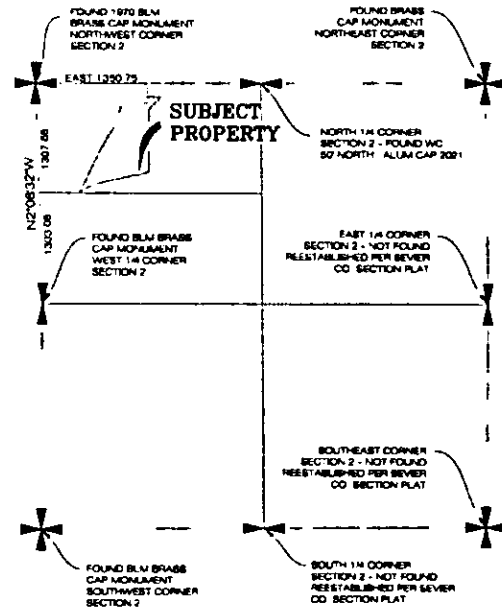
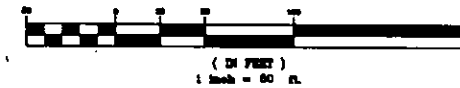


COVE JUNCTION PHASE I - FINAL PLAT

RICHFIELD CITY, SEVIER COUNTY, UTAH
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,
 TOWNSHIP 24 SOUTH, RANGE 3 WEST,
 SALT LAKE BASE & MERIDIAN

GRAPHIC SCALE



SECTION 2
 NOT TO SCALE

FOUND ROW MARKER
 230' OFFSET
 1868+00 EBL
 5312.79
 1987

PARCEL 1
 ZONED
 COMMERCIAL GENERAL

HOME DEPOT USA INC
 3-302-3

10' SET BACK
 WATER LINE EASEMENT
 FOR RICHFIELD CITY

N89°59'57"E
 519.38'

PARCEL 2
 ZONED RM 24

COVE JUNCTION
 PHASE I

POB PHASE I

LEGEND

- ANNEXATION BOUNDARY
- SECTION LINE
- DEED LINE
- EXISTING CITY LIMITS
- RIGHT OF WAY MARKER
- SECTION MONUMENT (AS NOTED)
- SET REBAR AND CAP PLS 1545233

BASIS OF BEARINGS

BASIS OF BEARINGS AS SHOWN ON THIS PLAT IS BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, NAD 83, UTAH CENTRAL ZONE, N02°38'32\"/>

UDOT
 PARCEL 18-2A
 BOOK 204
 PAGE 436

CURVE DATA
 LENGTH = 325.28'
 Δ = 19.3532
 CHORD BEARING S68°08'56\"/>

RICHFIELD CITY
 GOLF COURSE
 1-10-37

A-1097

DOC # 00433123 13123

Plat B: 0815 P: 1177
 Jason Monroe Sevier County Recorder Page 1 of 1
 03/03/2023 02:54:03 PM Fee \$52.00 By DESERT LANDS ENGINE

COVE JUNCTION PHASE I DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED EAST 1359.75 FEET AND SOUTH 848.06 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.1 B. & M., THENCE WEST 322.80 FEET, THENCE SOUTH 93.08 FEET, THENCE SOUTH 775.2027 WEST A DISTANCE OF 99.67 FEET, THENCE SOUTH 12°31'43\"/>

OWNERS DEDICATION

TRIPLE J. HOLDINGS LLC & WESTERN REGION NONPROFIT HOUSING COOPERATION, DO HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS AS SHOWN BY THE PLAT AND CERTIFICATE HERETO ANNEXED, THE HEREON DESCRIBED COVE JUNCTION PHASE I SUBDIVISION LOCATED IN RICHFIELD CITY, SEVIER COUNTY, STATE OF UTAH.

THEY ALSO DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, A TRACT OF LAND TO BE USED FOR RICHFIELD CITY STREETS AND OUT CLAIM ANY INTEREST IN SAID TRACT OF LAND, MORE PARTICULARLY DESCRIBED BY THE HEREON ROADWAY DESCRIPTIONS AND SHOWN ON THIS PLAT.

THEY ALSO DO HEREBY INSTATE A BLANKET UTILITY EASEMENT WITHIN THE BOUNDARIES OF PHASE I, FOR PUBLIC UTILITIES USED SPECIFICALLY FOR PROVIDING SERVICE TO THE COVE JUNCTION PHASE I INFRASTRUCTURE. PUBLIC UTILITIES SHALL BE PLACED IN COMMON AREAS SHOWN ON THIS PLAT, AS IDENTIFIED IN THE CONSTRUCTION DRAWINGS, AND AS IDENTIFIED IN THE FIELD BY THE OWNER.

Triple J Holdings LLC
 TRIPLE J. HOLDINGS
 WESTERN REGION NONPROFIT HOUSING CORPORATION

ACKNOWLEDGEMENT

STATE OF UTAH } ss
 COUNTY OF SEVIER }

ON THE 15th DAY OF February, A.D. 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING OWNERS CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

11.15.15 MY COMMISSION EXPIRES
 KRISTEN ZANDI
 PUBLIC STATE OF UTAH
 COMMISSION # 721535
 COMM. EXP. 11-15-2025

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE PLAT OF THE COVE JUNCTION PHASE I SUBDIVISION WAS APPROVED BY RESOLUTION OF THE RICHFIELD CITY COUNCIL OF SEVIER COUNTY, UTAH AT A REGULAR MEETING ON THE 29th DAY OF February, A.D. 2023.

MAYOR: *Byron Brown*
 COUNCIL MEMBER: *Bob Coffey*, *Paula*, *Chris*

ATTEST: *Manuel J. Jay*
 RICHFIELD CITY RECORDER

APPROVALS

Kristen Zandi
 PLANNING COMMISSION CHAIRMAN

n/a
 RICHFIELD CITY ATTORNEY

n/a
 RICHFIELD CITY ENGINEER

ATTEST: *Manuel J. Jay*
 RICHFIELD CITY RECORDER



RICHFIELD CITY RECORDERS SEAL

SURVEYORS CERTIFICATE

I, JEFFERY T. ALBRECHT, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5148233, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREOIN WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS COVE JUNCTION PHASE I SUBDIVISION.

Jeffery T. Albrecht
 JEFFERY T. ALBRECHT, PLS 5148233
 02/23/2023
 DATE



SURVEYORS SEAL

COVE JUNCTION PHASE I

DESERT LANDS
 ENGINEERING
 1249 WEST 1650 SOUTH
 RICHFIELD, UT 84701