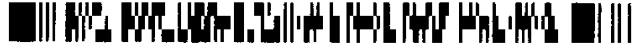


MAP

DOC # 20220041159

Map (Conveying Property) Page 1 of 8
Gary Christensen Washington County Recorder
08/30/2022 11:11:29 AM Fee \$ 552.00
By SOUTHERN UTAH TITLE CO



NAME: BLACK RIDGE COVE PHASE 2, 4 & 6

LOTS: 101 MAP: 4942

PARCEL NUMBER: SG-6-2-36-412 SG-6-2-36-414 SG-6-2-36-415

**BLACK RIDGE COVE, LLC
BLACK RIDGE KD-DAI, LLC**

Beginning at the North 1/4 corner of Section 36, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence along the Center section line of said Section 36 South 00°40'01" West 1491.30 feet; thence South 68°31'58" West 601.88 feet; thence South 85°47'18" West 658.74 feet; thence North 17°15'55" West 68.33 feet to a point on the arc of a curve to the left having a radius of 275.00 feet; thence Northeasterly 364.66 feet along the arc of said curve through a central angle of 75°58'33", the radial direction bears North 17°15'55" West, to the point of tangency; thence North 03°14'28" West 115.30 feet to a point on the arc of a curve to the right having a radius 815.00 feet; thence Southeasterly 43.89 feet along the arc of said curve through a central angle of 03°05'08", the radial direction bears South 04°26'32" West, to the point of compound curvature of a curve to the right having a radius of 415.00 feet; thence Southeasterly 212.58 feet along the arc of said curve through a central angle of 29°20'55" to a point of non-tangency; thence North 36°52'35" East 70.00 feet to a point on the arc of a curve to the left having a radius of 485.00 feet; thence Northwesterly 248.43 feet along the arc of said curve through a central angle of 29°20'55", the radial direction bears South 36°52'35" West, to the point of compound curvature of a curve to the left having a radius of 885.00 feet; thence Northwesterly 37.42 feet along the arc of said curve through a central angle of 02°25'21" to a point of non-tangency; thence North 03°14'28" West 22.79 feet to the point of curvature of a curve to the left having a radius of 107.00 feet; thence Northwesterly 29.08 feet along the arc of said curve through a central angle of 15°34'12" to the point of reverse curvature of a curve to the right having a radius of 165.50 feet; thence Northeasterly 208.45 feet along the arc of said curve through a central angle of 72°09'51" to a point on the arc of a non-tangent reverse curve to the left having a radius of 792.42 feet; thence Northeasterly 464.56 feet along the arc of said curve through a central angle of 33°35'24", the radial direction bears North 37°38'20" West, to a point on the arc of a non-tangent reverse curve to the right having a radius of 440.57 feet; thence Northeasterly 49.15 feet along the arc of said curve through a central angle of 06°23'30", the radial direction bears South 71°24'34" East, to the point of compound curvature of a curve to the right having a radius of 243.00 feet; thence Northeasterly 110.15 feet along the arc of said curve through a central angle of 25°58'14" to a point on the arc of a non-tangent curve to the left having a radius of 377.50 feet; thence Northwesterly 26.47 feet along the arc of said curve through a central angle of 04°01'03", the radial direction bears South 56°14'58" West, to a point of non-tangency; thence North 43°03'45" East 45.52 feet to a point on the arc of a non-tangent curve to the right having a radius of 455.00 feet; thence Northeasterly 82.86 feet along the arc of said curve through a central angle of 10°26'03", the radial direction bears South 44°04'13" East, to the point of reverse curvature of a curve to the left having a radius of 320.00 feet; thence Northeasterly 314.53 feet along the arc of said curve through a central angle of 56°18'57" to the point of tangency; thence North 00°02'53" East 127.70 feet to a point on the North section line of said Section 36; thence along said North section line South 88°42'05" East 427.07 feet to the point of beginning.

Contains 30.86 acres.

NOTICE OF CONDITIONS & RESTRICTIONS

- THE FOLLOWING CONDITIONS & RESTRICTIONS ENCLAVE THE PROPERTY, AS DESCRIBED HEREIN IN PERPETUITY.
- A General/limited investigation was performed by A.E.C.C. Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior footings are contained in a report dated September 12, 2018 and an addendum to Black Ridge Cove dated December 20, 2018. These reports are available from the developer and are to be used in conjunction with the plat and the plat is to be used in conjunction with the plat.
 - This subdivision contains private streets, alleys, and easements. Private streets, alleys, and easements are not to be used, maintained, or improved by the City of St. George. The Association shall be responsible for the maintenance and repair of all private streets, alleys, and easements within this subdivision.
 - The Association shall be responsible for inspecting, repairing, or replacing private streets, alleys, or lanes, landscaping, or other private improvements contained within this subdivision resulting from damage or deterioration caused by the City of St. George in its role as owner, insurer, and sponsor of maintenance of common area improvements.
 - With this subdivision, the Association shall be responsible for the maintenance of common area improvements contained within this subdivision, including private streets, alleys, landscaping, or other private improvements contained within this subdivision resulting from damage or deterioration caused by the City of St. George in its role as owner, insurer, and sponsor of maintenance of common area improvements.
 - By recording this subdivision plat, municipal utility easements are hereby dedicated and conveyed to the City of St. George over, on, under and across all portions shown or referenced on this plat as Common Area and granted within all private streets, private alleys and common area, and open space.
 - All power, water, and sewer easements are municipal utilities and maintained by the City of St. George, up to and including the meters. All the fixtures and their appurtenances within this subdivision are maintained and are maintained by the City of St. George. All the fixtures and their appurtenances are private and shall be maintained by the Association.
 - All lot lines are shown as lot lines shown and maintained and shall be the responsibility of the property owner/owner's Association and Subsequent Purchasers. Said General/Homesowner's Association and Subsequent Purchasers will maintain and land function for the City of St. George. Its officers, board, employees, agents and design firm are hereby making from rock walls located within this subdivision.
 - A perpetual easement is granted to each well owner for the area directly between each unit and the private streets, alleys, or lanes for all utility access across the common area to the private streets, alleys, or lanes. The Association shall be the trustee of each of these easements and shall be subject to the owner's obligation and other obligations contained in the deed and other documents.

OWNER'S DEDICATION

BEFORE ALL OTHERS IN PUBLIC RECORDS, the undersigned owner of all the herein described tract of land having caused the same to be subdivided into Units, Public Streets, Open Space, Municipal Utility Easements, and Common areas (including Private Streets, Alleys, or Lanes), to be hereinafter known as:

"BLACK RIDGE COVE PHASE 2, 4, & 6"

For good and valuable consideration received, the owner does hereby dedicate and convey to the City of St. George for perpetual use of the Public Street, Open Space, Municipal Utility Easements, common areas shown on this plat, and do hereby dedicate and convey to the City of St. George Municipal Utility Easements over, on, under and across all portions shown or referenced on this plat as Municipal Utility Easements and all Common areas, including private streets, alleys, or lanes. The owner does hereby warrant to the City of St. George, its successors and assigns, title to all property dedicated and conveyed to public use hereon against the claims of all persons. The owner does hereby warrant to the City of St. George, its successors and assigns, title to all property dedicated and conveyed to public use hereon against the claims of all persons. The owner does hereby warrant to the City of St. George, its successors and assigns, title to all property dedicated and conveyed to public use hereon against the claims of all persons.

In witness whereof we have hereunto set our hand this 11th day of August 2022.

Black Ridge Cove, LLC.

By: Bryan Farmer, Managing Member

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On the 11th day of August 2022, appeared before me the above named Bryan Farmer, Managing Member of Black Ridge Cove, LLC, who being duly sworn did say that the within and foregoing instrument was signed by him on behalf of Black Ridge Cove, LLC.

NOTARY PUBLIC:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

Black Ridge KD-DAL LCC

By: Bryan Farmer, Managing Member

BLACK RIDGE KD-DAL LCC ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On the 11th day of August 2022, appeared before me the above named Bryan Farmer, Managing Member of Black Ridge KD-DAL LCC, who being duly sworn did say that the within and foregoing instrument was signed by him on behalf of Black Ridge KD-DAL LCC.

NOTARY PUBLIC:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

MORTGAGEE CONSENT TO RECORD - BLACK RIDGE COVE, LLC

BLACK RIDGE COVE, LLC, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the use and purposes described in the plat, to recording plat, recording of Conveyance, Conditions and Restrictions and plat is to be dedicated and conveyed.

By: Bryan Farmer, Managing Member
STATE OF _____
COUNTY OF _____

On this 11th day of August 2022, I, Bryan Farmer, do hereby acknowledge that I am the Manager of Black Ridge Cove, LLC, and that the foregoing true and correct copy of the plat is the true and correct copy of the plat, to recording plat, recording of Conveyance, Conditions and Restrictions and plat is to be dedicated and conveyed.

NOTARY PUBLIC:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

SUBSCRIBER'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as provided by the laws of the State of Utah and that I have verified all information (bearing number 480468). I further certify that by authority of the Surveyor General, I have made a survey of the tract of land shown on this plat and that the information shown herein is sufficient to accurately establish the boundaries of the tract of land, and that the same has been correctly established and is hereby acknowledged and recorded in the public records of the State of Utah.

Date: 8/22/22

Michael W. Bradshaw, A.L.S.

Certificate No. 480468

FINAL PLAT
FOR
BLACK RIDGE COVE
PHASE 2, 4, & 6
LOCATED IN
WASHINGTON COUNTY, UTAH
SECTION 36
TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN

Community Development Director Approval	City Engineer Approval	City Attorney Approval	Land Use Authority Approval	Treasurer Approval	Recorded Number
I hereby verify that this office examined this roadway dedication plat and hereby recommends approval on this 11th day of August 2022. <i>Carol W.</i> Community Development Director City of St. George	I hereby verify that this office examined this roadway dedication plat and hereby recommends approval on this 11th day of August 2022. <i>W. R. Farmer</i> City Engineer City of St. George	I hereby verify that this office examined this roadway dedication plat and hereby recommends approval on this 11th day of August 2022. <i>Michael W. Bradshaw</i> City Attorney City of St. George	I hereby verify that the Land Use Authority reviewed this roadway dedication plat and approved it on this the 11th day of August 2022 with all commitments and obligations pertaining thereto. <i>Michael W. Bradshaw</i> Land Use Authority City of St. George	I, Washington County Treasurer, certify on this 11th day of August 2022, that I have reviewed all commitments, and that the information shown herein is sufficient to accurately establish the boundaries of the tract of land, and that the same has been correctly established and is hereby acknowledged and recorded in the public records of the State of Utah. <i>Michael W. Bradshaw</i> Washington County Treasurer	DOC # 20220041159 RECORDED WASHINGTON COUNTY, UTAH RECORDED WASHINGTON COUNTY RECORDER <i>Michael W. Bradshaw</i> Washington County Recorder

BLACK RIDGE COVE PHASE 2, 4, & 6 FINAL PLAT
FOR
BLACK RIDGE COVE, LLC
LOCATED IN SECTION 36
TOWNSHIP 42 SOUTH, RANGE 16 WEST SUBM.,
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

SHEET
1
OF 7 SHEETS

ALLIANCE CONSULTING
A Planning and Engineering Firm
20211 LAW COMPANY DR. SUITE 201 WASHINGTON, NE 68080 PHONE 405-935-0000
FAX 405-935-0001

