

MAP

DOC # 20220053837

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
12/21/2022 12:21:06 PM Fee \$ 112.00
By ZUNDEL JONATHAN



NAME: PAINTED SANDS PHASE 3

LOTS: 6 MAP: 5027

PARCEL NUMBER: H-3-1-33-141

VICTORIA CROSS LLC

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

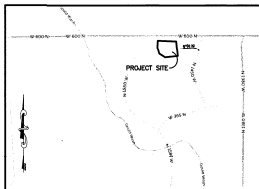
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF PAINTED SANDS PHASE 1, SAID POINT BEING S88°58'16"E 495.24 FEET AND S01°01'44"W 125.18 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S05°55'58"E ALONG THE WESTERLY LINE OF LOT 4 OF PAINTED SANDS PHASE 1, 95.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 540 NORTH STREET; THENCE S06°57'43"E 45.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 540 NORTH STREET AND THE NORTHWEST CORNER OF LOT 5 OF PAINTED SANDS PHASE 1; THENCE S05°55'58"E ALONG THE WESTERLY LINE OF SAID LOT 5, 110.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S84°04'50"W 211.17 FEET; THENCE N58°16'05"W 114.61 FEET; THENCE N16°33'00"W 110.59 FEET; THENCE N03°38'42"E 114.77 FEET; THENCE S88°03'34"E 305.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,834 SQUARE FEET OR 1.856 ACRES MORE OR LESS.

FINAL PLAT OF

PAINTED SANDS PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP

OWNER'S DEDICATION

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

PAINTED SANDS PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THE PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOCAL PUBLIC STREETS, AND EASEMENTS ARE NOTED OR SHOWN ON THE PLAT. DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

SIGNED THIS 10th DAY OF NOVEMBER, 2022

VICTORIA CROSS LLC

Ryan Hyde, Manager

GENERAL NOTES

- THE BASIS OF REPAIRS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUNDED REAR YARD AND THE REAR YARD OF THE ADJACENT PROPERTY TO THE WEST, AND THE ADJACENT PROPERTY TO THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 WEST, COUNTY OF HARRIS, CITY OF PITTSBURGH, PENNSYLVANIA.
- A 10 FOOT WIDE PUBLIC-UTILITY EASEMENT IS PROPOSED ALONG ALL STREET FRONTAGES. ALL OTHER EASEMENTS AS SHOWN ON THE PLAT.
- ALL BOUNDARY CORNERS AND CURB LINE CORNERS TO BE SET WITH A 5/8" REBAR AND CONCRETE. ALL CORNERS TO BE SET WITH A 5/8" REBAR AND CONCRETE WITH AN LEAD PLUG IN THE TOP BACK OF CURB AT THE PROJECTION OF THE LOT LINES.
- THE HOMEOWNER SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING, OR REFINISHING SIDEWALKS AND OTHER PUBLIC-UTILITY EASEMENTS. THE HOMEOWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY AT INSTALLATION, MAINTAINING, REPAIRING, OR REPLACING SIDEWALKS AND OTHER PUBLIC-UTILITY EASEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY AT INSTALLATION, MAINTAINING, REPAIRING, OR REPLACING SIDEWALKS, REPAIRING, OR REPLACING PAVEMENT, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- HARRISBURG CITY OPERATES A MUNICIPAL URBANITY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROXIMATELY A QUARTER OF HARRISBURG CITY DOES NOT GUARANTEE THAT THERE WILL BE SUFFICIENT WATER SUPPLY TO MEET THE DEMAND OF ALL LAND AND WATER AVAILABILITY. IF THERE IS ANYWHERE WITHOUT A WATER GUARANTEE, THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE DEMAND OF THE PLATTED LOT.
- PARCEL 33-11-32-14-14, PARENT PARCEL FOR THIS SUBDIVISION.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF ~~Wasatch~~ Wayne)

ON THE 15th DAY OF November, 2022, PERSONALLY APPEARED
BEFORE ME, Ryan Wisde, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE
IS THE MANAGER OF VICTORIA CROSS LLC, AND THAT HE/SHE EXECUTED THE FOREGOING
OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND
EMPPOWERED TO DO SO BY OPERATING AGREEMENT OF COMPANY, AND HE DULY
ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE
USES AND PURPOSES STATED THEREIN.

Brianna Spencer
FULL NAME SIGNATURE
Brianna Spencer
FULL NAME PRINT

714562
COMMISSION NO.
10/07/2024
EXPIRATION DATE

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

THE HEREON SUBMISSION HAS BEEN REVIEWED AND IS APPROVED IN
ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS 14 DAY
November, 2018.

Handwritten signature
ASH CREEK SPECIAL SERVICE DISTRICT

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 9 DAY OF November, 2022.

James Lichering
HURRICANE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12th
DAY OF December, 2022.

Dayton Hall
HURRICANE CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATION PERTAINING THERETO, THIS 10 DAY OF March, 2012



 ATTEST: CITY RECORDER
 HURRICANE, UTAH

TREASURER APPROVAL _____

I, WASHINGTON COUNTY, DO HEREBY CERTIFY ON THIS
19 DAY OF DECEMBER, 1991, THAT ALL
TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND
OWING ON THIS SUBDIVISION HAVE BEEN
PAID IN FULL.



WASHINGTON COUNTY RECORDER

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CM [Signature] (cc:AM)

Project Info.

Surveyor: T. HATCH
 Drafter: N. ANDERSON
 Begin Date: 06-30-2006
 Name: CANTER PHASE
 Scale: NO SCALE
 Checked:
 Number: 7578

Street

PAINTED SANDS PHASE 3
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LARRY A. ASSOCIATES, INC. - BURLINGAME, CA

FINAL PLAT

IRA

Reeve & Associates, Inc.

1000 WEST HIGHLAND AVE. SUITE 100
DENVER, CO 80202 FAX: (303) 733-5004
TEL: (303) 733-7700

