

MAP

**DOC # 20200014808**

Map (Conveying Property) Page 1 of 2  
Russell Shirts Washington County Recorder  
03/25/2020 11:09:24 AM Fee \$ 92.00  
By RANDY T. SIMONSEN LTD



**NAME: FIREROCK PHASE 2**

**LOTS: 21 MAP: 4350**

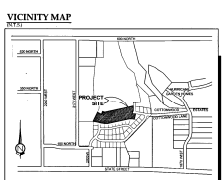
**PARCEL: H-3-1-33-447-A**

**SKY MOUNTAIN HOLDINGS LLC**

## BOUNDARY DESCRIPTION


BEGINNING AT A POINT N 0°04'05" E 815.14 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 874.58 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE S 63°31'54" E 100.88 FEET; THENCE N 26°28'06" E 42.46 FEET, TO THE BEGINNING OF A 260.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.46 FEET THROUGH A CENTRAL ANGLE OF 6°42'48"; THENCE S 70°14'43" E 50.00 FEET; THENCE N 77°39'52" E 686.63 FEET; THENCE S 0°03'53" W 115.92 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.12 FEET THROUGH A CENTRAL ANGLE OF 86°17'35"; THENCE S 3°38'32" E 52.00 FEET, TO A POINT ON A 599.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 3°38'32" E; THENCE ALONG THE ARC OF SAID CURVE 71.22 FEET THROUGH A CENTRAL ANGLE OF 6°48'44"; THENCE S 15°02'29" W 127.29 FEET; THENCE N 78°24'48" W 54.23 FEET; THENCE S 85°45'42" W 73.80 FEET; THENCE S 79°25'07" W 80.04 FEET; THENCE S 77°39'53" W 424.74 FEET; THENCE N 89°55'55" W 79.98 FEET; THENCE N 81°02'10" W 92.07 FEET; THENCE N 73°08'43" W 52.50 FEET; THENCE N 80°33'58" W 121.57 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160029245, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 89°48'34" W 4.70 FEET ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160011880, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 26°28'05" E 234.52 FEET ALONG THE EASTERLY LINE OF SAID PARCEL, TO THE POINT OF BEGINNING.

CONTAINING 243,307 SQ FT OR 5.59 ACRES MORE OR LESS



I, JAMES SHARPLEY, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 11872, HAVE BEEN LICENSED IN ACCORDANCE WITH TITLE 48, CHAPTER 29, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-25-31 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY MY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBORDINATED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

DATE 11/16/20



[illegible]

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, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

**FIREROCK PHASE 2**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HUNTERDON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALLOTTED PUBLIC STREETS AND EASEMENTS ARE AS NOTED ON SAID COVER SHEET HEREIN GRANT TO THE CITY OF HUNTERDON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY ACQUIRED OR 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. RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY

(A UTAH LIMITED LIABILITY COMPANY)

STATE OF Utah } s.s.  
COUNTY OF Washington

MANAGEMENT MEMBER OF SUCH LIMITED LIABILITY COMPANY, AUTHORIZED AND EMPLOYED TO DO SO ON THE OPERATING AGREEMENT OF SUCH MOUNTAIN HOLDINGS, LLC, AND HE DID NOT ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXERCISED THE SAME FOR THE USES AND PURPOSES DEATED THEREIN.

*Andrea King*  
\_\_\_\_\_  
ANDREA KING  
NOTARY PUBLIC, TEXAS

COMMISSION NUMBER: 693949  
My commission expires: 04-26-2021

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAIL BOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET SIDE LOT

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. (GTS), THE INVESTIGATION REPORTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPLETED DATED APRIL 12, 2024. A COPY OF THIS REPORT IS ON FILE WITH THE CITY OF HARRISBURG, ENGINEERS, BUILDERS, AND CONTRACTORS ASSOCIATION (HBCA) AND THE CITY OF HARRISBURG PLANNING AND ZONING DEPARTMENT. THE RECOMMENDATIONS ARE AS FOLLOWS:

4. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDENTIFY AND HIRE A HARRISBURG CITY OF HARRISBURG CITY OFFICERS, BOARD, EMPLOYEES, AGENTS AND REPRESENTATIVES, SAID CITY CLERK SHALL REVEAL THIS REPORT ROCK WALLS LOCATED: (within this subdivision)

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

**FIREROCK PHASE 2**  
LOCATED IN  
NW 1/4 SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST,

PROJ. #: 17-10132  
 DRAWN BY: TRGP2  
 DATE: 1-18-2008  
 CHECKED BY: TWS  
 SCALE OF SHEET  
 HOR. SCALE: 1" = 80'  
 SHEET  
 1  
 OF  
 1

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