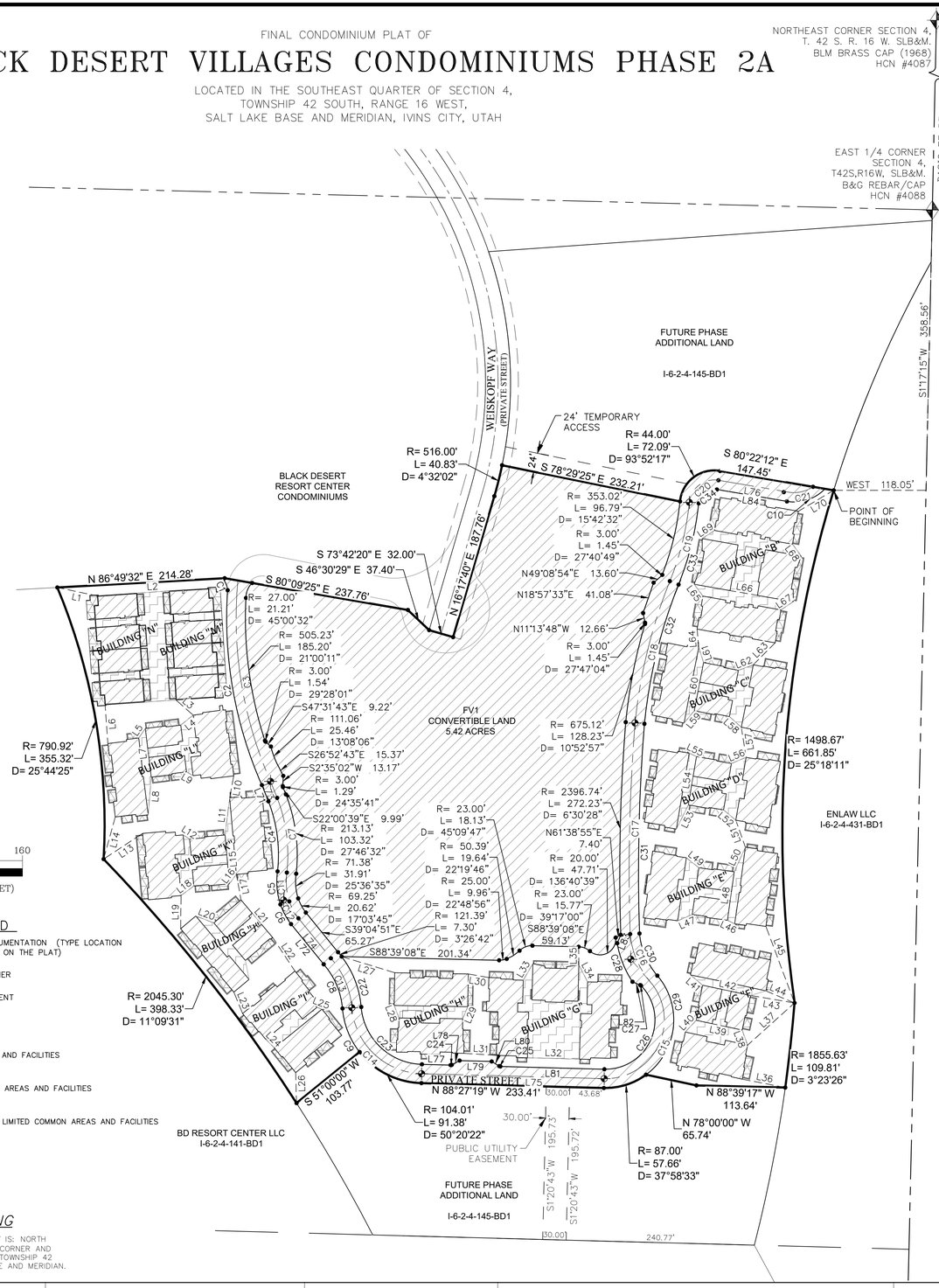
FINAL CONDOMINIUM PLAT OF

BLACK DESERT VILLAGES CONDOMINIUMS PHASE 2A

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



N

GRAPHIC SCALE

80 0 40 80 160

1 inch = 80 ft. (24x36 SHEET)

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- PROPERTY CORNER
- CLASS I MONUMENT
- 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.

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 "PRIVATE AREAS") 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 2A ("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))

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 2A

BOUNDARY DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN THENCE SOUTH 01°17'15" WEST 358.56 FEET ALONG THE SECTION LINE; THENCE WEST 118.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 72°58'34" EAST, A RADIAL DISTANCE OF 1498.67 FEET; AND RUNNING THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°18'11", A DISTANCE OF 661.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1855.63 FEET OF WHICH THE RADIUS POINT LIES NORTH 85°28'38" WEST; THENCE SOUTHERLY 109.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'26" AND A CHORD BEARING OF SOUTH 06°13'05" WEST 109.79 FEET; THENCE NORTH 88°39'17" WEST 113.64 FEET; THENCE NORTH 78°00'00" WEST 65.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 87.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 36°26'27" WEST; THENCE WESTERLY 57.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°58'33" AND A CHORD BEARING OF SOUTH 72°32'50" WEST 56.61 FEET; THENCE NORTH 88°27'19" WEST 233.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 104.01 FEET OF WHICH THE RADIUS POINT LIES NORTH 01°32'31" EAST; THENCE NORTHWESTERLY 91.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°20'22" AND A CHORD BEARING OF NORTH 63°17'18" WEST 88.47 FEET; THENCE SOUTH 51°00'00" WEST 103.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2045.30 FEET OF WHICH THE RADIUS POINT LIES SOUTH 57°15'06" WEST; THENCE NORTHWESTERLY 398.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'31" AND A CHORD BEARING OF NORTH 38°19'39" WEST 397.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 790.92 FEET OF WHICH THE RADIUS POINT LIES NORTH 86°48'03" WEST; THENCE NORTHERLY 355.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°44'25" AND A CHORD BEARING OF NORTH 09°40'15" WEST 352.34 FEET; THENCE NORTH 86°49'32" EAST 214.28 FEET; THENCE SOUTH 80°09'25" EAST 237.76 FEET; THENCE SOUTH 46°30'29" EAST 37.40 FEET; THENCE SOUTH 73°42'20" EAST 32.00 FEET; THENCE NORTH 16°17'40" EAST 187.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 516.00 FEET; THENCE NORTHERLY 40.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°32'02"; THENCE SOUTH 78°29'25" EAST 232.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 84°14'28" EAST; THENCE NORTHEASTERLY 72.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°52'17" AND A CHORD BEARING OF NORTH 52°41'40" EAST 64.29 FEET; THENCE SOUTH 80°22'12" EAST 147.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.32 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 2A

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 (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.

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 2A

1649-11 PLAT.DWG (AUGUST 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	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	CITY COUNCIL APPROVAL	TREASURER APPROVAL	RECORDED NUMBER
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___	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20___	ON THIS _____ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE BLACK DESERT VILLAGES CONDOMINIUMS PHASE 2A, 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.	THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE BLACK DESERT VILLAGES CONDOMINIUMS PHASE 2A, ON THE _____ DAY OF _____ A.D. 20___	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.	
_____ CITY ENGINEER IVINS CITY, UTAH	_____ CITY ATTORNEY IVINS CITY, UTAH	_____ ATTEST: CITY RECORDER IVINS CITY _____ PLANNING COMMISSION CHAIRMAN IVINS CITY, UTAH	_____ ATTEST: CITY RECORDER IVINS CITY _____ MAYOR, IVINS CITY, UTAH	_____ WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L1	52.40'	S78°02'11"E
L2	41.06'	N85°56'43"E
L3	29.24'	S48°42'59"E
L4	20.34'	S51°09'56"W
L5	14.72'	S34°26'31"W
L6	49.69'	S4°08'12"E
L7	12.00'	N7°00'00"W
L8	48.25'	S4°38'41"W
L9	9.75'	N59°51'39"W
L10	28.45'	S10°39'45"W
L11	48.05'	N7°00'41"E
L12	9.81'	S57°22'33"E
L13	59.61'	N56°34'10"E
L14	55.85'	N15°28'38"E
L15	12.00'	S5°00'00"E
L16	15.08'	N36°31'34"E
L17	33.23'	S10°29'29"E
L18	20.34'	N53°09'56"E
L19	42.42'	S0°40'18"W
L20	24.69'	S69°04'24"E

PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L21	18.33'	S40°00'00"E
L22	51.44'	S33°36'05"E
L23	29.56'	S22°15'09"E
L24	15.59'	S44°52'00"E
L25	6.95'	S69°15'23"E
L26	38.95'	S1°37'59"E
L27	70.96'	N73°04'08"W
L28	17.15'	N21°00'53"W
L29	16.69'	N22°40'55"E
L30	26.66'	N80°12'36"W
L31	41.71'	N86°17'38"W
L32	66.35'	N88°30'00"W
L33	24.47'	N30°10'02"E
L34	24.47'	S27°10'02"E
L35	23.14'	N0°43'46"W
L36	56.08'	S79°00'19"E
L37	80.52'	N48°03'18"E
L38	20.41'	S20°07'57"E
L39	18.46'	S78°00'00"E
L40	20.43'	N42°49'42"E

PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L41	20.49'	N49°37'02"W
L42	12.00'	N78°00'00"W
L43	56.96'	S80°17'09"E
L44	39.77'	N67°03'15"W
L45	104.52'	N20°28'30"W
L46	10.22'	N64°23'09"W
L47	20.33'	S66°12'56"W
L48	12.00'	N8°00'00"E
L49	20.44'	S51°07'17"E
L50	34.54'	N24°22'45"E
L51	36.58'	N19°32'24"W
L52	20.43'	N49°40'17"W
L53	34.36'	S26°25'07"W
L54	12.00'	N9°30'00"E
L55	10.22'	S64°25'06"E
L56	20.34'	N67°39'56"E
L57	39.07'	N9°05'16"W
L58	20.43'	N48°10'18"W
L59	20.41'	S39°45'44"W
L60	12.00'	N11°00'00"E

PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L61	20.42'	S17°44'53"E
L62	20.43'	N69°11'23"E
L63	39.55'	N44°56'12"E
L64	23.50'	N5°08'21"W
L65	18.84'	N36°21'55"W
L66	35.42'	S80°00'00"E
L67	18.84'	N56°21'55"E
L68	18.85'	N36°23'10"W
L69	18.85'	N56°23'10"E
L70	52.53'	N59°22'10"E
L71	22.43'	S22°00'39"E
L72	66.17'	S39°04'51"E
L73	22.69'	S22°00'39"E
L74	65.72'	S39°04'51"E
L75	233.41'	S88°27'19"E
L76	90.83'	S80°22'12"E
L77	36.65'	S88°27'19"E
L78	11.36'	N61°32'04"E
L79	41.08'	S88°28'09"E
L80	11.39'	S58°27'56"E

PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L81	132.98'	S88°27'19"E
L82	10.80'	N66°39'53"W
L83	11.63'	N23°20'07"E
L84	90.83'	S80°22'12"E

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	16.86'	28.06'	34°25'24"	N23°19'29"W	16.60'
C2	255.42'	529.23'	27°39'09"	S9°57'21"E	252.95'
C3	263.14'	517.23'	29°08'58"	S9°13'40"E	260.31'
C4	91.23'	189.13'	27°38'17"	S7°24'59"E	90.35'
C5	42.75'	95.38'	25°40'51"	S4°56'49"E	42.39'
C6	28.75'	93.25'	17°40'00"	S28°22'44"E	28.64'
C7	97.27'	201.13'	27°42'30"	S7°24'17"E	96.32'
C8	62.52'	97.39'	36°46'56"	S23°05'01"E	61.45'
C9	60.61'	104.01'	33°23'13"	S21°25'31"E	59.75'
C10	53.46'	55.00'	55°41'35"	N71°47'03"E	51.38'
C11	37.34'	83.38'	25°39'22"	S4°49'58"E	37.03'
C12	24.68'	81.25'	17°24'13"	S28°22'37"E	24.58'
C13	69.97'	109.39'	36°38'49"	S23°00'57"E	68.78'
C14	134.45'	92.00'	83°43'35"	S46°35'50"E	122.80'
C15	173.07'	75.00'	132°12'48"	N25°25'40"E	137.15'
C16	67.22'	109.68'	35°06'55"	N22°47'57"W	66.18'
C17	270.16'	2384.74'	6°29'27"	N1°20'03"E	270.01'
C18	187.40'	663.12'	16°11'32"	N13°46'40"E	186.78'
C19	104.05'	365.02'	16°19'57"	N13°55'32"E	103.70'
C20	52.43'	32.00'	93°52'17"	N52°41'40"E	46.76'

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C21	32.92'	43.00'	43°52'10"	N77°41'46"E	32.13'
C22	70.10'	121.39'	33°05'14"	S21°14'10"E	69.13'
C23	116.90'	80.00'	83°43'35"	S46°36'02"E	106.78'
C24	1.57'	3.00'	30°00'37"	N76°32'22"E	1.55'
C25	1.57'	3.00'	29°59'23"	S73°27'38"E	1.55'
C26	149.32'	63.00'	135°48'03"	N23°37'59"E	116.74'
C27	1.17'	3.00'	22°23'50"	N55°27'57"W	1.17'
C28	53.44'	129.22'	23°41'39"	N21°39'55"W	53.06'
C29	143.06'	87.00'	94°12'50"	N6°27'08"E	127.48'
C30	59.50'	97.68'	34°53'53"	N22°53'22"W	58.58'
C31	268.32'	2372.74'	6°28'46"	N1°20'13"E	268.18'
C32	183.87'	651.12'	16°10'49"	N13°46'55"E	183.26'
C33	107.45'	377.02'	16°19'44"	N13°55'26"E	107.08'
C34	32.77'	20.00'	93°52'17"	N52°41'39"E	29.22'

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 2A ("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))

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

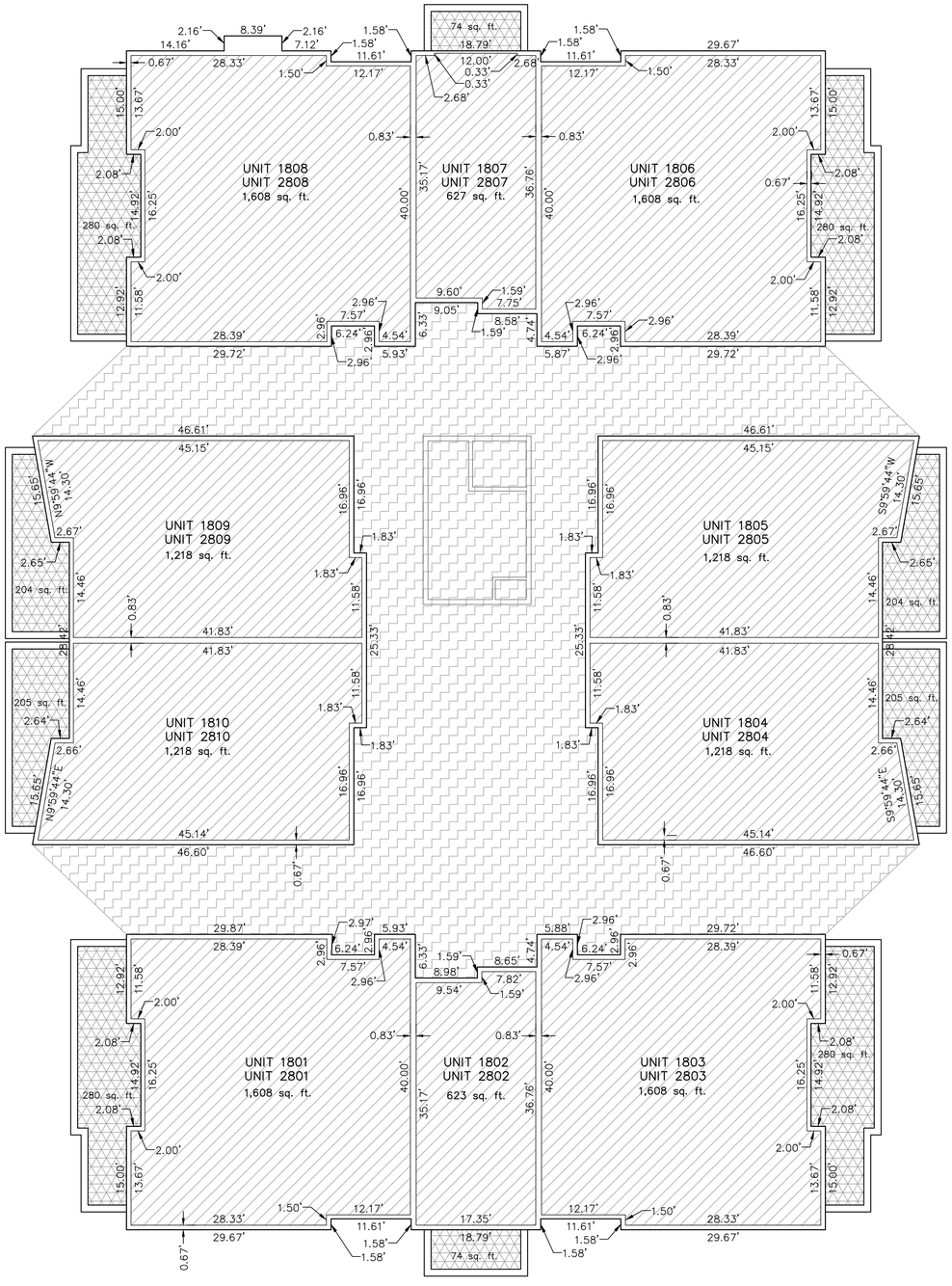
TITLE: LINE - CURVE TABLES

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT # 1649-11
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 2

FILE 1649-11 FINAL PLAT PH 2A.DWG

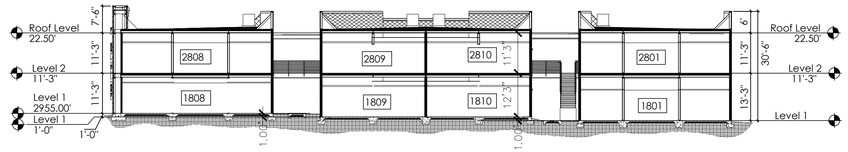


SCALE: 1"=10'

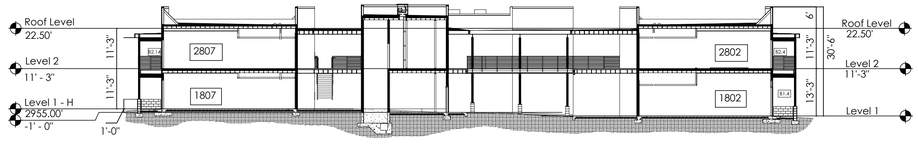
BUILDING B
FIRST FLOOR UNITS 1801 - 1810
SECOND FLOOR UNITS 2801 - 2810

LEGEND

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

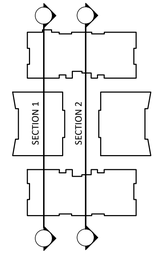


SECTION 1
SCALE: 1"=20'



SECTION 2
SCALE: 1"=20'

BUILDING B



REVISIONS

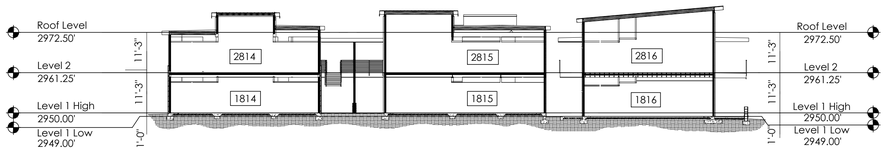
NO.	DATE	BY	DESCRIPTION

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

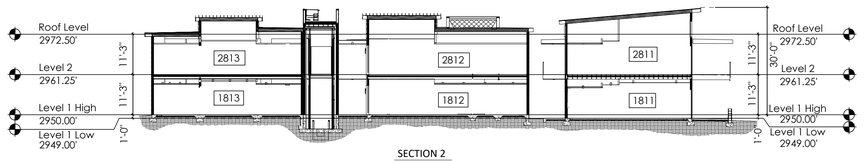
TITLE: BUILDING B

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

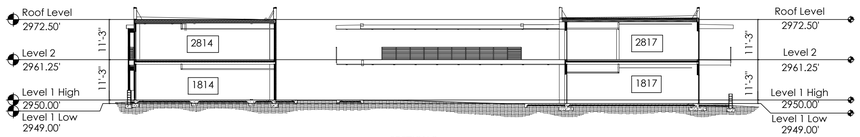
PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	3
	3 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG



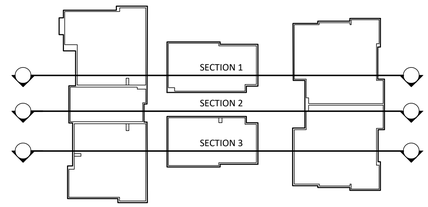
SECTION 1
SCALE: 1"=20'

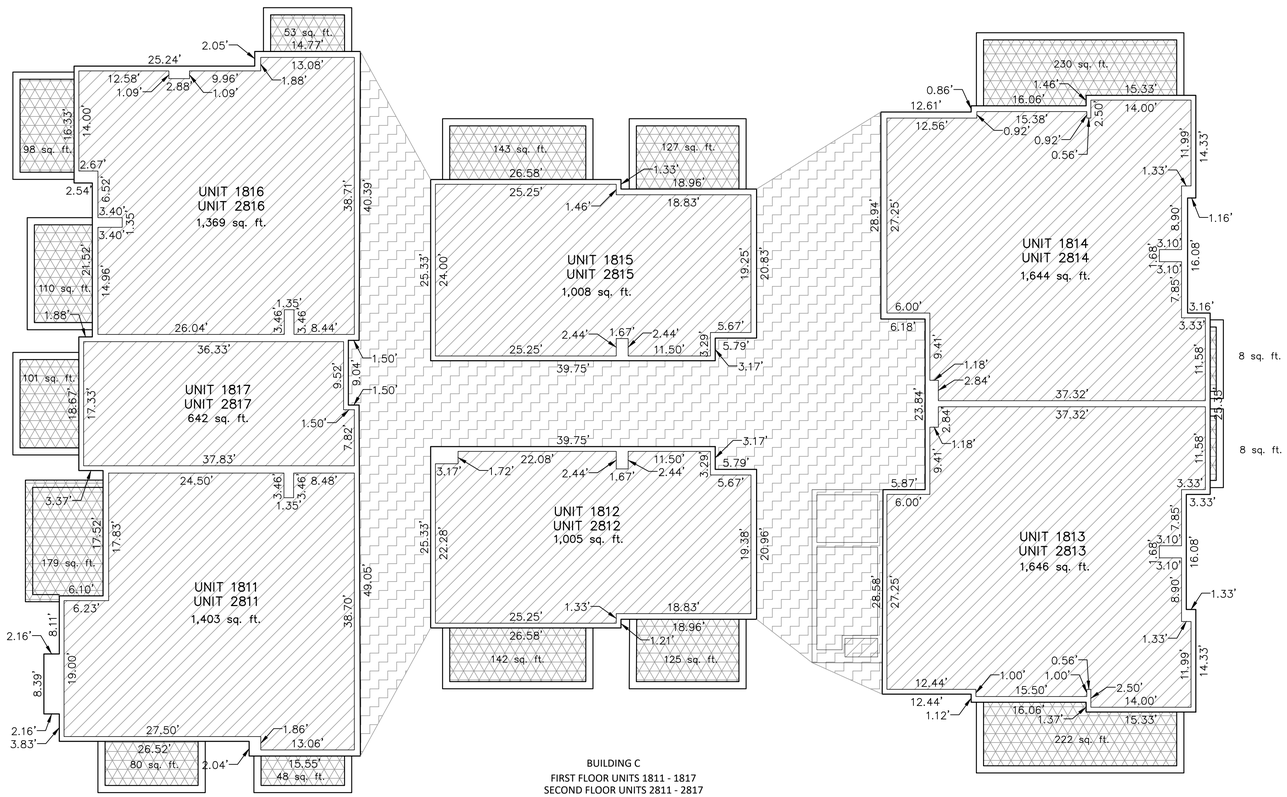


SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'
BUILDING C





BUILDING C
FIRST FLOOR UNITS 1811 - 1817
SECOND FLOOR UNITS 2811 - 2817

SCALE: 1"=10'

LEGEND

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

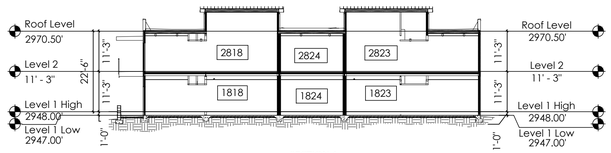
TITLE: BUILDING C

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

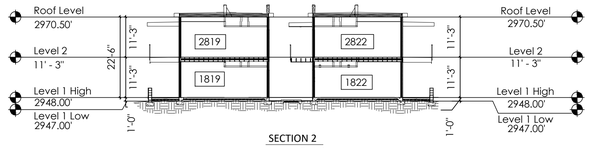
PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED

SHEET: 4
4 OF 15

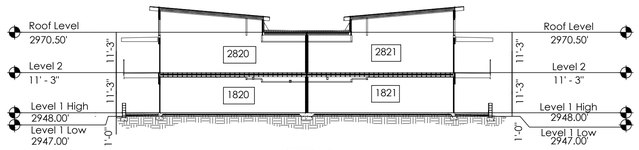
FILE: 1649-11 FINAL PLAT PH 2A.DWG



SECTION 1
SCALE: 1"=20'

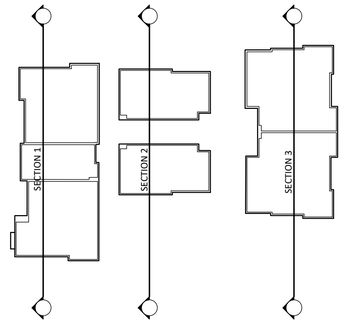


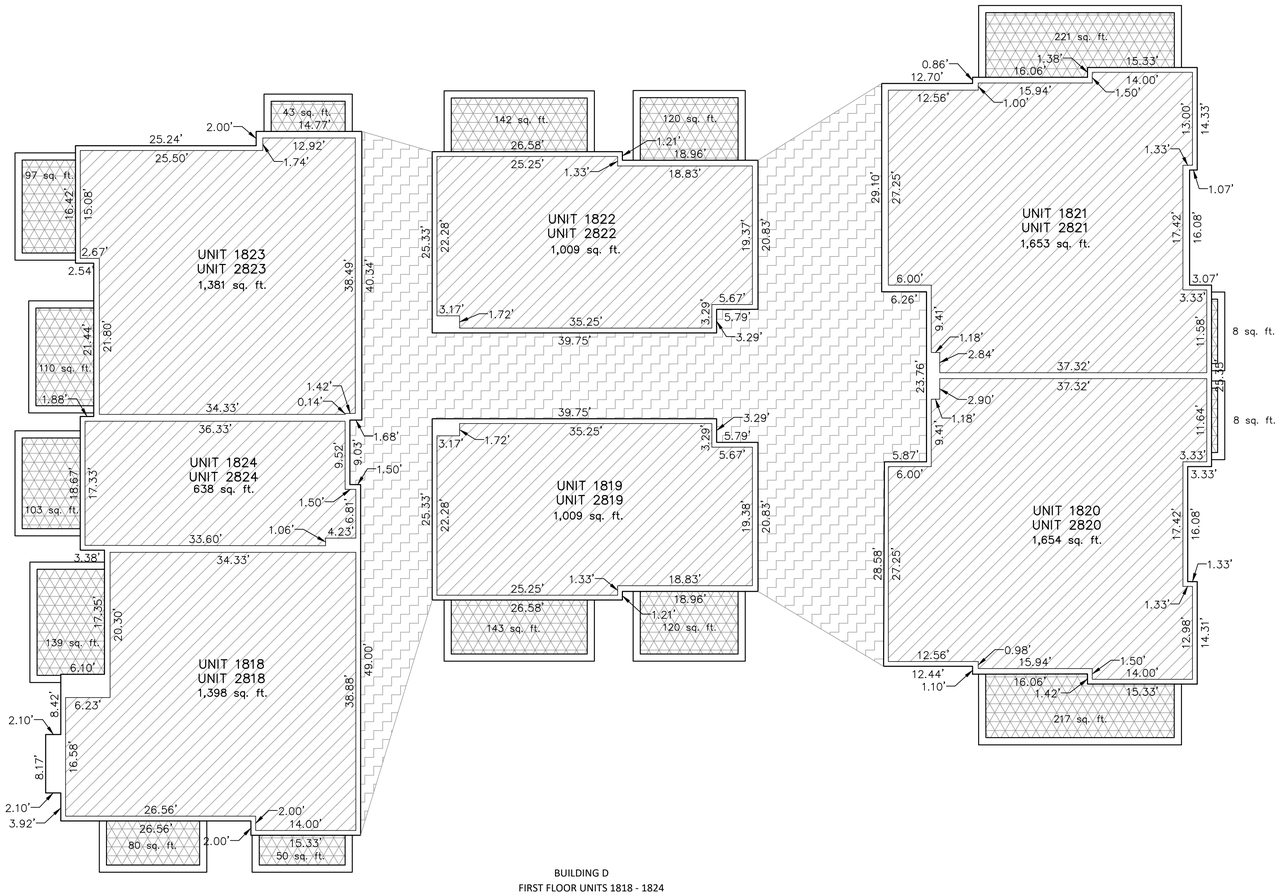
SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING D





BUILDING D
FIRST FLOOR UNITS 1818 - 1824
SECOND FLOOR UNITS 2818 - 2824

SCALE: 1"=10'

LEGEND

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

REVISIONS

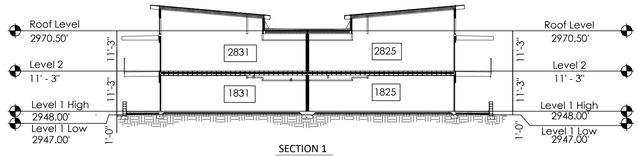
NO.	DATE	BY	DESCRIPTION

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

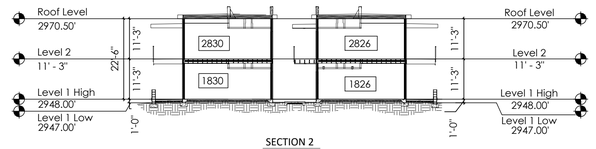
TITLE: BUILDING D

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

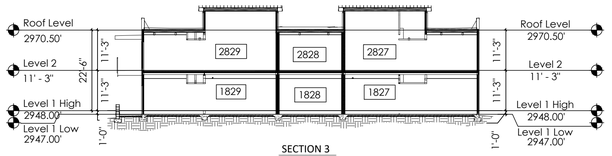
PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	5
	5 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG



SECTION 1
SCALE: 1"=20'

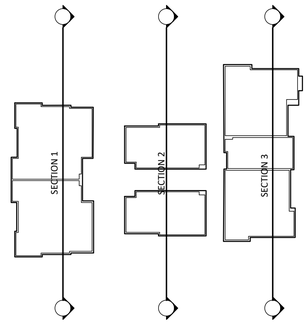


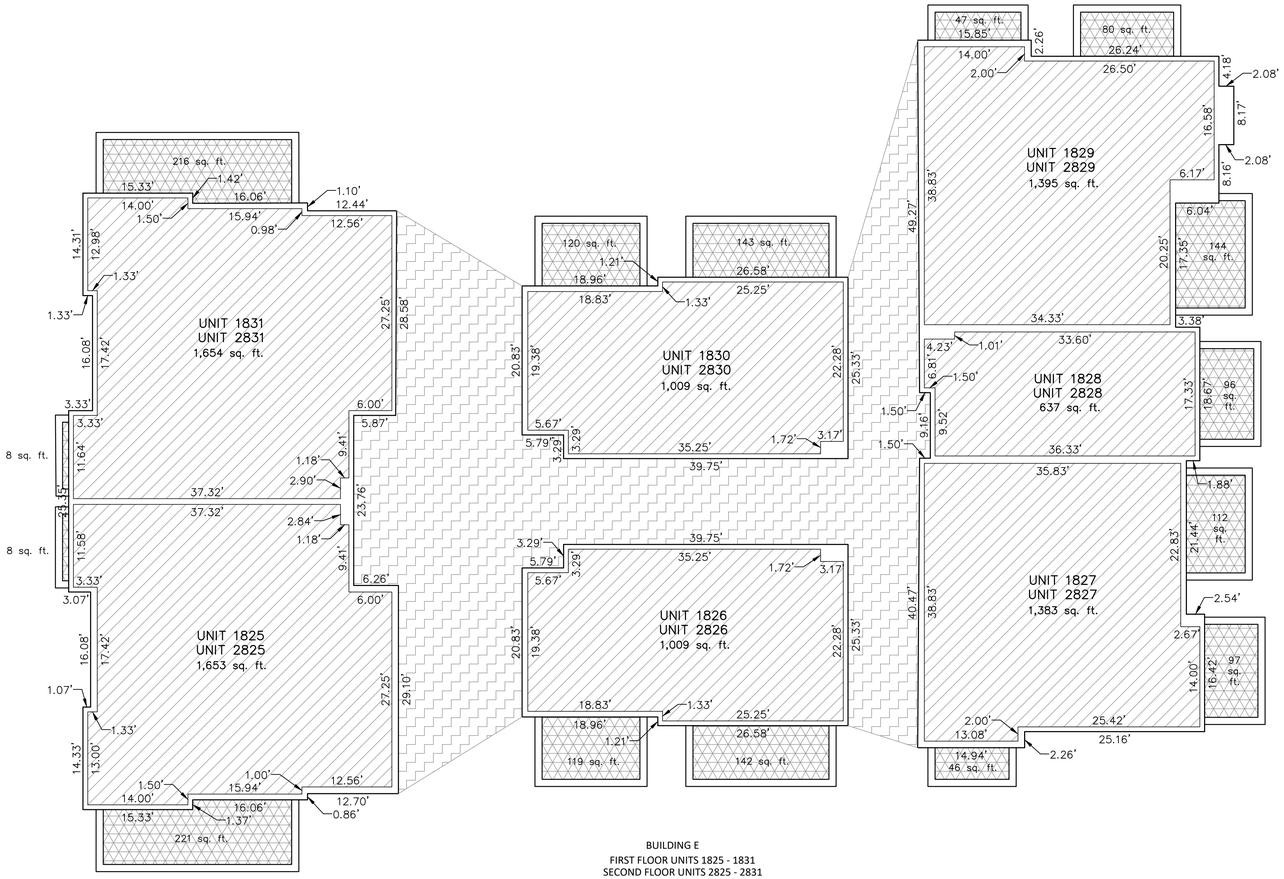
SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING E





BUILDING E
FIRST FLOOR UNITS 1825 - 1831
SECOND FLOOR UNITS 2825 - 2831

SCALE: 1"=10'

LEGEND

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

REVISIONS

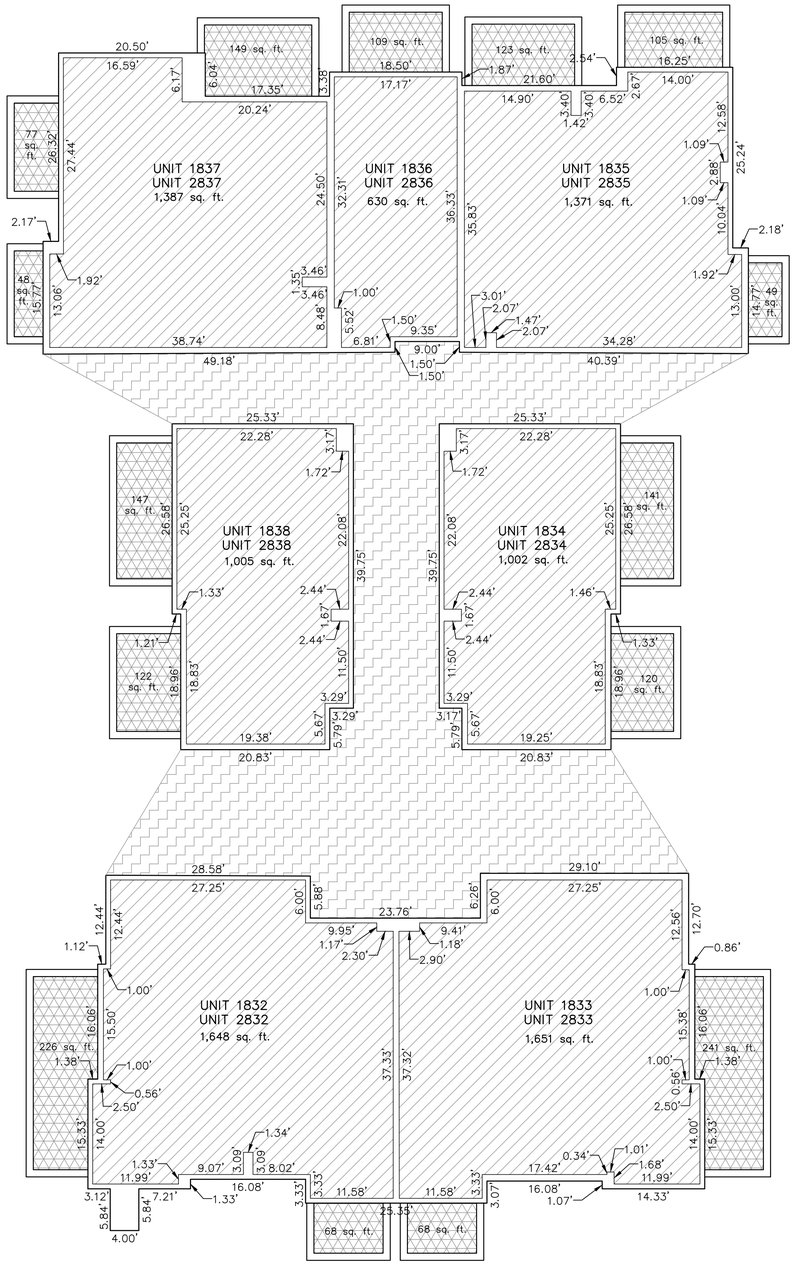
NO.	DATE	BY	DESCRIPTION

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

TITLE: BUILDING E

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	6
	6 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG

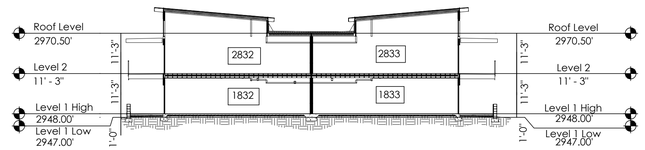


SCALE: 1"=10'

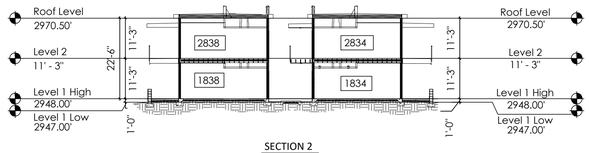
BUILDING F
FIRST FLOOR UNITS 1832 - 1838
SECOND FLOOR UNITS 2832 - 2838

LEGEND

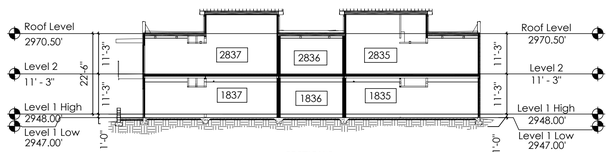
- LIMITED COMMON AREAS AND FACILITIES
- VILLAGES HOTEL LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREAS



SECTION 1
SCALE: 1"=20'

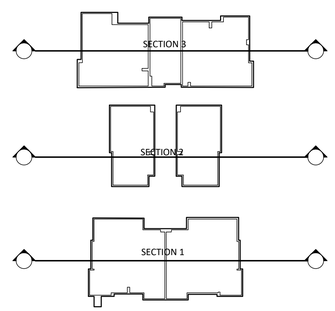


SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING F



NO.	DATE	BY	DESCRIPTION

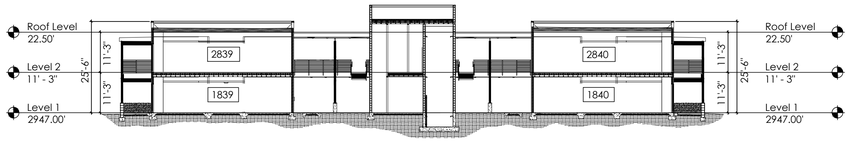
REVISIONS

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

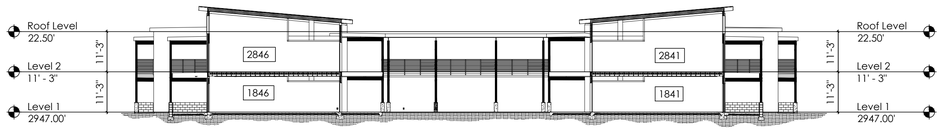
TITLE: BUILDING F

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

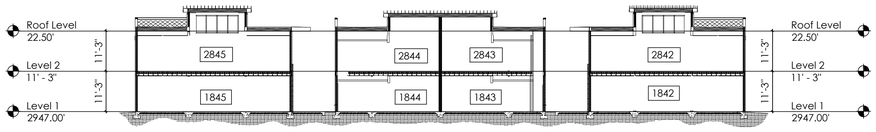
PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	7
	7 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG



SECTION 1
SCALE: 1"=20'

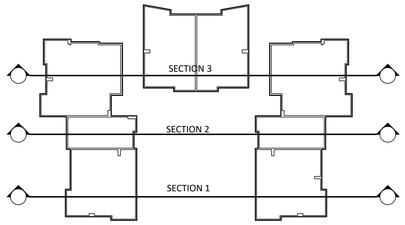


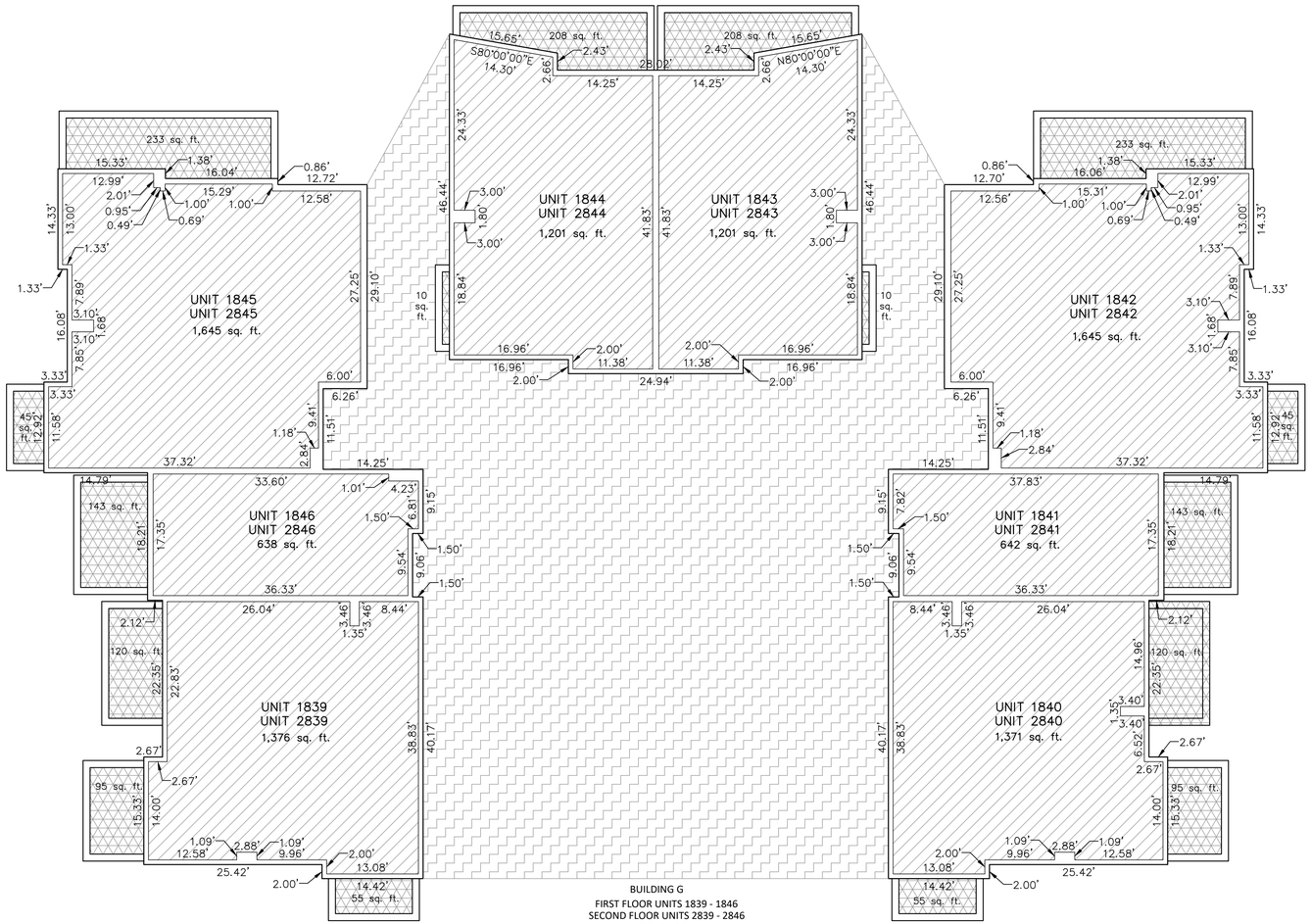
SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING G





BUILDING G
FIRST FLOOR UNITS 1839 - 1846
SECOND FLOOR UNITS 2839 - 2846
SCALE: 1"=10'

LEGEND

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

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

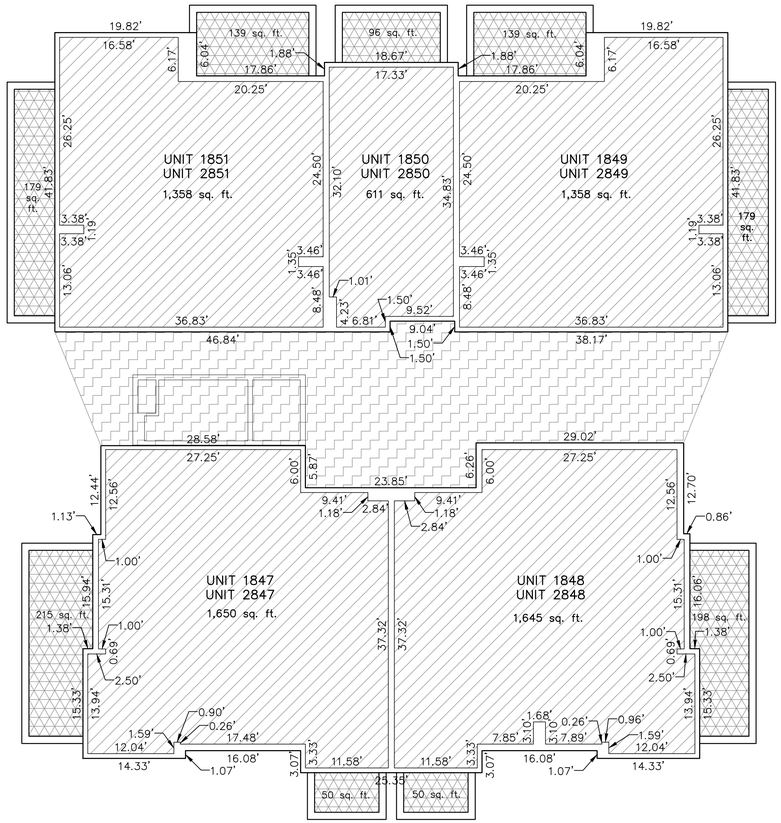
TITLE: BUILDING G

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED

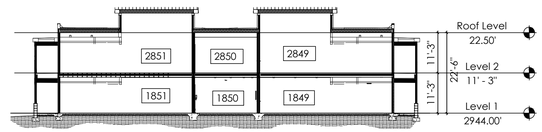
SHEET 8

FILE 1649-11 FINAL PLAT PH 2A.DWG

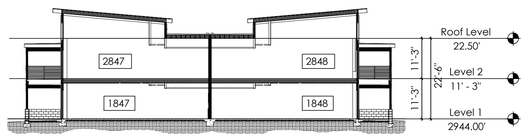


SCALE: 1"=10'

BUILDING H
FIRST FLOOR UNITS 1847 - 1851
SECOND FLOOR UNITS 2847 - 2851

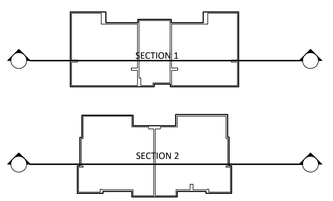


SECTION 1
SCALE: 1"=20'



SECTION 2
SCALE: 1"=20'

BUILDING H



LEGEND

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

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

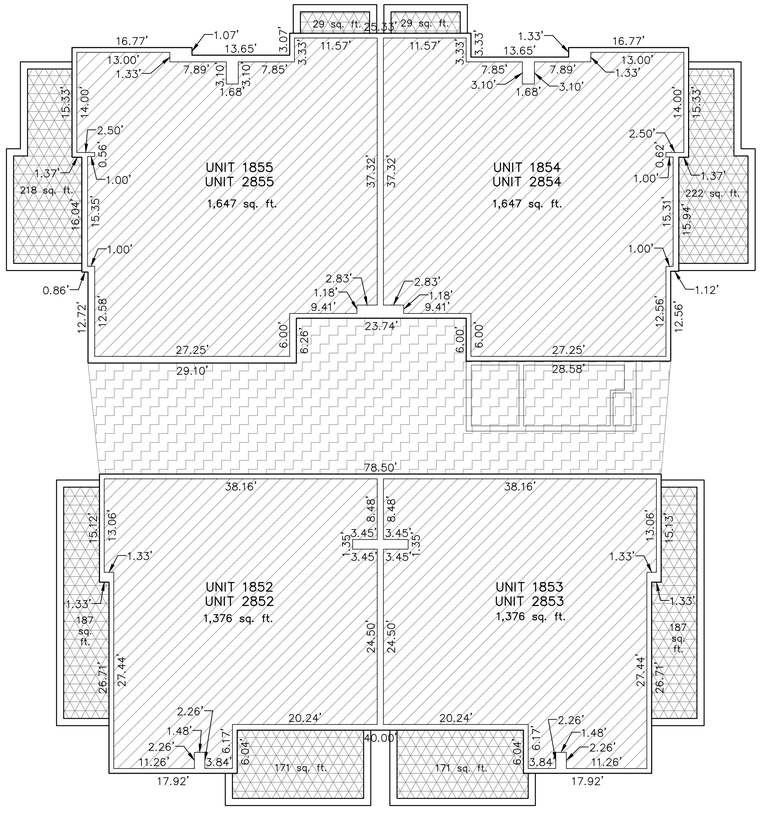
TITLE: BUILDING H

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT # 1649-11
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 9

FILE 1649-11 FINAL PLAT PH 2A.DWG

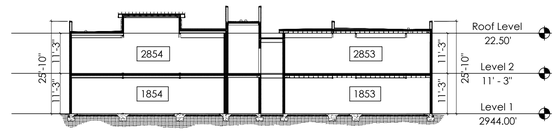


SCALE: 1"=10'

BUILDING I

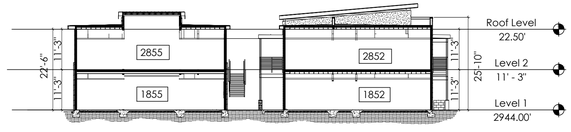
FIRST FLOOR UNITS 1852 - 1855

SECOND FLOOR UNITS 2852 - 2855



SECTION 1

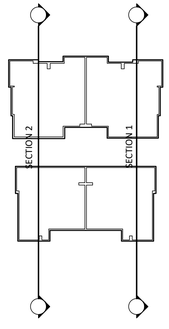
SCALE: 1"=20'



SECTION 2

SCALE: 1"=20'

BUILDING I



LEGEND

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

TITLE: BUILDING I

PROJECT: BLACK DESERT VILLAGES CONDOMINIUMS PHASE 2A

PROJECT # 1649-11

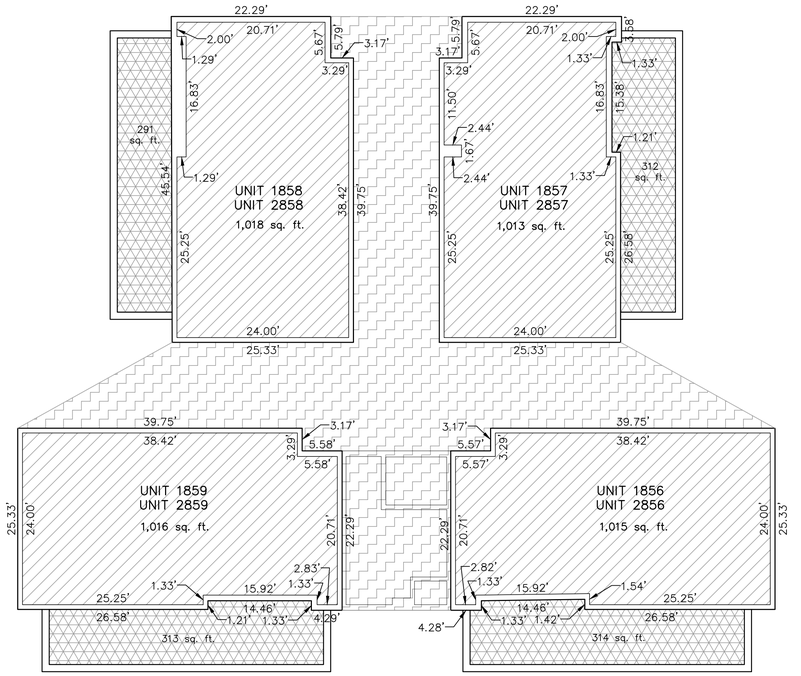
NAME RS

DATE 1/23/2024

SCALE AS NOTED

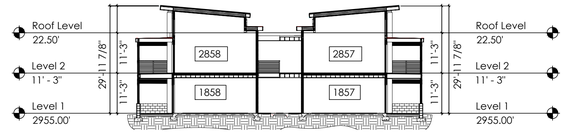
SHEET 10

FILE 1649-11 FINAL PLAT PH 2A.DWG

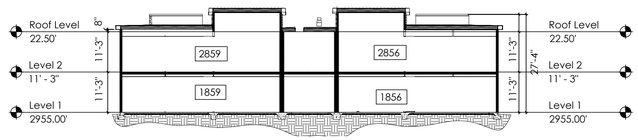


SCALE: 1"=10'

BUILDING J
FIRST FLOOR UNITS 1856 - 1859
SECOND FLOOR UNITS 2856 - 2859

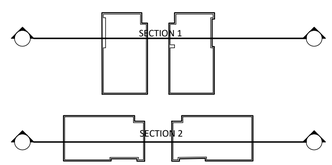


SECTION 1
SCALE: 1"=20'



SECTION 2
SCALE: 1"=20'

BUILDING J



LEGEND

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

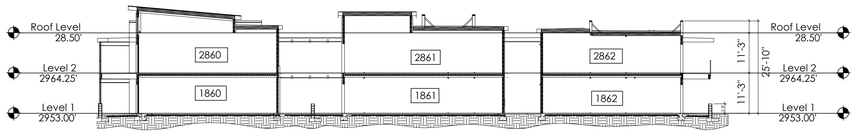
TITLE: BUILDING J

PROJECT: BLACK DESERT VILLAGES CONDOMINIUMS PHASE 2A

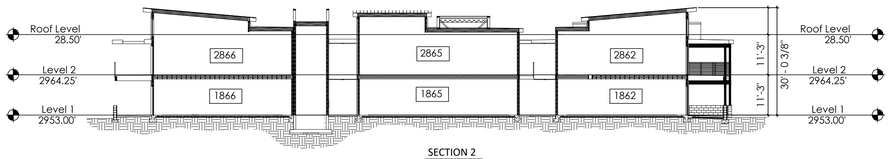
PROJECT # 1649-11
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 11
11 OF 15

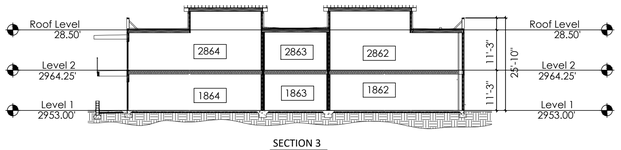
FILE 1649-11 FINAL PLAT PH 2A.DWG



SECTION 1
SCALE: 1"=20'

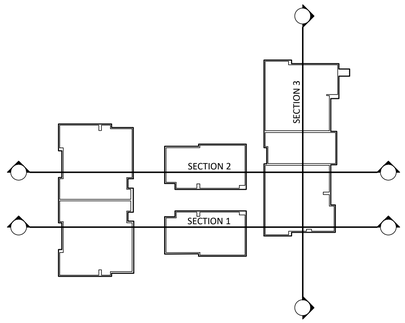


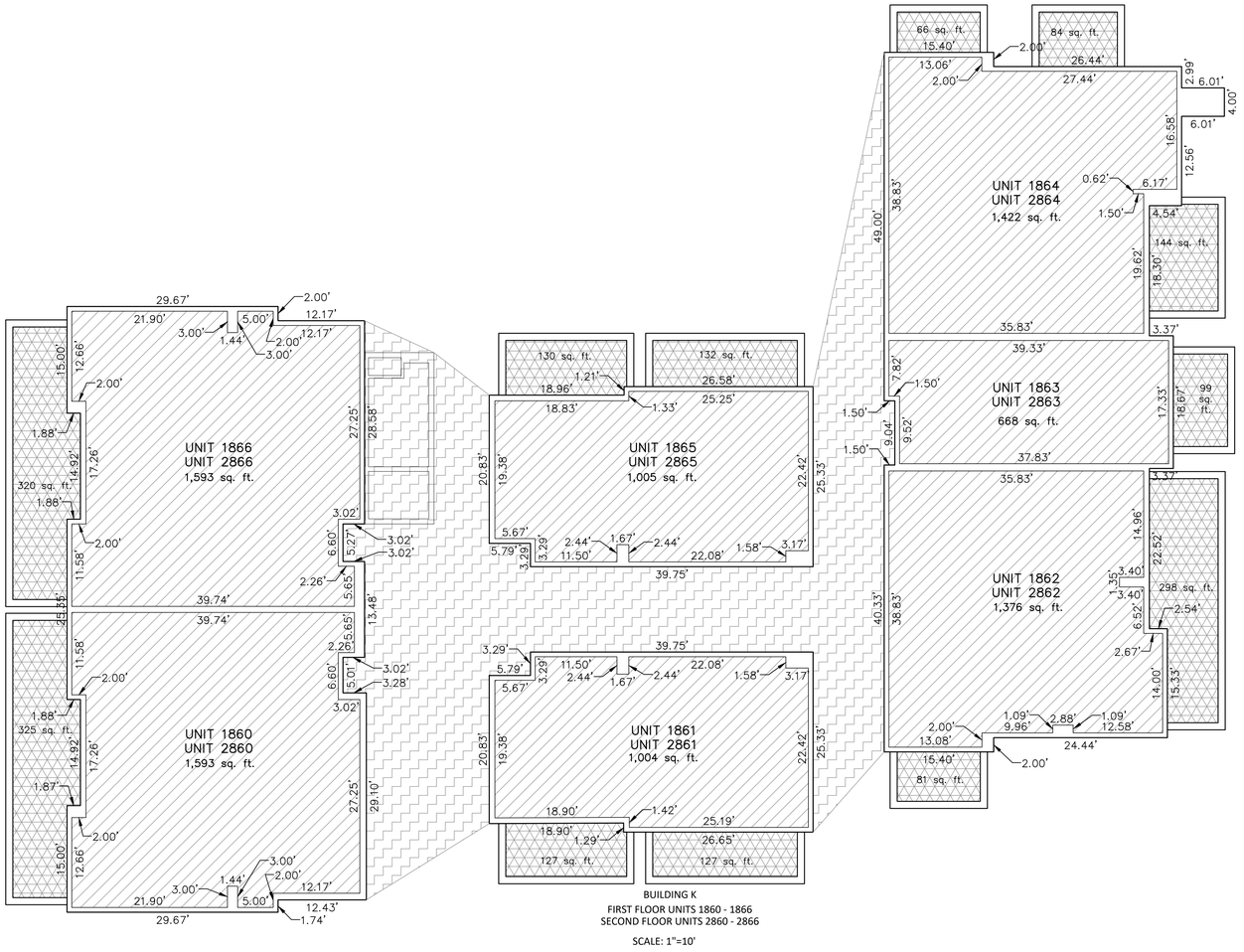
SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING K





BUILDING K
FIRST FLOOR UNITS 1860 - 1866
SECOND FLOOR UNITS 2860 - 2866

SCALE: 1"=10'

LEGEND

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

NO.	DATE	BY	DESCRIPTION

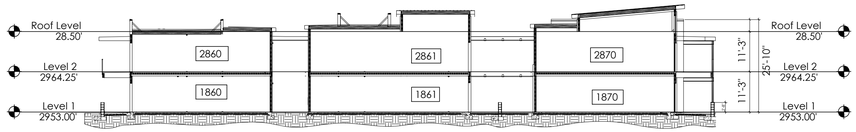
REVISIONS

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

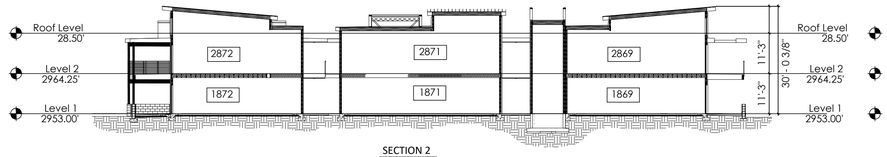
TITLE: BUILDING K

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

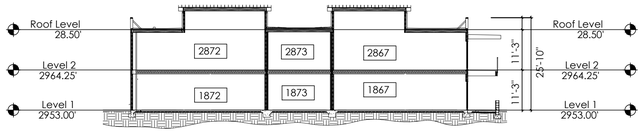
PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	12
	12 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG



SECTION 1
SCALE: 1"=20'

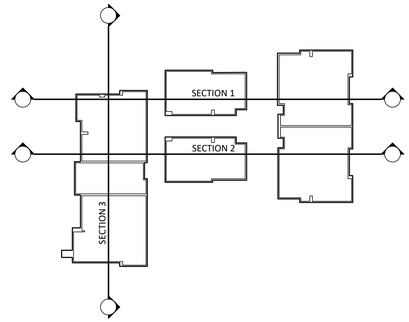


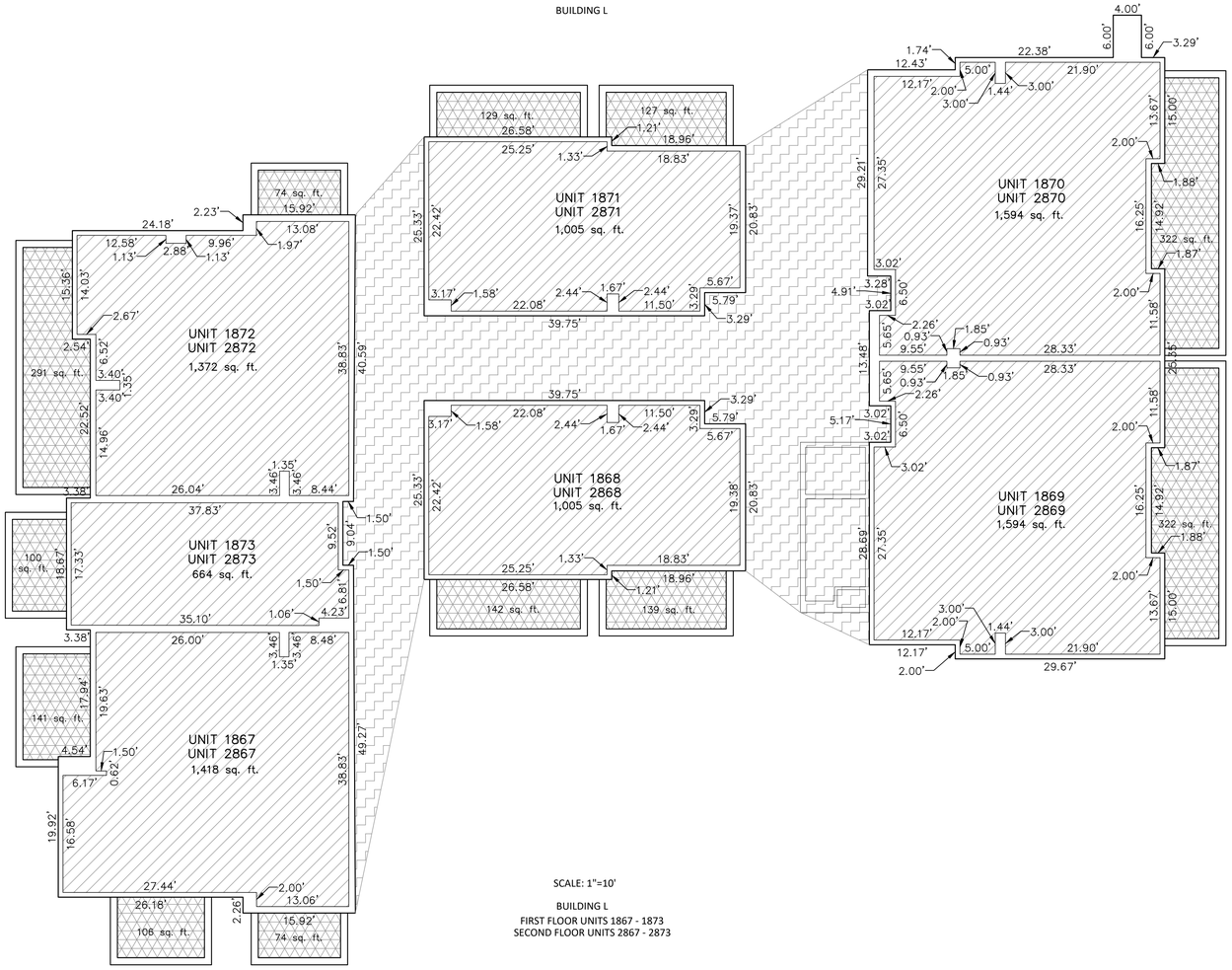
SECTION 2
SCALE: 1"=20'



SECTION 3
SCALE: 1"=20'

BUILDING L





LEGEND

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

SCALE: 1"=10'

BUILDING L
FIRST FLOOR UNITS 1867 - 1873
SECOND FLOOR UNITS 2867 - 2873

NO.	DATE	BY	DESCRIPTION

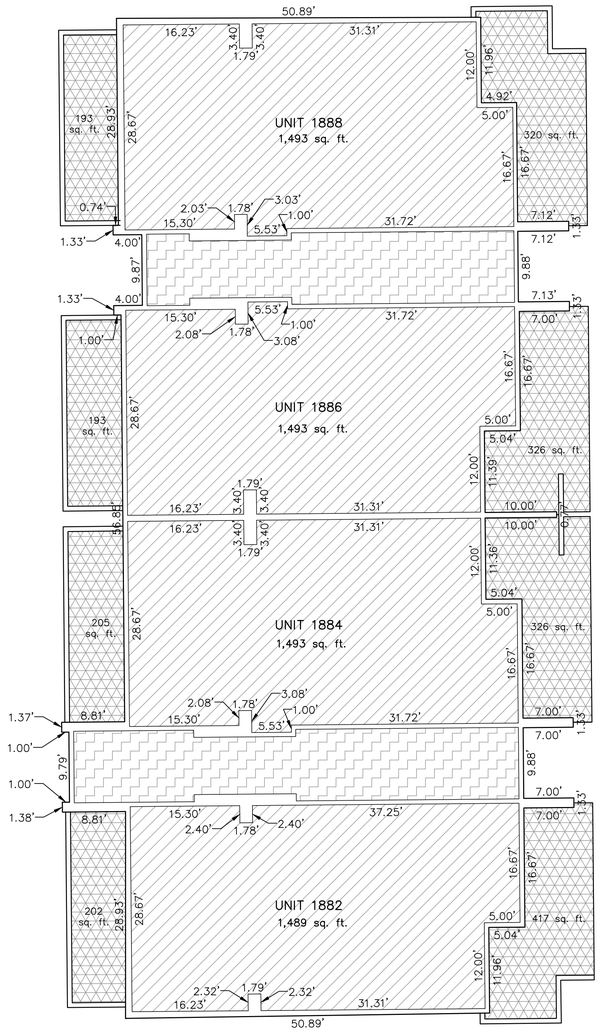
REVISIONS

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

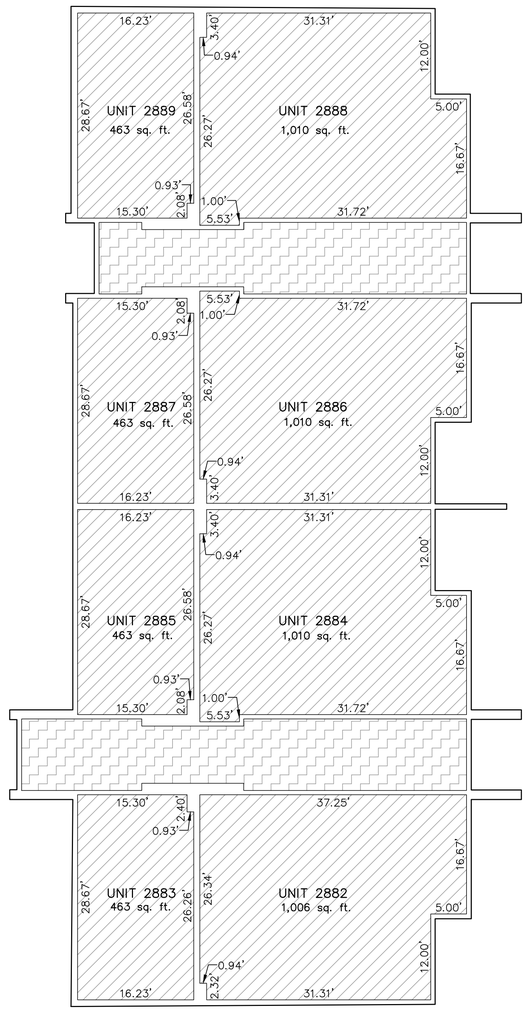
TITLE: BUILDING L

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	13
	13 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG

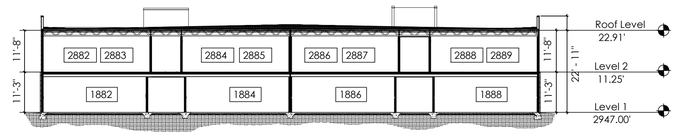


FIRST FLOOR



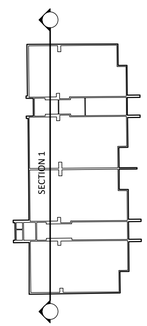
SECOND FLOOR

BUILDING M
FIRST FLOOR UNITS 1882 - 1888
SECOND FLOOR UNITS 2882 - 2889
SCALE: 1"=10'



SECTION 1
SCALE: 1"=20'

BUILDING M



LEGEND

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

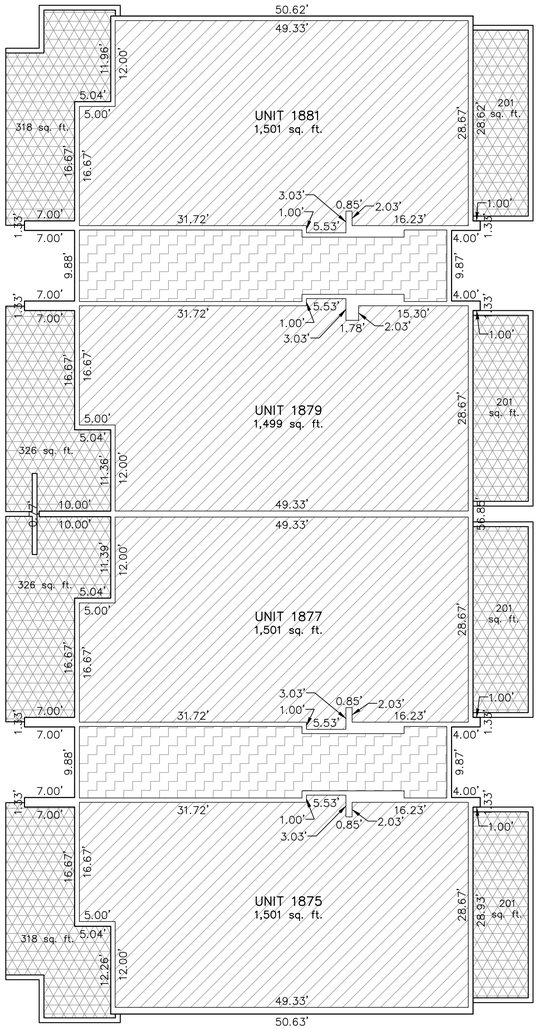
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: BUILDING M

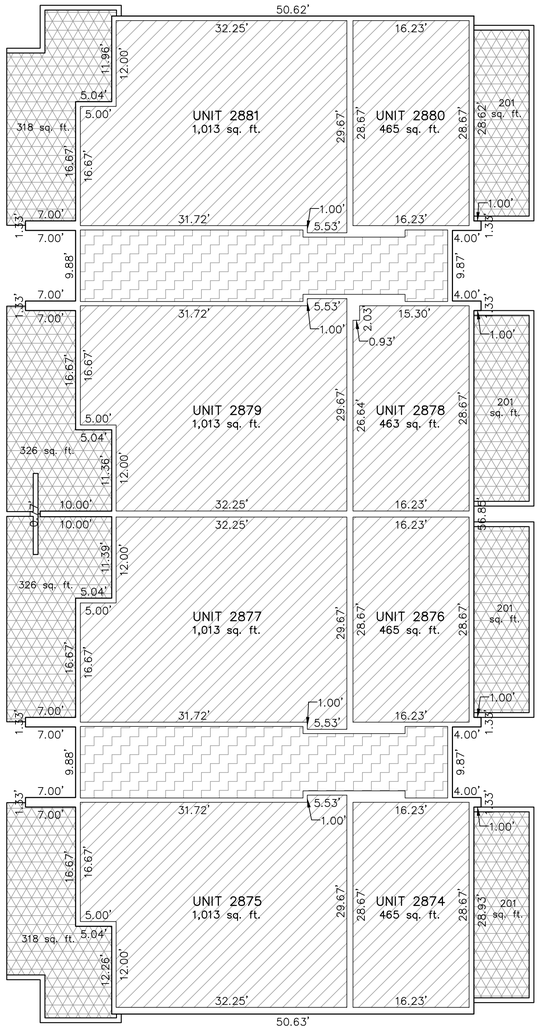
PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT # 1649-11
NAME RS
DATE 1/23/2024
SCALE AS NOTED

SHEET 14
14 OF 15
FILE 1649-11 FINAL PLAT PH 2A.DWG



FIRST FLOOR



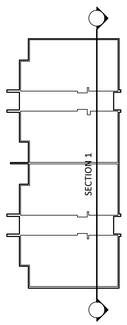
SECOND FLOOR

BUILDING N
FIRST FLOOR UNITS 1875 - 1881
SECOND FLOOR UNITS 2874 - 2881

SCALE: 1"=10'

SECTION 1
SCALE: 1"=20'

BUILDING N



LEGEND

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

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 N

PROJECT: BLACK DESERT VILLAGES
CONDOMINIUMS PHASE 2A

PROJECT #	1649-11
NAME	RS
DATE	1/23/2024
SCALE	AS NOTED
SHEET	15
	15 OF 15
FILE	1649-11 FINAL PLAT PH 2A.DWG