

**ACCEPTANCE**  
We the Mayor and the City Council of the Hurricane City, Utah have reviewed the above Subdivision Final Plat and by authorization of said City Council recorded in the minutes of its meeting of the 7th day of August, A.D. 2007, hereby accept the said Subdivision with all commitments and all obligations pertaining thereto.

*Thomas A. Swales*  
CITY RECORDER,  
Hurricane City, UTAH

*Thomas A. Swales*  
MAYOR,  
Hurricane City, UTAH

**APPROVAL AS TO FORM:**  
APPROVED AS TO FORM THIS 25th DAY OF August, A.D. 2007.

*John E. ...*  
CITY ATTORNEY,  
Hurricane City, UTAH

**CITY ENGINEER'S CERTIFICATE**  
The heron subdivision has been reviewed and is approved in accordance with information on file in this office this 21st day of August, 2007.

*William C. ...*  
CITY ENGINEER, Hurricane City, UTAH

**PLANNING COMMISSION**  
On this the 9th day of August, A.D. 2007 the Planning Commission of the Hurricane City, Utah reviewed the above Subdivision Final Plat and having found that it complies with the requirements of the Hurricane City's planning ordinances, and by authorization of said commission hereby approve said Subdivision for acceptance by the Hurricane City, Utah.

*Ryan J. ...*  
CHAIRMAN-PLANNING COMMISSION,  
Hurricane City, UTAH

**PLANNING AND ZONING ADMINISTRATOR**  
I, Hurricane City, Utah's Planning and Zoning Administrator, have this the 15th day of August, A.D. 2007, reviewed the above Subdivision Final Plat and recommended the same for acceptance by the Hurricane City, Utah.

*Ryan ...*  
PLANNING AND ZONING ADMINISTRATOR,  
Hurricane City, UTAH

**ASH CREEK SPECIAL SERVICE DISTRICT**  
The heron subdivision has been reviewed and is approved in accordance with information on file in this office this 22nd day of Aug 2007.

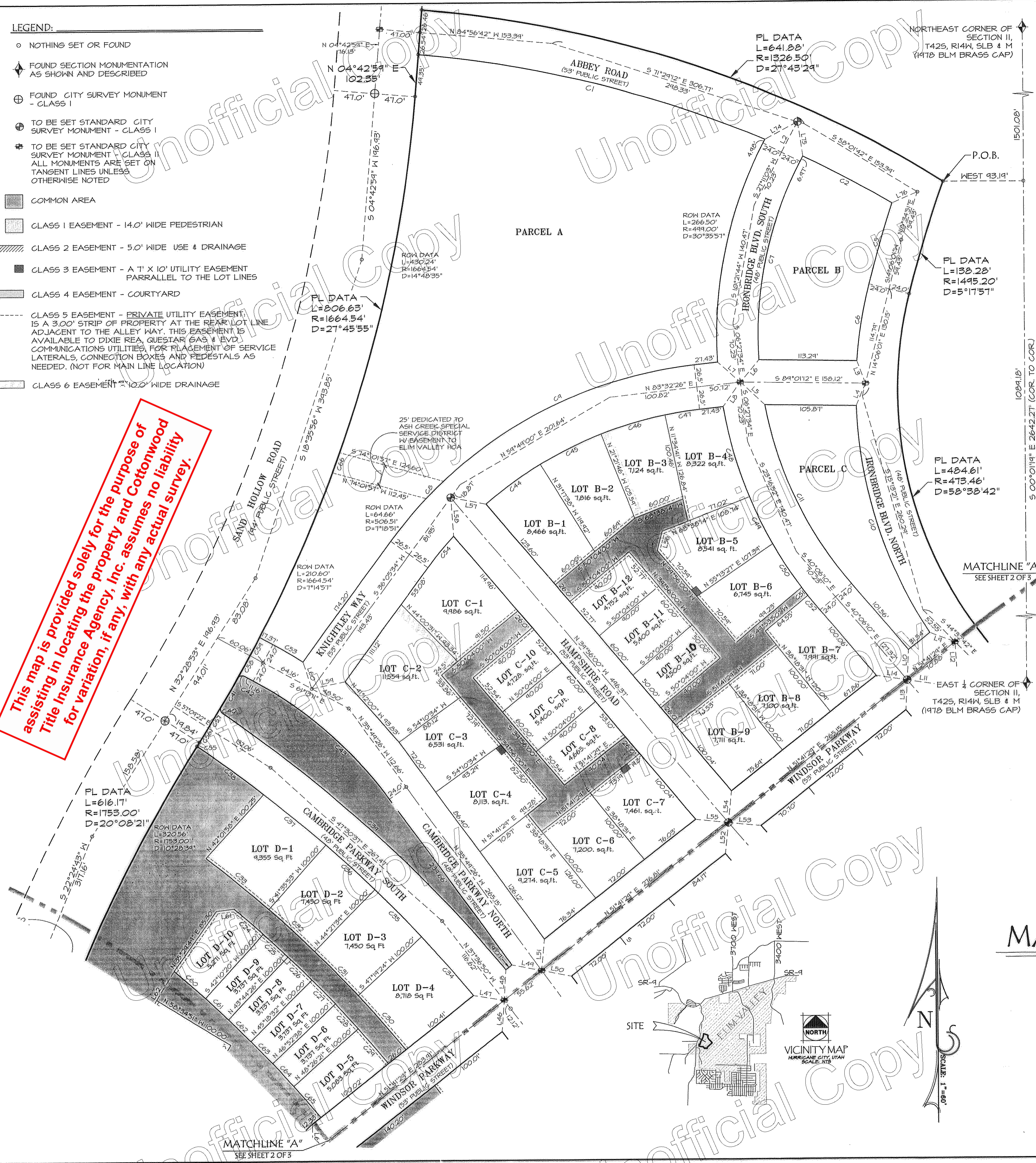
*Darwin Hall*  
ASH CREEK SPECIAL SERVICES DISTRICT

**FINAL PLAT**  
FOR  
**MARLA at ELIM VALLEY, PHASE 1**

**ROSENBERG ASSOCIATES**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
352 East Riverside Drive, Suite 402 St. George, Utah 84790 - (435) 673-8586

- LEGEND:**
- NOTHING SET OR FOUND
  - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
  - ⊕ FOUND CITY SURVEY MONUMENT - CLASS 1
  - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS 1
  - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
  - ⊕ ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
  - COMMON AREA
  - ▨ CLASS 1 EASEMENT - 14.0' WIDE PEDESTRIAN
  - ▨ CLASS 2 EASEMENT - 5.0' WIDE USE & DRAINAGE
  - ▨ CLASS 3 EASEMENT - A 1' X 10' UTILITY EASEMENT PARALLEL TO THE LOT LINES
  - ▨ CLASS 4 EASEMENT - COURTYARD
  - ▨ CLASS 5 EASEMENT - PRIVATE UTILITY EASEMENT IS A 3.00' STRIP OF PROPERTY AT THE REAR LOT LINE ADJACENT TO THE ALLEY WAY. THIS EASEMENT IS AVAILABLE TO DIXIE REA, QUESTAR GAS & EVD COMMUNICATIONS UTILITIES, FOR PLACEMENT OF SERVICE LATERALS, CONNECTION BOXES AND PEDESTALS AS NEEDED. (NOT FOR MAIN LINE LOCATION)
  - ▨ CLASS 6 EASEMENT - 14.00' WIDE DRAINAGE

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**SURVEYOR'S CERTIFICATE:**  
I, Brandon E. Anderson, of St. George, Utah do hereby certify that I am a Professional Land Surveyor as prescribed by the laws of the State of Utah and that I hold a certificate of registration (license) number 4438716. I further certify that by authority of the heron Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into a Lots, Common Area, & Public streets to be hereafter known as the:

**FINAL PLAT**  
FOR  
**MARLA at ELIM VALLEY, PHASE 1**

That the same has been correctly surveyed and points established on the ground in accordance with the heron legal description.

Date: 8-17-2007

*Brandon E. Anderson*  
Brandon E. Anderson  
Certificate No. 4438716

**LEGAL DESCRIPTION:**  
Beginning at a point South 00°01'19" East 1501.00 feet along the section line and West 93.14 feet from the Northeast Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running:  
Thence along a curve to the left, the radius point of which lies South 70°36'03" East, a radial distance of 1445.20 feet; thence southerly along the arc, through a central angle of 08°11'51", a distance of 138.28 feet;  
thence southerly, a distance of 484.61 feet along a compound curve to the left having a radius of 473.46 feet and a central angle of 58°38'42";  
thence southeasterly, 190.00 feet along an arc of a 2,523.75 foot radius curve to the right, (center bears South 45°27'18" West), with a central angle of 04°18'44";  
thence South 40°13'53" East 48.33 feet;  
thence South 50°13'38" West 305.03 feet;  
thence South 68°36'57" West 31.70 feet;  
thence South 50°13'38" West 100.00 feet;  
thence South 36°10'07" West 54.53 feet;  
thence South 46°46'22" West 100.14 feet;  
thence South 47°15'30" West 26.02 feet;  
thence South 46°46'22" West 95.63 feet;  
thence South 25°06'27" West 70.42 feet;  
thence South 44°46'07" West 125.46 feet;  
thence South 04°13'17" West 128.88 feet;  
thence North 85°46'43" West 160.00 feet;  
thence North 04°13'17" East 30.51 feet;  
thence North 50°13'38" West 132.00 feet;  
thence North 04°13'17" West 51.52 feet;  
thence North 85°42'43" West 31.43 feet;  
thence North 40°23'31" West 224.09 feet;  
thence North 83°33'30" West 36.88 feet;  
thence North 06°26'30" East 45.17 feet;  
thence North 83°33'30" West 341.21 feet;  
thence North 06°26'30" East 26.00 feet;  
thence North 83°33'30" West 186.17 feet;  
thence northerly, 264.38 feet along an arc of a 1,847.00 foot radius curve to the right, center bears South 85°51'32" East, with a central angle of 08°12'05";  
thence South 77°34'28" East 44.00 feet;  
thence northerly, 616.17 feet along an arc of a 1,753.00 foot radius curve to the right, center bears South 77°34'28" East, with a central angle of 22°08'21";  
thence northerly, a distance of 806.63 feet along a reverse curve to the left having a radius of 1664.54 feet and a central angle of 27°45'55";  
thence North 04°42'54" East 102.35 feet;  
thence easterly, 641.88 feet along an arc of a 1326.50 foot radius curve to the right, center bears South 05°02'54" West, with a central angle of 27°43'29" to the Point of Beginning.

Containing 1,823,946 square feet or 41.873 acres

**ELIM VALLEY**  
NOURISH LIFE

**FINAL PLAT**  
FOR  
**MARLA at ELIM VALLEY, PHASE 1**  
LOCATED IN SECTIONS 11 & 12 OF TOWNSHIP 42 SOUTH,  
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 3

RECORDED #  
**DOC # 20080033761**  
Map (Conveying Property) County Recorder  
08/27/07 08:18:45 AM  
08/27/07 08:18:45 AM  
08/27/07 08:18:45 AM

*Russell ...*  
FEE: \_\_\_\_\_  
WASHINGTON COUNTY RECORDER

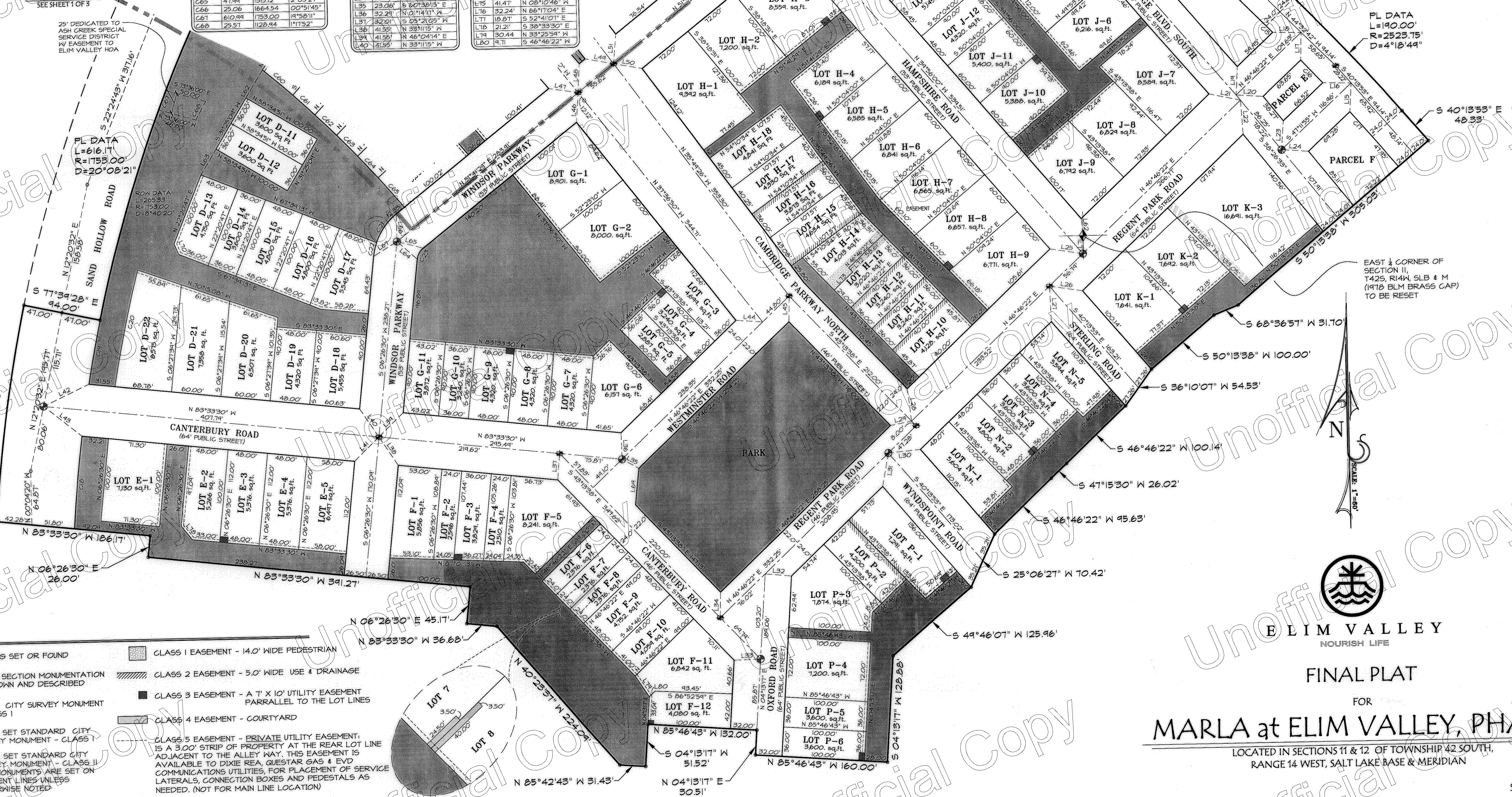
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CURVE	LENGTH	RADIUS	DELTA
C1	414.96	1215.00	18°40'10"
C2	16.43	1215.00	15°19'41"
C3	24.33	102.41	8°23'41"
C4	25.15	1215.00	1°01'53"
C5	49.98	1543.20	3°40'30"
C6	41.16	521.46	10°04'58"
C7	241.30	451.00	30°34'14"
C8	28.60	506.50	3°14'08"
C9	326.19	506.50	36°53'32"
C10	282.31	521.46	31°02'34"
C11	234.81	451.00	24°44'51"
C12	53.35	521.46	5°51'44"
C13	12.01	500.00	1°22'33"
C14	64.92	2444.00	1°36'11"
C15	10.44	2415.19	0°19'11"
C16	39.63	2415.19	0°53'34"
C17	40.89	2415.19	0°56'34"
C18	112.12	1153.00	3°34'52"
C19	10.52	1153.34	2°33'58"
C20	143.36	1121.50	4°46'11"
C21	42.24	16.50	32°01'15"
C22	11.57	16.50	3°01'45"
C23	15.80	20.00	45°15'00"
C24	44.61	1415.12	1°48'30"
C25	38.14	1415.12	1°34'06"
C26	38.14	1415.12	1°34'06"
C27	56.14	1415.12	1°34'06"
C28	38.14	1415.12	1°34'06"
C29	53.64	1415.12	1°12'22"
C30	12.00	1441.12	3°10'52"
C31	83.31	1441.12	2°51'46"

CURVE	LENGTH	RADIUS	DELTA
C32	12.00	1441.12	2°51'46"
C33	43.43	1441.12	3°44'05"
C34	40.44	1541.12	3°22'58"
C35	11.00	1541.12	2°51'46"
C36	11.00	1541.12	2°51'46"
C37	43.16	1541.12	3°32'12"
C38	43.13	1541.12	3°17'44"
C39	444.32	1524.12	16°01'12"
C40	4.02	6.00	86°05'41"
C41	36.31	1664.54	1°14'01"
C42	4.35	6.00	84°17'11"
C43	210.48	416.00	25°23'45"
C44	78.21	453.50	4°58'51"
C45	78.60	453.50	4°58'51"
C46	111.45	453.50	4°47'06"
C47	40.51	453.50	5°01'01"
C48	110.02	444.00	12°31'01"
C49	61.11	444.00	7°01'21"
C50	12.00	444.00	1°22'48"
C51	22.11	444.00	2°32'14"
C52	40.36	524.58	4°22'02"
C53	41.51	453.50	6°00'04"
C54	5.18	1153.00	0°10'10"
C55	4.54	1664.54	0°40'22"
C56	28.15	1664.54	0°19'41"
C57	24.93	1664.54	1°01'48"
C58	24.00	1664.54	0°44'34"
C59	48.00	1315.12	2°05'28"
C60	36.00	1315.12	1°34'06"
C61	36.00	1315.12	1°34'06"
C62	36.00	1315.12	1°34'06"
C63	36.00	1315.12	1°34'06"
C64	36.00	1315.12	1°34'06"
C65	41.94	1315.12	2°05'21"
C66	25.06	1664.54	0°51'45"
C67	610.44	1753.00	1°45'51"
C68	25.51	1128.44	1°17'52"

LINE	LENGTH	BEARING
L1	63.91	S 10°34'52" W
L2	40.74	N 21°11'03" E
L3	28.34	N 20°04'02" E
L4	28.44	S 22°04'27" W
L5	30.04	S 48°16'23" E
L6	34.04	N 34°51'04" E
L7	35.28	N 41°46'40" E
L8	35.28	N 34°51'32" E
L9	31.03	S 64°40'13" E
L10	35.21	S 02°52'41" E
L11	35.21	N 03°23'01" W
L12	35.21	S 02°52'41" E
L13	35.21	S 02°52'41" E
L14	36.32	N 81°21'32" W
L15	34.41	S 03°51'53" W
L16	34.33	N 86°26'29" W
L17	34.36	S 88°54'51" W
L18	34.92	S 03°14'36" W
L19	32.41	N 85°50'05" W
L20	32.61	N 77°41'56" E
L21	30.86	N 77°41'56" E
L22	41.12	N 03°19'14" W
L23	35.31	S 04°22'14" E
L24	32.73	S 83°21'41" E
L25	40.43	N 80°53'36" W
L26	40.52	S 81°04'18" E
L27	42.66	N 01°44'41" W
L28	40.00	N 06°21'28" W
L29	34.04	N 84°42'31" W
L30	41.03	S 83°21'41" E
L31	32.01	N 84°58'58" W
L32	32.16	N 88°30'16" E
L33	31.11	N 01°44'41" W
L34	31.11	N 01°44'41" W
L35	23.06	S 80°33'15" E
L36	32.24	N 01°44'41" W
L37	32.01	N 83°11'15" W
L38	41.55	N 33°11'15" W
L39	41.55	N 33°11'15" W
L40	41.55	N 33°11'15" W

LINE	LENGTH	BEARING
L41	41.55	S 46°04'14" W
L42	61.34	S 64°52'14" W
L43	54.11	S 60°44'08" E
L44	32.34	N 05°25'14" W
L45	31.11	S 01°46'22" W
L46	35.41	S 04°44'20" W
L47	35.41	S 05°51'41" W
L48	35.54	N 03°25'26" E
L49	35.01	S 74°06'24" E
L50	35.01	N 14°20'24" W
L51	36.55	N 14°21'01" W
L52	36.46	S 05°52'44" W
L53	36.02	N 84°07'16" W
L54	36.46	S 05°52'44" W
L55	36.02	N 84°07'16" W
L56	33.35	N 14°21'01" W
L57	41.10	S 74°23'44" E
L58	45.08	N 03°55'36" W
L59	34.45	N 78°11'30" E
L60	32.14	N 11°56'26" W
L61	20.35	N 82°46'42" E
L62	20.88	S 05°05'24" E
L63	36.18	N 31°25'04" E
L64	32.83	S 41°22'41" E
L65	32.83	S 14°21'13" E
L66	33.11	N 00°07'42" W
L67	33.11	S 52°18'41" W
L68	11.01	S 52°23'01" W
L69	44.80	S 08°23'18" E
L70	14.41	S 22°34'51" E
L71	22.11	S 01°33'15" E
L72	1.00	S 43°13'36" E
L73	31.34	N 46°46'22" E
L74	43.10	S 61°01'04" W
L75	41.41	N 08°10'46" W
L76	32.24	N 68°11'04" E
L77	18.87	S 52°41'01" W
L78	21.21	S 36°33'30" E
L79	30.44	N 33°25'34" W
L80	9.11	S 46°46'22" W



MATCHLINE "A"  
SEE SHEET 1 OF 3

MATCHLINE "A"  
SEE SHEET 1 OF 3

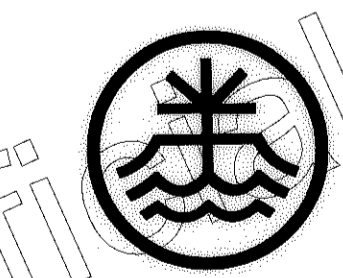
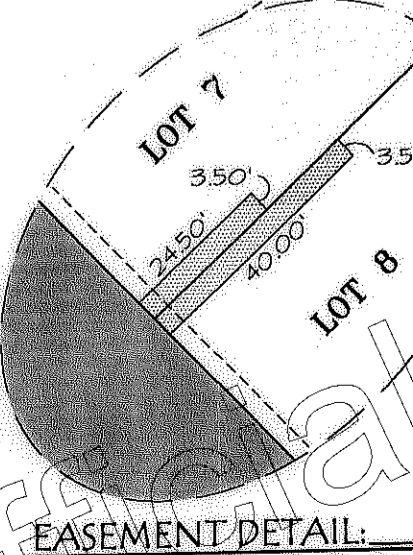
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PL DATA  
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D=4°18'49"

PL DATA  
L=264.38  
R=1841.00  
D=8°12'05"

EAST 1/4 CORNER OF SECTION 11, T42S, R14W, S1B & M (1918 BLM BRASS CAP) TO BE RESET

- LEGEND:**
- NOTHING SET OR FOUND
  - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
  - ⊕ FOUND CITY SURVEY MONUMENT - CLASS I
  - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I
  - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
  - ⊕ TANGENT LINES UNLESS OTHERWISE NOTED
  - COMMON AREA
  - ▨ CLASS 1 EASEMENT - 14.0' WIDE PEDESTRIAN
  - ▨ CLASS 2 EASEMENT - 5.0' WIDE USE & DRAINAGE
  - ▨ CLASS 3 EASEMENT - A 7' X 10' UTILITY EASEMENT PARALLEL TO THE LOT LINES
  - ▨ CLASS 4 EASEMENT - COURTYARD
  - ▨ CLASS 5 EASEMENT - PRIVATE UTILITY EASEMENT: IS A 3.00' STRIP OF PROPERTY AT THE REAR LOT LINE ADJACENT TO THE ALLEY WAY. THIS EASEMENT IS AVAILABLE TO DIXIE REA, QUESTAR GAS & EVD COMMUNICATIONS UTILITIES, FOR PLACEMENT OF SERVICE LATERALS, CONNECTION BOXES AND PEDESTALS AS NEEDED. (NOT FOR MAIN LINE LOCATION)
  - ▨ CLASS 6 EASEMENT - 10.0' WIDE DRAINAGE



**ELIM VALLEY**  
NOURISH LIFE

**FINAL PLAT**

FOR

**MARLA at ELIM VALLEY, PHASE 1**

LOCATED IN SECTIONS 11 & 12 OF TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

**OWNERS DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having caused the same to be subdivided into lots, common area, and public streets to be hereafter known as:

**FINAL PLAT  
FOR  
MARLA at ELIM VALLEY, PHASE 1**

For good and valuable consideration received, do hereby dedicate and convey to the City of Hurricane for perpetual use of the public all parcels of land shown on this plat as public streets and easements. All units, public streets and easements are as noted or shown. The owners do hereby warrant to the City of Hurricane and its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons. Lots shown on this Plat are subject to the Declaration of Covenants, Conditions and Restrictions, of "MARLA at ELIM VALLEY, PHASE 1" subdivision, recorded in the Office of the Washington County Recorder concurrently with this plat, said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made part of this Plat.


In witness whereof we have hereunto set our hands this  
day of August, 2012

ELIM VALLEY PLANNING AND DEVELOPMENT, LLC

  
ELIM VALLEY PLANNING AND DEVELOPMENT, LLC -MANAGING MEMBER

**MORTGAGEE CONSENT TO RECORD:**

MELLON VALLEY LLC, 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 plat, recording of Covenants, Conditions and Restrictions and lots in all dedications.


  
Officer

**L.L.C. ACKNOWLEDGMENT:**

State of Utah  
County of WASHINGTON S.S.  
On the 21<sup>st</sup> day of AUGUST, 2012, personally appeared before me  
ROB ROBINSON, who being by me duly sworn did say that he is the  
Manager of MELLON VALLEY, LLC and that he executed the foregoing Mortgagee  
to Consent in behalf of said limited liability company being authorized and  
empowered to do so by the operating agreement of MELLON VALLEY, LLC and he  
did duly acknowledge to me that such limited liability company executed the same  
for the uses and purposes stated therein.

6-6-2012

My commission expires:

  
Notary Public  
Residing in Washington  
County, Utah




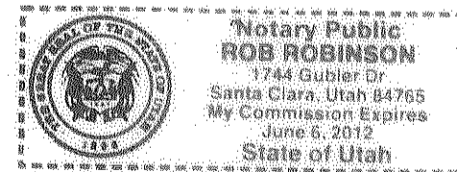
**L.L.C. ACKNOWLEDGMENT:**

State of Utah  
County of WASHINGTON S.S.  
On the 21<sup>st</sup> day of AUGUST, 2012, personally appeared before me  
ROB ROBINSON, who being by me duly sworn did say that he is the  
Manager of ELIM VALLEY PLANNING AND DEVELOPMENT, LLC -MANAGING  
MEMBER 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  
-MANAGING MEMBER and he did duly acknowledge to me that such limited liability  
company executed the same for the uses and purposes stated therein.

6-6-2012

My commission expires:

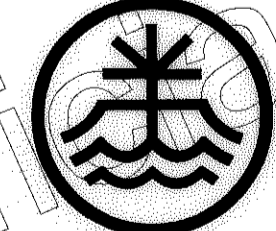
  
Notary Public  
Residing in Washington  
County, Utah



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**NOTES:**

- 1. Building setbacks are variable and reflect the plan overlay documents accepted by Hurricane City.
- 2. All common areas shown on this plat are subject to a public utilities, drainage, and irrigation line easements for installation and maintenance of improvements and such easements shall be subject to the right of the Hurricane City to require the Homeowner's Association to assess its members to repair streets, landscaping, etc., where needed to repair or replace the public utilities. (See Declaration)
- 3. Property corners are set with rebar and cap at all rear and angled side yards. Front corners are set on an offset on-line with a plug in the curb.



**ELIM VALLEY**  
NOURISH LIFE

**FINAL PLAT  
FOR  
MARLA at ELIM VALLEY, PHASE 1**

LOCATED IN SECTIONS 11 & 12 OF TOWNSHIP 42 SOUTH,  
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN