

NOTES

- The Block of Bearing for this project is the North Section Line of Section 21, Township 21 North, Range 13 West, Salt Lake Base & Meridian.
- The North Corner and the Northwest Corner bearing and distance between 88°39'02" West and distance of 2838.17 Feet.
- Notes are hereby provided to all persons purchasing or otherwise acquiring an interest in any portion of the subdivision, including but not limited to the following:
 - including search, title, and other records.
 - including any other records.
 - including any other records.

OWNER'S DEDICATION

For and in behalf of the undersigned owner of all the herein described tract known as the North Slope at Copper Rock Phase 3 Subdivision, I, the undersigned, do hereby dedicate to the public the streets, alleys, easements and other improvements shown hereon as follows:

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the herein described tract known as the North Slope at Copper Rock Phase 3 Subdivision, I, the undersigned, do hereby dedicate to the public the streets, alleys, easements and other improvements shown hereon as follows:

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LLC

I, **FAIRWAY VISTA ESTATES, LLC**, County of **DAWSON**, State of **UTAH**, do hereby certify that I am the duly authorized signatory of the above and declare that the signatory is duly authorized to execute the foregoing instrument in the capacity in which he or she is acting and that the execution of the foregoing instrument is in the best interest of the undersigned.

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly authorized signatory of the above and declare that the signatory is duly authorized to execute the foregoing instrument in the capacity in which he or she is acting and that the execution of the foregoing instrument is in the best interest of the undersigned.

ASH CREEK S.D. CERTIFICATE OF APPROVAL

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and has determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
 Hurricane City, Utah

Date: 01/06/2025

The Heron subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this 1st day of December, A.D. 2024.

Engineer's Approval
 Hurricane City

We, the Mayor and City Council of Hurricane City, Utah, have reviewed the above subdivision Final Plat and hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
 Hurricane City

Approval and Acceptance by the City of Hurricane, Utah

City of Hurricane, Utah

Approved as to Form
 City of Hurricane, Utah

I, Washington County Treasurer, certify on this 27th day of December, A.D. 2024, that all taxes, special assessments, and fees due and owing by the above named party have been paid in full.

Washington County Treasurer

Approved as to Form
 City of Hurricane, Utah

City of Hurricane, Utah

Recorded Number
DOC # 20250007482

WASHINGTON COUNTY, UTAH
 SECTION 21, TOWNSHIP 21 NORTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

Final Plat for North Slope at Copper Rock Phase 3 Subdivision

Washington County Recorder

Final Plat for North Slope at Copper Rock - Phase 3 Subdivision

Section 21 Township 21 North Range 13 West S.L.B.M., City of Hurricane, Washington County, Utah

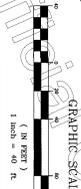
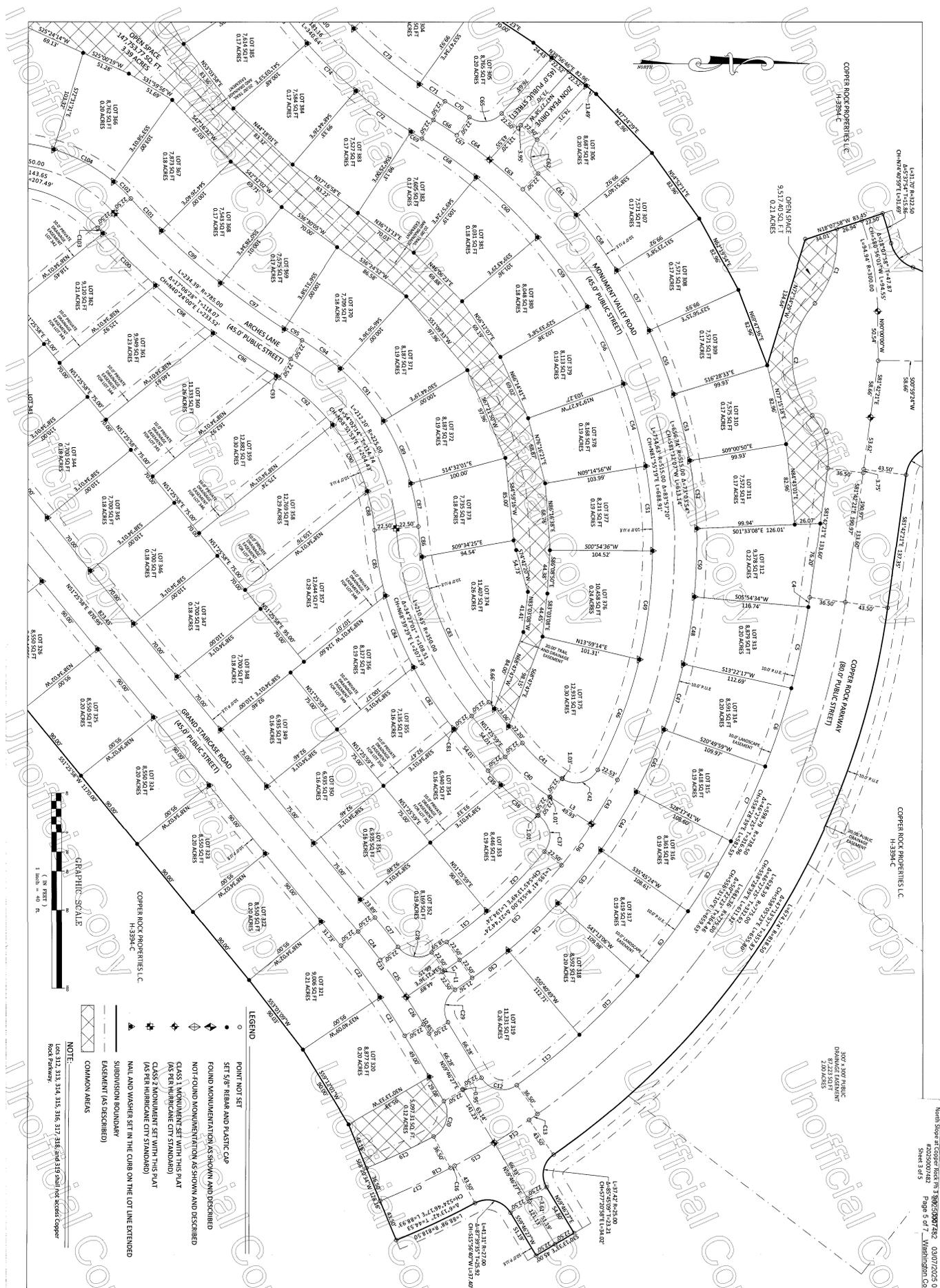
ALLIANCE CONSULTING
 A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84706-6677 Tel (435) 673-8000 Fax (435) 673-8066

DATE: 01/06/25
 DRAWN BY: JMC
 CHECKED BY: MMB

Scale: 1" = 150'

Sheet 1 of 5



- LEGEND**
- POINT NOT SET
 - SET 5/8" REBAR AND PLASTIC CAP
 - FOUND MONUMENTATION (AS SHOWN AND DESCRIBED)
 - NON-FOUND MONUMENTATION (AS SHOWN AND DESCRIBED)
 - CLASS 1 MONUMENT SET WITH THIS PLAT (AS PER HURRICANE CITY STANDARD)
 - CLASS 2 MONUMENT SET WITH THIS PLAT (AS PER HURRICANE CITY STANDARD)
 - NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
 - SUBDIVISION BOUNDARY
 - EASEMENT (AS DESCRIBED)
 - COMMON AREAS
- NOTE:**
 LOTS 312, 313, 314, 315, 316, 317, 318, and 319 shall not exceed Copper Rock Subdivision.

FINAL PLAT
 FOR
NORTH SLOPE AT COPPER ROCK - PHASE 3 SUBDIVISION
 LOCATED IN
 SECTION 31 TOWNSHIP 42 SOUTH RANGE 13 WEST SLM&M,
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

ALLIANCE CONSULTING
 A Planning and Engineering Firm

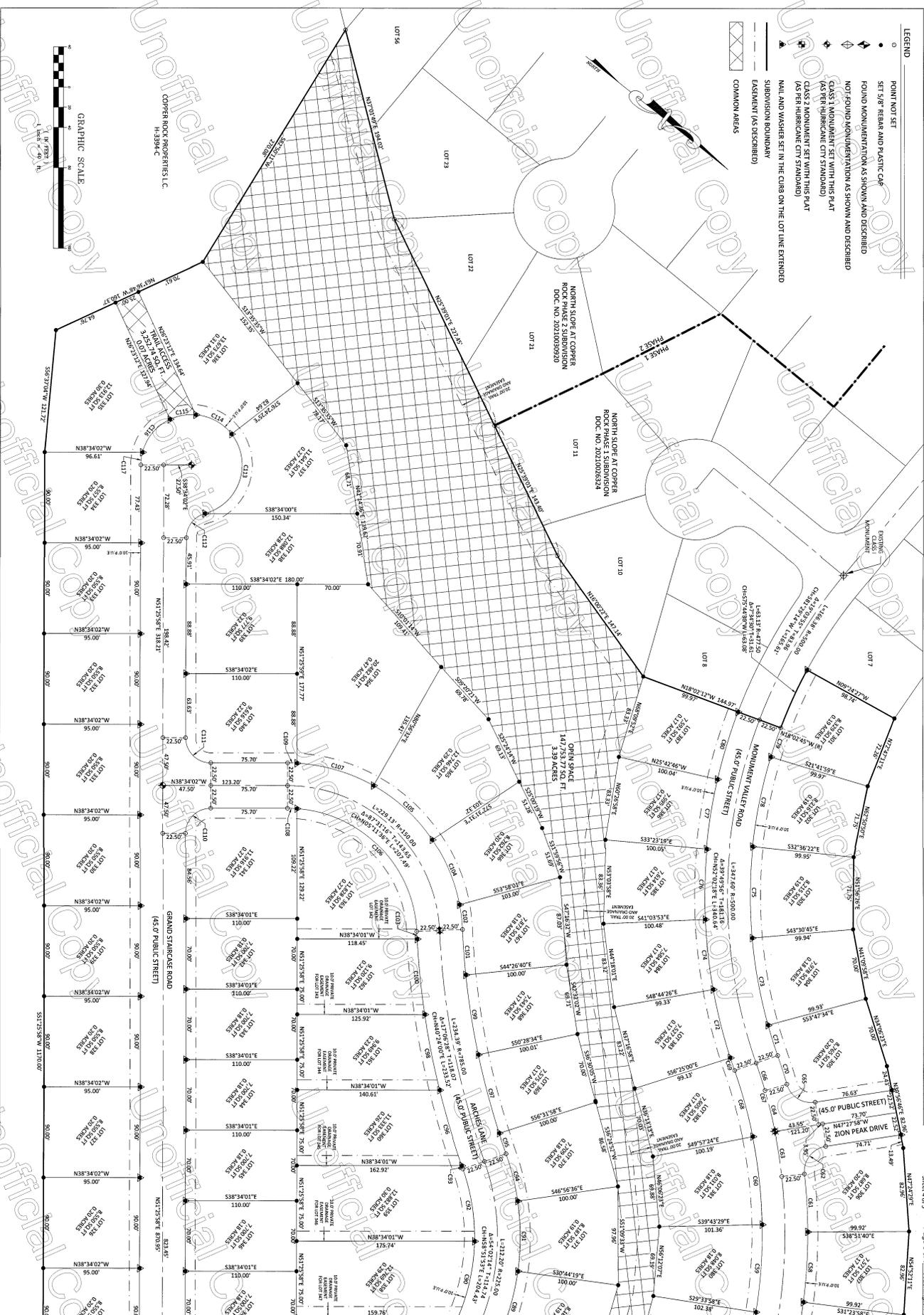
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-6577 Tel (435) 673-8060 Fax (435) 673-8065

REVISIONS	DATE	DRAWN BY	CHECKED BY
1		JMC	MMB

DATE: 8-5-21
 DRAWN BY: JMC
 CHECKED BY: MMB
 SHEET: 3 OF 5 SHEETS
 REVISIONS: Phase 3&4 North - Final Plat

North Slope at Copper Rock - Phase 3 Subdivision
 #20210001468
 Page 3 of 7 - Washington County
 Sheet 3 of 5

- LEGEND**
- POINT NOT SET
 - SET 5/8 REBAR AND PLASTER CURB
 - ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ NOT FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ CLASS 1 MONUMENT SET WITH THIS PLAN (AS PER HURRICANE CITY STANDARD)
 - ◆ CLASS 2 MONUMENT SET WITH THIS PLAN (AS PER HURRICANE CITY STANDARD)
 - ◆ WALL AND WASHES SET IN THE CURB ON THE LOT LINE EXTENDED
 - SUBDIVISION BOUNDARY
 - EASEMENT (AS DESCRIBED)
 - COMMON AREAS



FINAL PLAT FOR NORTH SLOPE AT COPPER ROCK - PHASE 3 SUBDIVISION LOCATED IN SECTION 21 TOWNSHIP 42 SOUTH, RANGE 13 WEST S18&M, CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

NO.	DATE	DESCRIPTION
1	09/10/2025	PRELIMINARY
2	09/10/2025	REVISED
3	09/10/2025	REVISED
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Sheet 4 of 5
Phase 3&4 North - Final Plat