SANDS COVE PH 1
#20240019237
5382

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH IS SITUATED NORTH 01°01'23" EAST 2,641.73 FEET ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN TO THE CENTER QUARTER CORNER AND NORTH 88°54'35" WEST 2790.43 FEET ALONG THE EAST-WEST CENTER SECTION LINE AND NORTH 00°00'00" WEST 200.44 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 51°21'49" WEST 554.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 22°40'40"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.74 FEET; THENCE NORTH 74°02'29" WEST 18.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 74°33'27" EAST, A RADIAL DISTANCE OF 460.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING (TWO) 2 COURSES: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°08'36", A DISTANCE OF 298.21 FEET; THENCE NORTH 52°35'11" EAST 284.82 FEET TO THE WEST CORNER OF CORONADO RIDGE, PHASE 1 SUBDIVISION OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING (NINE) 9 COURSES: THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'49" EAST 50.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'49" EAST 25.00 FEET; THENCE NORTH 52°35'11" EAST 5.00 FEET; THENCE SOUTH 37°24'49" EAST 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 37°24'49" EAST, A RADIAL DISTANCE OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'49" EAST 285.00 FEET; THENCE NORTH 52°35'11" EAST 51.00 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY SOUTH 37°24'49" EAST 90.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'34", THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'18" EAST 45.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 37°25'23" EAST, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'26", A DISTANCE OF 31.41 FEET; THENCE SOUTH 37°24'49" EAST 80.01 FEET; THENCE SOUTH 52°34'41" WEST 189.14 FEET; THENCE SOUTH 39°01'11" WEST 101.69 FEET; THENCE SOUTH 38°37'37" WEST 22.50 FEET; THENCE NORTH 51°22'23" WEST 18.13 FEET; THENCE SOUTH 38°37'37" WEST 133.09 FEET TO THE POINT OF BEGINNING.
CONTAINS 362,319 SQUARE FEET OR 8.32 ACRES.

SURVEYOR'S CERTIFICATE:

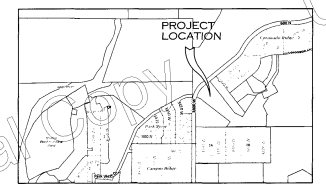
I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, LOTS, PUBLIC DETENTION AREA, AND PUBLIC UTILITY EASEMENTS HEREAFTER TO BE KNOWN AS:

"SANDS COVE PHASE 1"

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

GEROLD E. PRATT, P.L.S.
CERTIFICATE NO. 176247

PROFESSIONAL LAND SURVEYOR 176247 GEROLD E. PRATT STATE OF UTAH



VICINITY MAP
N.T.S.

50 0 50
SCALE IN FEET

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN FROM THE SOUTH QUARTER CORNER TO THE CENTER QUARTER CORNER. THE BEARING IS NORTH 01°01'23" EAST AND MEASURES 2641.73 FEET CORNER TO CORNER.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC STREETS.
3. NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8" DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
4. LOTS 22, 23, 30, 31, 37 & 38 CANNOT ACCESS 3350 WEST STREET.
5. LOTS 18, 19, 20, 21, & 22 CANNOT ACCESS 600 NORTH STREET.
6. THE PARENT PARCELS FOR THIS SUBDIVISION ARE: PORTIONS OF H-3-1-31-432, H-3-1-31-433, H-3-1-31-435, AND H-3-1-31-436.
7. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND OR SET 5/8" X 20" REBAR WITH PLASTIC CAP
- SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOUND BRASS STREET CONTROL MONUMENT MARKED WITH AN X UNLESS OTHERWISE NOTED.
- CLASS 1 MONUMENT TO BE SET
- POINT NOT SET
- DETENTION AREA
- SECTION LINE
- PLANNED PROPERTY LINES (FUTURE PHASES)
- EXISTING PROPERTY LINES
- PUBLIC UTILITY EASEMENT
- STREET CENTERLINE

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS, PUBLIC DETENTION AREA AND PUBLIC UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

"SANDS COVE PHASE 1"

DO HEREBY DEDICATE LAND COVER FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC STREETS, PUBLIC DETENTION AREA, AND PUBLIC UTILITY EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 29TH DAY OF MAY A.D. 2024

MATT J. ALDER, MANAGER
ACADEMY CONSTRUCTION LENDING, LC, A UTAH Limited LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF SL

ON THIS 29TH DAY OF May A.D. 2024 PERSONALLY APPEARED BEFORE ME, MATT J. ALDER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF ACADEMY CONSTRUCTION LENDING, L.C., A UTAH LIMITED COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF ACADEMY CONSTRUCTION LENDING, L.C. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC Celia Melbrum
NOTARY PUBLIC FULL NAME: Celia Melbrum
COMMISSION NUMBER: 713748
MY COMMISSION EXPIRES: 9-10-24
A NOTARY PUBLIC COMMISSIONED IN UTAH SL County

NOTARY PUBLIC CELIA MELBRUM
COMMISSION # 713748
EXPIRES: SEPTEMBER 10, 2024
STATE OF UTAH

NOTES (continued)

8. VESTED CRITICAL INFRASTUCTURE MATERIALS OPERATIONS:
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW, OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.

SANDS COVE PHASE 1

A 30 LOT SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 31, T 41 S, R 13 W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING

CITY ENGINEER'S APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 31ST DAY OF May A.D. 2024.
5/31/24 DATE: HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 5 DAY OF June A.D. 2024.
SUPERINTENDENT, ASD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO. THIS 5 DAY OF June A.D. 2024.
ATTEST: CITY RECORDER, HURRICANE, UTAH
NANETTE BILLINGS, MAYOR, HURRICANE, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 3RD DAY OF June A.D. 2024
HURRICANE CITY ATTORNEY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 4TH DAY OF June A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER
DOC # 20240019237
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WASHINGTON COUNTY RECORDER

FILE NAME: 207-1009 SCPI FP
DATE: MAY 14, 2024
SHEET 1 OF 1