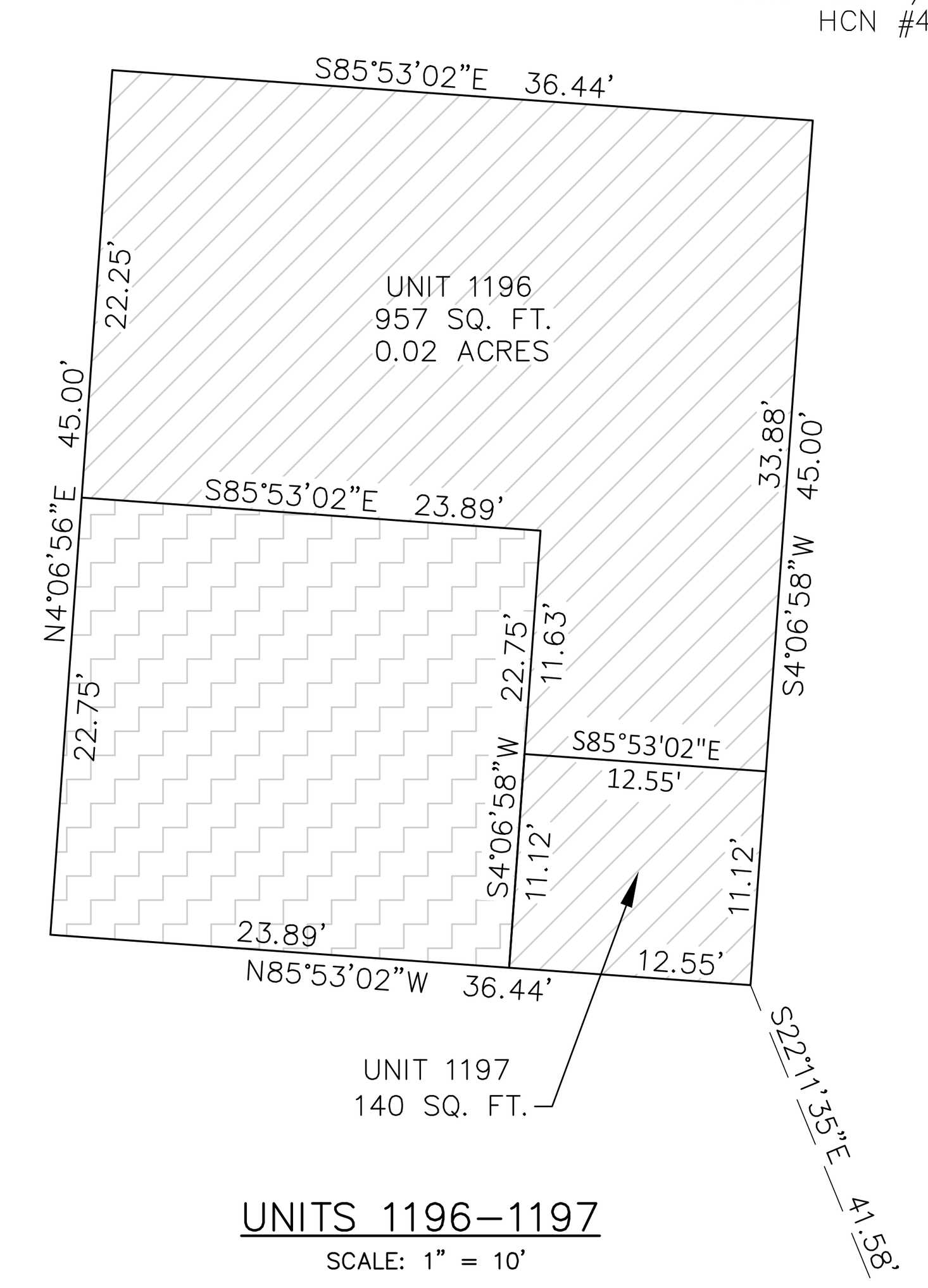
PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C42	16.50'	50.00'	18°54'27"	N25°34'51"E	16.43'
C43	41.57'	40.00'	59°32'50"	N5°15'39"E	39.73'
C44	14.55'	10.00'	83°21'45"	N66°11'39"W	13.30'
C45	11.61'	10.00'	66°31'46"	N74°36'38"W	10.97'
C46	15.36'	36.72'	23°57'54"	N53°19'42"W	15.25'
C47	50.63'	92.90'	31°13'26"	N17°08'14"E	50.00'
C48	52.02'	98.77'	30°10'28"	N18°25'05"E	51.42'
C49	39.18'	45.00'	49°53'19"	N55°54'27"E	37.96'
C50	13.69'	368.50'	2°07'44"	N10°12'45"W	13.69'
C51	2.26'	1.50'	86°24'10"	N57°59'52"W	2.05'
C52	7.60'	352.50'	1°14'09"	N15°24'52"W	7.60'
C53	7.69'	325.50'	1°21'16"	S11°43'19"E	7.69'
C54	2.37'	1.50'	90°21'13"	S34°07'55"W	2.13'
C55	210.88'	309.50'	39°02'23"	S8°44'10"W	206.83'
C56	2.36'	1.50'	90°11'31"	S16°30'53"E	2.12'
C57	19.70'	325.50'	3°28'06"	S30°18'56"W	19.70'
C58	2.34'	9.50'	14°06'19"	S39°06'08"W	2.33'
C59	15.50'	29.50'	30°05'53"	S61°12'14"W	15.32'
C60	7.88'	15.00'	30°05'53"	N61°12'14"E	7.79'
C61	22.78'	14.50'	90°00'00"	N88°50'42"W	20.51'
C62	21.50'	352.50'	3°29'41"	S17°46'47"E	21.50'
C63	17.94'	100.50'	10°13'33"	S24°38'24"E	17.91'
C64	136.50'	257.50'	30°22'17"	S44°56'19"E	134.90'

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C66	2.33'	1.50'	88°51'52"	N63°28'04"W	2.10'
C67	2.36'	1.50'	90°00'00"	N27°06'00"E	2.12'
C68	210.61'	1026.50'	11°45'20"	N12°01'20"W	210.24'
C69	67.68'	173.50'	22°21'01"	N17°19'11"W	67.25'
C70	176.70'	373.50'	27°06'22"	N42°02'53"W	175.06'
C71	111.36'	74.50'	85°38'33"	S81°34'39"W	101.28'
C72	2.32'	1.50'	88°39'16"	S5°34'15"E	2.10'
C73	2.31'	1.50'	88°14'03"	S85°59'05"W	2.09'
C74	35.60'	1085.72'	1°52'44"	S42°48'25"W	35.60'
C75	44.46'	66.50'	38°18'36"	S62°54'05"W	43.64'
C76	2.31'	1.50'	88°18'53"	S37°53'57"W	2.09'
C77	50.95'	84.50'	34°33'00"	N79°19'20"W	50.19'
C78	2.32'	1.50'	88°38'50"	N16°42'35"W	2.10'
C79	140.58'	257.50'	31°16'50"	N45°23'36"W	138.84'
C80	17.94'	100.50'	10°13'34"	N24°38'24"W	17.91'
C81	21.50'	352.50'	3°29'41"	N17°46'47"W	21.50'
C82	14.26'	325.50'	2°30'34"	S17°13'11"E	14.25'
C83	5.45'	229.00'	1°21'47"	S25°41'40"E	5.45'
C84	2.37'	1.50'	90°30'13"	S71°37'40"E	2.13'
C85	45.90'	212.50'	12°22'31"	S32°55'56"E	45.81'
C86	2.37'	1.50'	90°30'01"	S5°45'53"W	2.13'
C87	15.27'	230.50'	3°47'48"	S41°23'02"E	15.27'
C88	2.37'	1.50'	90°30'01"	S88°31'57"E	2.13'
C89	46.22'	212.50'	12°27'47"	S49°52'46"E	46.13'
C90	2.37'	1.50'	90°30'01"	S11°08'19"E	2.13'
C91	19.16'	230.50'	4°45'48"	S58°46'13"E	19.16'
C92	51.78'	39.50'	75°06'06"	N81°17'50"E	48.15'
C93	35.18'	1058.72'	1°54'13"	N42°47'40"E	35.17'
C94	2.39'	1.50'	91°28'30"	N3°53'41"W	2.15'
C95	2.40'	1.50'	91°29'25"	N84°36'25"E	2.15'
C96	9.22'	1058.72'	0°29'57"	N38°36'44"E	9.22'
C97	65.19'	101.50'	36°47'54"	N56°45'42"E	64.07'
C98	2.33'	1.50'	88°53'15"	N30°43'02"E	2.10'
C99	86.22'	119.50'	41°20'15"	S83°17'51"E	84.36'
C100	2.33'	1.50'	88°53'15"	S17°18'44"E	2.10'
C101	10.90'	101.50'	6°09'17"	S58°40'43"E	10.90'
C102	80.84'	400.50'	11°33'55"	S49°49'06"E	80.71'
C103	2.35'	1.50'	89°42'54"	S88°53'36"E	2.12'
C104	126.55'	418.50'	17°19'34"	S35°09'22"E	126.07'
C105	1.95'	1.50'	74°20'45"	S26°15'55"W	1.81'
C106	63.10'	200.50'	18°01'57"	S15°09'39"E	62.84'
C107	63.19'	999.50'	3°37'20"	S7°57'20"E	63.18'
C108	24.88'	14.50'	98°18'49"	S58°55'25"E	21.94'
C109	32.59'	19.50'	95°45'49"	N36°29'10"E	28.93'
C110	32.62'	19.50'	95°50'02"	N59°18'46"W	28.94'
C111	24.88'	14.50'	98°18'06"	S36°13'12"W	21.94'
C112	86.68'	999.50'	4°58'09"	S15°24'56"E	86.66'

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 459.24 FEET ALONG THE SECTION LINE; THENCE WEST 1031.96 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 72°06'00" WEST 13.50 FEET; THENCE SOUTH 53°39'02" WEST 14.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 70°57'52" WEST; THENCE NORTHWESTERLY 2.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°51'52" AND A CHORD BEARING OF NORTH 63°28'04" WEST 2.10 FEET; 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 1026.50 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 REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1085.72 FEET; THENCE SOUTHWESTERLY 35.60 FEET THROUGH A CENTRAL ANGLE OF 01°52'44" 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 TO THE RIGHT, 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 NORTH 27°36'50" EAST 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°13'34" 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 NORTH 73°09'18" EAST 27.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, 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 TO THE LEFT, 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 TO THE LEFT, 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 SOUTH 51°00'53" WEST 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 TO THE LEFT, 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 SOUTH 34°06'42" WEST 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 1058.72 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 1058.72 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 TO THE RIGHT, 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 SOUTH 27°07'53" WEST 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 TO THE RIGHT, 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 SOUTH 63°26'18" WEST 16.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 1.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°20'45" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 65°49'23" WEST; THENCE SOUTHERLY 63.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°01'57" AND A CHORD BEARING OF SOUTH 15°09'39" EAST 62.84 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 24.88 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 98°18'49" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 05°37'56" WEST; THENCE NORTHEASTERLY 32.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°45'49" AND A CHORD BEARING OF NORTH 36°29'10" EAST 28.93 FEET; THENCE SOUTH 11°23'44" EAST 64.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 19.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 78°36'16" WEST; THENCE NORTHWESTERLY 32.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°50'02" AND A CHORD BEARING OF NORTH 59°18'46" WEST 28.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 04°37'45" EAST; THENCE SOUTHWESTERLY 24.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°18'06" AND A CHORD BEARING OF SOUTH 36°13'12" WEST 21.94 FEET 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 POINT OF BEGINNING.

CONTAINS 39,917 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.



UNITS 1196–1197

SCALE: 1" = 10'

LEGEND

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

MASTER COMMON AREAS

PRIVATE AREAS

VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES

1649-06 PHASE 1.DWG (AUGUST 2022)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
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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 1B ("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 1B ("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: _______________

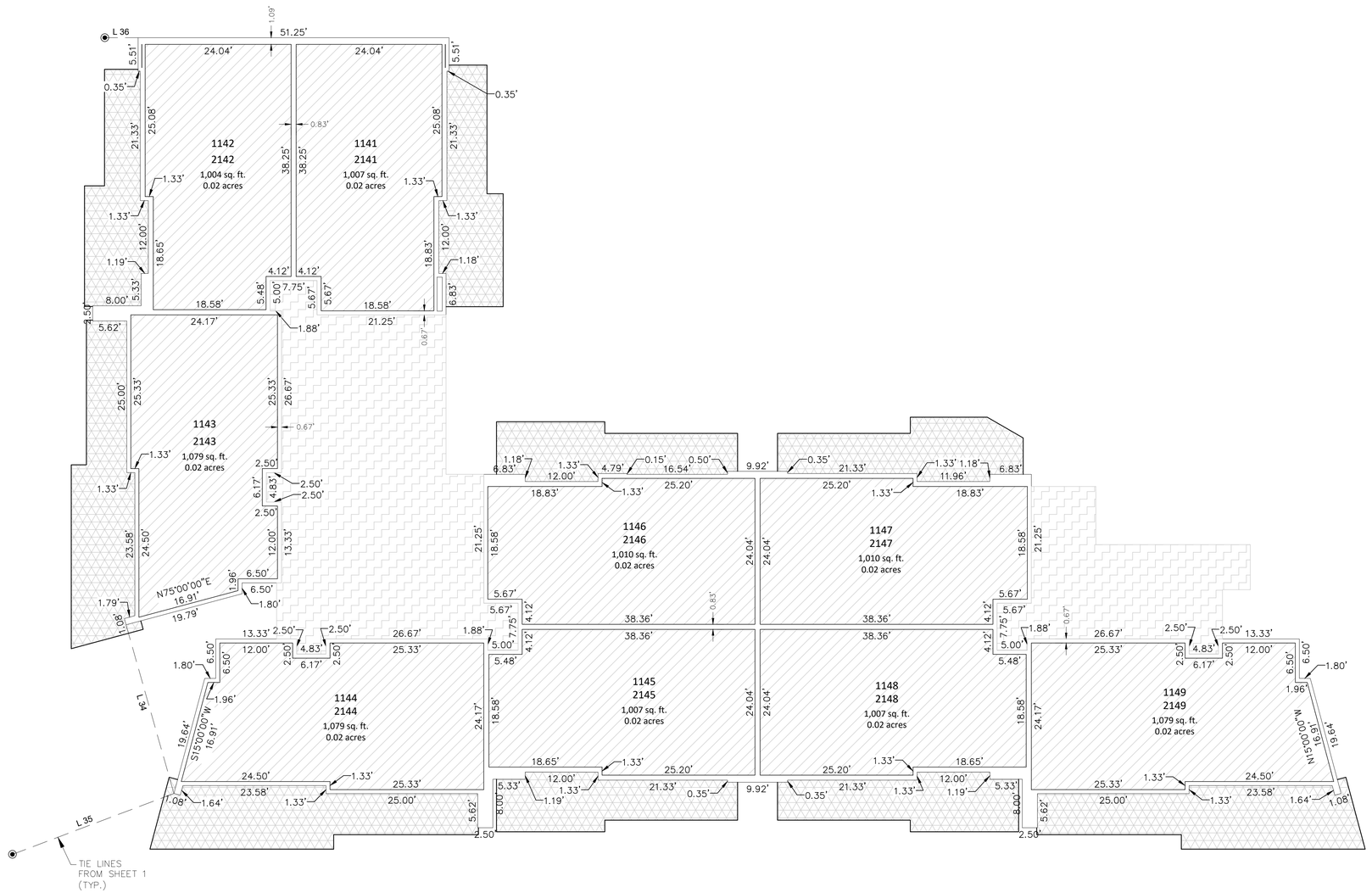
COMMISSION NUMBER: _______________

MY COMMISSION EXPIRES: _______________
A NOTARY PUBLIC COMMISSIONED IN UTAH

____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

BLACK DESERT VILLAGES CONDOMINIUMS 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

(ALL LINES ARE CARDINAL DIRECTIONS UNLESS OTHERWISE NOTED)

LEGEND

LIMITED COMMON AREAS AND FACILITIES

VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES

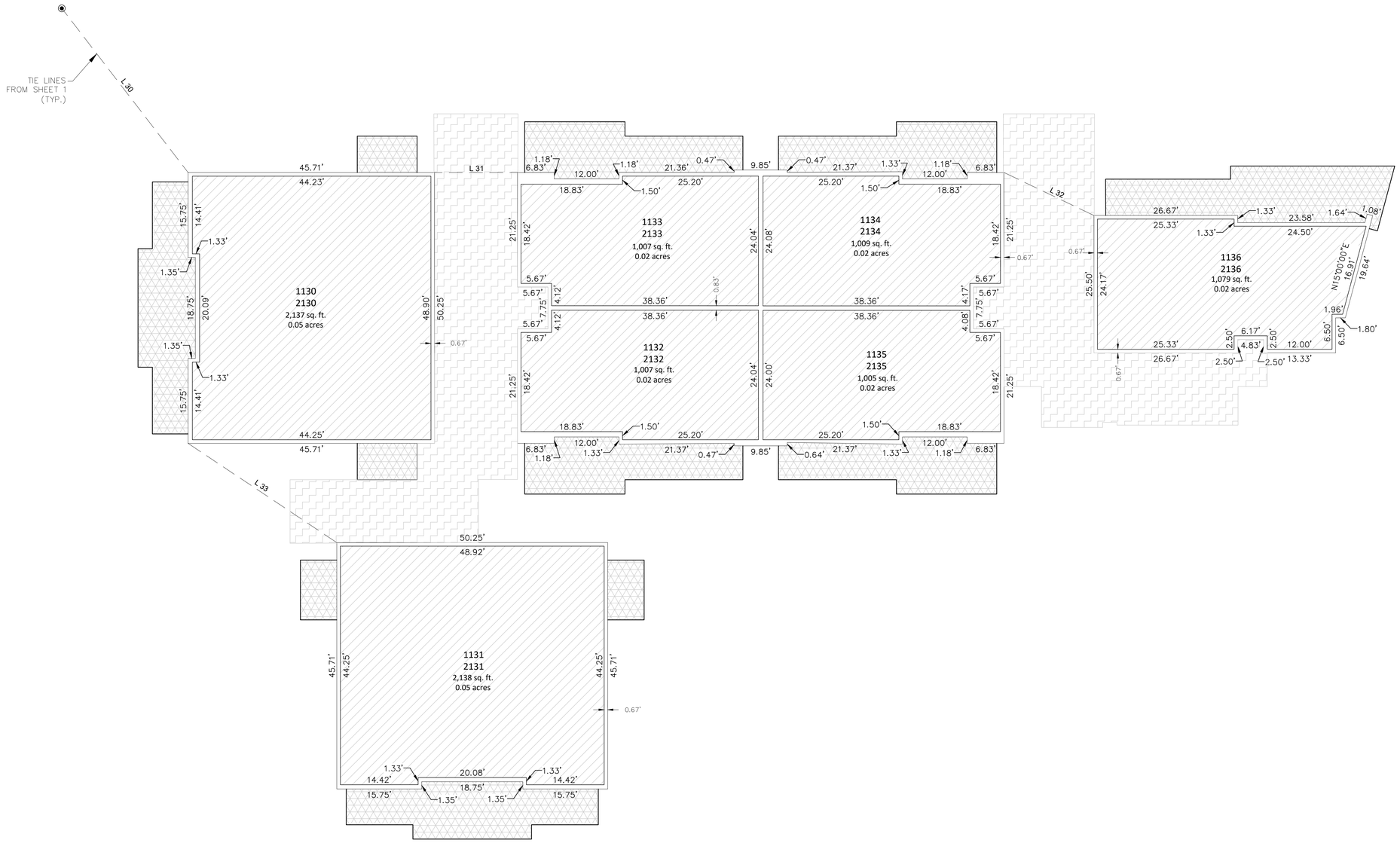
PRIVATE AREAS

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

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BLACK DESERT VILLAGES CONDOMINIUMS 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

(ALL LINES ARE CARDINAL DIRECTIONS UNLESS OTHERWISE NOTED)

LEGEND

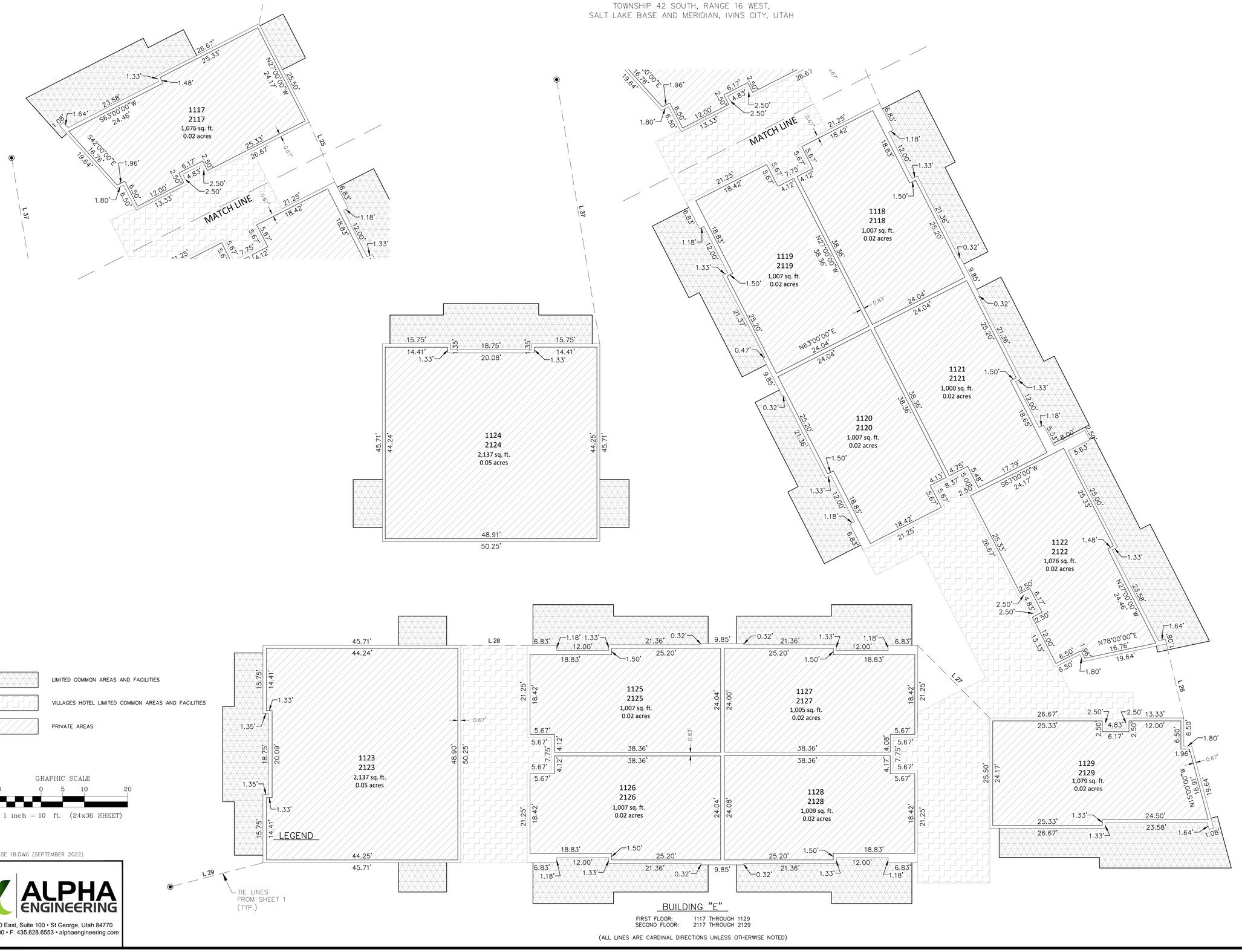
- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS

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

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BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B

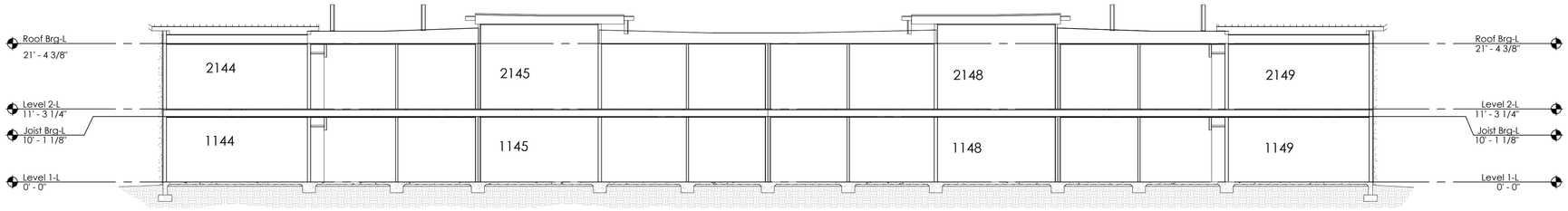
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH



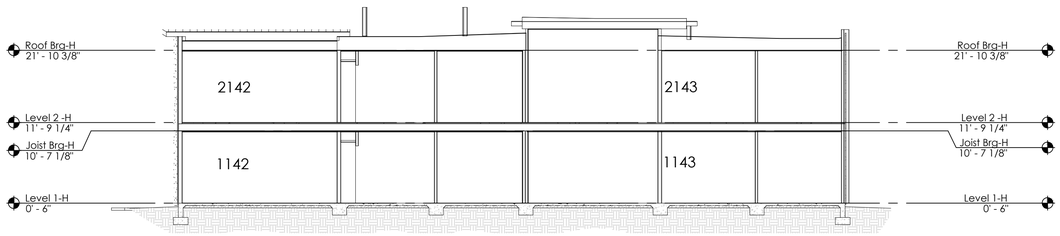
1649-06 PHASE 1B.DWG (SEPTEMBER 2022)

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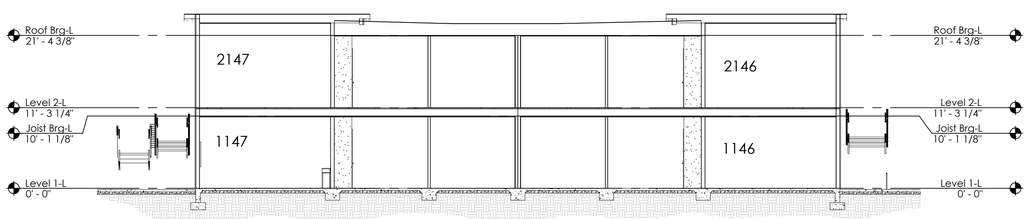
BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B



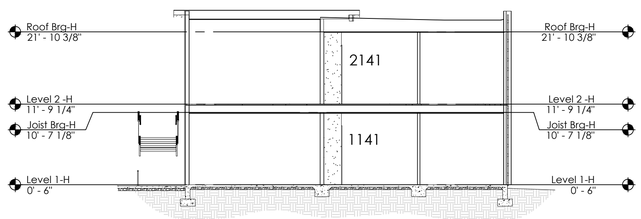
SECTION 2



SECTION 3



SECTION 1



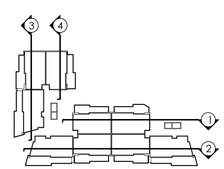
SECTION 4

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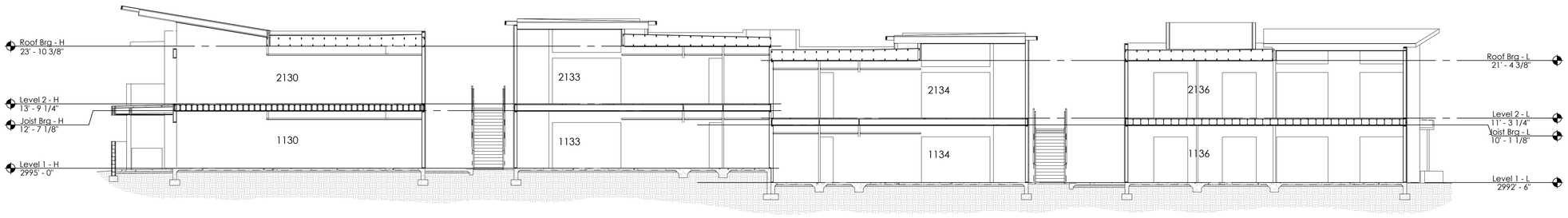
GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft. (24x36 SHEET)

BUILDING "C"

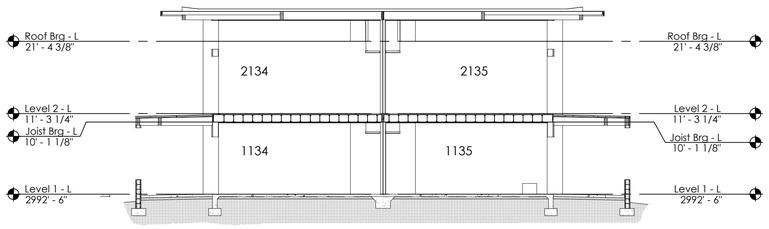


BUILDING C
SECTION LEGEND

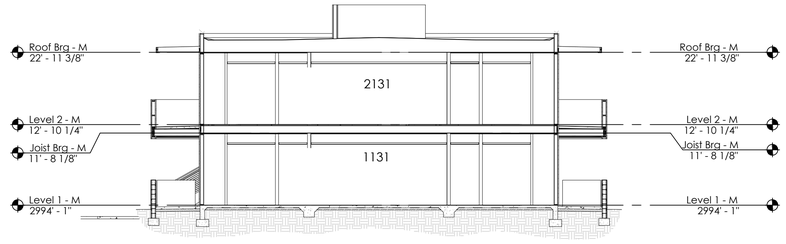
BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B



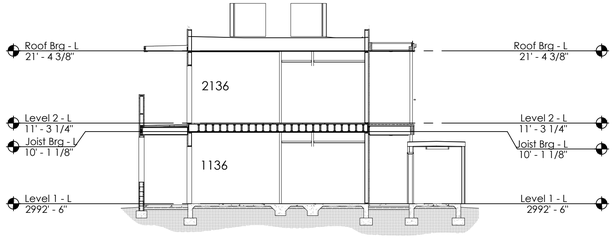
SECTION 1



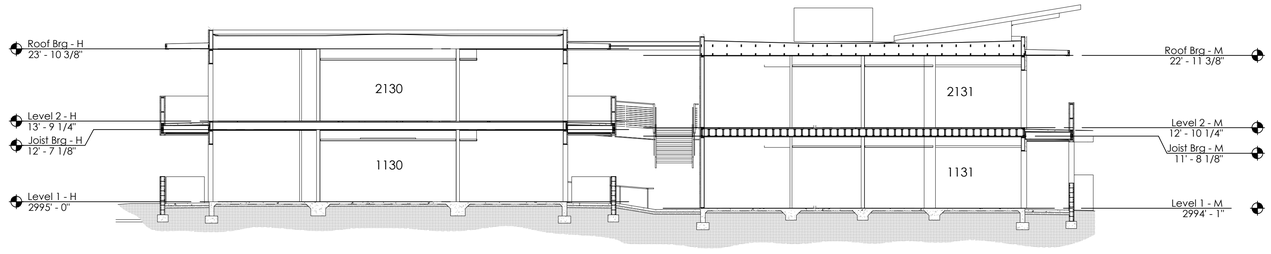
SECTION 5



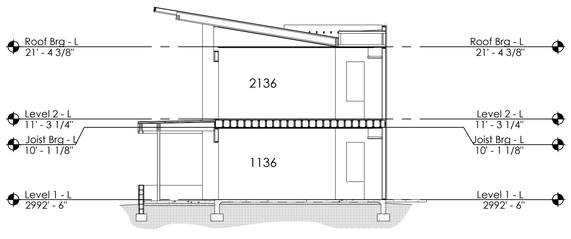
SECTION 2



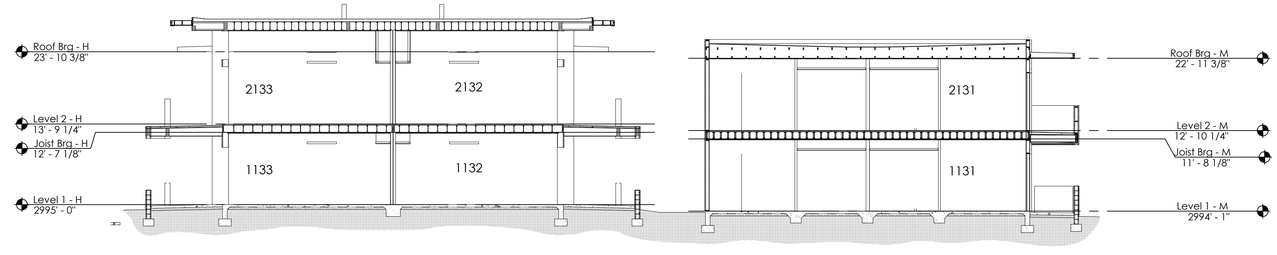
SECTION 6



SECTION 3



SECTION 7



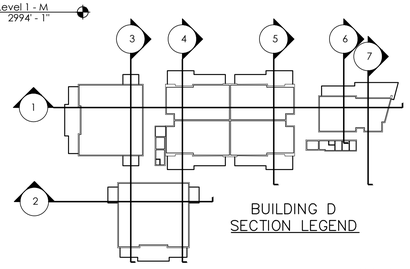
SECTION 4

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

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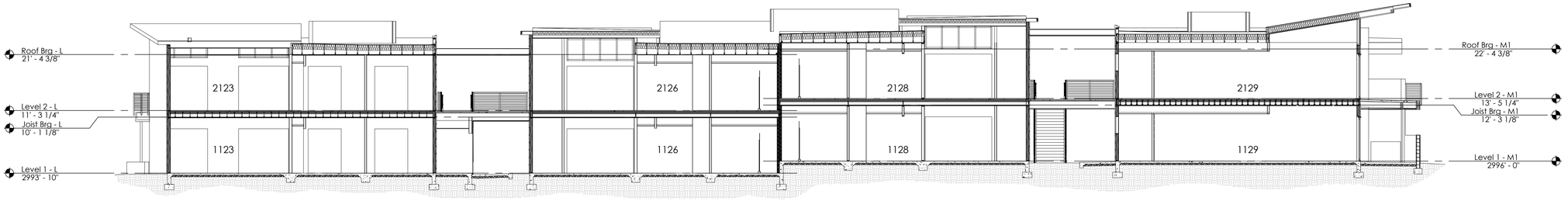
GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft. (24x36 SHEET)

BUILDING "D"

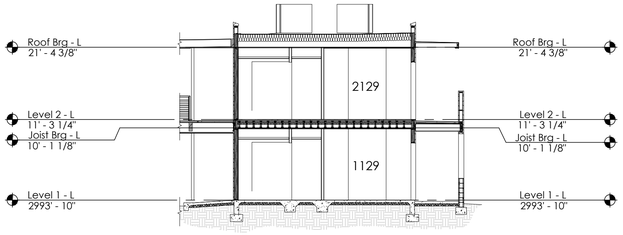


BUILDING D
SECTION LEGEND

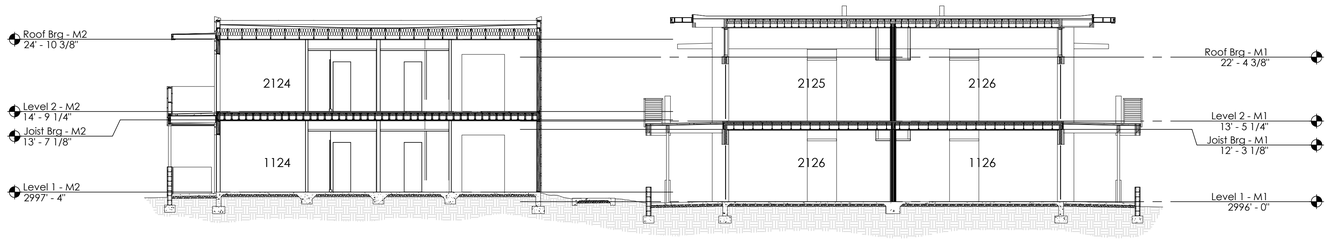
BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1B



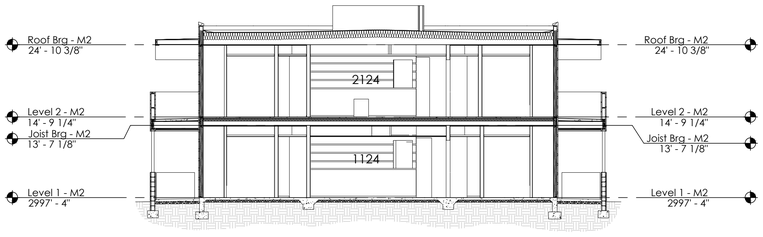
SECTION 1



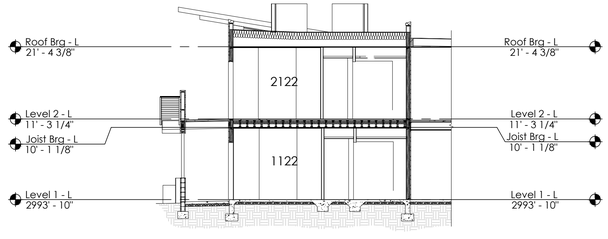
SECTION 2



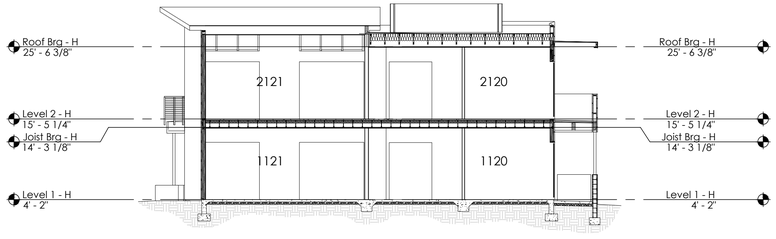
SECTION 3



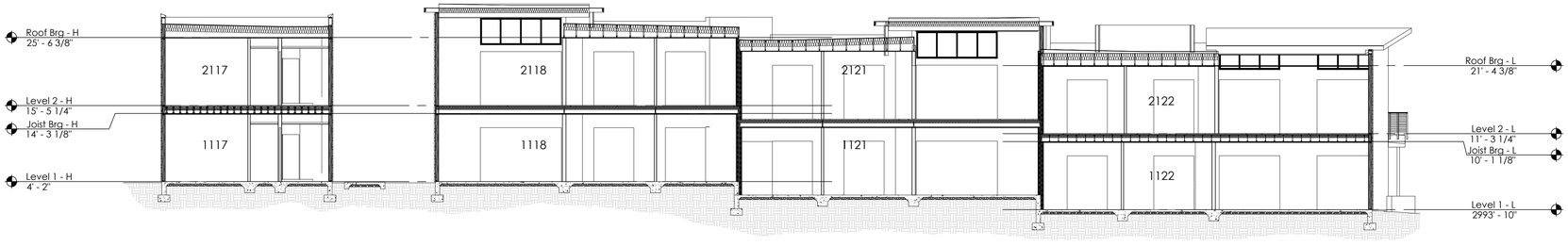
SECTION 4



SECTION 5



SECTION 6



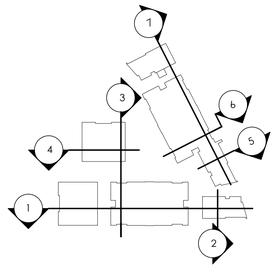
SECTION 7

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

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

BUILDING "E"



BUILDING E
SECTION LEGEND