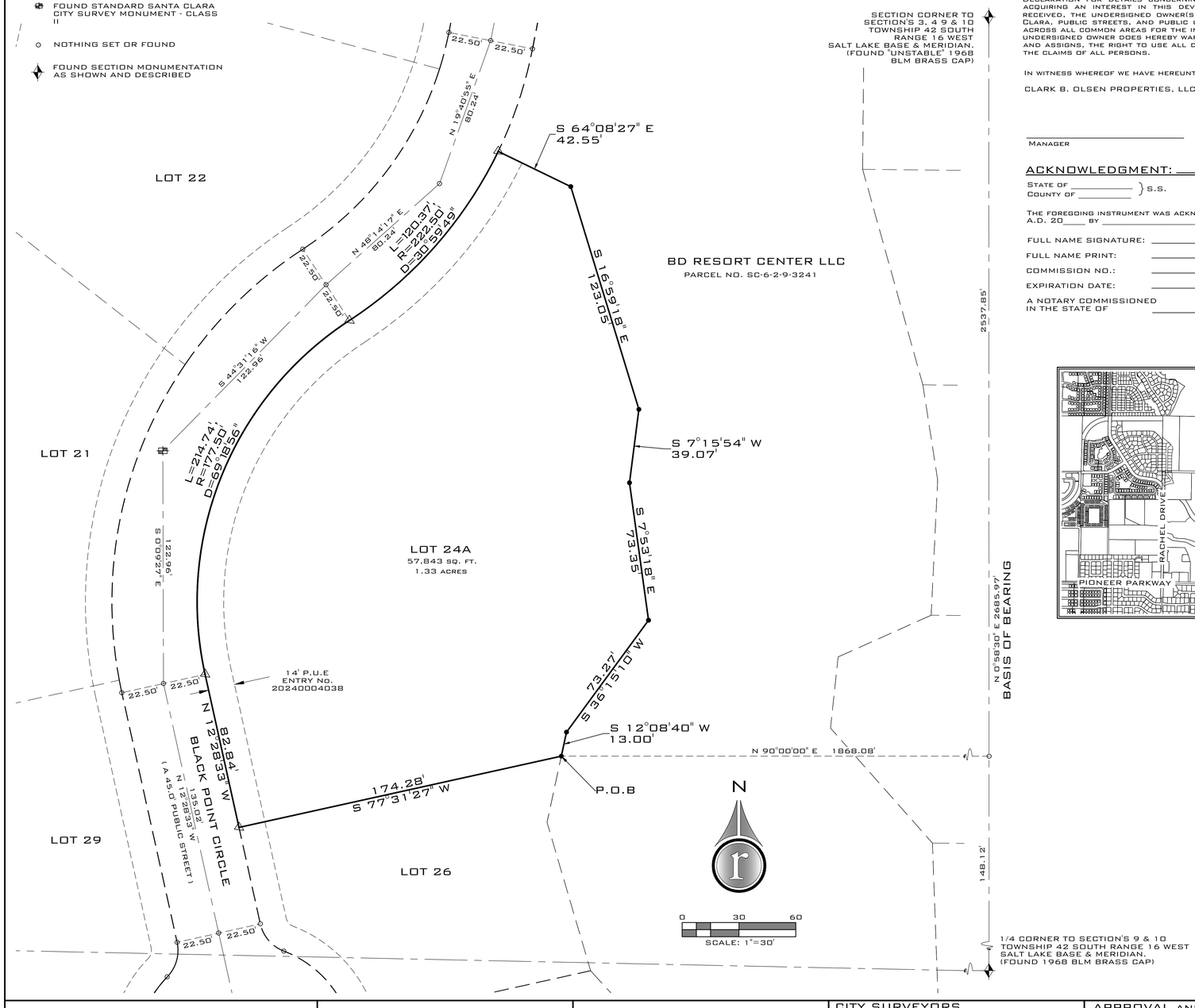
LEGEND:

- ● SET WITH ORIGINAL PLAT, CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- △ SET WITH ORIGINAL PLAT, PK/WASHER ON 2.0' OFFSET TO THE FRONT PROPERTY CORNERS ON EXTENSION OF THE LOT LINE (UNLESS OTHERWISE NOTED)
- ⊕ FOUND STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
- ○ NOTHING SET OR FOUND
- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED



OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, HEREAFTER KNOWN AS:

S O U T H V I L L A G E A T B L A C K D E S E R T

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA, PUBLIC STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 202___.

CLARK B. OLSEN PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

_____ _____

MANAGER (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, MANAGER.

FULL NAME SIGNATURE: _____

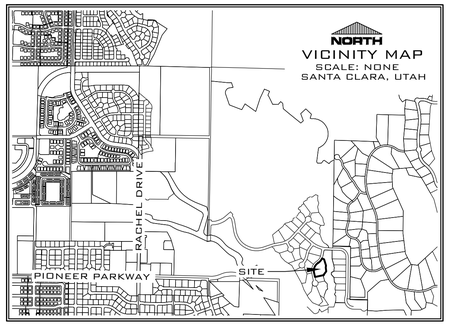
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)



SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

S O U T H V I L L A G E A T B L A C K D E S E R T

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E. ANDERSON
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26, SOUTH VILLAGE AT BLACK DESERT, AS FOUND ON RECORD AS ENTRY NO. 20240004038 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°58'30" EAST 148.12 FEET ALONG THE SECTION LINE AND WEST 1,868.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 77°31'27" WEST 174.28 FEET ALONG THE NORTHERLY LINE OF SAID LOT 26 TO THE EASTERLY LINE OF BLACK POINT CIRCLE;
THENCE NORTHERLY THE FOLLOWING (3) COURSES ALONG SAID EASTERLY LINE OF BLACK POINT CIRCLE;
THENCE NORTH 12°28'33" WEST 82.84 FEET;
THENCE NORTHERLY 214.74 FEET ALONG AN ARC OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 77°31'27" EAST, LONG CHORD BEARS NORTH 22°10'55" EAST 201.88 FEET WITH A CENTRAL ANGLE OF 69°18'56");
THENCE NORTHEASTERLY 120.37 FEET ALONG AN ARC OF A 222.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 33°09'38" WEST, LONG CHORD BEARS NORTH 41°20'28" EAST 118.91 FEET WITH A CENTRAL ANGLE OF 30°59'49");
THENCE SOUTH 64°08'27" EAST 42.55 FEET;
THENCE SOUTH 16°59'18" EAST 123.05 FEET;
THENCE SOUTH 07°15'54" WEST 39.07 FEET;
THENCE SOUTH 07°53'18" EAST 73.35 FEET;
THENCE SOUTH 36°15'10" WEST 73.27 FEET;
THENCE SOUTH 12°08'40" WEST 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,843 SQUARE FEET OR 1.33 ACRES.

NOTES:

1. NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
3. ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA 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 SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.
7. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT YARD SETBACK, AND 10.00 FOOT SIDE AND REAR YARD SETBACK.
8. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL STREET LOT LINES.
9. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED SEPTEMBER 20, 2022, PROJECT NO. 2220193. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

AMENDMENT NOTE:

THE PURPOSE OF THE AMENDMENT IS TO ALLOW THE PROPERTY OWNER TO UTILIZE THE COMBINED PROPERTY AS A SINGLE DEVELOPMENT PARCEL FOR THEIR FUTURE HOME. THE CONSOLIDATION WILL RESULT IN A MORE FUNCTIONAL LOT CONFIGURATION WHILE MAINTAINING CONSISTENCY WITH THE OVERALL CHARACTER AND DEVELOPMENT PATTERN OF THE SOUTH VILLAGE AT BLACK DESERT COMMUNITY.

SOUTH VILLAGE AT BLACK DESERT

PARTIAL PLAT AMENDMENT "A"

LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586
FX (435) 673-8397, WWW.RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	09/02/2026 DATE:	G.S.A DRAWN:
15537-26-001 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20__.

ENGINEER
SANTA CLARA CITY, UTAH

CITY PLANNING DIRECTOR:

I, THE SANTA CLARA CITY PLANNING DIRECTOR, DO VERIFY THAT I HAVE EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES.

CITY PLANNING DIRECTOR
SANTA CLARA CITY, UTAH

CITY SURVEYORS CERTIFICATE:

I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

I, THE MAYOR OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND ON BEHALF OF THE CITY HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER
SANTA CLARA CITY, UTAH

MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 20__.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No. _____

FEE: _____ COUNTY RECORDER
WASHINGTON COUNTY, UTAH