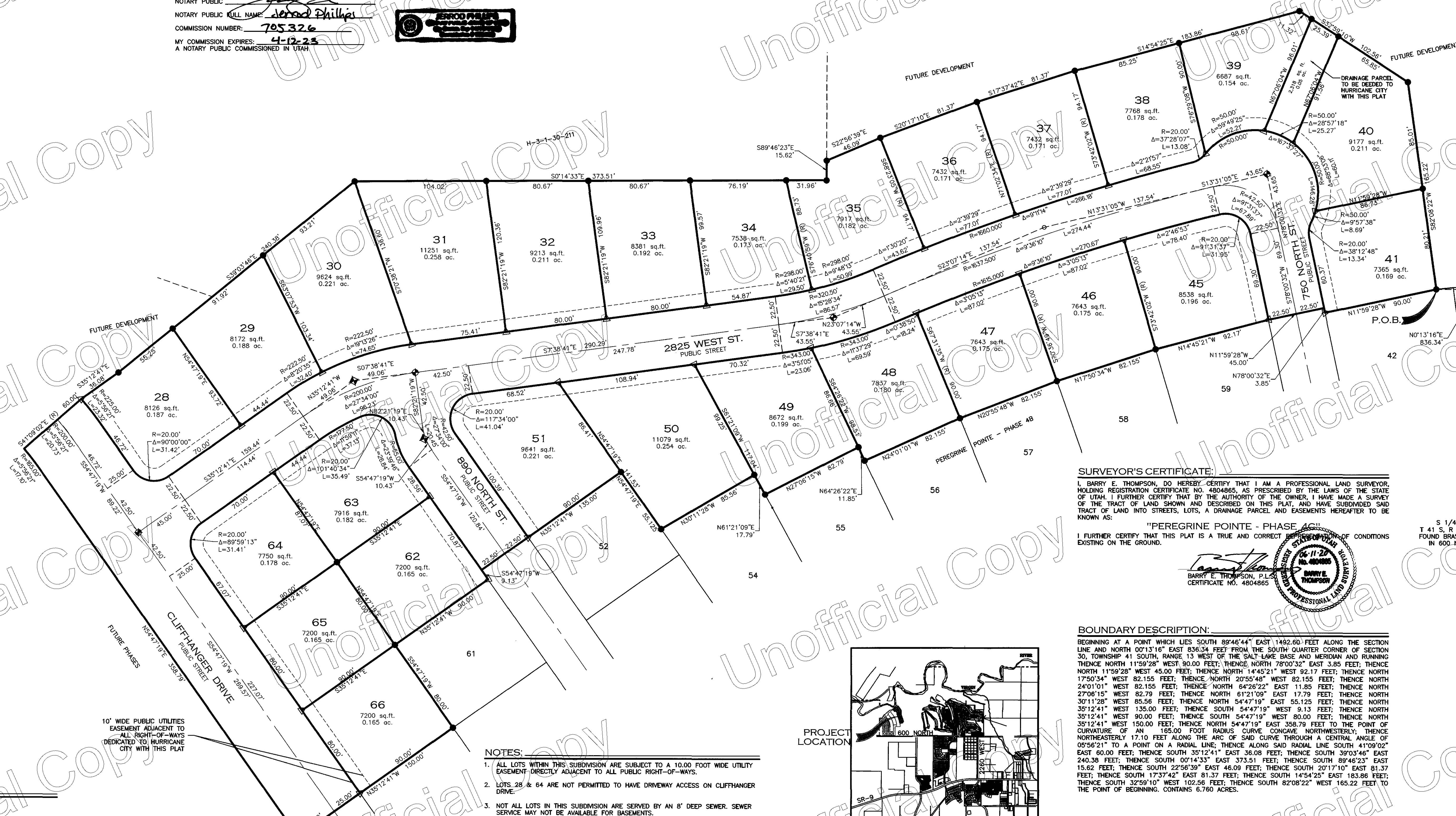
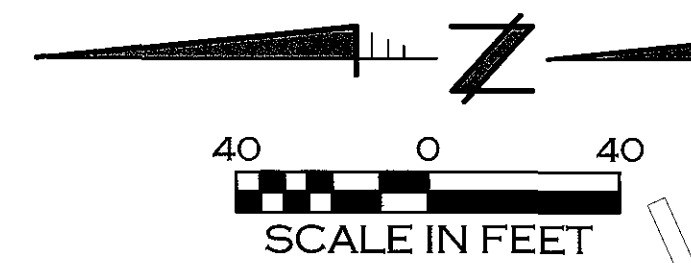


OWNER'S DEDICATION: KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS, LOTS, A DRAINAGE PARCEL AND EASEMENTS TO BE HEREAFTER KNOWN AS: "PEREGRINE POINT - PHASE 4C" DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS, THE DRAINAGE PARCEL AND EASEMENTS AS NOTED OR SHOWN, TO THE CITY OF HURRICANE.

WILLIAM O. PERRY III, MANAGING MEMBER PERRY DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT: STATE OF UTAH COUNTY OF Washington ON THIS 12 DAY OF June A.D. 2020, PERSONALLY APPEARED BEFORE ME, WILLIAM O. PERRY III, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF PERRY DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF PERRY DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

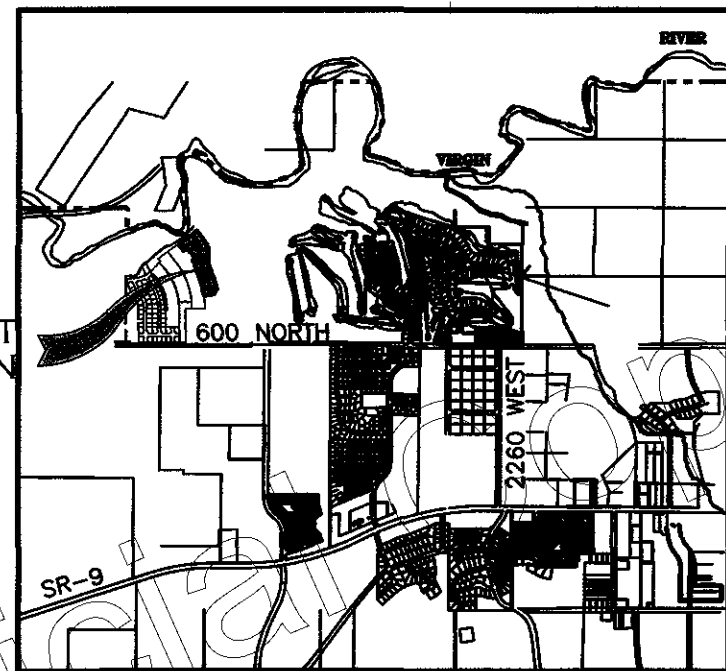
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



SURVEYOR'S CERTIFICATE: I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, LOTS, A DRAINAGE PARCEL AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"PEREGRINE POINT - PHASE 4C" I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND. BARRY E. THOMPSON, P.L.S. CERTIFICATE NO. 4804865

BOUNDARY DESCRIPTION: BEGINNING AT A POINT WHICH LIES SOUTH 89°46'44" EAST 1492.60 FEET ALONG THE SECTION LINE AND NORTH 00°13'16" EAST 836.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 11°59'28" WEST 90.00 FEET; THENCE NORTH 78°00'32" EAST 3.85 FEET; THENCE NORTH 11°59'28" WEST 45.00 FEET; THENCE NORTH 14°45'21" WEST 92.17 FEET; THENCE NORTH 17°50'34" WEST 82.155 FEET; THENCE NORTH 20°55'48" WEST 82.155 FEET; THENCE NORTH 24°01'01" WEST 82.155 FEET; THENCE NORTH 64°26'22" EAST 11.85 FEET; THENCE NORTH 27°08'15" WEST 82.79 FEET; THENCE NORTH 61°21'09" EAST 17.79 FEET; THENCE NORTH 30°11'28" WEST 85.56 FEET; THENCE NORTH 54°47'19" EAST 55.125 FEET; THENCE NORTH 35°12'41" WEST 135.00 FEET; THENCE SOUTH 54°47'19" WEST 9.13 FEET; THENCE NORTH 35°12'41" WEST 90.00 FEET; THENCE SOUTH 54°47'19" WEST 80.00 FEET; THENCE NORTH 39°12'41" WEST 150.00 FEET; THENCE NORTH 54°47'19" EAST 358.79 FEET TO THE POINT OF CURVATURE OF AN 165.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 17.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'21" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE SOUTH 41°09'02" EAST 60.00 FEET; THENCE SOUTH 35°12'41" EAST 36.08 FEET; THENCE SOUTH 39°03'46" EAST 240.38 FEET; THENCE SOUTH 00°14'33" EAST 373.51 FEET; THENCE SOUTH 89°46'44" EAST 15.62 FEET; THENCE SOUTH 22°56'39" EAST 46.09 FEET; THENCE SOUTH 20°17'10" EAST 81.37 FEET; THENCE SOUTH 17°37'42" EAST 81.37 FEET; THENCE SOUTH 14°54'25" EAST 183.86 FEET; THENCE SOUTH 32°59'10" WEST 102.86 FEET; THENCE SOUTH 82°08'22" WEST 165.22 FEET TO THE POINT OF BEGINNING. CONTAINS 6.760 ACRES.



- NOTES: 1. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS. 2. LOTS 28 & 64 ARE NOT PERMITTED TO HAVE DRIVEWAY ACCESS ON CLIFFHANGER DRIVE. 3. NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8" DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.

- LEGEND: FOUND SECTION CORNER AS NOTED, FOUND OR SET 5/8" X 20" REBAR WITH PLASTIC CAP, FOUND OR SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE UNLESS OTHERWISE NOTED, FOUND CLASS 1 MONUMENT, CLASS 1 MONUMENT TO BE SET, CLASS 2 MONUMENT TO BE SET, POINT NOT SET

PEREGRINE POINT - PHASE 4C

A 26 LOT SUBDIVISION LOCATED IN SECTION 30, T 41 S, R 13 W, S.L.B.&M. HURRICANE CITY, WASHINGTON COUNTY, UTAH

RAT ENGINEERING, P.C. CIVIL ENGINEERING AND LAND SURVEYING 51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737 FAX: (435) 635-5765 TEL: (435) 635-2329

CITY ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 25 DAY OF June A.D. 2020. DATE: 6-25-2020

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST. I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 25 DAY OF June A.D. 2020.

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 12 DAY OF July A.D. 2020.

TREASURER'S APPROVAL I, WASHINGTON COUNTY TREASURER, DO HEREBY CERTIFY ON THIS 12 DAY OF July A.D. 2020, THAT THE TAXES, SPECIAL ASSESSMENTS, AND FEES DUE ANY OWNERS OF THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID.

ACCEPTANCE OF COUNTY RECORDER DOC # 20200036806 Map (Conveying Property) Page 1 of 2

FILE NAME: 755-05-17 DATE: JUNE 11, 2020 SHEET 1 OF 1