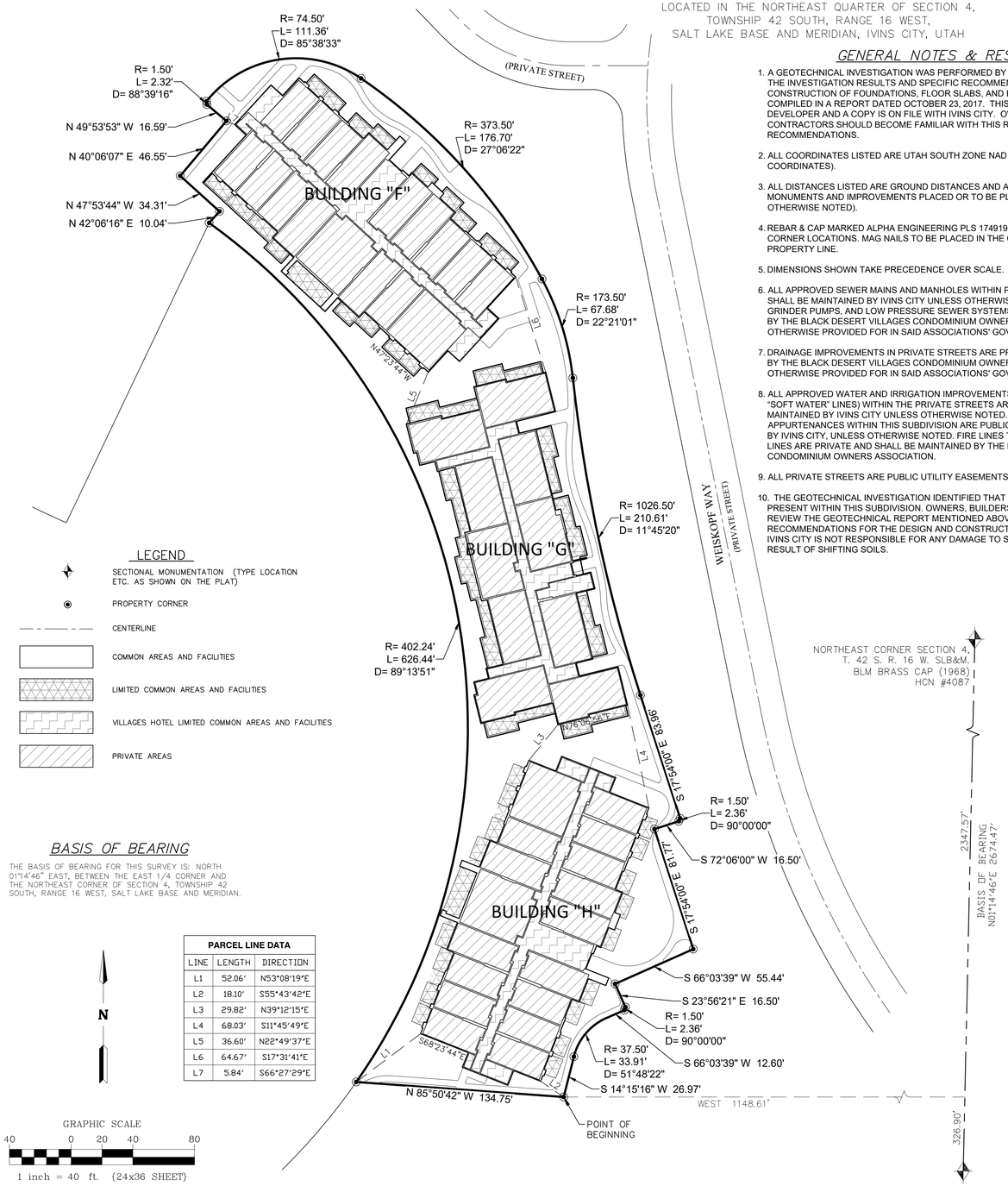
FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C

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



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- PROPERTY CORNER
- CENTERLINE
- COMMON AREAS AND FACILITIES
- 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.

N

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft. (24x36 SHEET)

PARCEL LINE DATA

LINE	LENGTH	DIRECTION
L1	52.06'	N53°08'19"E
L2	18.10'	S55°43'42"E
L3	29.82'	N39°12'15"E
L4	68.03'	S11°45'49"E
L5	36.60'	N22°49'37"E
L6	64.67'	S17°31'41"E
L7	5.84'	S66°27'29"E

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 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.

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 1C ("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 1C ("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))

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 1C

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 326.90 FEET ALONG THE SECTION LINE; THENCE WEST 1148.61 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 85°50'42" WEST 134.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 402.24 FEET OF WHICH THE RADIUS POINT LIES NORTH 55°06'38" WEST; THENCE NORTHERLY 626.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°13'51" AND A CHORD BEARING OF NORTH 09°43'33" WEST 565.02 FEET; THENCE NORTH 42°06'16" EAST 10.04 FEET; THENCE NORTH 47°53'44" WEST 34.31 FEET; THENCE NORTH 40°06'07" EAST 46.55 FEET; THENCE NORTH 49°53'53" WEST 16.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY 2.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'16" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET; THENCE EASTERLY 111.36 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 85°38'33" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 373.50 FEET; THENCE SOUTHEASTERLY 176.70 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 27°06'22" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 173.50 FEET; THENCE SOUTHERLY 67.68 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 22°21'01" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1026.50 FEET; THENCE SOUTHERLY 210.61 FEET THROUGH A CENTRAL ANGLE OF 11°45'20"; THENCE SOUTH 17°54'00" EAST 83.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHWESTERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 72°06'00" WEST 16.50 FEET; THENCE SOUTH 17°54'00" EAST 81.77 FEET; THENCE SOUTH 66°03'39" WEST 55.44 FEET; THENCE SOUTH 23°56'21" EAST 16.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1.50 FEET; THENCE SOUTHERLY 2.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 66°03'39" WEST 12.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET; THENCE SOUTHWESTERLY 33.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'22"; THENCE SOUTH 14°15'16" WEST 26.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.06 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 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, 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 1C

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, 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. 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.

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

FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 1C

1649-06 PHASE 1C.DWG (DECEMBER 2023)

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 1C, 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 1C, on the ____ Day of _____ A.D. 20___

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

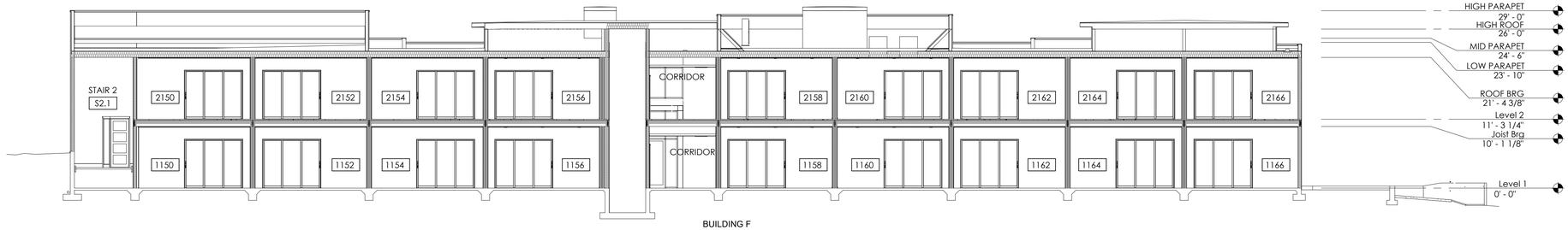
Treasurer Approval

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.

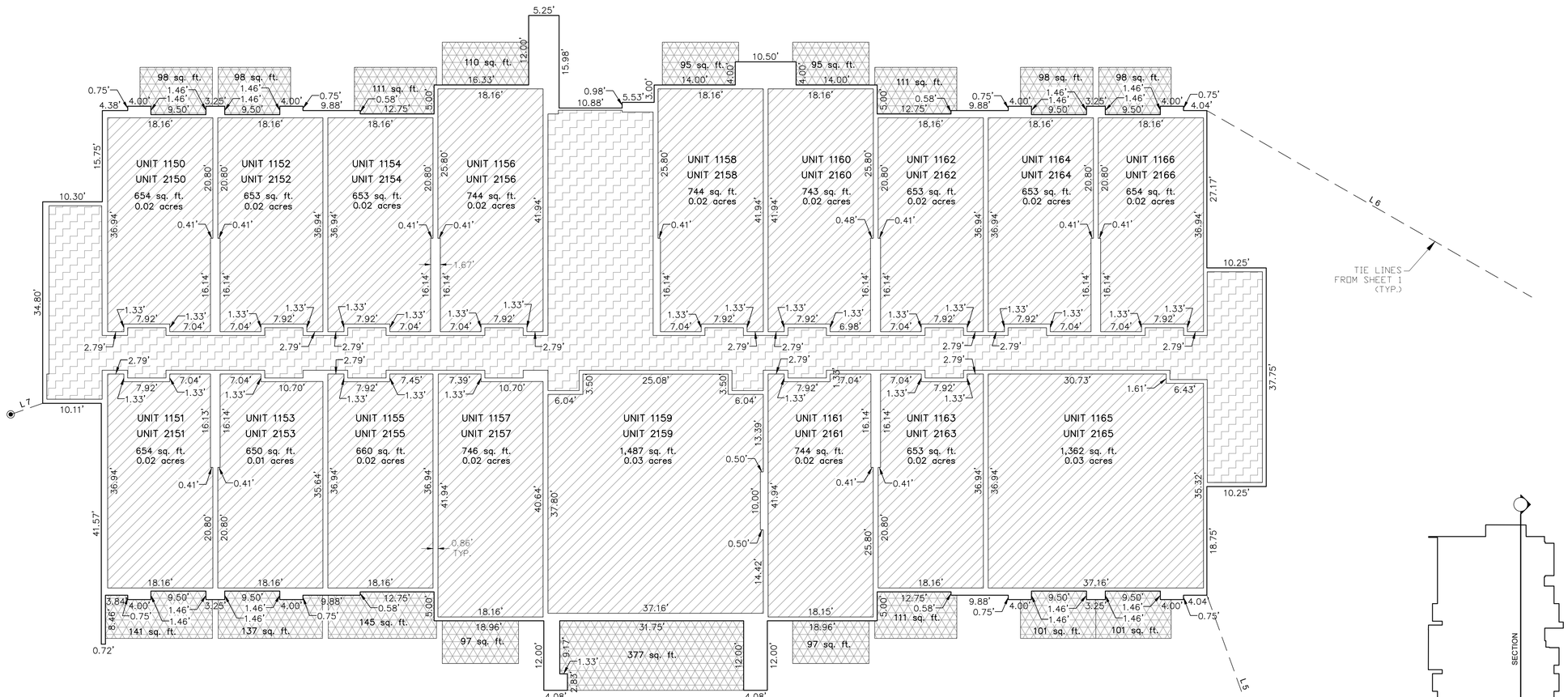
_____
Washington County Treasurer

Recorded Number

_____
WASHINGTON COUNTY RECORDER



BUILDING F
SECTION
SCALE: 1"=10'



LEGEND

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

FLOORPLAN
SCALE: 1"=10'

BUILDING F
FIRST FLOOR UNITS 1150 - 1166
SECOND FLOOR UNITS 2150 - 2166

(ALL LINES ARE CARDINAL DIRECTIONS
UNLESS OTHERWISE NOTED)

NO.	DATE	BY	DESCRIPTION

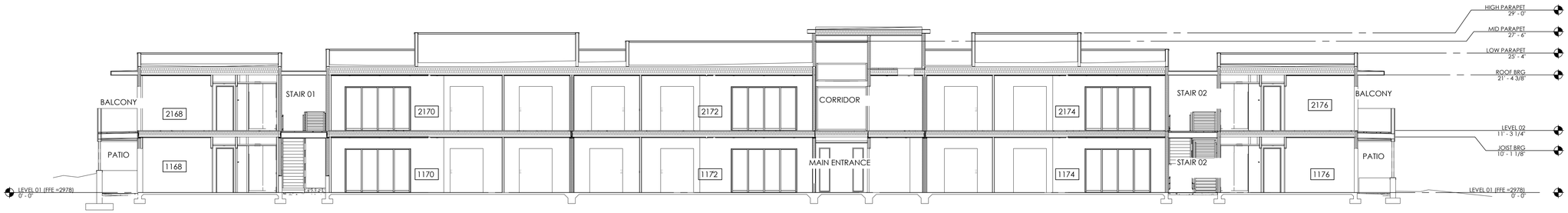
REVISIONS

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

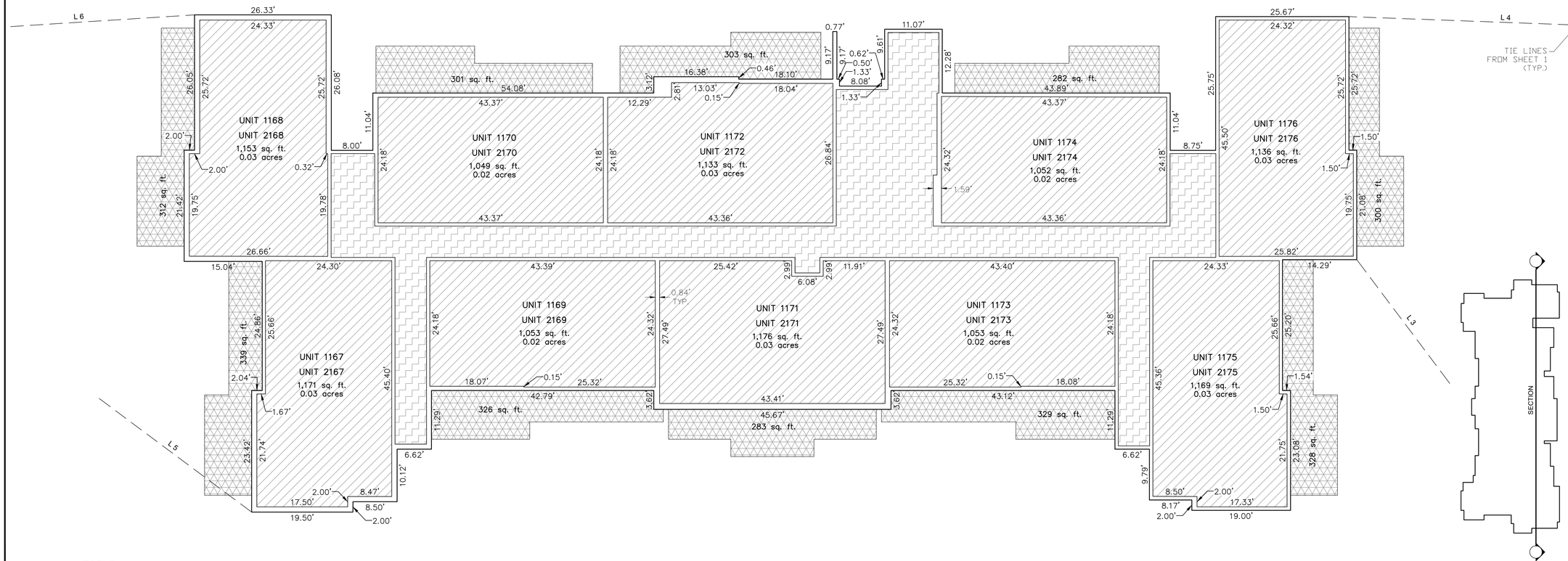
TITLE: BUILDING F

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 1C

PROJECT #	1649-06
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	2
	2 OF 4
FILE	1649-06 FINAL PLAT PH 1C.DWG



BUILDING G
SECTION
SCALE: 1"=10'



LEGEND

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

FLOORPLAN
SCALE: 1"=10'

BUILDING G
FIRST FLOOR UNITS 1167 - 1176
SECOND FLOOR UNITS 2167 - 2176

(ALL LINES ARE CARDINAL DIRECTIONS UNLESS OTHERWISE NOTED)

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.8500 • F: 435.628.8553 • alphaengineering.com

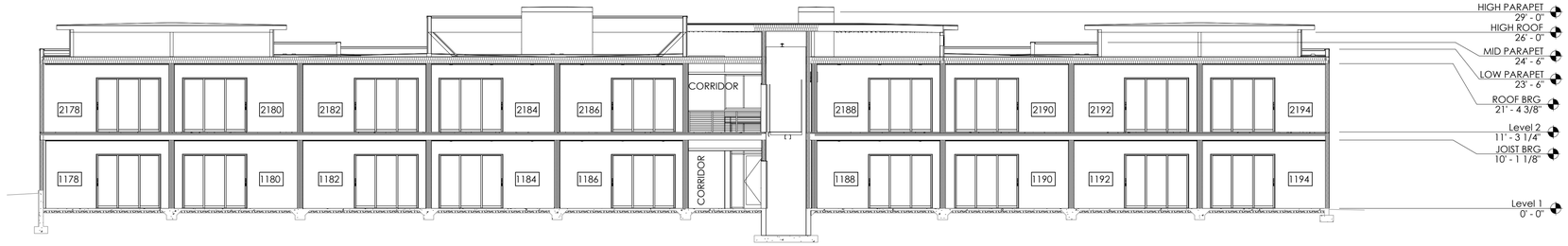
TITLE: BUILDING G

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 1C

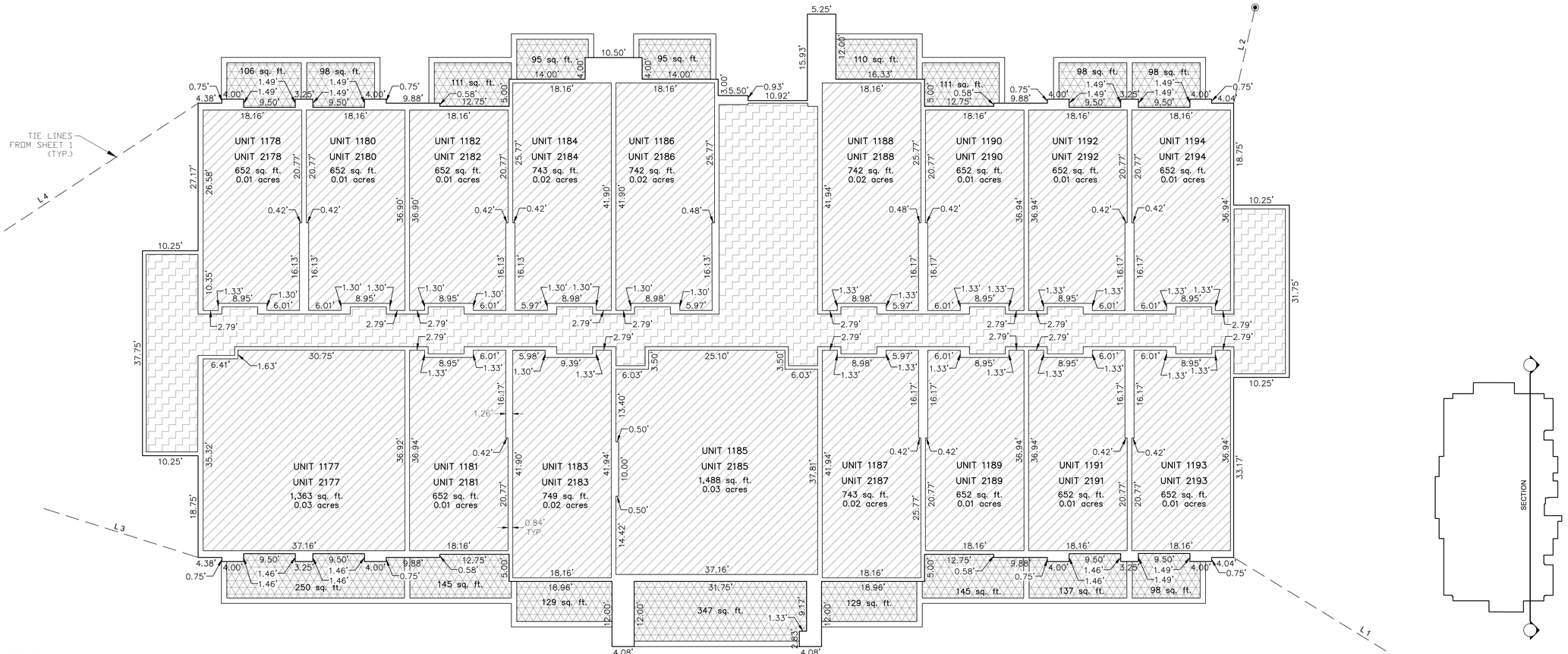
PROJECT # 1649-06
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 3
3 OF 4

FILE 1649-06 FINAL PLAT PH 1C.DWG



BUILDING H
SECTION
SCALE: 1"=10'



LEGEND

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

FLOORPLAN
SCALE: 1"=10'

BUILDING H
FIRST FLOOR UNITS 1177 - 1178, 1180 - 1194
SECOND FLOOR UNITS 2177 - 2178, 2180 - 2194

(ALL LINES ARE CARDINAL DIRECTIONS UNLESS OTHERWISE NOTED)

NO.	DATE	BY	DESCRIPTION

REVISIONS

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

TITLE: BUILDING H

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 1C

PROJECT # 1649-06
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 4
4 OF 4

FILE 1649-06 FINAL PLAT PH 1C.DWG