

1253-01 SVY-PHASE 1 FINAL PLAT.DWG. DATE: APRIL 26, 2018

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TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 26th DAY OF APRIL, 2018, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

CITY ENGINEER'S CERTIFICATE

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THE OFFICE, THIS 26th DAY OF APRIL, 2018.5-3-2018
HURRICANE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 26th DAY OF JUNE, 2018.

HURRICANE CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IT IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 26th DAY OF APRIL, 2018.

ASH CREEK SPECIAL SERVICE DISTRICT

ASH CREEK SPECIAL SERVICE DISTRICT

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 174919, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

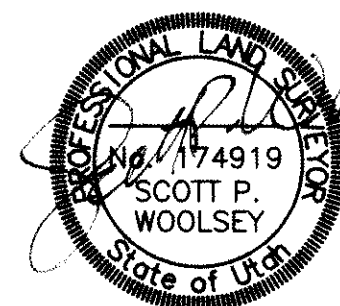
TAVA RESORT AT SAND HOLLOW PHASE 1

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

Commencing at the West 1/4 Corner of Section 23, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence North 00°05'32" East, along the Section line, a distance of 54.88 feet; Thence North 90°00'00" East, a distance of 138.43 feet to the Point of Beginning. Thence North 62°22'17" East, a distance of 109.71 feet; Thence North 30°12'46" East, a distance of 53.16 feet; Thence North 62°22'17" East, a distance of 94.03 feet; Thence North 36°23'22" West, a distance of 74.28 feet; Thence North 36°23'22" West, a distance of 52.75 feet; Thence North 30°12'46" East, a distance of 44.97 feet; Thence North 12°56'05" East, a distance of 107.02 feet; Thence South 71°30'21" East, a distance of 100.05 feet; Thence North 14°02'16" East, a distance of 103.62 feet; Thence North 67°39'14" East, a distance of 6.65 feet; Thence North 22°20'46" East, a distance of 26.00 feet; Thence South 67°39'14" East, a distance of 117.74 feet; Thence North 22°14'28" East, a distance of 26.00 feet; Thence North 13°20'14" East, a distance of 54.43 feet; Thence North 07°36'58" East, a distance of 36.45 feet; Thence North 00°13'25" West, a distance of 11.76 feet; Thence North 06°45'30" West, a distance of 319.48 feet; Thence North 24°54'46" West, a distance of 49.53 feet; Thence North 00°15'03" West, a distance of 109.96 feet; Thence North 89°44'57" East, a distance of 252.42 feet, to a point on the Westerly line of the Retreat At Sand Hollow Phase 3, according to the Official Plat thereof filed under Document #20170007372 Washington County Records; Thence the following nine (9) courses along said line, South 00°14'52" East, a distance of 133.84 feet; Thence South 11°11'30" East, a distance of 330.64 feet; Thence South 00°04'34" West, a distance of 647.60 feet; Thence South 62°00'03" West, a distance of 81.22 feet; Thence South 50°00'53" West, a distance of 53.16 feet; Thence South 62°00'03" West, a distance of 99.00 feet; Thence South 27°59'57" East, a distance of 164.16 feet; Thence South 49°05'50" East, a distance of 360.61 feet, to a point on the Northwesterly line of the Retreat At Sand Hollow Resort Phase 1, according to the Official Plat found on Document #20070042165 Washington County Records; Thence South 88°04'15" West, a distance of 127.21 feet, to the Northwesterly Corner of the Retreat At Sand Hollow Resort Phase 1A, according to the Official Plat found on Document #20100000283, Washington County Records; Thence North 66°08'22" West, a distance of 65.73 feet, to the Northwesterly Corner of said Phase 1A; Thence South 38°36'48" West, along the Westerly line of said Phase 1A, a distance of 113.71 feet; Thence South 14°35'43" West, along said line, a distance of 46.58 feet; Thence South 34°20'44" West, along said line and an extension thereof, a distance of 115.91 feet, to a point on the Northwesterly line of that parcel shown by Document #20160031276, Official Washington County Records; Thence the following three (3) courses along said line, North 50°38'16" West, a distance of 126.11 feet; Thence North 27°37'43" West, a distance of 702.77 feet; Thence North 32°02'05" West, a distance of 87.40 feet to the Point of Beginning.

Containing: 15.20 acres, more or less.

SCOTT P. WOOLSEY
PLS# 174919

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 LOTS, PUBLIC STREETS, COMMON AREAS & PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

TAVA RESORT AT SAND HOLLOW PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE, UTAH FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, EASEMENTS, AND COMMON AREAS. ALL PUBLIC STREETS, EASEMENTS AND COMMON AREAS ARE AS NOTED OR SHOWN, ALL COMMON AREAS ARE DEDICATED TO THE HOA BUT ARE PUBLIC UTILITY EASEMENTS. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 2018. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WE HAVE HEREUNTO SET OUR HAND THIS 26th DAY OF APRIL, 2018.

TAVA LAND LLC

ACKNOWLEDGMENT

On the 26th day of April, 2018, personally appeared before me Paul E. Lawrence, Notary Public for the State of Utah, of TAVA Land LLC, an Idaho Limited Liability Company, who being by me duly sworn did say that the Limited Liability Company executed the above instrument for the uses and purposes stated herein.NOTARY PUBLIC FULL NAME: Douglas Zelazny
COMMISSION NUMBER: 691149MY COMMISSION EXPIRES: Oct 6, 2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE 46-1-16(6)).

TAVA RESORT AT SAND HOLLOW PHASE 1

A 56 Lot subdivision Located in Section 23, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

COUNTY RECORDER'S ACCEPTANCE

DOC # 20180027739

Map (Conveying Property)
Page 1 of 3
07/05/2018 01:41:11 PM Fee \$ 116.00
\$116.00
\$116.00

COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION

The owners and Mortgagees, by signing this plat do hereby confirm that , notwithstanding any subsequent instrument recorded with respect to said tract, there shall be Water Availability Fees due and payable on the lots within said tract upon the first to occur of the following events.

- the sale of the lot to a third party by the Owner, or any successor in interest thereto;
- the issuance of a building permit for construction on any portion of the tract or;
- three years from the date of the recording of this plat as set forth in a Promissory Note and Security Agreement executed and recorded with this Subdivision Plat.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

The Washington County Water Conservancy District hereby acknowledges the Notification and Consent to Impact Fee Obligation on this Plat.

Washington County Water Conservancy District

State of Utah
County of Washington

On the 29 day of JUNE 2018, personally appeared before me Jodi Richards State Attorney of the Washington County Water Conservancy District, and that the foregoing document was signed by her on behalf of the Washington County Water Conservancy District by appropriate authority and that she acknowledged before me that the Washington county Water Conservancy District executed the document and the document was the act of the Washington County Water Conservancy District for its stated purposes.

Melanie Massey
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Melanie Massey
COMMISSION NUMBER: 69421
MY COMMISSION EXPIRES: 3-24-21
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE 46-1-16(6)).

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

The undersigned Roger Ball, Managing Member of TAVA Land LLC, does hereby acknowledge and consent to the terms and conditions of the Washington County Water Conservancy District impact fee obligations as stated hereon, for the uses and purposes stated therein.

Roger Ball
TAVA Land LLC
By: Roger Ball, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Idaho
County of Bonneville
On the 21 day of June 2018, personally appeared before me Roger Ball, Managing Member of TAVA Land LLC, an Idaho Limited Liability Company, who being by me duly sworn did say that the Limited Liability Company executed the acknowledgement of Water Impact Fees in behalf of said Limited Liability Company, being authorized and empowered to do so by the operating agreement of TAVA Land LLC, and he did acknowledge to me that such limited liability company executed the same for the uses and purposes stated herein.

Traci Lynn Wilkinson
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Traci Lynn Wilkinson
COMMISSION NUMBER: 27361
MY COMMISSION EXPIRES: 3/20/21
A NOTARY PUBLIC COMMISSIONED IN UTAH IDAHO WYOMING NEVADA ARIZONA NEW MEXICO UTAH IDAHO WYOMING NEVADA ARIZONA NEW MEXICO
(NO STAMP REQUIRED PER UTAH CODE 46-1-16(6)).

MORTGAGEE'S CONSENT
TO OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

The undersigned Jeromy L. Hart, Manager of the Bank of Commerce, Mortgagee of record does hereby consent to the Owner's Acknowledgement of Water Impact Fees for the uses and purposes stated therein.

Jeromy L. Hart
By: Jeromy L. Hart, Manager
of the Bank of Commerce

MORTGAGEE'S ACKNOWLEDGEMENT

State of Idaho
County of Bonneville

On the 21st day of June 2018, personally appeared before me Jeromy L. Hart, who being by me duly sworn did say that he is the Manager of the Bank Of Commerce, and that Jeromy L. Hart executed the foregoing Mortgagee's Consent to Owner's Acknowledgement of Water Impact Fees on behalf of said Bank of Commerce by authority of a resolution of its Board of Directors and Jeromy L. Hart did acknowledge to me that the Bank of Commerce executed the same for the uses and purposes stated therein.

Michelle Walker
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Michelle Walker
COMMISSION NUMBER: 51718
MY COMMISSION EXPIRES: 2/6/20
A NOTARY PUBLIC COMMISSIONED IN UTAH IDAHO WYOMING NEVADA ARIZONA NEW MEXICO UTAH IDAHO WYOMING NEVADA ARIZONA NEW MEXICO
(NO STAMP REQUIRED PER UTAH CODE 46-1-16(6)).