

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	13.35'	82.50'	9°16'05"	N13°13'30"E	13.33'
C2	56.32'	93.50'	34°30'43"	N8°39'54"W	55.47'
C3	90.92'	93.50'	55°42'44"	N53°46'38"W	87.38'
C4	78.41'	93.50'	48°02'45"	S74°20'37"W	76.13'
C5	25.19'	82.50'	17°29'33"	S41°34'28"W	25.09'
C6	8.87'	20.00'	25°24'24"	N45°31'53"E	8.80'
C7	6.31'	14188.72'	0°01'32"	S60°08'51"E	6.31'
C8	233.37'	14188.72'	0°56'33"	S59°39'49"E	233.37'
C9	64.77'	235.00'	15°47'26"	N67°05'15"W	64.56'
C10	124.36'	235.00'	30°19'18"	S89°51'23"W	122.92'
C11	1.03'	175.00'	0°20'18"	N59°21'42"W	1.03'
C12	104.49'	14248.72'	0°25'13"	S59°24'09"E	104.49'
C13	32.04'	20.00'	91°47'04"	N13°43'13"W	28.72'
C14	101.28'	2125.00'	2°43'51"	S30°48'23"W	101.27'
C15	108.29'	2125.00'	2°55'11"	S27°58'52"W	108.27'
C16	108.01'	2125.00'	2°54'44"	S25°03'55"W	108.00'
C17	96.16'	2125.00'	2°35'34"	S22°18'48"W	96.15'
C18	155.17'	2125.00'	4°11'02"	S18°55'29"W	155.14'
C19	31.03'	20.00'	88°53'34"	N61°15'03"E	28.01'
C20	50.23'	177.50'	16°12'53"	S66°11'44"E	50.07'
C21	58.93'	177.50'	19°01'15"	S48°34'40"E	58.66'
C22	4.43'	222.50'	1°08'22"	S39°38'13"E	4.43'
C23	80.26'	222.50'	20°40'06"	S50°32'27"E	79.83'
C24	52.15'	222.50'	13°25'40"	S67°35'20"E	52.03'
C25	85.23'	1040.00'	4°41'43"	S71°01'56"W	85.20'
C26	135.50'	2125.00'	3°39'12"	S12°44'06"W	135.47'
C27	42.43'	2125.00'	1°08'38"	S10°20'11"W	42.43'
C28	94.12'	1515.00'	3°33'34"	S7°59'05"W	94.10'
C29	113.78'	1515.00'	4°18'11"	S17°08'56"E	113.76'
C30	28.65'	20.00'	82°04'59"	N21°43'40"E	28.26'
C31	33.61'	20.00'	96°17'12"	N70°38'32"W	29.79'
C32	138.96'	1515.00'	5°15'21"	S25°07'37"E	138.93'
C33	133.46'	367.50'	20°48'29"	S50°48'37"W	132.73'
C34	25.72'	827.50'	1°46'51"	S39°30'57"W	25.72'
C35	162.07'	827.50'	11°13'18"	S33°00'52"W	161.81'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C36	165.63'	827.50'	11°28'05"	S21°40'10"W	165.35'
C37	30.12'	827.50'	2°05'07"	S14°53'34"W	30.12'
C38	123.68'	827.50'	8°33'48"	S9°34'07"W	123.56'
C39	124.65'	827.50'	8°37'51"	S0°58'18"W	124.53'
C40	124.65'	827.50'	8°37'50"	S7°39'32"E	124.53'
C41	124.64'	827.50'	8°37'48"	S16°17'21"E	124.52'
C42	30.16'	20.00'	86°24'31"	S63°48'31"E	27.38'
C43	158.58'	540.00'	16°49'32"	S64°34'28"W	158.01'
C44	35.69'	20.00'	102°15'05"	N31°19'07"E	31.14'
C45	149.38'	540.00'	15°50'57"	S89°37'51"E	148.90'
C46	104.00'	872.50'	6°49'46"	S16°23'32"E	103.94'
C47	122.74'	872.50'	8°03'37"	S8°56'51"E	122.64'
C48	122.76'	872.50'	8°03'40"	S0°53'12"E	122.65'
C49	98.87'	872.50'	6°29'33"	S6°23'25"W	98.81'
C50	30.30'	20.00'	86°48'16"	N33°45'57"W	27.48'
C51	109.00'	125.00'	4°53'54"	S74°43'08"E	108.97'
C52	115.76'	1215.00'	5°27'32"	S74°28'24"E	115.72'
C53	30.29'	20.00'	86°46'16"	N59°26'42"E	27.48'
C54	127.32'	872.50'	8°21'40"	S20°14'24"W	127.21'
C55	141.85'	872.50'	9°18'55"	S29°04'42"W	141.70'
C56	101.58'	872.50'	6°40'13"	S37°04'16"W	101.52'
C57	39.40'	412.50'	5°28'22"	S43°08'33"W	39.39'
C58	121.62'	412.50'	16°53'32"	S64°19'30"W	121.18'
C59	131.40'	540.00'	13°56'32"	N76°05'52"W	131.08'
C60	210.69'	490.00'	24°38'11"	S73°24'14"E	209.07'
C61	39.03'	14188.72'	0°09'27"	S61°00'25"E	39.03'
C62	8.87'	20.00'	25°24'24"	S13°22'49"W	8.80'
C63	11.84'	82.50'	8°13'28"	N21°58'17"E	11.83'
C64	136.44'	175.00'	44°40'16"	N81°51'59"W	133.01'
C65	102.57'	1515.00'	3°52'45"	N4°15'56"E	102.55'
C66	32.26'	20.00'	92°25'31"	N48°32'19"E	26.88'
C67	7.15'	396.51'	1°01'58"	N85°45'54"W	7.15'
C68	28.62'	20.00'	84°51'58"	S33°50'54"W	26.99'
C69	107.66'	1515.00'	4°04'18"	N3°27'04"W	107.64'
C70	28.48'	20.00'	81°34'48"	N35°18'22"E	26.13'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C71	11.93'	359.50'	1°54'02"	S75°04'01"W	11.92'
C72	33.42'	20.00'	95°45'06"	N56°33'48"W	29.67'
C73	166.78'	1515.00'	6°18'28"	N11°50'37"W	166.69'
C74	811.08'	2065.00'	22°30'16"	S21°01'00"W	805.88'
C75	968.34'	1455.00'	38°07'55"	S9°18'05"E	950.57'
C76	256.23'	600.00'	24°28'05"	S16°08'00"E	254.29'
C77	955.24'	540.00'	101°21'16"	N22°18'36"E	835.46'
C78	819.31'	600.00'	78°14'17"	S43°19'31"W	757.12'
C79	16.19'	1515.00'	0°38'45"	S28°03'40"E	16.19'
C80	12.15'	1245.00'	0°33'34"	N71°59'24"W	12.15'
C81	202.49'	520.00'	22°18'42"	S72°14'29"E	201.22'
C82	47.57'	14218.72'	0°11'30"	S59°54'59"E	47.57'
C83	469.84'	14218.72'	1°53'36"	S60°08'21"E	469.82'
C84	155.85'	14218.72'	0°37'41"	N59°30'23"W	155.85'
C85	163.30'	205.00'	45°38'30"	N82°00'48"W	159.02'
C86	560.87'	2095.00'	15°20'21"	N24°30'08"E	559.20'
C87	822.81'	2095.00'	22°30'11"	S21°00'56"W	817.53'
C88	41.52'	2095.00'	1°08'08"	N16°15'54"E	41.52'
C89	41.51'	2095.00'	1°08'07"	S15°07'46"W	41.51'
C90	123.00'	200.00'	35°14'08"	S56°41'06"E	121.07'
C91	175.41'	2095.00'	4°47'50"	S12°09'47"W	175.36'
C92	192.79'	1485.00'	7°28'19"	N6°02'43"E	192.66'
C93	48.38'	1485.00'	1°52'00"	N1°23'34"E	48.38'
C94	48.59'	1485.00'	1°52'29"	N0°28'41"W	48.59'
C95	105.53'	1485.00'	4°04'18"	N3°27'04"W	105.51'
C96	38.39'	1485.00'	1°28'52"	N6°13'40"W	38.39'
C97	55.61'	337.00'	9°27'15"	S78°50'38"W	55.54'
C98	44.63'	1485.00'	1°43'19"	N7°49'45"W	44.63'
C99	241.17'	1485.00'	9°18'19"	S5°06'43"W	240.91'
C100	275.00'	1485.00'	10°36'37"	S13°59'43"E	274.61'
C101	38.49'	1485.00'	1°29'06"	N20°02'35"W	38.49'
C102	44.79'	390.00'	6°34'46"	N65°59'27"E	44.76'
C103	54.91'	390.00'	8°03'59"	N65°14'51"E	54.86'
C104	44.41'	1485.00'	1°42'48"	N21°38'32"W	44.41'
C105	152.10'	1485.00'	5°52'08"	N25°25'59"W	152.03'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C106	243.42'	570.00'	24°28'05"	N16°08'00"W	241.57'
C107	42.90'	570.00'	4°18'42"	N1°44'36"W	42.89'
C108	722.00'	570.00'	72°34'29"	N36°41'59"E	674.69'
C109	816.08'	570.00'	82°01'55"	S41°25'42"W	748.15'
C110	38.35'	570.00'	3°51'19"	N74°54'53"E	38.35'
C111	55.73'	570.00'	5°36'07"	N79°38'36"E	55.71'
C112	57.56'	850.00'	3°52'49"	S21°44'49"E	57.55'
C113	45.74'	850.00'	3°04'59"	S22°08'44"E	45.73'
C114	436.80'	850.00'	29°26'36"	N5°05'07"W	432.01'
C115	905.11'	850.00'	61°00'37"	S9°54'04"W	862.95'
C116	48.33'	850.00'	3°15'29"	N11°15'56"E	48.33'
C117	41.09'	1245.00'	1°53'28"	S78°06'54"E	41.09'
C118	106.44'	1245.00'	4°53'54"	S74°43'08"E	106.40'
C119	46.95'	850.00'	3°09'54"	N14°28'37"E	46.95'
C120	361.19'	850.00'	24°20'48"	N28°13'56"E	358.48'
C121	151.76'	390.00'	22°17'42"	N51°33'13"E	150.80'
C122	141.64'	390.00'	20°48'29"	N50°48'37"E	140.86'
C123	10.70'	11.00'	55°45'18"	S82°18'47"E	10.29'
C124	21.79'	550.00'	2°18'10"	N70°15'35"W	21.78'
C125	54.88'	206.00'	15°15'48"	N82°10'40"E	54.72'
C126	103.36'	1006.00'	5°53'12"	N71°36'10"E	103.31'
C127	413.84'	994.00'	23°51'15"	S80°36'42"W	410.85'
C128	52.97'	366.51'	8°16'53"	S89°23'22"E	52.93'
C129	30.62'	20.00'	87°43'00"	S76°07'38"W	27.72'
C130	110.78'	960.00'	6°36'42"	S72°04'00"W	110.72'
C131	149.85'	540.00'	15°53'58"	N20°25'03"W	149.37'
C132	279.97'	540.00'	29°42'21"	N2°23'06"E	276.84'
C133	123.07'	540.00'	13°03'31"	N23°46'02"E	122.81'
C134	243.77'	540.00'	25°51'55"	N43°13'45"E	241.71'
C135	121.92'	14248.72'	0°29'25"	S60°15'34"E	121.92'
C136	82.31'	14248.72'	0°19'52"	S60°40'12"E	82.31'
C137	266.43'	14218.72'	1°04'25"	S60°32'56"E	266.42'
C138	49.06'	25.00'	112°25'39"	N63°14'31"E	41.56'
C139	130.75'	53.55'	139°54'19"	N61°24'20"W	100.60'
C140	47.44'	25.00'	108°43'26"	S61°05'56"E	40.64'

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO OPEN SPACE/Common Areas, LOTS, PUBLIC STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

THE ESTATES AT SAND HOLLOW PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SIE AND CORNER TO THE PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "SAND HOLLOW RESORT MASTER HOME OWNERS ASSOCIATION" DATED 11-13-2017 AND RECORDED 20170045927 AS ENTRY NO. 20170045927 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 5 DAY OF Sept. 2023.

GA HOMES, INC., a Utah Corporation

BY: Jake Bracken
JAKE BRACKEN, AUTHORIZED AGENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
WASHINGTON COUNTY } S.S.

ON THE 5 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME JAKE BRACKEN, WHO BEING DULY SWORN SAYS THAT HE IS THE AUTHORIZED AGENT OF GA HOMES, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS) AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Brianne Jensen

COMMISSION NUMBER: 714562

MY COMMISSION EXPIRES: 10/07/2024

NOTARY COMMISSIONED IN UTAH }
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

MORTGAGEE CONSENT TO RECORD

WE, CACHE VALLEY BANK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: Daniel
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF Utah }
COUNTY OF Washington } S.S.

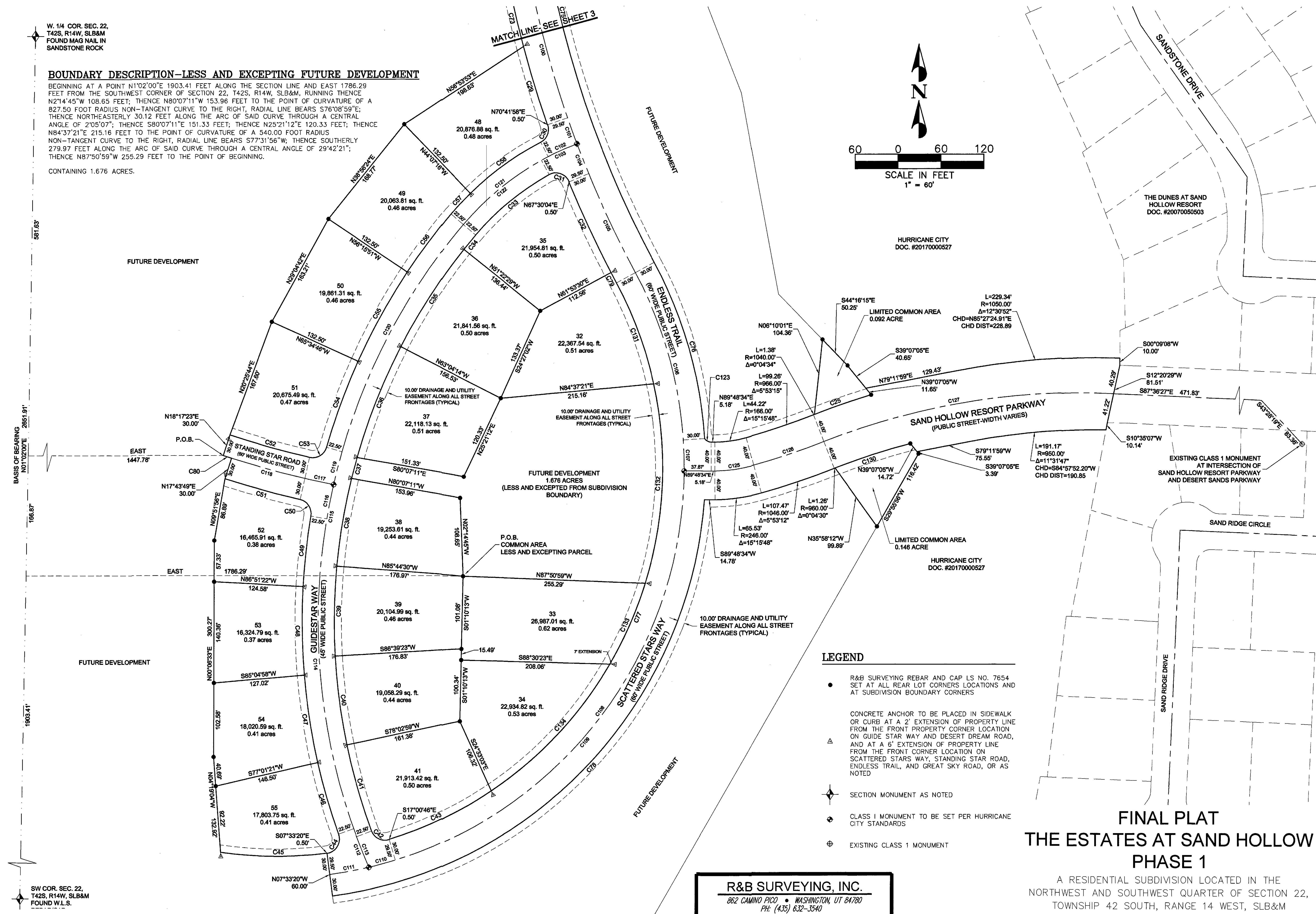
ON THIS 5 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME Jelly West, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF CACHE VALLEY BANK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID CORPORATION BY

W. 1/4 COR. SEC. 22,
T42S, R14W, SLB&M
FOUND MAG NAIL IN
SANDSTONE ROCK

BOUNDARY DESCRIPTION-LESS AND EXCEPTING FUTURE DEVELOPMENT

BEGINNING AT A POINT N1°02'00"E 1903.41 FEET ALONG THE SECTION LINE AND EAST 1786.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, T42S, R14W, SLB&M, RUNNING THENCE N27°45'W 108.65 FEET; THENCE N80°07'11"W 153.96 FEET TO THE POINT OF CURVATURE OF A 827.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS S76°08'59"E; THENCE NORTHEASTERLY 30.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°05'07"; THENCE S80°07'11"E 151.33 FEET; THENCE N25°21'12"E 120.33 FEET; THENCE N84°37'21"E 215.16 FEET TO THE POINT OF CURVATURE OF A 540.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS S77°31'56"W; THENCE SOUTHERLY 279.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'21"; THENCE N87°50'59"W 255.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.676 ACRES.

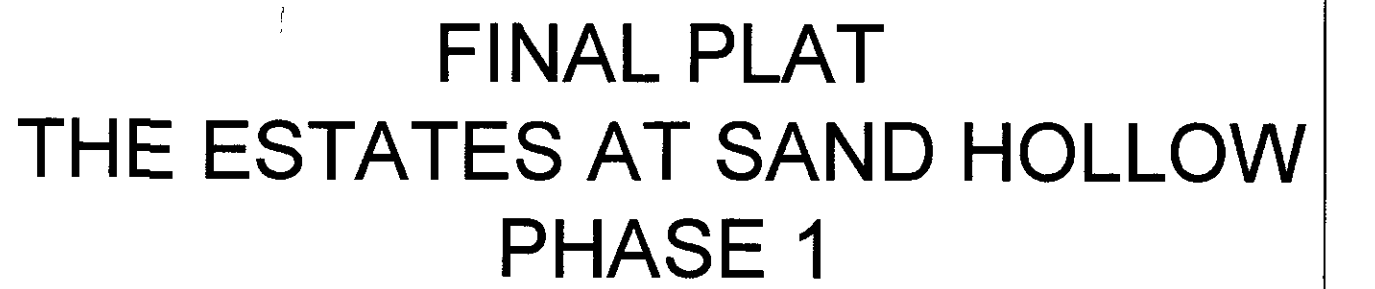


- LEGEND**
- R&B SURVEYING REBAR AND CAP L.S. NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
 - △ CONCRETE ANCHOR TO BE PLACED IN SIDEWALK OR CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON GUIDE STAR WAY AND DESERT DREAM ROAD, AND AT A 6' EXTENSION OF PROPERTY LINE FROM THE FRONT CORNER LOCATION ON SCATTERED STARS WAY, STANDING STAR ROAD, ENDLESS TRAIL, AND GREAT SKY ROAD, OR AS NOTED
 - ◆ SECTION MONUMENT AS NOTED
 - ◆ CLASS 1 MONUMENT TO BE SET PER HURRICANE CITY STANDARDS
 - ⊕ EXISTING CLASS 1 MONUMENT

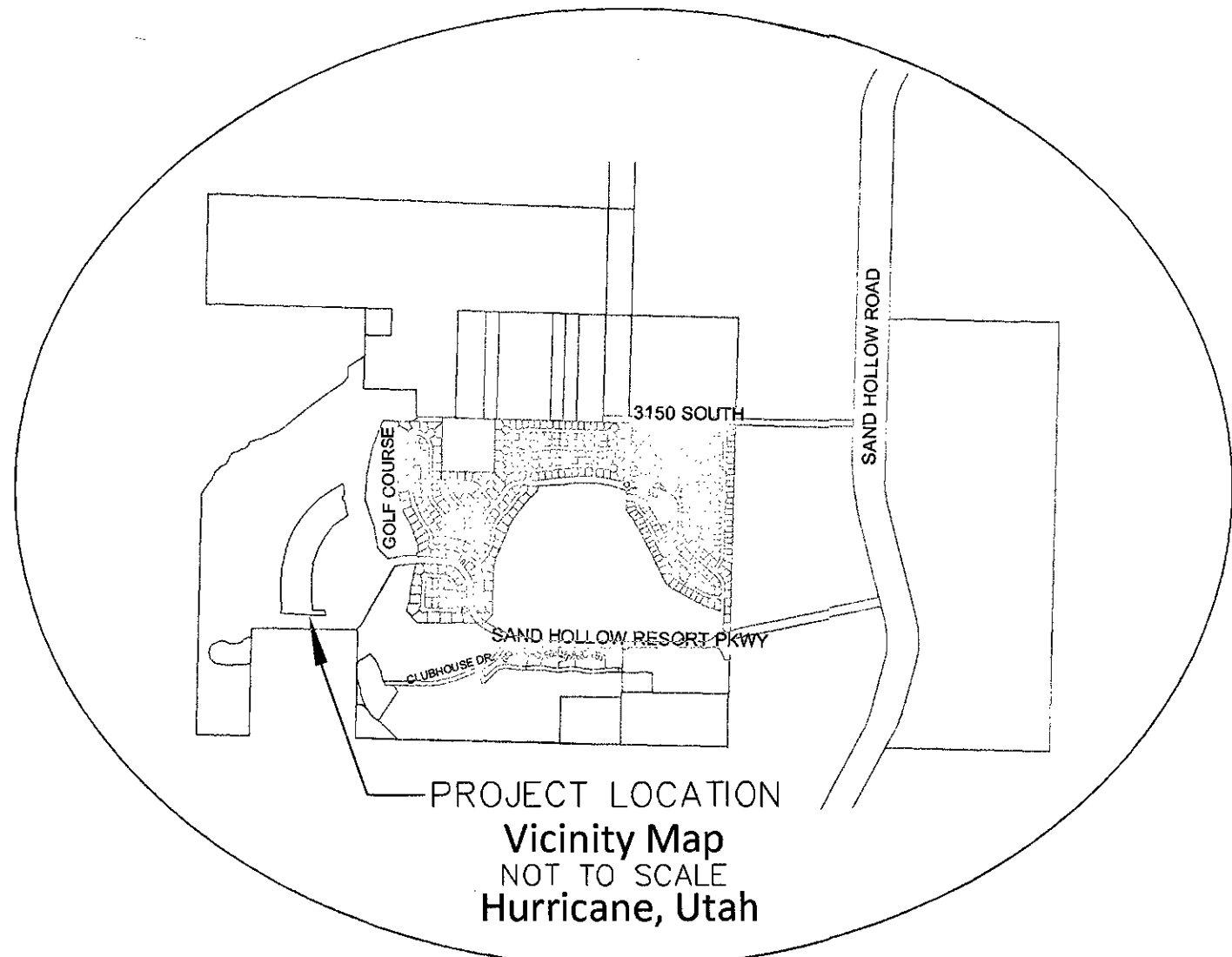
R&B SURVEYING, INC.
862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

**FINAL PLAT
THE ESTATES AT SAND HOLLOW
PHASE 1**

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M



A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M



GENERAL NOTES AND RESTRICTIONS

- THERE EXISTS A 10.00 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES UNLESS OTHERWISE NOTED.
- REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN SIDEWALK OR CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON COTTONTAIL WAY, ENDLESS STAR WAY AND STANDING STAR ROAD, AND AT A 6' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON SCATTERED STARS WAY, OR AS NOTED (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED AUGUST 9, 2022 (AGEC PROJECT NO. 2210429). THIS REPORT IS AVAILABLE FROM THE DEVELOPER, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- THE PARENT PARCEL IS: H-4206-H
- 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 APPLICATION 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.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N1°02'00"E, 1490.55 FEET ALONG THE SECTION LINE AND EAST, 1074.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, T42S, R14W, SLB&M, RUNNING THENCE N4°36'05"E, 60.12 FEET; THENCE N2°29'09"W, 142.32 FEET; THENCE N1°00'37"E, 143.55 FEET; THENCE N1°16'29"E, 168.89 FEET; THENCE N1°34'10"E, 201.79 FEET; THENCE N1°08'01"E, 66.18 FEET; THENCE N21°29'10"E, 116.52 FEET; THENCE N27°22'43"E, 147.30 FEET; THENCE N34°02'19"E, 146.95 FEET; THENCE N40° 41'06"E, 146.73 FEET; THENCE N47°19'33"E, 146.66 FEET; THENCE N55°16'24"E, 147.32 FEET; THENCE N59°12'08"E, 176.62 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS S3°43'07"W; THENCE SOUTHEASTERLY 29.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°51'58" TO THE POINT OF CURVATURE OF A 1515.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 107.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°04'17" TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 28.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°34'40" TO THE POINT OF CURVATURE OF A 359.50 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIAL LINE BEARS S13°58'58"E; THENCE SOUTHWESTERLY 11.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°54'02"; THENCE S15°53'00"E, 45.00 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS S14°26'22"E; THENCE SOUTHEASTERLY 33.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°45'06" TO THE POINT OF CURVATURE OF A 1515.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 166.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°18'26"; THENCE S56°53'53"W, 198.63 FEET; THENCE S38°56'24"W, 168.77 FEET; THENCE S29°04'42"W, 163.21 FEET; THENCE S20°25'44"W, 167.60 FEET; THENCE S18°17'23"W, 30.00 FEET TO THE POINT OF CURVATURE OF A 1245.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N18°17'23"E; THENCE SOUTHEASTERLY 12.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°33'34"; THENCE S17°43'49"W, 30.00 FEET; THENCE S9°51'56"W, 86.89 FEET; THENCE S0°06'33"W, 300.27 FEET; THENCE S4°19'04"E, 132.92 FEET TO THE POINT OF CURVATURE OF A 540.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N8°17'37"E; THENCE SOUTHEASTERLY 149.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'57"; THENCE S7°33'20"E, 60.00 FEET TO THE POINT OF CURVATURE OF A 600.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N7°33'20"W; THENCE NORTHWESTERLY 166.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'37" TO THE POINT OF CURVATURE OF A 2875.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 372.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°25'27" TO THE POINT OF BEGINNING.

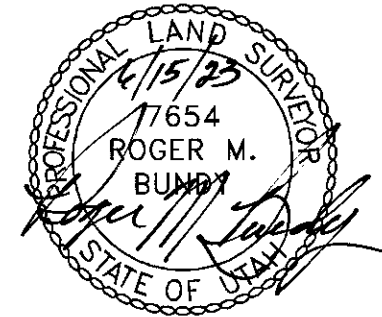
CONTAINING 13.257 ACRES.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE, PUBLIC STREETS, AND PUBLIC UTILITIES AND DRAINAGE EASEMENTS, TO BE HEREAFTER KNOWN AS:

THE ESTATES AT SAND HOLLOW PHASE 2

DATE: 6/15/23



OWNER'S DEDICATION

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

THE ESTATES AT SAND HOLLOW PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "SAND HOLLOW RESORT MASTER HOME OWNERS ASSOCIATION" DATED 11-13-2017 AND RECORDED 20170245927 AS ENTRY NO. 20170245927 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 5 DAY OF Sept, 2023.

GA HOMES, INC., a Utah Corporation
BY: Jake Bracken, AUTHORIZED AGENT

MORTGAGEE CONSENT TO RECORD

WE, CACHE VALLEY BANK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: Phuc
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF Utah } S.S.
COUNTY OF Washington

ON THIS 5 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME Kelly West, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF CACHE VALLEY BANK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Brianne Spencer
COMMISSION NUMBER: 714562
MY COMMISSION EXPIRES: 10/07/2024
NOTARY COMMISSIONED IN STATE OF Utah
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THE 5 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME JAKE BRACKEN, WHO BEING DULY SWORN SAYS THAT HE IS THE AUTHORIZED AGENT OF GA HOMES, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS) AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Brianne Spencer
COMMISSION NUMBER: 714562
MY COMMISSION EXPIRES: 10/07/2024
NOTARY PUBLIC
NOTARY COMMISSIONED IN UTAH
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

FINAL PLAT THE ESTATES AT SAND HOLLOW PHASE 2

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

R&B SURVEYING, INC.

862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

THIS 11th DAY OF August, A.D. 2023.

Michael A. Chandler
SUPERINTENDENT, A.C.S.S.D.

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

THIS 21st DAY OF July, A.D. 2023.

Lucia O. LeBaron
ENGINEER
HURRICANE CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 28th DAY OF September, A.D. 2023.

Dean Hall
CITY ATTORNEY
HURRICANE CITY, UTAH

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT, AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

THIS 25th DAY OF July, A.D. 2023.

Andy Peters Nanette Billings
ATTEST: CITY RECORDER MAYOR
HURRICANE CITY, UTAH HURRICANE CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY

ON THIS 4 DAY OF August, A.D. 2023 THAT ALL TAXES, FEES, AND DUES ARE PAID, AND FEES DUE AND PENDING IN FULL PLAT HAVE BEEN PAID IN FULL.

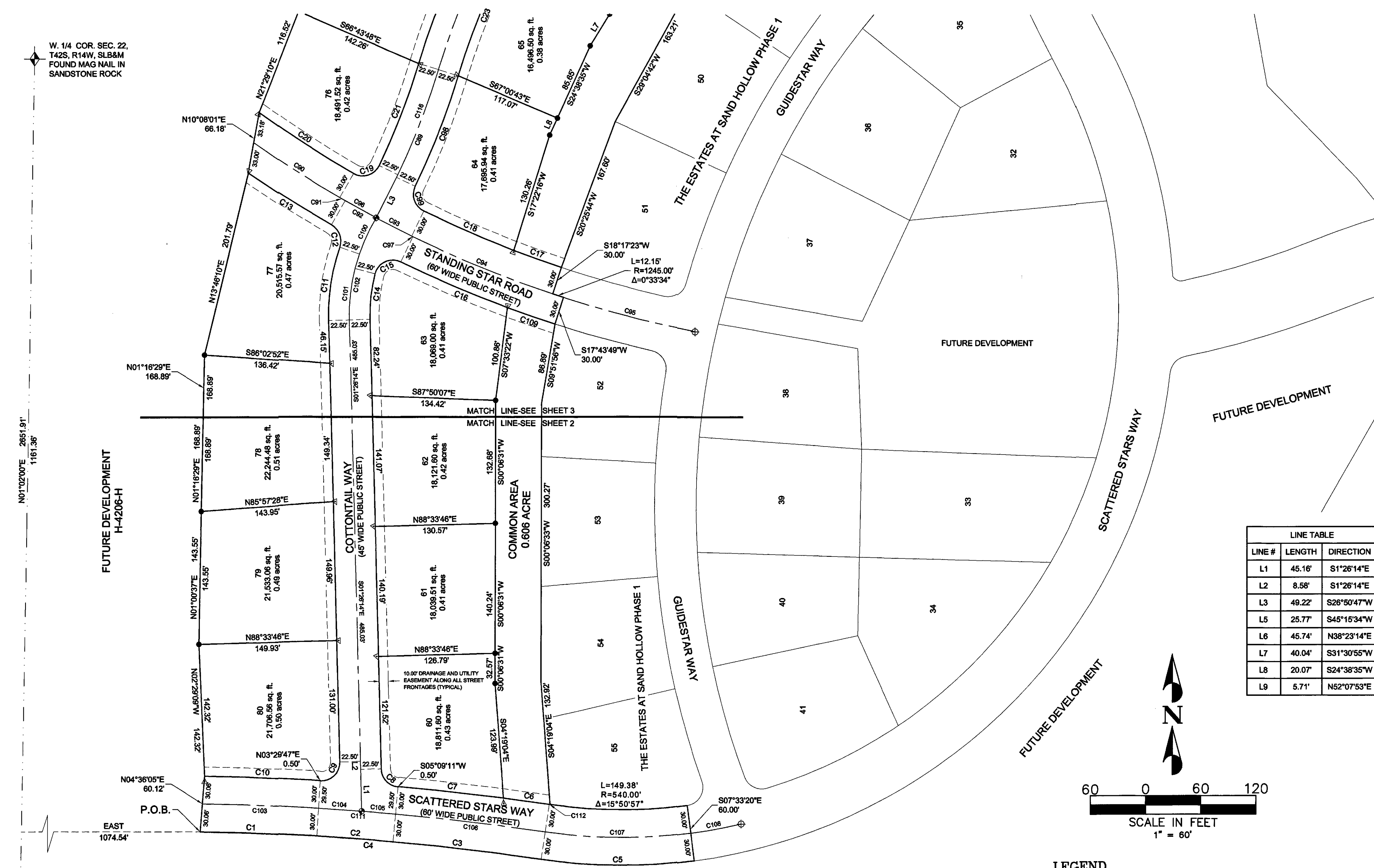
De
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20230029885

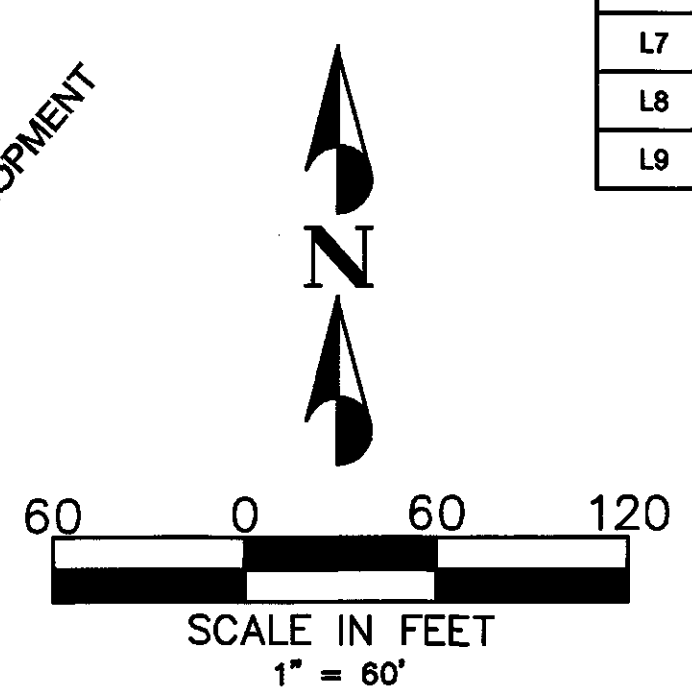
Map (Conveying Property) Page 1 of 4
Cdn. Doc# 20230029885 Washington County Recorder
By: ESN1022A VLRBZ PH Fee \$ 192.00


De
WASHINGTON COUNTY RECORDER



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	127.09'	2875.00'	2°31'58"	N87°46'12"W	127.08'
C2	83.14'	2875.00'	1°39'25"	N85°40'31"W	83.13'
C3	162.32'	2875.00'	3°14'05"	N83°13'46"W	162.29'
C4	372.54'	2875.00'	7°25'27"	N85°19'27"W	372.28'
C5	166.98'	800.00'	15°56'37"	S89°35'02"E	166.42'
C6	51.16'	2935.00'	0°59'55"	N82°05'39"W	51.16'
C7	115.43'	2935.00'	2°15'12"	N83°43'12"W	115.43'
C8	29.12'	20.00'	83°24'35"	S43°08'31"E	26.61'
C9	33.14'	20.00'	94°56'01"	S46°01'14"W	29.48'
C10	125.92'	2935.00'	2°27'30"	N87°43'58"W	125.91'
C11	80.17'	222.50'	20°38'37"	N6°53'05"E	79.73'
C12	27.76'	20.00'	79°31'58"	N20°33'35"W	25.59'
C13	106.51'	1275.00'	4°47'11"	N57°55'59"W	106.48'
C14	49.44'	177.50'	15°57'32"	N6°32'32"E	49.28'
C15	35.37'	20.00'	101°19'29"	N65°11'03"E	30.94'
C16	126.03'	1275.00'	5°39'49"	S66°59'07"E	125.96'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.16'	S1°26'14"E
L2	8.58'	S1°26'14"E
L3	49.22'	S26°50'47"W
L5	25.77'	S45°15'34"W
L6	45.74'	N38°23'14"E
L7	40.04'	S31°30'55"W
L8	20.07'	S24°38'35"W
L9	5.71'	N52°07'53"E



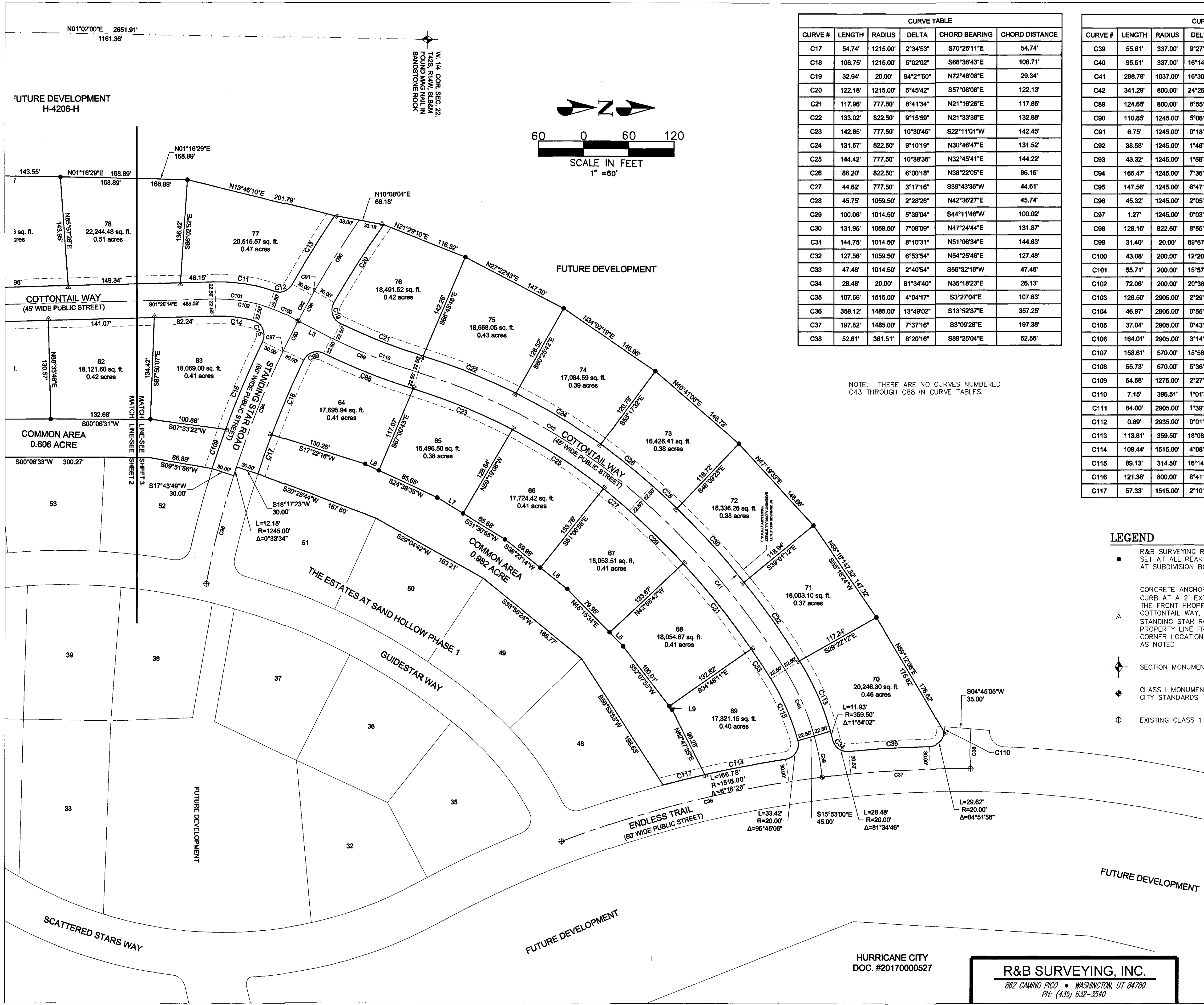
- # LEGEND
- | | |
|---|--|
| ● | R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS |
| △ | CONCRETE ANCHOR TO BE PLACED IN SIDEWALK OR CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON COTTONTAIL WAY, ENDLESS STAR WAY AND STANDING STAR ROAD, AND AT A 6' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON SCATTERED STARS WAY, OR AS NOTED |
|  | SECTION MONUMENT AS NOTED |
| ◆ | CLASS I MONUMENT TO BE SET PER HURRICANE CITY STANDARDS |
| ⊕ | EXISTING CLASS I MONUMENT |

FINAL PLAT
THE ESTATES AT SAND HOLLOW
PHASE 2

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

SHEET 2 OF 3

R&B SURVEYING, INC.
862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C17	54.74'	1215.00'	2°34'53"	S70°25'11"E	54.74'
C18	106.75'	1215.00'	5°02'02"	S66°36'43"E	106.71'
C19	32.94'	20.00'	94°21'50"	N72°48'08"E	29.34'
C20	122.18'	1215.00'	5°45'42"	S57°08'06"E	122.13'
C21	117.96'	777.50'	8°41'34"	N21°16'26"E	117.85'
C22	133.02'	822.50'	9°15'59"	N21°33'38"E	132.88'
C23	142.65'	777.50'	10°30'45"	S22°11'01"W	142.45'
C24	131.67'	822.50'	9°10'19"	N30°46'47"E	131.52'
C25	144.42'	777.50'	10°38'35"	N32°45'41"E	144.22'
C26	86.20'	822.50'	6°00'18"	N38°22'05"E	86.16'
C27	44.62'	777.50'	3°17'16"	S39°43'36"W	44.61'
C28	45.75'	1059.50'	2°28'26"	N42°36'27"E	45.74'
C29	100.08'	1014.50'	5°39'04"	S44°11'46"W	100.02'
C30	131.95'	1059.50'	7°08'09"	N47°24'44"E	131.87'
C31	144.75'	1014.50'	8°10'31"	N51°06'34"E	144.63'
C32	127.56'	1059.50'	6°53'54"	N54°25'46"E	127.48'
C33	47.48'	1014.50'	2°40'54"	S56°32'16"W	47.48'
C34	28.48'	20.00'	81°34'40"	N35°18'23"E	26.13'
C35	107.66'	1515.00'	4°04'17"	S3°27'04"E	107.63'
C36	358.12'	1485.00'	13°49'02"	S13°52'37"E	357.25'
C37	197.52'	1485.00'	7°37'16"	S3°09'28"E	197.38'
C38	52.61'	361.51'	8°20'16"	S89°25'04"E	52.56'

NOTE: THERE ARE NO CURVES NUMBERED C43 THROUGH C88 IN CURVE TABLES.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C39	55.61'	337.00'	9°27'15"	S78°50'38"W	55.54'
C40	95.51'	337.00'	16°14'18"	S65°59'52"W	95.19'
C41	298.78'	1037.00'	16°30'29"	S49°37'28"W	297.75'
C42	341.29'	800.00'	24°26'36"	S29°08'56"W	338.71'
C89	124.65'	800.00'	8°55'39"	N21°23'28"E	124.53'
C90	110.85'	1245.00'	5°06'06"	S57°27'54"E	110.82'
C91	6.75'	1245.00'	0°18'38"	S60°10'15"E	6.75'
C92	38.58'	1245.00'	1°46'31"	S61°12'50"E	38.58'
C93	43.32'	1245.00'	1°59'37"	S63°05'54"E	43.32'
C94	165.47'	1245.00'	7°36'54"	S67°54'09"E	165.35'
C95	147.56'	1245.00'	6°47'26"	S75°39'54"E	147.47'
C96	45.32'	1245.00'	2°05'09"	S61°03'31"E	45.32'
C97	1.27'	1245.00'	0°03'30"	S64°07'27"E	1.27'
C98	128.16'	822.50'	8°55'39"	N21°23'28"E	128.03'
C99	31.40'	20.00'	89°57'00"	S19°07'12"E	28.27'
C100	43.08'	200.00'	12°20'30"	S25°22'39"W	43.00'
C101	55.71'	200.00'	15°57'32"	S6°32'32"W	55.53'
C102	72.06'	200.00'	20°38'37"	S8°53'05"W	71.67'
C103	128.50'	2905.00'	2°29'42"	N87°45'04"E	126.49'
C104	46.97'	2905.00'	0°55'35"	N86°02'26"W	46.97'
C105	37.04'	2905.00'	0°43'50"	N85°12'43"W	37.04'
C106	164.01'	2905.00'	3°14'05"	N83°13'46"W	163.99'
C107	158.61'	570.00'	15°56'34"	S89°35'03"E	158.09'
C108	55.73'	570.00'	5°36'07"	N79°38'36"E	55.71'
C109	54.58'	1275.00'	2°27'10"	S71°02'36"E	54.58'
C110	7.15'	396.51'	1°01'58"	N85°45'54"W	7.15'
C111	84.00'	2905.00'	1°39'25"	S85°40'31"E	84.00'
C112	0.89'	2935.00'	0°01'03"	N81°36'12"W	0.89'
C113	113.81'	359.50'	18°08'20"	N66°56'53"E	113.34'
C114	109.44'	1515.00'	4°08'21"	N10°45'26"W	109.42'
C115	89.13'	314.50'	16°14'18"	S65°59'52"W	88.83'
C116	121.38'	800.00'	8°41'34"	N21°16'26"E	121.26'
C117	57.33'	1515.00'	2°10'05"	S13°54'39"E	57.32'

LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- CONCRETE ANCHOR TO BE PLACED IN SIDEWALK OR CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON COTTONTAIL WAY, ENDLESS STAR WAY AND STANDING STAR ROAD, AND AT A 6' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION ON SCATTERED STARS WAY, OR AS NOTED
- SECTION MONUMENT AS NOTED
- CLASS I MONUMENT TO BE SET PER HURRICANE CITY STANDARDS
- EXISTING CLASS I MONUMENT

FINAL PLAT
THE ESTATES AT SAND HOLLOW
PHASE 2

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

HURRICANE CITY
DOC. #20170000527

R&B SURVEYING, INC.
862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

MORTGAGEE CONSENT TO RECORD

WE, CACHE VALLEY BANK, A UTAH CORPORATION, MORTGAGEE OF THE
HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID
TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON
THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: [Signature]
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF Utah S.S.
COUNTY OF Washington

ON THIS 5 DAY OF September, 2023, PERSONALLY APPEARED
BEFORE ME Kelly West, WHO BEING BY ME DULY SWORN DID SAY
THAT HE IS A VICE PRESIDENT OF CACHE VALLEY BANK AND THAT HE
EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID
CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS
AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE
SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Brian J. Jensen
COMMISSION NUMBER: 714562
MY COMMISSION EXPIRES: 10/07/2024

NOTARY COMMISSIONED IN STATE OF Utah
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER
UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

BOUNDARY DESCRIPTIONS

SOUTHERN SEGMENT - LOTS 42-47 AND 56-59:
BEGINNING AT A POINT N1°02'00"E, 1303.47 FEET ALONG THE SECTION LINE AND
EAST, 1069.13 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, T42S, R14W,
SLB&M, RUNNING THENCE N2°41'11"E, 187.25 FEET TO THE POINT OF CURVATURE OF
A 2875.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS
S0°57'49"W, THENCE SOUTHEASTERLY 372.54 FEET ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 7°25'27" TO THE POINT OF CURVATURE OF A
600.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 986.27 FEET
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°10'54";
THENCE N89°48'34"E, 14.78 FEET TO THE POINT OF CURVATURE OF A 246.00 FOOT
RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N01°12'27"W;
THENCE NORTHEASTERLY 65.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 151°5'48" TO THE POINT OF CURVATURE OF A 1046.00 FOOT
RADIUS COMPOUND CURVE; THENCE NORTHEASTERLY 108.72 FEET ALONG THE ARC
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°57'20"; THENCE S35°58'12"E,
99.89 FEET; THENCE S29°55'56"W, 721.46 FEET; THENCE S45°02'50"W, 87.90 FEET
TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER
OF SAID SECTION 22; THENCE N88°47'43"W, 885.01 FEET ALONG SAID NORTH LINE
TO THE POINT OF BEGINNING.

CONTAINING 6.848 ACRES.

NORTHERN SEGMENT - LOTS 1-15:
BEGINNING AT A POINT N1°02'00"E, 2089.90 FEET ALONG THE SECTION LINE AND
EAST, 2130.01 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, T42S, R14W,
SLB&M, SAID POINT BEING THE POINT OF CURVATURE OF AN 11.00 FOOT RADIUS
NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N01°12'27"W, RUNNING
THENCE NORTHWESTERLY 10.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 95°45'18" TO THE POINT OF CURVATURE OF A 600.00 FOOT
RADIUS NON-TANGENT REVERSE CURVE, RADIAL LINE BEARS S86°06'03"W; THENCE
NORTHWESTERLY 256.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 24°28'05" TO THE POINT OF CURVATURE OF A 1455.00 FOOT
RADIUS REVERSE CURVE; THENCE NORTHERLY 968.34 FEET ALONG THE ARC OF
SAID CURVE THROUGH A CENTRAL ANGLE OF 38°07'55" TO THE POINT OF
CURVATURE OF A 2065.00 FOOT RADIUS COMPOUND CURVE; THENCE
NORTHEASTERLY 811.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 22°30'16" TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS
COMPOUND CURVE; THENCE NORTHEASTERLY 30.62 FEET ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 87°43'00" TO THE POINT OF CURVATURE OF
A 14,248.72 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 121.92 FEET
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°29'25"; THENCE
S29°29'43"W, 67.76 FEET; THENCE S20°32'30"W, 384.78 FEET; THENCE S13°28'26"W,
357.77 FEET; THENCE S3°32'18"W, 316.75 FEET; THENCE S21°26'49"E, 341.41 FEET;
THENCE S10°31'54"E, 284.45 FEET; THENCE S44°16'15"E, 88.24 FEET; THENCE
S61°01'01"W, 104.36 FEET TO THE POINT OF CURVATURE OF A 1040.00 FOOT RADIUS
NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S21°14'03"E; THENCE
SOUTHWESTERLY 1.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 0°04'34" TO THE POINT OF CURVATURE OF A 366.00 FOOT RADIUS
NON-TANGENT REVERSE CURVE, RADIAL LINE BEARS N21°20'30"W; THENCE
SOUTHWESTERLY 99.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 5°53'16" TO THE POINT OF CURVATURE OF A 166.00 FOOT RADIUS
COMPOUND CURVE; THENCE SOUTHWESTERLY 44.22 FEET ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 151°5'48"; THENCE S89°48'34"W, 5.18 FEET
TO THE POINT OF BEGINNING.

CONTAINING 8.097 ACRES.

GENERAL NOTES AND RESTRICTIONS

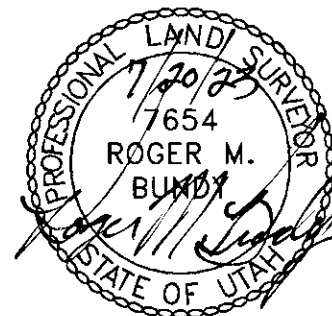
- THERE EXISTS A 10.00 FOOT PUBLIC UTILITIES AND
DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY
LINES UNLESS OTHERWISE NOTED.
- REBAR & CAP MARKED R&B SURVEYING LS 7654 TO
BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE
ANCHOR TO BE PLACED IN ASPHALT TRAIL AT A 6'
EXTENSION OF PROPERTY LINE FROM THE FRONT
PROPERTY CORNER LOCATION FOR LOTS ALONG SCATTERED
STARS WAY AND AT A 13' EXTENSION FOR LOT 47 ON
SAND HOLLOW RESORT PARKWAY AND AT A 6' EXTENSION
FOR LOT 1 ON SAND HOLLOW RESORT PARKWAY (SEE
LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
(AGEC). THE INVESTIGATION RESULTS AND SPECIFIC
RECOMMENDATIONS FOR THE CONSTRUCTION OF
FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK
ARE COMPILED IN A REPORT DATED AUGUST 9, 2022
(AGEC PROJECT NO. 2210429). THIS REPORT IS AVAILABLE
FROM THE DEVELOPER, OWNERS, BUILDERS, AND
CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS
REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- THE PARENT PARCEL IS: H-4206-H
- 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
APPLICATION 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.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND
THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE
PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I
FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE
TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL
MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION
17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE, PUBLIC
STREETS, AND PUBLIC UTILITIES AND DRAINAGE EASEMENTS, TO BE HEREAFTER KNOWN AS:

THE ESTATES AT SAND HOLLOW PHASE 10

DATE: 7/20/23



OWNER'S DEDICATION

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

THE ESTATES AT SAND HOLLOW PHASE 10

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES
HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC,
ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL
LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON
THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS, OF "SAND HOLLOW RESORT MASTER HOME OWNERS ASSOCIATION" DATED
11-10-2017 AND RECORDED 2017-2224392 AS
ENTRY NO. 2017-2224392 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED
AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY
IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO
PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 5 DAY OF Sept, 2023.

GA HOMES, INC.

BY: [Signature]
JAKE BRACKEN, AUTHORIZED AGENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
WASHINGTON COUNTY }

ON THE 5 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME
JAKE BRACKEN, WHO BEING DULY SWORN SAYS THAT HE IS THE AUTHORIZED AGENT OF GA
HOMES, INC., A UTAH CORPORATION, AND THAT HE EXECUTED THE HEREON OWNER'S
DEDICATION IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO
SO BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS)
AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE
USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Brian J. Jensen

COMMISSION NUMBER: 714562

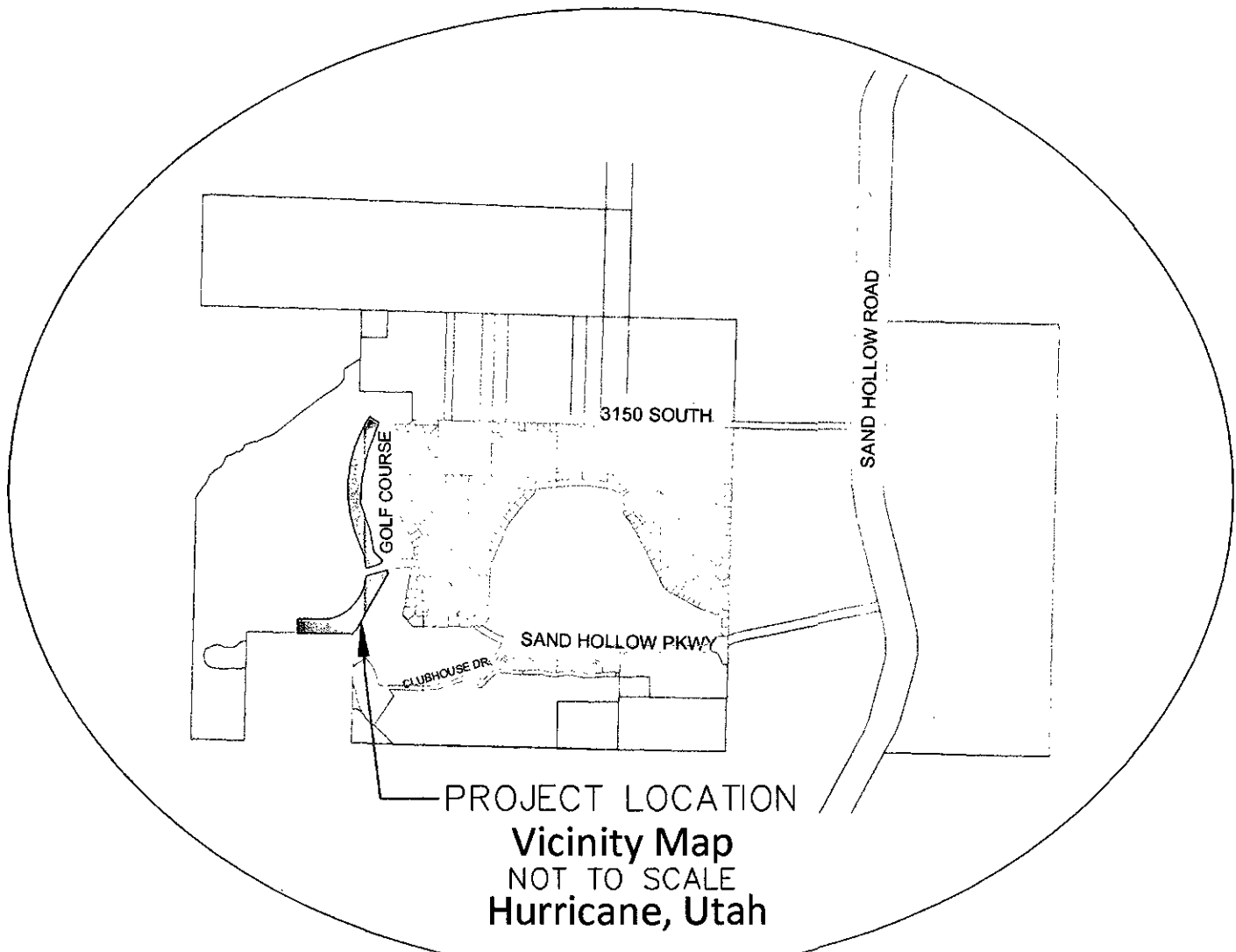
MY COMMISSION EXPIRES: 10/07/2024

NOTARY PUBLIC

NOTARY COMMISSIONED IN UTAH
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46,
CHAPTER 1, SECTION 16)

FINAL PLAT
THE ESTATES AT SAND HOLLOW
PHASE 10

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	119.47'	600.00'	11°24'31"	N69°51'42"E	119.27'
C2	140.85'	600.00'	13°27'01"	N57°25'56"E	140.53'
C3	135.09'	604.56'	12°48'10"	N44°15'25"E	134.81'
C4	135.22'	600.00'	12°54'45"	N31°21'02"E	134.93'
C5	109.85'	600.00'	10°29'24"	N19°38'57"E	109.70'
C6	106.79'	600.00'	10°11'52"	N9°18'19"E	106.65'
C7	44.22'	166.00'	15°15'48"	N82°10'40"E	44.09'
C8	72.04'	600.00'	6°52'44"	N79°00'20"E	71.99'
C9	110.78'	960.00'	6°36'42"	S72°04'00"W	110.72'
C10	99.27'	966.00'	5°53'16"	N71°36'08"E	99.22'
C11	10.70'	11.00'	55°45'18"	S62°18'47"E	10.29'
C12	83.84'	1040.00'	4°37'09"	S71°04'13"W	83.82'
C13	1.38'	1040.00'	0°04'34"	S68°43'29"W	1.38'
C14	159.55'	600.00'	15°14'10"	N11°31'03"W	159.08'
C15	96.68'	600.00'	9°13'55"	N23°45'05"W	96.57'
C16	42.43'	1455.00'	1°40'15"	S27°31'55"E	42.43'
C17	113.68'	1455.00'	4°28'36"	S24°27'29"E	113.66'
C18	112.03'	1455.00'	4°24'41"	S20°00'50"E	112.00'
C19	119.23'	1455.00'	4°41'43"	S15°27'38"E	119.20'
C20	123.73'	1455.00'	4°52'21"	S10°40'37"E	123.70'
C21	137.98'	1455.00'	5°25'58"	S5°31'27"E	137.91'
C22	126.74'	1455.00'	4°59'27"	S0°18'45"E	126.70'
C23	141.62'	1455.00'	5°34'37"	S4°58'17"W	141.56'
C24	50.91'	1455.00'	2°00'17"	S8°45'44"W	50.91'
C25	83.23'	2065.00'	2°18'34"	S10°55'09"W	83.23'
C26	124.83'	2065.00'	3°27'49"	S13°48'21"W	124.81'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	144.61'	2065.00'	4°00'44"	S17°32'37"W	144.58'
C28	142.75'	2065.00'	3°57'39"	S21°31'49"W	142.72'
C29	136.73'	2065.00'	3°47'38"	S25°24'27"W	136.71'
C30	181.52'	2095.00'	4°57'52"	S29°47'12"W	181.47'
C31	177.97'	2095.00'	4°52'02"	S29°44'17"W	177.92'
C32	176.92'	2065.00'	4°57'52"	S29°47'12"W	176.87'
C33	30.62'	20.00'	87°43'00"	S76°07'38"W	27.72'
C34	108.72'	1046.00'	5°57'20"	N71°34'06"E	108.68'
C35	65.53'	246.00'	15°15'48"	N82°10'40"E	65.34'
C36	968.31'	1485.00'	38°07'55"	S9°18'05"E	970.17'
C37	103.36'	1006.00'	5°53'12"	N71°36'10"E	103.31'
C38	54.88'	206.00'	15°15'48"	N82°10'40"E	54.72'
C39	412.56'	994.00'	23°46'51"	S80°38'55"W	409.61'
C40	722.00'	570.00'	72°34'29"	N36°41'59"E	674.69'
C41	778.34'	570.00'	78°14'17"	S43°19'31"W	719.26'
C42	55.73'	570.00'	5°36'07"	N79°38'36"E	55.71'
C43	286.31'	570.00'	28°46'48"	N13°58'39"W	283.31'
C44	243.42'	570.00'	24°28'05"	N16°08'00"W	241.57'
C45	38.35'	570.00'	3°51'19"	N74°54'53"E	38.35'
C46	275.00'	1485.00'	10°36'37"	S13°59'43"E	274.61'
C47	152.10'	1485.00'	5°52'06"	N25°25'59"W	152.03'
C48	44.41'	1485.00'	1°42'48"	S21°38'32"E	44.41'
C49	38.42'	1485.00'	1°28'57"	S20°02'40"E	38.42'
C50	83.02'	1485.00'	3°12'11"	S7°05'19"E	83.01'
C51	48.60'	1485.00'	1°52'30"	S0°28'42"E	48.60'
C52	105.52'	1485.00'	4°04'17"	S3°27'05"E	105.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C74	175.41'	2095.00'	4°47'50"	S12°09'47"W	175.36'
C75	41.51'	2095.00'	1°08'07"	S15°07'46"W	41.51'
C76	41.52'	2095.00'	1°08'08"	S16°15'54"W	41.52'
C77	641.34'	2095.00'	17°32'24"	S18°32'04"W	638.84'
C78	382.90'	2095.00'	10°28'18"	N22°04'07"E	382.36'
C79	48.13'	14218.72'	0°11'38"	S59°55'03"E	48.13'
C80	121.66'	14218.72'	0°29'25"	S60°15'34"E	121.66'
C81	126.97'	14218.72'	0°30'42"	S60°45'37"E	126.97'
C82	296.75'	14218.72'	1°11'45"	N60°25'06"W	296.75'
C83	48.38'	1485.00'	1°52'00"	S1°23'34"W	48.38'
C84	192.79'	1485.00'	7°28'19"	N6°02'43"E	192.66'
C85	110.09'	600.00'	10°30'44"	N87°42'03"E	109.93'
C86	56.87'	600.00'	5°25'51"	S84°19'39"E	56.85'
C87	93.21'	2875.00'	1°51'27"	N82°32'27"W	93.20'
C88	136.42'	2875.00'	2°43'07"	N84°49'44"W	136.41'
C89	142.91'	2875.00'	2°50'53"	N87°36'44"W	142.89'
C90	126.50'	2905.00'	2°29'42"	N87°45'04"W	126.49'
C91	46.97'	2905.00'	0°55'35"	N86°02'26"W	46.97'
C92	37.04'	2905.00'	0°43'50"	N85°12'43"W	37.04'
C93	164.01'	2905.00'	3°14'05"	N83°13'46"W	163.99'
C94	158.61'	570.00'	15°56'36"	S89°35'01"E	158.10'
C95	374.51'	2905.00'	7°23'12"	N85°18'19"W	374.25'
C96	121.92'	14248.72'	0°29'25"	S60°15'34"E	121.92'
C97	1.28'	994.00'	0°04'25"	S68°43'17"W	1.28'

NOTE: THERE ARE NO CURVES NUMBERED C43 THROUGH
C63 IN CURVE TABLE.

R&B SURVEYING, INC.

862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS PLAT AND IT IS
CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

THIS 11th DAY OF August, A.D. 2023.

[Signature]
SUPERINTENDENT, A.C.S.S.D.

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN
REVIEWED AND IS APPROVED IN ACCORDANCE WITH
THE INFORMATION ON FILE IN THIS OFFICE.

THIS 21st DAY OF July, A.D. 2023.

[Signature]
ENGINEER
HURRICANE CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE
9th DAY OF April, A.D. 2023.

[Signature]

[Signature]
CITY ATTORNEY
HURRICANE CITY, UTAH

APPROVAL AND ACCEPTANCE BY
HURRICANE CITY, UTAH

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT, AND HEREBY
ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING
THERE TO.

THIS 15th DAY OF July, A.D. 2023.

[Signature]
ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

[Signature]
MAYOR
HURRICANE CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY
ON THIS 15 DAY OF July, A.D. 2023
THAT ALL TAXES, SPECIAL ASSESSMENTS, AND
FEES DUE AND PAYABLE BY THIS SUBDIVISION
PLAT HAVE

[Signature]
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20240011787

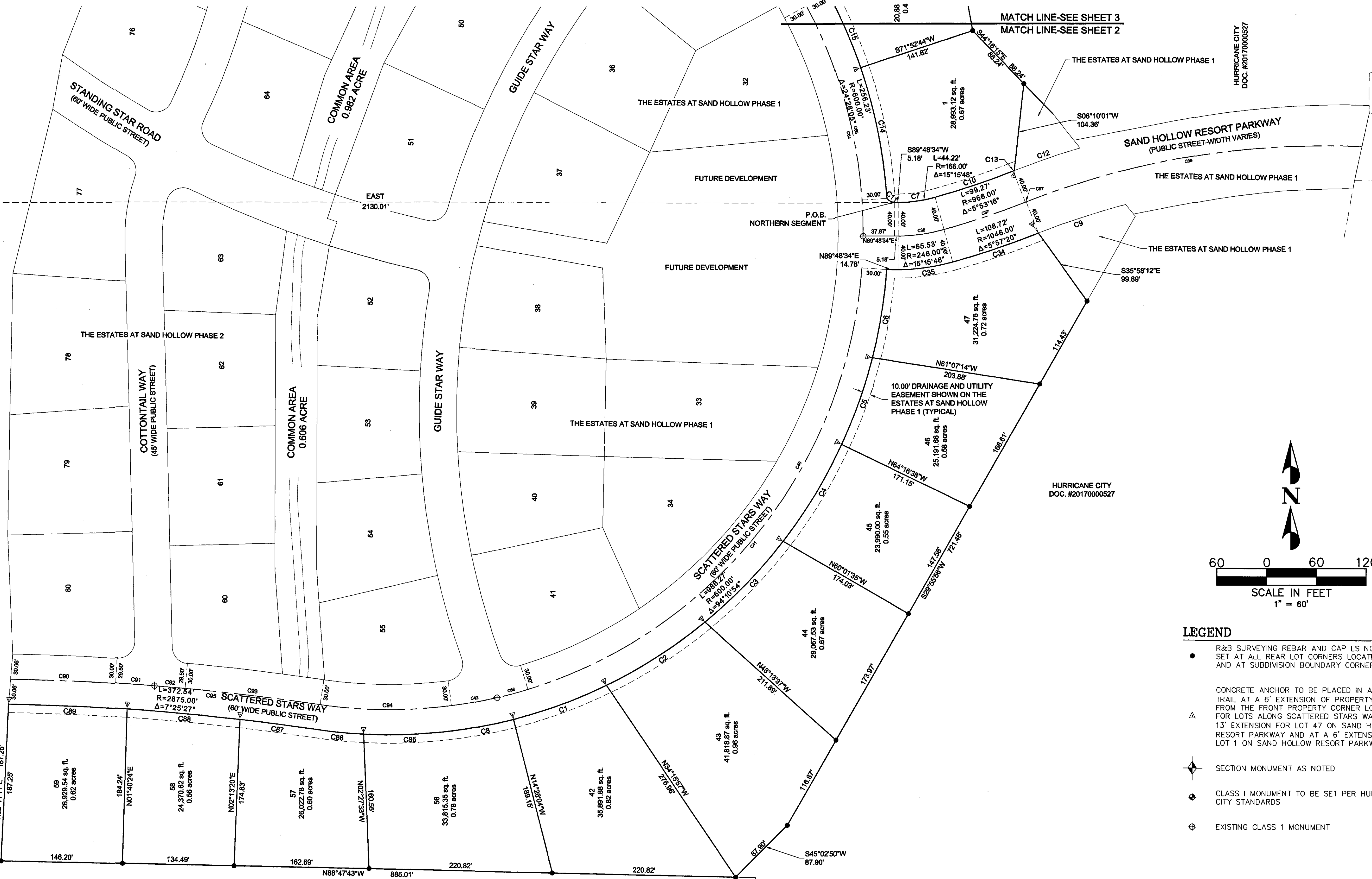
Map (Conveying Property) Page 1 of 5
Gary D. Jensen, Washington County Recorder
04/18/2023 09:04:59 AM Fee \$ 200.00
By SAND HOLLOW RESORTS

[Signature]
WASHINGTON COUNTY RECORDER

W. 1/4 COR. SEC. 22,
T42S, R14W, SLB&M
FOUND MAG NAIL IN
SANDSTONE ROCK

BASIS OF BEARING
N01°02'00"E 2651.91'
786.43'

SW COR. SEC. 22,
T42S, R14W, SLB&M
FOUND W.L.S.
REBAR/CAP



LEGEND

- R&B SURVEYING REBAR AND CAP L.S. NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- △ CONCRETE ANCHOR TO BE PLACED IN ASPHALT TRAIL AT A 6' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION FOR LOTS ALONG SCATTERED STARS WAY, AT A 13' EXTENSION FOR LOT 47 ON SAND HOLLOW RESORT PARKWAY AND AT A 6' EXTENSION FOR LOT 1 ON SAND HOLLOW RESORT PARKWAY
- ◆ SECTION MONUMENT AS NOTED
- ◆ CLASS 1 MONUMENT TO BE SET PER HURRICANE CITY STANDARDS
- ⊕ EXISTING CLASS 1 MONUMENT

FINAL PLAT THE ESTATES AT SAND HOLLOW PHASE 10

A RESIDENTIAL SUBDIVISION LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

R&B SURVEYING, INC.
862 CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

