

MAP

Map (Conveying Property) Page 1 of 5  
Gary Christensen Washington County Recorder  
01/27/2023 01:20:05 PM Fee \$ 424.00  
By COTTONWOOD TITLE



NAME: LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED

LOTS: 112 MAP: 5051

PARCEL: W-LPLV-1-2001 THRU W-LPLV-1-2104

W-LPLV-1-2131 THRU W-LPLV-1-2137 & W-LPLV-1-COMMON

DR HORTON INC

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 13 & 14 OF SAID SECTION 20 AND A PORTION OF SECTION LOTS 5 & 7 OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED S88°51'08"E 273.51 FEET ALONG THE SECTION LINE AND N01°08'52"E 74.52 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N66°07'16"E 547.60 FEET; THENCE S45°12'05"E 429.86 FEET; THENCE N84°22'06"E 88.00 FEET; THENCE S5°37'54"E 60.94 FEET; THENCE N84°22'06"E 34.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N84°22'06"E; THENCE ALONG THE ARC OF SAID CURVE 32.80 FEET THROUGH A CENTRAL ANGLE OF 93°57'15"; THENCE N80°24'52"E 279.67 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.04 FEET THROUGH A CENTRAL ANGLE OF 86°02'45"; THENCE N5°37'54"W 33.43 FEET; THENCE N84°22'06"E 136.00 FEET; THENCE N5°37'54"W 349.01 FEET TO A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHERN PARKWAY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N79°45'31"E 103.05 FEET; (2) THENCE N85°55'41"E 719.54 FEET; THENCE S21°57'49"W 127.97 FEET; THENCE S88°40'50"W 240.47 FEET; THENCE S44°31'11"W 174.72 FEET; THENCE S18°13'45"W 90.48 FEET; THENCE S32°04'16"W 73.03 FEET TO THE POINT OF A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 186.85 FEET THROUGH A CENTRAL ANGLE OF 41°39'24"; THENCE S09°35'08"E 135.98 FEET; N80°24'52"E 70.00 FEET; THENCE S09°35'08"E 55.00 FEET; THENCE S80°24'52"W 118.79 FEET; THENCE S09°35'08"E 10.00 FEET TO A POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S09°35'08"E; THENCE ALONG THE ARC OF SAID CURVE 225.27 FEET THROUGH A CENTRAL ANGLE OF 86°02'45"; THENCE S05°37'54"E 36.64 FEET; THENCE S84°22'06"W 80.00 FEET; THENCE S05°37'54"E 470.17 FEET; THENCE S44°36'32"W 119.57 FEET; THENCE S44°43'02"W 405.07 FEET; THENCE S44°39'51"W 395.42 FEET; THENCE S44°31'56"W 73.47 FEET; THENCE N45°28'04"W 125.77 FEET; THENCE N24°39'39"W 100.00 FEET TO A POINT OF A 2010.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S24°59'39"E; THENCE ALONG THE ARC OF SAID CURVE 39.62 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 10.10 FEET THROUGH A CENTRAL ANGLE OF 28°55'25"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 69.63 FEET THROUGH A CENTRAL ANGLE OF 79°47'36"; THENCE S74°24'05"E 20.00 FEET; THENCE N81°53'39"E 83.24 FEET; THENCE N11°46'19"W 75.01 FEET; THENCE N32°21'04"W 50.00 FEET; THENCE N22°57'38"W 50.00 FEET TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S18°51'18"E; THENCE ALONG THE ARC OF SAID CURVE 219.24 FEET THROUGH A CENTRAL ANGLE OF 05°48'25"; THENCE N13°02'53"W 94.87 FEET TO A POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N34°03'58"W; THENCE ALONG THE ARC OF SAID CURVE 84.85 FEET THROUGH A CENTRAL ANGLE OF 97°14'05"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 9.83 FEET THROUGH A CENTRAL ANGLE OF 28°09'37"; THENCE N13°08'26"W 600.01 FEET; THENCE S76°51'34"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S76°51'34"W; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N14°03'58"W 80.00 FEET TO A POINT OF A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S14°03'58"E; THENCE ALONG THE ARC OF SAID CURVE 433.03 FEET THROUGH A CENTRAL ANGLE OF 08°09'41"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; THENCE N22°55'14"W 85.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'27"; THENCE N22°14'47"W 29.00 FEET TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S22°14'47"E; THENCE ALONG THE ARC OF SAID CURVE 71.44 FEET THROUGH A CENTRAL ANGLE OF 01°16'54"; THENCE N23°31'41"W 543.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,519,541 SQ FT OR 34.88 ACRES MORE LESS

**LEGEND**

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAN)
- SPECIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS I, RING & LID SET TO CITY STANDARD)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID)
- SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569
- UNLESS OTHERWISE SPECIFIED ON THE PLAN
- SPECIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP STAMPED AS NOTED ON PLAN
- SPECIES FRONT LOT PROPERTY CORNER RIVET (2" OFFSET IN SIDEWALK)

**LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED**

LOCATED IN NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

STATE OF UTAH

SR-7 SOUTHERN PARKWAY

1/16TH LINE

MATCH LINE - SEE SHEET 2

**CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C29	3152.00'	184.49'	321.13°	S74°22'05"W	184.48'
C30	20.00'	31.70'	90°48'53"	N56°32'52"W	28.48'
C31	20.00'	31.11'	89°06'38"	N31°24'53"E	28.06'
C32	20.00'	31.11'	89°06'38"	S57°41'45"E	28.06'
C33	3040.00'	141.42'	239.55°	S79°04'54"W	141.41'

**LINE TABLE**

LINE NO.	LENGTH	DIRECTION
L1	12.48'	S80°24'52"W
L2	12.34'	S80°28'40"W
L3	13.55'	S79°15'41"W
L4	12.59'	S80°00'47"W
L5	12.62'	S80°24'52"W
L6	12.62'	S80°24'52"W
L7	13.84'	S71°54'11"W
L8	13.90'	S75°29'45"W
L9	12.73'	S84°12'23"W
L10	21.60'	S74°24'25"W
L11	13.84'	S76°19'47"W
L12	16.78'	S72°58'34"W
L13	40.33'	S88°08'25"W
L14	15.00'	S70°55'18"W
L15	15.24'	S75°32'45"W
L16	25.79'	N42°30'40"E
L17	42.00'	N68°37'56"E
L18	26.00'	S25°47'08"W

**LINE TABLE**

LINE NO.	LENGTH	DIRECTION
L19	25.88'	N51°17'51"W
L20	36.68'	S23°47'7"W
L21	21.59'	S84°04'39"W
L22	54.64'	S6°30'01"W
L23	54.77'	N32°39'22"W
L24	16.58'	N63°24'43"W
L25	16.58'	N28°22'14"E
L26	16.29'	N73°57'29"E
L27	11.06'	N75°13'29"E
L28	11.06'	N22°41'29"E

**CURVE TABLE**

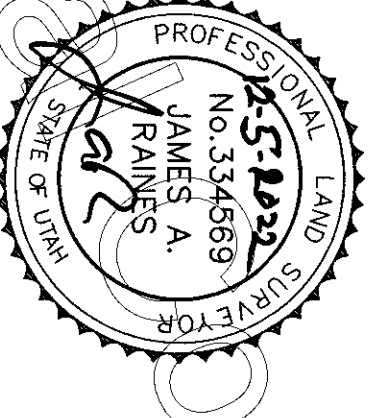
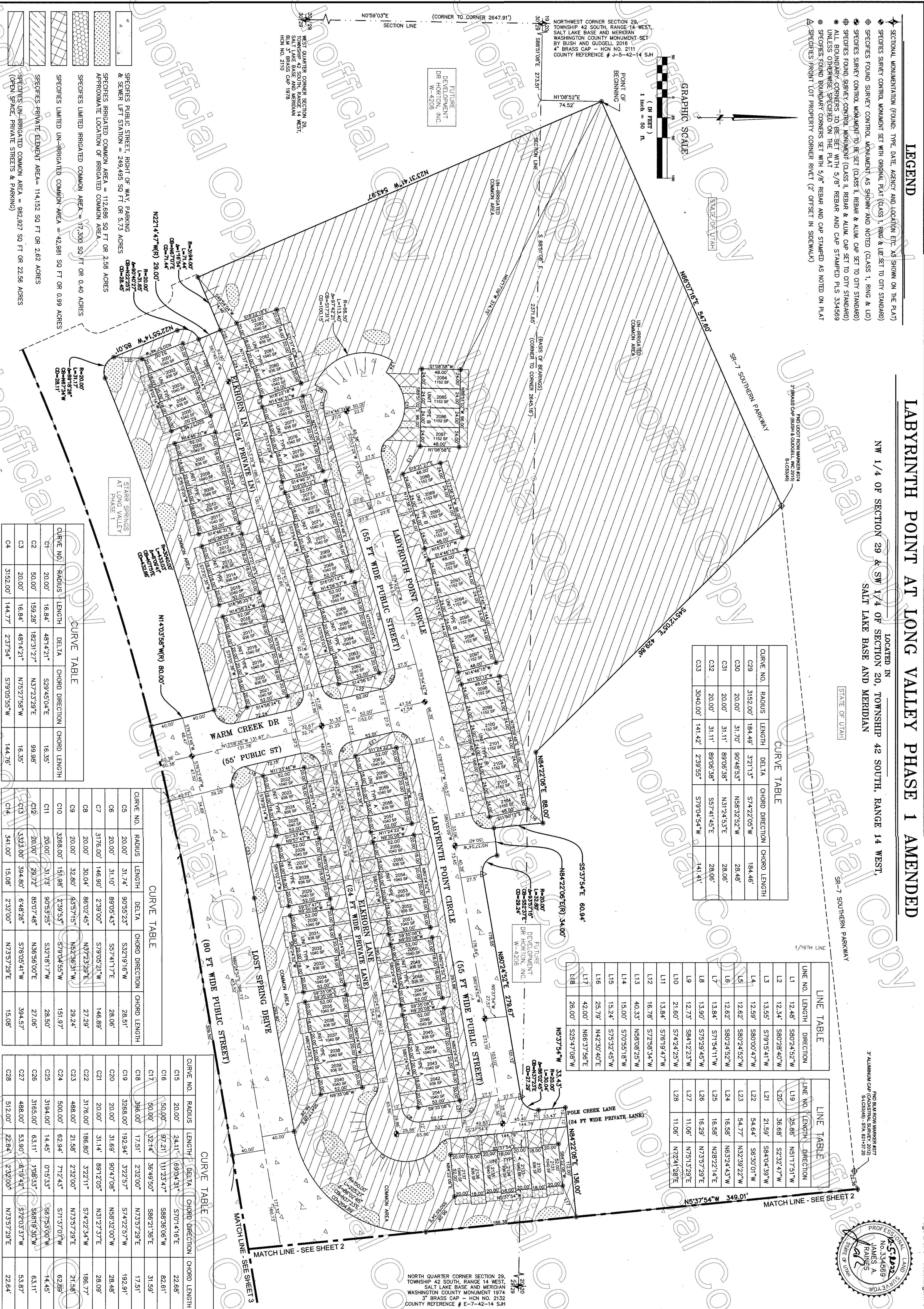
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	16.84'	481°42'1"	S29°45'04"E	16.35'
C2	50.00'	159.28'	182°31'27"	N37°23'29"E	99.98'
C3	20.00'	16.84'	481°42'1"	N75°27'56"W	16.35'
C4	3152.00'	144.77'	237°54'	S79°05'55"W	144.76'

**CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	20.00'	31.74'	90°55'23"	S32°19'16"W	28.51'
C6	20.00'	31.10'	89°05'43"	S57°11'17"E	28.06'
C7	3176.00'	146.90'	579°05'21"W	S79°05'21"W	146.89'
C8	20.00'	30.04'	86°02'45"	N37°23'29"E	27.29'
C9	20.00'	32.80'	93°57'15"	N52°36'31"W	29.24'
C10	3268.00'	151.98'	239.55°	S79°04'54"W	151.97'
C11	20.00'	31.73'	90°53'25"	S32°18'17"W	28.50'
C12	20.00'	29.72'	85°07'48"	N36°56'00"E	27.06'
C13	3323.00'	394.80'	648.28°	S76°05'41"W	394.57'
C14	341.00'	15.08'	232.00°	N73°57'29"E	15.08'

**CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	20.00'	24.11'	69°04'31"	S70°14'16"E	22.68'
C16	50.00'	97.21'	111°23'47"	S88°36'06"W	82.61'
C17	50.00'	97.21'	111°23'47"	S88°36'06"W	82.61'
C18	396.00'	17.51'	232.00°	N73°57'29"E	17.51'
C19	3268.00'	151.98'	239.55°	S79°04'54"W	151.97'
C20	20.00'	31.69'	90°47'08"	N56°32'00"W	28.48'
C21	20.00'	31.14'	89°12'05"	N31°27'37"E	28.09'
C22	3176.00'	146.80'	579°05'21"W	S79°05'21"W	146.77'
C23	488.00'	21.58'	232.00°	N73°57'29"E	21.58'
C24	500.00'	62.94'	71°24'37"	S71°37'07"W	62.89'
C25	3194.00'	14.45'	01°53'33"	S67°53'00"W	14.45'
C26	3165.00'	63.11'	1°08'33"	S68°19'30"W	63.11'
C27	488.00'	53.90'	6°19'42"	S72°03'37"W	53.87'
C28	512.00'	22.64'	232.00°	N73°57'29"E	22.64'



NORTH QUARTER CORNER SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN WASHINGTON COUNTY MONUMENT 1974 3" BRASS CAP - HCN NO. 2132 COUNTY REFERENCE # E-7-42-14 S-4

**LABYRINTH POINT AT LONG VALLEY PH.1 AMD** | **HIGH POINT ENGINEERING & SURVEYING**

Drawn: MDR | Date: AUGUST 2022 | 1360 WEST 2130 SOUTH | ST. GEORGE UT 84770 | OFFICE (435) 668-5293 - SURVEY SCHEDULE (435) 256-2109

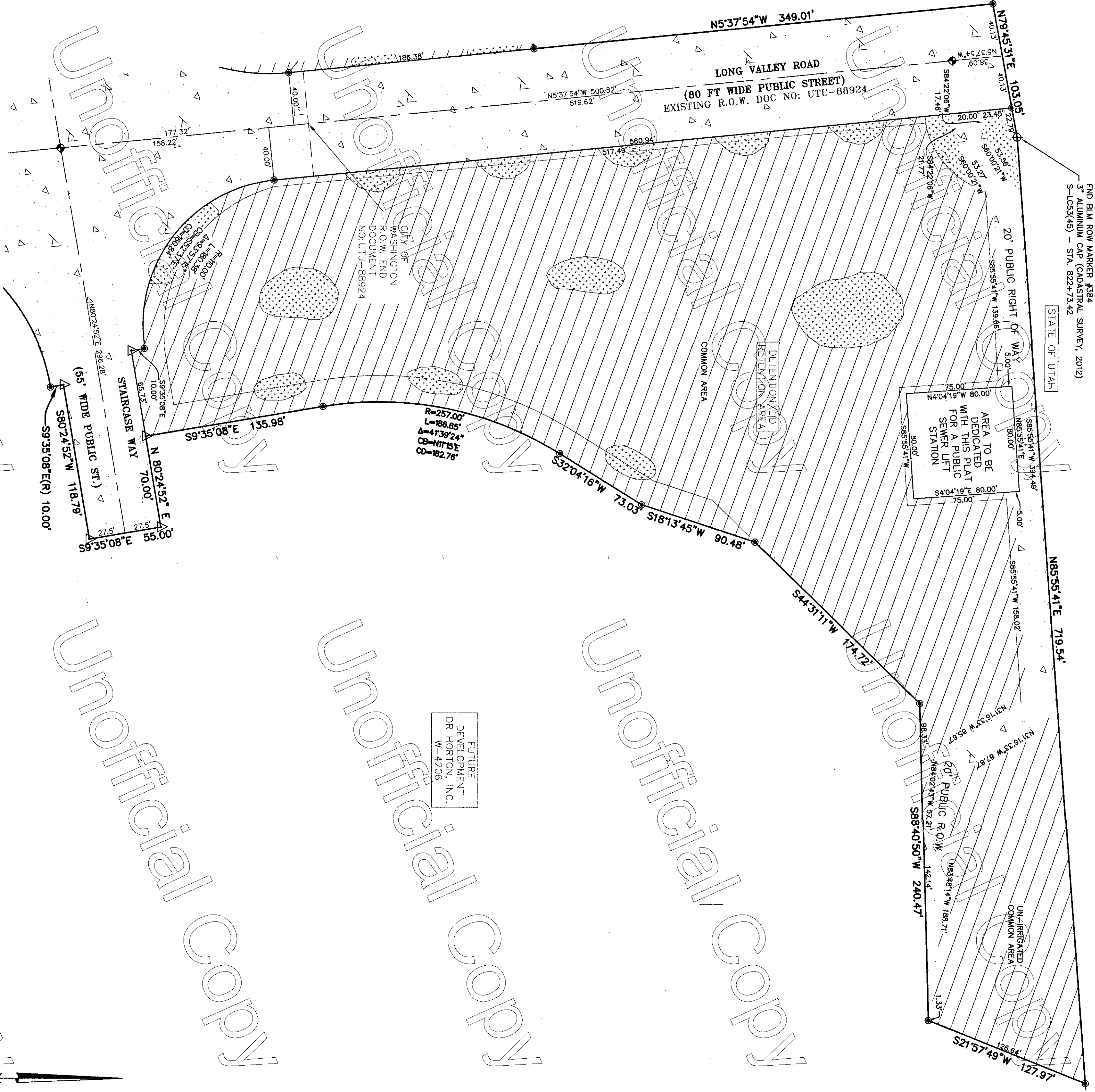
1 SHEET | 4 SHEETS

**LEGEND**

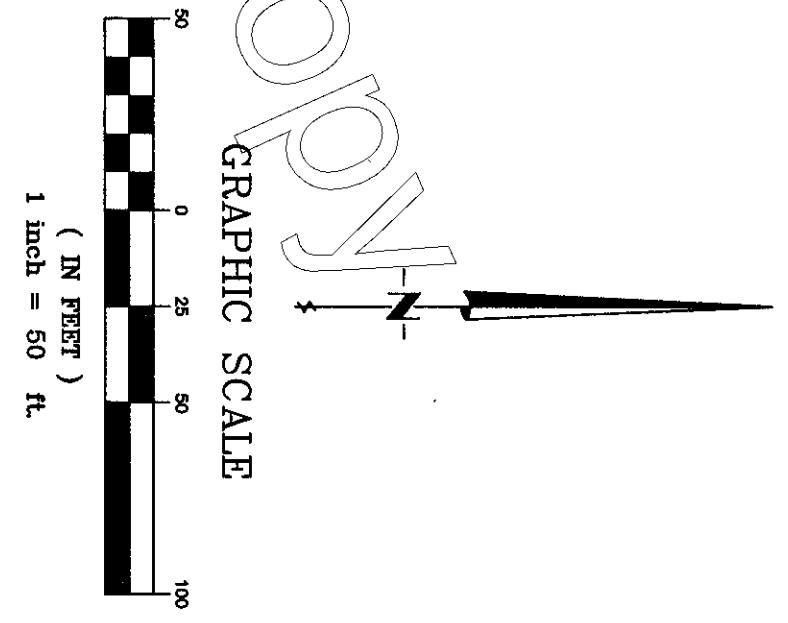
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- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569
- UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP STAMPED AS NOTED ON PLAT
- ▲ SPECIES FRONT LOT PROPERTY CORNER RIVER (2' OFFSET IN SIDEWALK)

**LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED**

LOCATED IN  
 NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
 SALT LAKE BASE AND MERIDIAN



- 4. SPECIES PUBLIC STREET, RIGHT OF WAY, PARKING & SEWER LIFT STATION = 249,499 SQ. FT. OR 5.73 ACRES
- 3. SPECIES IRRIGATED COMMON AREA = 112,688 SQ. FT. OR 2.58 ACRES
- 2. SPECIES LIMITED IRRIGATED COMMON AREA = 17,300 SQ. FT. OR 0.40 ACRES
- 1. SPECIES LIMITED UN-IRRIGATED COMMON AREA = 42,981 SQ. FT. OR 0.99 ACRES
- 0. SPECIES PRIVATE ELEMENT AREA = 114,152 SQ. FT. OR 2.62 ACRES
- 0. SPECIES UN-IRRIGATED COMMON AREA = 982,927 SQ. FT. OR 22.56 ACRES
- 0. SPECIES OPEN SPACE, PRIVATE STREETS & PARKING





CORPORATION ACKNOWLEDGMENT

STATE OF Utah } S.S. COUNTY OF Salt Lake }

ON THE 7 DAY OF December 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Adam P. Loefer, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND THAT HE EXECUTED THE FOREGOING AGREEMENT OF D.R. HORTON, INC. A DELAWARE CORPORATION, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC Adam P. Loefer COMMISSION NUMBER 76813341 NOTARY PUBLIC FILL NAME: Adam P. Loefer W/ COMMISSION EXPIRES: Jan. 31, 2023 A NOTARY PUBLIC COMMISSIONED IN UTAH A STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE HEREBY DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, PUBLIC STREETS, PUBLIC RIGHT OF WAYS, PUBLIC SEWER LEFT STATION, PRIVATE STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO LONG VALLEY TRAILS OWNERS ASSOCIATION, FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, ALL UN-IRRIGATED COMMON AREAS, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DISTRICT DECLARATION OF COVENANTS AND RESTRICTIONS, AS AMENDED, DATED DECEMBER 22, 2020, WHICH ARE HEREBY INCORPORATED BY REFERENCE AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, AND UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS, LIMITED COMMON AREAS, UN-IRRIGATED COMMON AREAS AND PRIVATE STREETS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 7 DAY OF December 2022

DR HORTON, INC. A DELAWARE CORPORATION

NAME: Adam P. Loefer TITLE: Vice President

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 33468 IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND SURVEYORS LICENSE ACT OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS (S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO UNITS, PUBLIC STREETS, PUBLIC RIGHT OF WAYS, PUBLIC SEWER LEFT STATION, PRIVATE STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, HEREAFTER TO BE KNOWN AS: LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

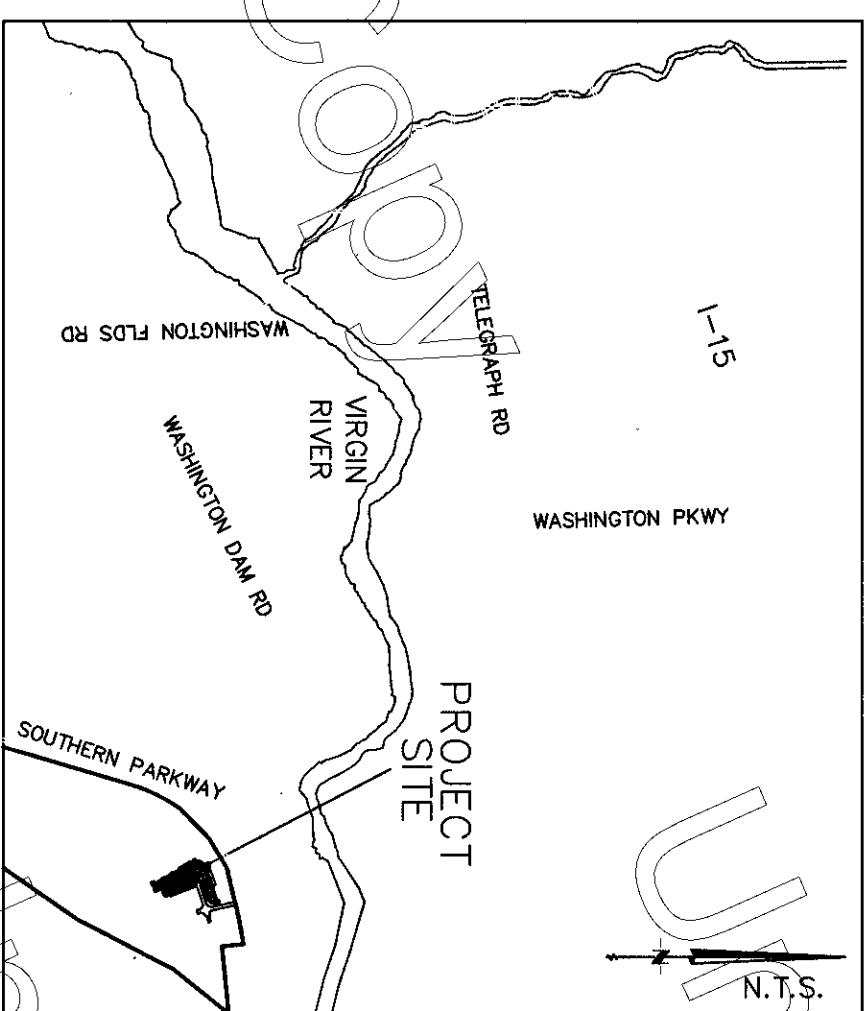
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 29, 28 AND 30, TOWNSHIP 22 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND IN UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 AND A PORTION OF SECTION 10 IS 5 & 7 OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED 589.5108' E 273.51' FEET ALONG THE SECTION LINE AND N107°08'22" E 74.52' FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THEREALONG SAID SOUTH RIGHT OF WAY LINE N68°07'16" E 547.60 FEET; THENCE S45°12'05" E 429.86 FEET; THENCE N84°22'06" E 88.00 FEET; THENCE S53°54' E 60.94 FEET; THENCE N84°22'06" E 34.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N84°22'06" E; THENCE ALONG THE ARC OF SAID CURVE 32.80 FEET THROUGH A CENTRAL ANGLE OF 93°57'15"; THENCE N80°24'52" E 279.67 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.04 FEET THROUGH A CENTRAL ANGLE OF 86°02'45"; THENCE N63°54'4" W 33.43 FEET; THENCE N84°22'06" E 136.00 FEET; THENCE N57°54' W 349.01 FEET TO A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHERN PARKWAY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N79°45'31" E 103.05 FEET; (2) THENCE N85°55'41" E 719.54 FEET; THENCE S21°57'49" W 127.97 FEET; THENCE S88°40'50" W 240.47 FEET; THENCE S44°31'11" W 174.72 FEET; THENCE S18°13'45" W 90.48 FEET; THENCE S32°04'16" W 73.03 FEET TO THE POINT OF A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 186.85 FEET THROUGH A CENTRAL ANGLE OF 41°39'24"; THENCE S09°35'08" E 135.98 FEET; THENCE N80°24'52" E 70.00 FEET; THENCE S09°35'08" E 55.00 FEET; THENCE S80°24'52" W 118.79 FEET; THENCE S09°35'08" E 10.00 FEET TO A POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S09°35'08" E; THENCE ALONG THE ARC OF SAID CURVE 225.27 FEET THROUGH A CENTRAL ANGLE OF 86°02'45"; THENCE S05°37'54" E 36.64 FEET; THENCE S84°22'06" W 80.00 FEET; THENCE S44°39'51" W 395.42 FEET; THENCE S44°31'56" W 73.47 FEET; THENCE S44°31'02" W 405.07 FEET; THENCE S44°39'51" W 100.00 FEET TO A POINT OF A 2010.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S24°39'39" E; THENCE ALONG THE ARC OF SAID CURVE 39.62 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS COMPUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 10.10 FEET THROUGH A CENTRAL ANGLE OF 28°55'25"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 69.63 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; THENCE S74°24'05" E 20.00 FEET; THENCE N15°53'39" E 83.24 FEET; THENCE N174°16'19" W 75.01 FEET; THENCE N52°21'04" W 50.00 FEET; THENCE N22°57'38" W 50.00 FEET TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S19°51'18" E; THENCE ALONG THE ARC OF SAID CURVE 219.24 FEET THROUGH A CENTRAL ANGLE OF 03°48'25"; THENCE N13°02'53" W 94.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 10.10 FEET THROUGH A CENTRAL ANGLE OF 97°14'05"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N34°03'58" W; THENCE ALONG THE ARC OF SAID CURVE 84.85 FEET THROUGH A CENTRAL ANGLE OF 97°14'05"; TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S75°31'4" W 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 2870.57 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S75°31'4" W 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S75°31'4" W 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S75°31'4" W 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 413.02 FEET THROUGH A CENTRAL ANGLE OF 13°10'18"; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; THENCE N22°55'14" W 85.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'27"; THENCE N2214.47' W 29.00 FEET TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S2214.47' E; THENCE ALONG THE ARC OF SAID CURVE 71.44 FEET THROUGH A CENTRAL ANGLE OF 01°16'54"; THENCE N23°31'41" W 543.97 FEET TO THE POINT OF BEGINNING. CONTAINS 1,519,544 SQ FT OR 34.88 ACRES MORE OR LESS

GENERAL NOTES

- 1. THIS PLANNED COMMUNITY DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS PLANNED COMMUNITY DEVELOPMENT.
2. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED COMMUNITY DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED COMMUNITY DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED COMMUNITY DEVELOPMENT ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNER AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED COMMUNITY DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED COMMUNITY DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
6. BY RECEIVING THIS PLANNED COMMUNITY DEVELOPMENT PLAT EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED COMMUNITY DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL UN-IRRIGATED COMMON, COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT NO. Z201871 DATED MAY 3RD, 2021. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
9. THE AREA OF THE EXISTING WASHINGTON CITY RIGHT OF WAY DESCRIBED IN RIGHT-OF-WAY NO. UTU-88924 THAT IS CONTAINED WITHIN THE BOUNDARY OF THIS PLAT SHALL BE ABANDONED BY CITY COUNCIL'S APPROVAL OF THIS PLAT. A REPLACEMENT RIGHT OF WAY (LONG VALLEY ROAD) WAS SET IN PLACE WITH THE CREATION OF THE LABYRINTH POINT AT LONG VALLEY PHASE 1 FINAL PLAT (ENTRY NO. 2021080157) AND IS ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH.
10. WASHINGTON CITY OPERATES A MUNICIPAL QUINARY WATER SYSTEM WITH NO EXCESS QUINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY, OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

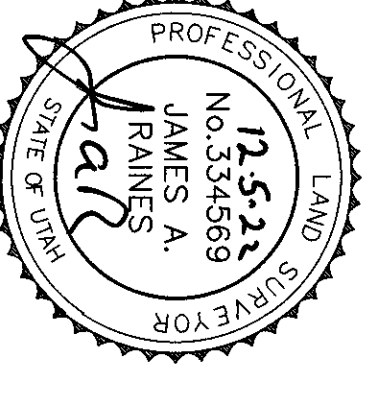


LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED

NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST THE UNITS FOOT PRINTS FOR UNITS 2001-2083 & 2131-2137 TO FACILITATE AN ARCHITECTURAL RELIEF IN THE BUILDINGS DESIGN BY PROVIDING A TWO FOOT STEP BETWEEN SOME OF THE UNITS.



PROFESSIONAL LAND SURVEYOR JAMES A. RAINES UTAH LICENSE NUMBER 33468

APPROVAL OF PUBLIC WORKS

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED BY THE CITY ENGINEER AND CITY ATTORNEY ON THE DATE OF 12/22/22.

ENGINEER'S APPROVAL

THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE CITY ENGINEER ON THE DATE OF 12/22/22.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19 DAY OF January 2023.

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY UTAH

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND APPROVE THE SAME AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREIN.

TREASURER APPROVAL

WASHINGTON COUNTY TREASURER APPROVES THIS PLAT AND THE SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

RECORDED NO.

DOC # 202230002392

LABYRINTH POINT AT LONG VALLEY PH.1 AMD

LOCATED IN NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

Drawn by: MDR Date: 8 AUGUST 2022 Email: macorinac@gmail.com Checked by: JAR Approved by: JAR Scale: NONE Job No.: 201002

HIGH POINT ENGINEERING & SURVEYING ENGINEERING - PLANNING - SURVEYING 1360 WEST 2130 SOUTH ST. GEORGE UT 84770 OFFICE: (435) 668-5293 - SURVEY SCHEDULE (435) 256-2109

Table with columns: No, Date, By, Revision

4 SHEETS 4 SHEET