



MAP

NAME SAND HOLLOW ROAD

UNITS 0 MAP #2885 FILE #12

- H-4-2-1-1103
- H-4-2-11-125
- H-4-2-2-2303
- H-4-2-11-124
- H-4-2-11-126
- H-4-2-11-127
- H-4-2-11-128
- H-4-2-11-2103

ELIM VALLEY PLANNING AND DEVELOPMENT LLC

LEGAL DESCRIPTION:

Beginning at a point being South 00°01'19" East 777.25 feet along the section line and West 651.51 feet from the Northeast corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence South 04°42'59" West 621.94 feet;  
 thence southerly 806.63 feet along an arc of a 1,664.54 foot radius curve to the right (center bears North 85°17'01" West, long chord bears South 18°35'57" West 798.76 feet, with a central angle of 27°45'55");  
 thence southerly 616.17 feet along an arc of a 1,753.00 foot radius reverse curve to the left (center bears South 57°31'06" East, long chord bears South 22°24'44" West 613.00 feet, with a central angle of 20°08'21");  
 thence North 77°39'28" West 94.00 feet;  
 thence northerly 649.21 feet along an arc of a 1,847.00 foot radius curve to the right (center bears South 77°39'28" East, long chord bears North 22°24'43" East 645.87 feet, with a central angle of 20°08'21");  
 thence northerly 761.08 feet along an arc of a 1,570.54 foot radius reverse curve to the left (center bears North 57°31'07" West, long chord bears North 18°35'56" East 753.65 feet, with a central angle of 27°45'55");  
 thence North 04°42'59" East 621.94 feet;  
 thence northerly 162.22 feet along an arc of a 2,047.00 foot radius curve to the right (center bears South 85°17'01" East, long chord bears North 06°59'12" East 162.18 feet, with a central angle of 04°32'26");  
 thence North 09°15'25" East 629.46 feet;  
 thence northeasterly 745.72 feet along an arc of a 1,015.00 foot radius curve to the right (center bears South 80°44'35" East, long chord bears North 30°18'11" East 729.06 feet, with a central angle of 42°05'43");  
 thence North 51°21'08" East 2458.66 feet;  
 thence easterly 498.91 feet along an arc of a 822.00 foot radius curve to the right (center bears South 38°38'52" East, long chord bears North 68°44'24" East 491.28 feet, with a central angle of 34°46'31");

thence North  $86^{\circ}07'39''$  East 437.04 feet;  
thence easterly 430.66 feet along an arc of a 1628.00 foot radius curve to the left  
(center bears North  $03^{\circ}52'21''$  West, long chord bears North  $78^{\circ}32'57''$  East 429.41 feet,  
with a central angle of  $15^{\circ}09'24''$ );  
thence North  $70^{\circ}58'15''$  East 135.59 feet;  
thence northeasterly 682.41 feet along an arc of a 600.00 foot radius curve to the left  
(center bears North  $19^{\circ}01'45''$  West, long chord bears North  $38^{\circ}23'17''$  East 646.22 feet,  
with a central angle of  $65^{\circ}09'56''$ );  
thence northerly 32.75 feet along an arc of a 1015.00 foot radius reverse curve to the  
right (center bears South  $84^{\circ}11'41''$  East, long chord bears North  $06^{\circ}43'47''$  East 32.75  
feet, with a central angle of  $01^{\circ}50'55''$ );  
thence North  $07^{\circ}39'13''$  East 177.80 feet;  
thence northerly 223.12 feet along an arc of a 558.00 foot radius curve to the left  
(center bears North  $82^{\circ}20'47''$  West, long chord bears North  $03^{\circ}48'06''$  West 221.64 feet,  
with a central angle of  $22^{\circ}54'37''$ );  
thence North  $15^{\circ}15'24''$  West 673.27 feet;  
thence easterly 84.02 feet along an arc of a 22,763.31 foot radius curve to the right  
(center bears South  $16^{\circ}37'06''$  East, long chord bears North  $73^{\circ}29'15''$  East 83.98 feet,  
with a central angle of  $00^{\circ}12'41.33''$ );  
thence South  $15^{\circ}15'24''$  East 675.11 feet;  
thence southerly 256.71 feet along an arc of a 642.00 foot radius curve to the right  
(center bears South  $74^{\circ}44'36''$  West, long chord bears South  $03^{\circ}48'06''$  East 255.00 feet,  
with a central angle of  $22^{\circ}54'37''$ );  
thence South  $07^{\circ}39'13''$  West 177.80 feet;  
thence southerly 30.04 feet along an arc of a 931.00 foot radius curve to the left  
(center bears South  $82^{\circ}20'47''$  East, long chord bears South  $06^{\circ}43'46''$  West 30.04 feet,  
with a central angle of  $01^{\circ}50'55''$ );  
thence southerly 172.48 feet along an arc of a 684.00 foot radius reverse curve to the  
right (center bears North  $84^{\circ}11'42''$  West, long chord bears South  $13^{\circ}01'44''$  West 172.02  
feet, with a central angle of  $14^{\circ}26'51''$ );  
thence South  $16^{\circ}56'45''$  West 84.39 feet;  
thence southwesterly 529.87 feet along an arc of a 694.00 foot radius non-tangent curve  
to the right (center bears North  $62^{\circ}46'30''$  West, long chord bears South  $49^{\circ}05'52''$  West  
517.10 feet, with a central angle of  $43^{\circ}44'44''$ );  
thence South  $70^{\circ}58'15''$  West 135.59 feet;  
thence westerly 455.53 feet along an arc of a 1,722.00 foot radius curve to the right  
(center bears North  $19^{\circ}01'45''$  West, long chord bears South  $78^{\circ}32'57''$  West 454.20 feet,  
with a central angle of  $15^{\circ}09'24''$ );  
thence South  $86^{\circ}07'39''$  West 437.04 feet;  
thence westerly 441.85 feet along an arc of a 728.00 foot radius curve to the left  
(center bears South  $03^{\circ}52'21''$  East, long chord bears South  $68^{\circ}44'24''$  West 435.10 feet,  
with a central angle of  $34^{\circ}46'31''$ );  
thence South  $51^{\circ}21'08''$  West 2,226.52 feet;  
thence southwesterly 1,055.06 feet along an arc of a 1,485.00 foot radius curve to the  
left (center bears South  $38^{\circ}38'52''$  East, long chord bears South  $30^{\circ}59'55''$  West 1,033.01  
feet, with a central angle of  $40^{\circ}42'27''$ );  
thence South  $10^{\circ}38'41''$  West 412.42 feet;  
thence southerly 202.07 feet along an arc of a 1,953.00 foot radius curve to the left  
(center bears South  $79^{\circ}21'19''$  East, long chord bears South  $07^{\circ}40'50''$  West 201.98 feet,  
with a central angle of  $05^{\circ}55'42''$ ) to the Point of Beginning.

Containing 895,908 square feet or 20.57 acres.

RIGHT-OF-WAY  
MARKER

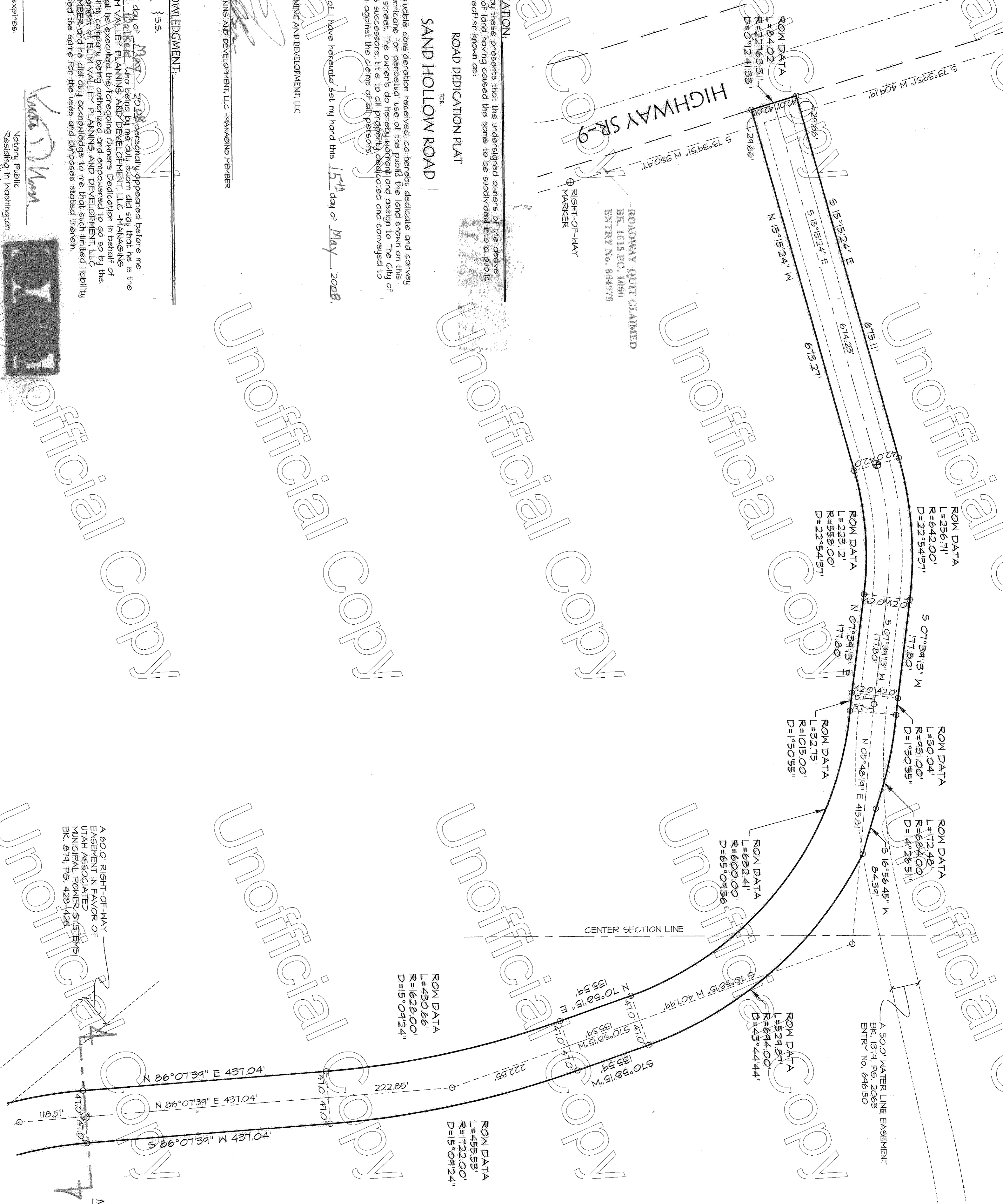
SCALE: 1"=100'

SURVEYOR'S CERTIFICATE:  
I, Brandon E. Anderson, Sr., being a duly licensed Professional Land Surveyor in the State of Utah and holder of Certificate No. 4433716, do hereby certify that the above described plat is a true and correct copy of the original plat on file in the office of the County Clerk of Salt Lake County, Utah, and that the same has been correctly surveyed and points established on the ground in accordance with the hereto legal description.

ROAD DEDICATION PLAT  
OR  
SAND HOLLOW ROAD

Date: 5.23.2008  
Professional Land Surveyor  
BRANDON E. ANDERSON  
Sr.  
Utah  
Certificate No. 4433716

- LEGEND
- NOTHING SET OR FOUND
  - ◊ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
  - ⊕ SET STANDARD CITY SURVEY MONUMENT - CLASS 1 TO BE SET
  - ⊕ FOUND RIGHT-OF-WAY MARKER



**OWNERS DEDICATION:**  
Know all men by these presents that the undersigned owners of the above described tract of land having caused the same to be subdivided into a public street to be hereof or known as:

**SAND HOLLOW ROAD**  
ROAD DEDICATION PLAT

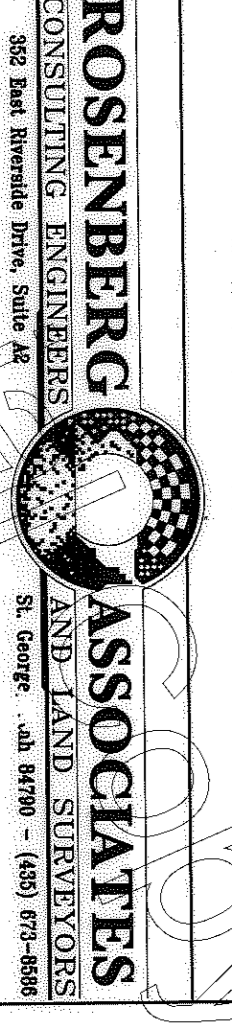
In witness whereof I have hereunto set my hand this 15<sup>th</sup> day of May, 2008.

ELIM VALLEY PLANNING AND DEVELOPMENT, LLC  
ELIM VALLEY PLANNING AND DEVELOPMENT, LLC  
ELIM VALLEY PLANNING AND DEVELOPMENT, LLC  
ELIM VALLEY PLANNING AND DEVELOPMENT, LLC  
ELIM VALLEY PLANNING AND DEVELOPMENT, LLC

**LLC ACKNOWLEDGMENT:**  
State of Utah, ) ss.  
County of Utah, )  
On this 15<sup>th</sup> day of May, 2008, personally appeared before me Richard N. Walker, who being by me duly sworn did say that he is the Manager of ELIM VALLEY PLANNING AND DEVELOPMENT, LLC. HANAVING and that he executed the foregoing Owners Dedication in behalf of said limited liability company being authorized and empowered to do so by the operating agreement of ELIM VALLEY PLANNING AND DEVELOPMENT, LLC. HANAVING and he did duly acknowledge to me that such limited liability company executed the same for the uses and purposes stated therein.

My commission expires: \_\_\_\_\_  
Notary Public  
Residing in Washington  
County, Utah

ROAD DEDICATION PLAT  
OR  
SAND HOLLOW ROAD



302 East Riverside Drive, Suite 202  
St. George, UT 84790 - (435) 875-8888

FPL AT Road 4434  
FILE NUMBER: APRIL 2, 2007  
DATE: 1" = 100'  
SCALE: JOB NUMBER: BEA  
CHECKED: BEA

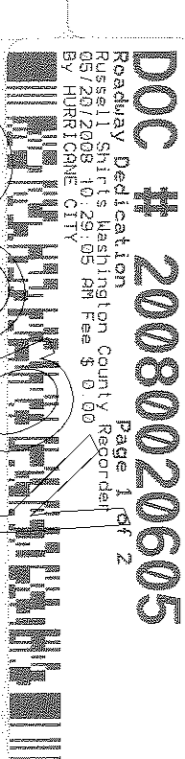
**ASH CREEK SPECIAL SERVICE DISTRICT**  
THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF AD 2008

**CITY ENGINEER'S CERTIFICATE**  
THE ABOVE ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN FULL ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF AD 2008

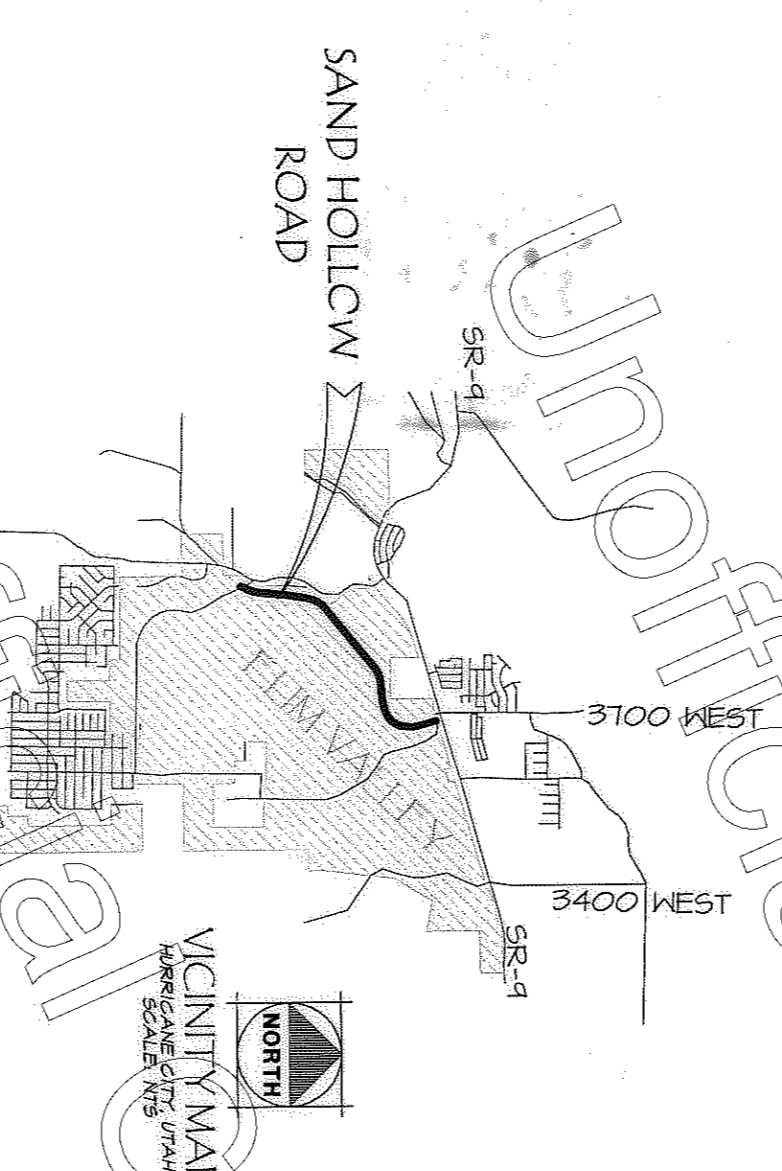
**APPROVAL AS TO FORM:**  
APPROVED AS TO FORM THIS DAY OF AD 2008

**ACCEPTANCE**  
PRESENTED TO THE HERRICANE CITY COUNCIL ON THE DAY OF AD 2008 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED

**RECORDED #**  
DOC # 200800220605



ROAD DEDICATION PLAT  
FOR  
SAND HOLLOW ROAD  
LOCATED IN SECTIONS 2, & 11 OF TOWNSHIP 42 SOUTH,  
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN



**MORTGAGEE CONSENT TO RECORD:**  
 AMERICAN FIRST FEDERAL CREDIT UNION, a mortgagee of the above tract of land does hereby give consent of said tract of land to be used for the uses and purposes described in the plat, to recording said plat, recording of covenants, conditions and restrictions and joint in all dedications.

**CORPORATE ACKNOWLEDGMENT:**  
 State of Utah }  
 County of Utah }  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me \_\_\_\_\_, Notary Public, residing in \_\_\_\_\_ County, Utah, who being by me duly sworn did say that they are the Officer of AMERICAN FIRST FEDERAL CREDIT UNION, and that they executed the foregoing Mortgagee Consent to Record on behalf of said corporation in accordance with the provisions of the Utah Uniform Gifts to Minors Act and the did acknowledge to me that the corporation executed the same for the uses and purposes stated therein.

My commission expires \_\_\_\_\_  
 Notary Public  
 Residing in \_\_\_\_\_ County

**MORTGAGEE CONSENT TO RECORD:**  
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 County of Utah }  
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 Notary Public  
 Residing in \_\_\_\_\_ County

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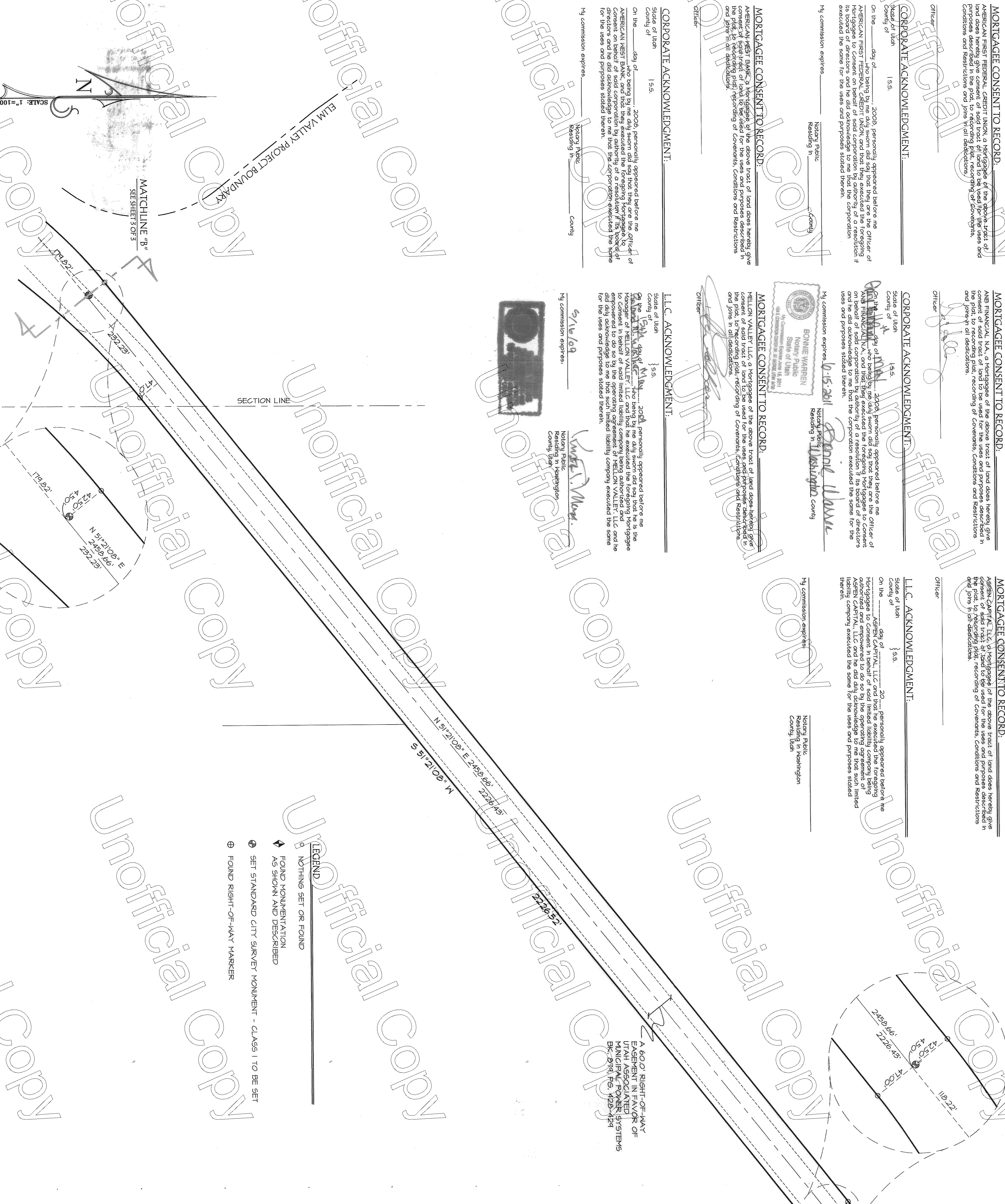
**CORPORATE ACKNOWLEDGMENT:**  
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 County of Utah }  
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My commission expires \_\_\_\_\_  
 Notary Public  
 Residing in \_\_\_\_\_ County

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My commission expires \_\_\_\_\_  
 Notary Public  
 Residing in \_\_\_\_\_ County



**ROM DATA**  
 L=448.91'  
 R=822.00'  
 D=34°46'31"

**ROM DATA**  
 L=441.85'  
 R=126.00'  
 D=34°46'31"

**LEGAL DESCRIPTION:**  
 Beginning of a point being South 00°01'18" East 711'12.5' feet along the section line and West 651.51' feet from the Northeast corner of Section 14 Township 42 South, Range 14 West, Salt Lake Base & Meridian, and (finally)  
 thence South 04°42'34" West 621.14' feet;  
 thence southerly 806.63' feet along an arc of a 1664.54' foot radius curve to the right (center bears North 85°17'01" West, long chord bears South 18°35'57" West 788.76' feet, with a central angle of 21°45'55");  
 thence southerly 616.11' feet along an arc of a 1153.00' foot radius reverse curve to the left (center bears South 57°51'06" East, long chord bears South 22°24'44" West 619.00' feet, with a central angle of 24.00° 21");  
 thence Northerly 521.52' feet along an arc of a 1400' foot radius curve to the right (center bears South 77°39'29" East, long chord bears North 22°24'43" East 645.67' feet, with a central angle of 20°09'21");  
 thence northerly 761.08' feet along an arc of a 1570.24' foot radius reverse curve to the left (center bears North 57°31'07" West, long chord bears North 18°35'56" East 753.65' feet, with a central angle of 27°45'55");  
 thence North 04°42'34" East 621.14' feet;  
 thence northerly 162.22' feet along an arc of a 2041.00' foot radius curve to the right (center bears South 85°17'01" East, long chord bears North 06°59'12" East 162.18' feet, with a central angle of 04°33'26.7");  
 thence North 04°15'25" East 624.46' feet;  
 thence northeasterly 745.17' feet along an arc of a 1015.00' foot radius curve to the right (center bears South 60°44'59" East, long chord bears North 10°11' East 124.10' feet, with a central angle of 42°05'45.6");  
 thence North 51°48.61' feet along an arc of a 822.00' foot radius curve to the right (center bears South 38°29'52" East, long chord bears North 68°44'24" East 491.28' feet, with a central angle of 34°46'31");  
 thence North 88°07'34" East 437.04' feet;  
 thence easterly 430.66' feet along an arc of a 1628.00' foot radius curve to the left (center bears North 03°52'21" West, long chord bears North 78°32'57" East 429.41' feet, with a central angle of 15°04'24");  
 thence North 70°58'15" East 135.54' feet;  
 thence northeasterly 682.41' feet along an arc of a 600.00' foot radius curve to the left (center bears North 19°01'45" West, long chord bears North 36°23'11" East 646.22' feet, with a central angle of 65°04'56.7);  
 thence northerly 32.75' feet along an arc of a 1015.00' foot radius reverse curve to the right (center bears South 84°11'41" East, long chord bears North 06°43'47" East 32.75' feet, with a central angle of 11°50' 21");  
 thence North 04°15'25" East 624.46' feet;  
 thence North 231.2' feet along an arc of a 558.00' foot radius curve to the left (center bears North 82°20'41" West, long chord bears North 03°49'06" West 221.64' feet, with a central angle of 22°54'37.1);  
 thence North 15°15'24" West 613.27' feet;  
 thence easterly 84.02' feet along an arc of a 2216.31' foot radius curve to the right (center bears South 16°37'10" East, long chord bears North 79°29'15" East 833.48' feet, with a central angle of 00°12'41.33");  
 thence South 15°15'24" East 675.41' feet;  
 thence southerly 256.11' feet along an arc of a 642.00' foot radius curve to the right (center bears South 74°44'56" West, long chord bears South 03°48'06" East 255.00' feet, with a central angle of 12°54'37.1);  
 thence South 07°34'13" West 171.00' feet;  
 thence southerly 30.04' feet along an arc of a 431.00' foot radius curve to the left (center bears South 82°20'41" West, long chord bears South 06°43'46" West 30.04' feet, with a central angle of 01°30'55.1);  
 thence North 82°20'41" West, long chord bears South 13°01'44" West 172.02' feet, with a central angle of 112.48' feet along an arc of a 684.00' foot radius reverse curve to the right (center bears North 84°11'42" West, long chord bears South 13°01'44" West 172.02' feet, with a central angle of 14°28' 51");  
 thence South 16°56'45" West 84.34' feet;  
 thence southeasterly 524.87' feet along an arc of a 644.00' foot radius non-tangent curve to the right (center bears North 62°46'30" West, long chord bears South 49°05'52" West 517.10' feet, with a central angle of 43°44'44.7);  
 thence South 70°58'15" West 135.54' feet;  
 thence westerly 455.53' feet along an arc of a 1122.00' foot radius curve to the right (center bears North 19°01'45" West, long chord bears South 78°32'57" West 454.20' feet, with a central angle of 15°04'24");  
 thence South 86°07'34" West 437.04' feet;  
 thence westerly 441.85' feet along an arc of a 1280.00' foot radius curve to the left (center bears South 03°52'21" East, long chord bears South 68°44'24" West 435.10' feet, with a central angle of 42°05'45.6");  
 thence southeasterly 105.06' feet along an arc of a 1485.00' foot radius curve to the left (center bears South 38°29'52" East, long chord bears South 30°59'55" West 1283.01' feet, with a central angle of 46°42'27.7);  
 thence South 07°34'13" West 412.42' feet;  
 thence southerly 202.07' feet along an arc of a 1453.00' foot radius curve to the left (center bears South 74°21'19" East, long chord bears South 07°40'50" West 201.98' feet, with a central angle of 05°55'42.2) to the Point of Beginning.

**LEGEND**  
 ○ NOTHING SET OR FOUND  
 ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED  
 ⊕ SET STANDARD CITY SURVEY MONUMENT - CLASS I TO BE SET  
 ⊙ FOUND RIGHT-OF-WAY MARKER

**ROAD DEDICATION PLAT**  
 FOR  
**SAND HOLLOW ROAD**  
 LOCATED IN SECTIONS 4, 2, & 11 OF TOWNSHIP 42 SOUTH,  
 RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

