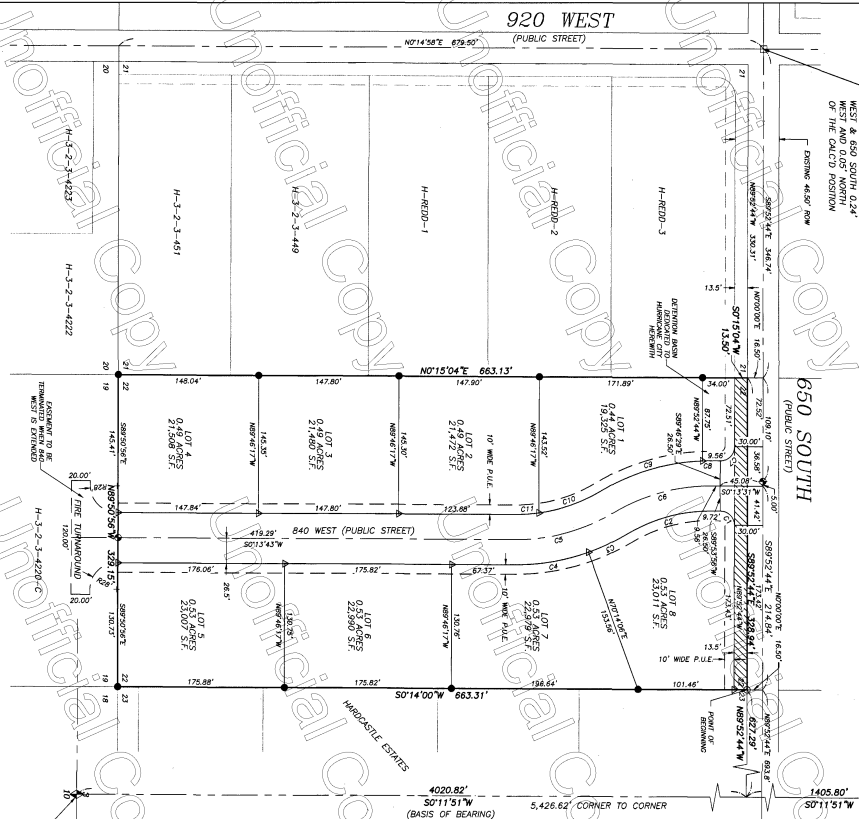


CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEAR. DIST. TA.
C1	23.52'	15.00'	21.19'	54°02'23" W 89°52'42" E
C2	16.80'	171.50'	92.50'	53°02'13" W 31°17'23" E
C3	44.30'	228.50'	44.29'	50°02'50" E 119°02'50" E
C4	76.30'	228.50'	72.94'	50°02'50" E 119°02'50" E
C5	108.10'	180.00'	108.10'	51°02'12" E 111°22'12" E
C6	141.10'	100.00'	141.10'	54°02'37" E 100°02'37" E
C7	173.10'	100.00'	173.10'	54°02'37" E 100°02'37" E
C8	205.10'	100.00'	205.10'	54°02'37" E 100°02'37" E
C9	237.10'	100.00'	237.10'	54°02'37" E 100°02'37" E
C10	269.10'	100.00'	269.10'	54°02'37" E 100°02'37" E
C11	301.10'	100.00'	301.10'	54°02'37" E 100°02'37" E

FINAL PLAT FOR: DRAFTER ESTATES

ALL OF LOT 22, BLOCK 6, HURRICANE FIELD SURVEY,
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 3, T42S, R30W, S12M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH



- GENERAL NOTES:**
1. ALL PROPERTIES ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT.
 2. ALL NEAR PROPERTY CORNERS WILL BE MARKED MONUMENTED, STAKED P.L.S. BESSIES, AND ALL OTHER LOT CORNERS WILL BE PROTECTED AND THE FRONT OF EACH LOT MUST BE COMPLETED.
 3. ALL LOTS INCLUDE A 35.00 FOOT FRONT YARD SETBACK, A 30 FOOT REAR YARD SETBACK, AND A 10.00 FOOT SIDE SETBACK WITH A MINIMUM OF 5.00 FEET SIDE SETBACK.
 4. CONSTRUCTION OF PUBLIC IMPROVEMENTS IN FRONT OF EACH LOT MUST BE COMPLETED GRADUALLY AS OCCUPANCY IS ESTABLISHED.
 5. THE PAVEMENT CORNER OF SAID LOT THENCE S89°52'42\"/>

OWNER'S DEDICATION:

I, the undersigned, the owner of the above described tract of land, do hereby dedicate the same to be owned and used by the public as a public utility easement, and I hereby dedicate the same to be owned and used by the public as a public utility easement, and I hereby dedicate the same to be owned and used by the public as a public utility easement.

SUBDIVISION DESCRIPTION:

ALL OF LOT 22, BLOCK 6, HURRICANE FIELD SURVEY, ACCORDING TO THE ORIGINAL FINAL PLAT THEREON, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NARRATIVE:

THIS SUBDIVISION OF PARCELS H-3-2-3-4220-A & H-3-2-3-4220-B WAS CREATED AT THE REQUEST OF PETER D. DRAFTER, TRUSTEE OF THE PETER D. DRAFTER TRUST, DATED SEPTEMBER 13, 2020.

SURVEYOR'S CERTIFICATE:

I, the undersigned, a duly licensed and sworn Professional Land Surveyor, and that I have personally examined the plat and the field notes and the data thereon, and I have personally examined the plat and the field notes and the data thereon, and I have personally examined the plat and the field notes and the data thereon, and I have personally examined the plat and the field notes and the data thereon, and I have personally examined the plat and the field notes and the data thereon.

LEGEND:

- SUBDIVISION BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET POINTS ENGINEERING, REBAR & CAP & OR P.K. NAIL
- SET CENTERLINE MONUMENT AS DESCRIBED
- ROUND CENTERLINE MONUMENT WITH RING AND UG
- RECORD BEARING OR DISTANCE
- RECORD BEARING OR DISTANCE
- ROUND CENTERLINE MONUMENT WITH RING AND UG
- SET P.K. NAIL IN TOP ON PROPERTY LINE PROJECTION
- ROUND CENTERLINE MONUMENT WITH RING AND UG

NO.	REVISIONS	DATE	BY

APPROVAL AS TO FORM	ENGINEER'S APPROVAL	ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL
APPROVED AS TO FORM THIS THE 20th DAY OF SEPTEMBER, A.D. 2022.	APPROVED AS TO FORM THIS THE 20th DAY OF SEPTEMBER, A.D. 2022.	APPROVED AS TO FORM THIS THE 20th DAY OF SEPTEMBER, A.D. 2022.
APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
TREASURER APPROVAL	TREASURER APPROVAL	TREASURER APPROVAL
RECORDED NUMBER	RECORDED NUMBER	RECORDED NUMBER

FINAL PLAT FOR:
DRAFTER ESTATES
ALL OF LOT 22, BLOCK 6, HURRICANE FIELD SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 3, T42S, R30W, S12M.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 250 West, Suite 100
Hurricane, UT 84757
Phone: (435) 888-8881 Karl Rosenkranz

PROVALUE ENGINEERING, INC.
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