

MAP

DOC # 20200014804

Map (Conveying Property) Page 1 of 3  
Russell Shirts Washington County Recorder  
03/25/2020 11:09:24 AM Fee \$ 188.00  
By RANDY T SIMONSEN LTD



NAME: FIREROCK PHASE 1

LOTS: 44 MAP: 4349

PARCEL: H-3-1-33-447-A

SKY MOUNTAIN HOLDINGS LLC

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 0°04'05" E 19.22 FEET ALONG THE WEST SECTION LINE OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 89°55'55" E 444.41 FEET, TO THE SOUTHEAST BOUNDARY CORNER OF 2170 WEST STREET DEDICATION PLAT, DOCUMENT NO. 20160025029, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE WEST QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE N 0°14'25" E 4.52 FEET ALONG SAID BOUNDARY LINE; THENCE S 89°45'35" E 214.63 FEET; THENCE N 0°14'25" E 10.85 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 0°14'29" E; THENCE ALONG THE ARC OF SAID CURVE 30.60 FEET THROUGH A CENTRAL ANGLE OF 87°38'56", TO THE BEGINNING OF A 224.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 171.63 FEET THROUGH A CENTRAL ANGLE OF 43°54'05"; THENCE N 46°29'38" E 36.56 FEET; THENCE N 0°04'07" E 374.39 FEET; THENCE S 80°33'58" E 121.57 FEET; THENCE S 73°08'43" E 52.50 FEET; THENCE S 81°02'10" E 92.07 FEET; THENCE S 89°55'55" E 79.98 FEET; THENCE N 77°39'53" E 424.74 FEET; THENCE N 79°25'07" E 80.04 FEET; THENCE N 85°45'42" E 73.80 FEET; THENCE S 78°24'48" E 54.23 FEET; THENCE N 15°02'29" E 127.29 FEET, TO A POINT ON A 599.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 3°10'12" W; THENCE ALONG THE ARC OF SAID CURVE 71.22 FEET THROUGH A CENTRAL ANGLE OF 6°48'44"; THENCE N 3°38'32" W 52.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 3°38'32" W; THENCE ALONG THE ARC OF SAID CURVE 30.12 FEET THROUGH A CENTRAL ANGLE OF 86°17'35"; THENCE N 0°03'53" E 142.07 FEET, TO THE BEGINNING OF A 999.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 52.39 FEET THROUGH A CENTRAL ANGLE OF 3°00'17"; THENCE N 87°03'35" E 171.00 FEET; THENCE N 5°07'24" W 89.14 FEET; THENCE N 9°01'13" W 89.54 FEET; THENCE N 13°44'22" W 206.42 FEET; THENCE N 45°53'22" W 45.37 FEET; THENCE N 16°16'33" E 28.87 FEET; THENCE N 76°15'38" E 10.89 FEET; THENCE S 46°16'13" E 374.60 FEET; THENCE S 10°07'13" E 456.00 FEET; THENCE S 32°54'39" W 40.42 FEET; THENCE S 43°41'40" W 685.00 FEET; THENCE S 45°26'40" W 213.00 FEET; THENCE S 21°10'09" E 119.94 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 33; THENCE N 89°45'33" W 771.37 FEET ALONG SAID LINE, TO A POINT ON THE EAST LINE OF THE 2000 WEST STREET & 100 NORTH STREET ROADWAY DEDICATION PLAT, DOCUMENT NO. 20060060404, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) THENCE N 0°14'29" E 21.56 FEET, TO THE NORTHEAST CORNER OF SAID DEDICATION, (2) THENCE N 89°55'55" W 330.59 FEET ALONG THE NORTH LINE OF SAID DEDICATION, TO THE POINT OF BEGINNING.

CONTAINING 818,614 SQ FT OR 18.80 ACRES MORE OR LESS.

**SURVEYORS CERTIFICATE**

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 0411170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 56 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAN AND HAVE SIGNED THE SAME TRACT INTO TOWNS, OPEN SPACE, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

**FIREROCK PHASE 1**

**FIREROCK PHASE 1**

AND THAT THE SAME HAS BEEN CORRECTED

1/13/2020

DATE

*[Signature]*

TRAVIS W. SANDERS, P.L.C.



### BOUNDARY DESCRIPTION

[illegible]

## OWNER'S DEDICATION

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

## FIREROCK PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF HUNTSVILLE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, OPEN SPACE AND EASEMENTS, ALL LOTS, OPEN OFFICE, PUBLIC, STREET AND ROADWAYS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF HUNTSVILLE ALL SUCCESSIONS AND ASSIGNS, TITLE TO THIS PLAT ARE HEREBY DEDICATED AND CONVEYED TO PUBLIC USE FOR EASEMENT 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SKY MOUNTAIN HOLDINGS, LLC

(A) Randy L. Emerson

#### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah )  
COUNTY OF Washington

ON THE 20 DAY OF January, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, Yusef Samarin, WHO BEING BY ME FULLY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF SKY MOUNTAIN HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DECLARATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SKY MOUNTAIN HOLDINGS, LLC, AND HE DID FULLY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES THE DATE OF THE OATH AND NOT OATH DATED THEREIN.

*Andrea King*  
NOTARY PUBLIC




COMMISSION NUMBER: 693919

NOTARY PUBLIC FULL NAME: Andrea King

MY COMMISSION EXPIRES: 04-25-202

## FIREROCK PHASE 1

LOCATED IN  
NW 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE AND MERIDIAN  
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL AND SIGNATURE OF SPECIAL SERVICE DISTRICT I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>17</u> DAY OF <u>January</u> A.D. <u>2020</u> . 		ENGINEER'S APPROVAL I HEREBY PLAT AND HAVE REVIEWED AND APPROVED AS FOLLOWS THIS <u>17</u> DAY OF <u>March</u> A.D. <u>2020</u> . 		APPROVAL AND SIGNATURE OF CITY OF HOUSTON APPROVED AS FOLLOWS THIS <u>17</u> DAY OF <u>March</u> A.D. <u>2020</u> . 		APPROVAL AND SIGNATURE OF CITY OF HOUSTON HEALTH APPROVED AS FOLLOWS THIS <u>17</u> DAY OF <u>March</u> A.D. <u>2020</u> . 		TITLE/POSITION 		RECORD NO. # <u>20200014804</u> 	
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FIREROCK PHASE 1

LOCATED IN  
NW 1/4 SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE AND MERIDIAN



