ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

## South Village at Black Desert
### Lots 24 and 25

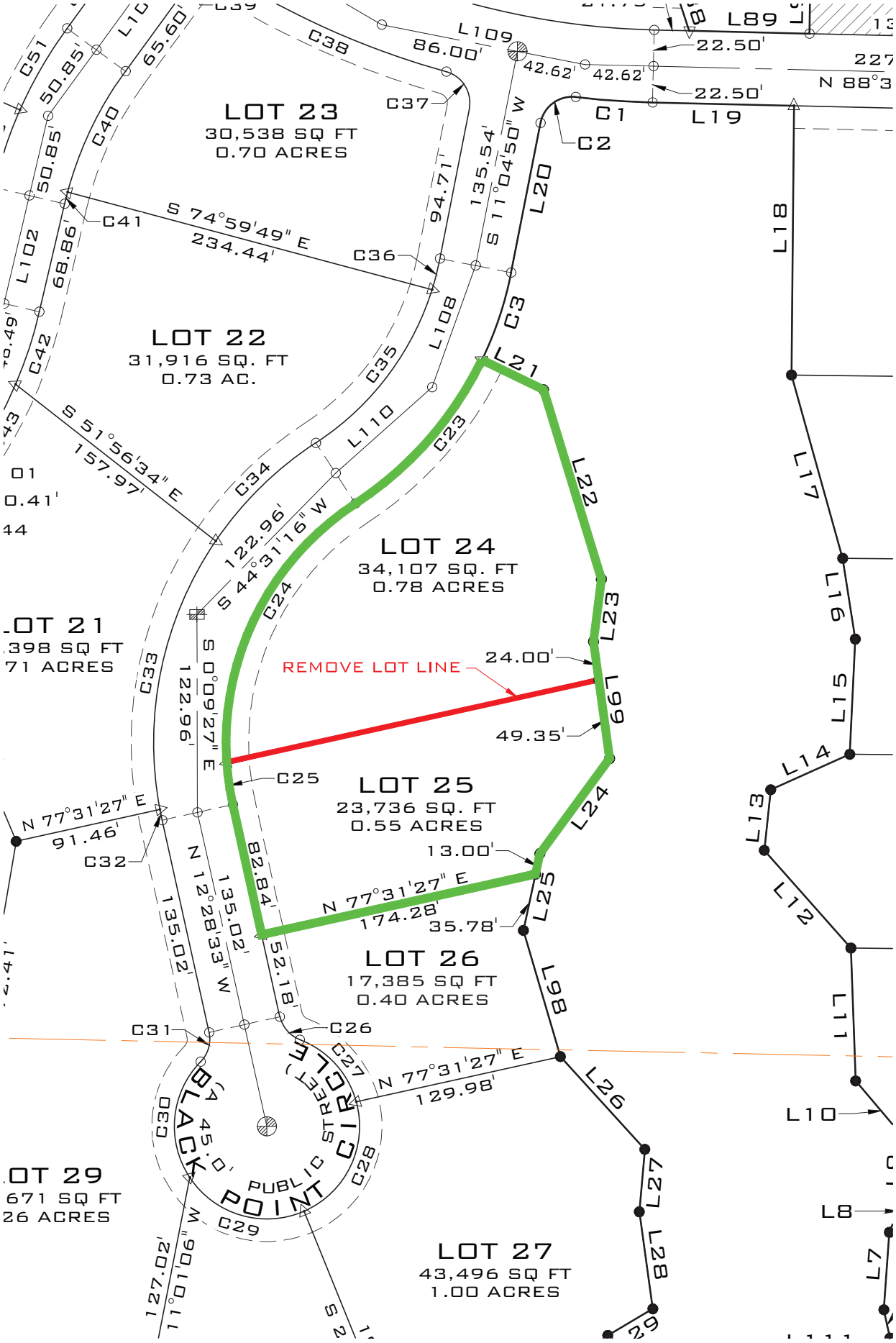
**To:** City of Santa Clara, Utah
**Re:** Partial Plat Amendment Request for Lots 24 and 25, South Village at Black Desert

The owner of Lots 24 and 25 within the South Village at Black Desert Subdivision respectfully requests approval of a Partial Plat Amendment for the purpose of removing the common lot line between the two adjoining lots and consolidating them into a single lot.

Both lots are under common ownership and are contiguous parcels within the recorded subdivision. The proposed amendment will eliminate the internal property boundary separating Lots 24 and 25, creating one larger lot. No additional lots are being created, no new development rights are being added, and no changes are proposed to existing public streets, utility easements, access easements, or other public improvements associated with the subdivision.

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.

The proposed lot consolidation will not adversely affect adjacent properties, access, public infrastructure, utility services, or the health, safety, and welfare of the public. All existing easements and utility requirements will remain as required by the City and applicable service providers unless otherwise modified and approved through the plat amendment process.


LOT 23
30,538 SQ FT
0.70 ACRES
LOT 22
31,916 SQ. FT
0.73 AC.
LOT 24
34,107 SQ. FT
0.78 ACRES
LOT 25
23,736 SQ. FT
0.55 ACRES
LOT 26
17,385 SQ FT
0.40 ACRES
LOT 27
43,496 SQ FT
1.00 ACRES
REMOVE LOT LINE
24.00'
49.35'
13.00'
35.78'
BLACK POINT PUBLIC STREET CIR
S 74°59'49" E
234.44'
S 51°56'34" E
157.97'
S 44°31'16" W
122.96'
S 00°09'27" E
122.96'
N 77°31'27" E
91.46'
N 12°28'33" W
135.02'
N 77°31'27" E
174.28'
N 77°31'27" E
129.98'
S 11°04'50" W
135.54'
N 88°3
22.50'
42.62'
86.00'
94.71'
82.84'
52.18'
127.02'
65.60'
50.85'
68.86'
0.41'
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L99

## 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 PUBLIC STREETS, LOTS, PARCEL 'A', COMMON AREA, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, HEREAFTER KNOWN AS:

**SOUTH VILLAGE AT BLACK DESERT**

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 23rd DAY OF Jan, 2024.

ENLAW LLC, A DELAWARE LIMITED LIABILITY COMPANY

MANAGER — J. Brett Boren (PRINT NAME)

## ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 20 24 BY J. Brett Boren, PARTNER/MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
COMMISSION NO.: 713004
EXPIRATION DATE: 7/15/2024
A NOTARY COMMISSIONED IN THE STATE OF Utah

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

## MORTGAGEE CONSENT TO RECORD:

*SD RESORT CENTER LLC, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES. *A UTAH LIMITED LIABILITY COMPANY.

MANAGER — J. Brett Boren PRINT NAME

## ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 2024 BY J. Brett Boren, MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
COMMISSION NO.: 713004
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## 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.

## MORTGAGEE CONSENT TO RECORD:

*REEF PRIVATE CREDIT LLC, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES. *A UTAH LIMITED LIABILITY COMPANY.

MANAGER - Benjamin Schramm

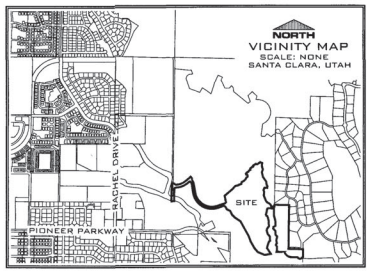
## ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 2024 BY Benjamin Schramm, MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
COMMISSION NO.: 713004
EXPIRATION DATE: 7/15/2024
A NOTARY COMMISSIONED IN THE STATE OF Utah

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## LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY LINE OF RED MOUNTAIN DRIVE, SAID POINT BEING ON THE NORTHERLY LINE OF SILVERADO SANTA CLARA, AS FOUND ON FILE WITH THE WASHINTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20230017569, SAID POINT ALSO BEING SOUTH 00°37'37" WEST 2,002.12 FEET ALONG THE SECTION LINE AND EAST 1,303.92 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 00°28'02" EAST 184.34 FEET;
THENCE NORTHERLY 138.30 FEET ALONG AN ARC OF A 2,033.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°31'58" EAST, LONG CHORD BEARS NORTH 02°24'57" EAST 138.27 FEET WITH A CENTRAL ANGLE OF 03°53'51");
THENCE NORTH 89°29'02" EAST 116.31 FEET;
THENCE SOUTH 86°29'22" EAST 66.00 FEET;
THENCE SOUTHEASTERLY 39.94 FEET ALONG AN ARC OF A 25.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 86°29'22" EAST, LONG CHORD BEARS SOUTH 42°15'09" EAST 35.82 FEET WITH A CENTRAL ANGLE OF 91°31'34");
THENCE EASTERLY 288.45 FEET ALONG AN ARC OF A 386.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°59'04" EAST, LONG CHORD BEARS NORTH 70°34'39" EAST 281.77 FEET WITH A CENTRAL ANGLE OF 42°48'50");
THENCE NORTH 49°10'13" EAST 101.15 FEET;
THENCE SOUTH 40°47'39" EAST 66.00 FEET;
THENCE SOUTHEASTERLY 37.21 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 40°49'47" EAST, LONG CHORD BEARS SOUTH 06°31'48" WEST 33.87 FEET WITH A CENTRAL ANGLE OF 85°16'50");
THENCE SOUTHEASTERLY 98.40 FEET ALONG AN ARC OF A 210.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 53°33'23" WEST, LONG CHORD BEARS SOUTH 22°41'14" EAST 97.50 FEET WITH A CENTRAL ANGLE OF 26°50'45");
THENCE SOUTH 09°15'52" EAST 192.24 FEET;
THENCE SOUTHEASTERLY 690.80 FEET ALONG AN ARC OF A 395.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°44'08" EAST, LONG CHORD BEARS SOUTH 59°21'55" EAST 606.07 FEET WITH A CENTRAL ANGLE OF 100°12'06");
THENCE NORTH 70°32'02" EAST 26.30 FEET;
THENCE EASTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS NORTH 71°57'59" EAST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE EASTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 16°36'04" WEST, LONG CHORD BEARS NORTH 71°57'59" EAST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE NORTH 70°32'02" EAST 26.30 FEET;
THENCE EASTERLY 58.18 FEET ALONG AN ARC OF A 422.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS NORTH 74°28'45" EAST 58.14 FEET WITH A CENTRAL ANGLE OF 07°53'26");
THENCE NORTH 11°34'32" WEST 170.17 FEET;
THENCE NORTH 50°15'36" EAST 258.84 FEET;
THENCE NORTH 31°19'36" EAST 30.47 FEET;
THENCE NORTH 45°17'40" EAST 47.05 FEET;
THENCE NORTH 76°47'50" EAST 69.88 FEET;
THENCE NORTH 48°16'43" EAST 25.66 FEET;
THENCE NORTH 84°22'15" EAST 14.01 FEET;
THENCE NORTH 68°06'16" EAST 42.10 FEET;
THENCE NORTH 10°41'48" EAST 46.54 FEET;
THENCE NORTH 66°39'53" EAST 31.21 FEET;
THENCE NORTH 55°33'15" EAST 24.42 FEET;
THENCE NORTH 55°33'15" EAST 18.69 FEET;
THENCE NORTH 40°01'38" EAST 33.57 FEET;
THENCE NORTH 28°11'03" EAST 40.74 FEET;
THENCE NORTH 57°34'12" EAST 24.89 FEET;
THENCE NORTH 36°09'55" EAST 18.96 FEET;
THENCE NORTH 11°03'06" WEST 33.79 FEET;
THENCE NORTH 68°19'59" WEST 32.53 FEET;
THENCE NORTH 08°02'42" WEST 18.23 FEET;
THENCE NORTH 31°14'45" EAST 14.00 FEET;
THENCE NORTH 60°35'56" EAST 12.39 FEET;
THENCE NORTH 25°32'07" EAST 14.57 FEET;
THENCE NORTH 78°26'34" EAST 17.63 FEET;
THENCE NORTH 57°08'21" EAST 41.63 FEET;
THENCE NORTH 31°03'59" EAST 29.47 FEET;
THENCE NORTH 57°08'21" EAST 41.63 FEET;
THENCE NORTH 18°48'59" WEST 22.31 FEET;
THENCE NORTH 80°36'37" EAST 20.94 FEET;
THENCE NORTH 61°01'43" EAST 29.05 FEET;
THENCE NORTH 27°56'35" EAST 14.64 FEET;
THENCE NORTH 84°45'34" EAST 21.46 FEET;
THENCE NORTH 52°49'20" EAST 14.27 FEET;
THENCE NORTH 05°50'46" WEST 25.02 FEET;
THENCE NORTH 59°58'33" EAST 69.80 FEET;
THENCE NORTH 59°15'45" EAST 15.53 FEET;
THENCE SOUTH 88°06'26" EAST 21.08 FEET;
THENCE NORTH 53°52'08" EAST 81.43 FEET;
THENCE SOUTH 65°52'33" EAST 49.53 FEET;
THENCE SOUTH 06°09'52" WEST 50.41 FEET;
THENCE SOUTH 06°27'36" EAST 48.80 FEET;
THENCE SOUTH 21°17'29" EAST 48.59 FEET;
THENCE SOUTH 18°29'11" WEST 75.43 FEET;
THENCE SOUTH 12°47'40" EAST 109.84 FEET;
THENCE SOUTH 35°42'33" EAST 128.00 FEET;
THENCE SOUTH 08°12'31" EAST 75.62 FEET;
THENCE SOUTH 26°59'24" EAST 39.71 FEET;
THENCE SOUTH 08°38'08" WEST 37.87 FEET;
THENCE NORTH 87°08'50" WEST 63.01 FEET;
THENCE SOUTH 25°33'23" WEST 56.36 FEET;
THENCE SOUTH 23°26'31" EAST 43.37 FEET;
THENCE SOUTH 05°40'36" WEST 31.71 FEET;
THENCE SOUTH 05°57'47" WEST 52.85 FEET;
THENCE SOUTH 00°39'32" EAST 126.18 FEET;
THENCE SOUTH 36°13'33" EAST 51.75 FEET;
THENCE SOUTH 62°01'17" EAST 60.16 FEET;
THENCE SOUTH 44°49'56" EAST 45.33 FEET;
THENCE SOUTH 18°17'46" EAST 36.88 FEET;
THENCE SOUTH 88°39'53" EAST 74.71 FEET;
THENCE NORTH 00°53'10" EAST 40.14 FEET TO THE SOUTHWESTERLY CORNER OF ENTRADA AT SNOW CANYON CHACO WEST PHASE 4A, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20170011808;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID ENTRADA AT SNOW CANYON CHACO WEST PHASE 4A THE FOLLOWING (2) COURSES;
THENCE SOUTH 89°06'41" EAST 341.27 FEET;
THENCE SOUTH 00°41'02" WEST 674.20 FEET;
THENCE SOUTH 00°42'54" WEST 336.60 FEET;
THENCE SOUTH 88°52'14" EAST 339.63 FEET;
THENCE SOUTH 00°53'26" WEST 197.61 FEET;
THENCE NORTH 89°06'34" WEST 21.40 FEET;
THENCE WESTERLY 113.68 FEET ALONG AN ARC OF A 57.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 55°38'40" WEST, LONG CHORD BEARS NORTH 89°00'14" WEST 96.05 FEET WITH A CENTRAL ANGLE OF 113°16'52");
THENCE NORTHWESTERLY 19.81 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°38'12" WEST, LONG CHORD BEARS NORTH 60°44'06" WEST 19.01 FEET WITH A CENTRAL ANGLE OF 56°44'37");
THENCE NORTH 89°06'25" WEST 135.42 FEET;
THENCE NORTHWESTERLY 214.49 FEET ALONG AN ARC OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°53'35" EAST, LONG CHORD BEARS NORTH 53°29'09" WEST 200.94 FEET WITH A CENTRAL ANGLE OF 71°14'32");
THENCE NORTH 88°59'37" WEST 186.68 FEET;
THENCE NORTH 17°07'48" EAST 36.30 FEET;
THENCE NORTH 00°37'25" EAST 86.89 FEET;
THENCE NORTH 35°26'31" WEST 45.83 FEET;
THENCE NORTH 29°58'00" EAST 48.34 FEET;
THENCE NORTH 12°11'07" WEST 54.20 FEET;
THENCE NORTH 04°05'04" EAST 48.25 FEET;
THENCE NORTH 22°44'28" EAST 26.05 FEET;
THENCE NORTH 02°01'53" EAST 32.29 FEET;
THENCE NORTH 40°25'20" WEST 49.60 FEET;
THENCE NORTH 02°03'46" WEST 82.58 FEET;
THENCE NORTH 41°33'20" WEST 81.09 FEET;
THENCE NORTH 06°04'28" EAST 37.86 FEET;
THENCE NORTH 65°49'40" EAST 53.83 FEET;
THENCE NORTH 02°44'59" EAST 71.61 FEET;
THENCE NORTH 08°52'51" WEST 50.78 FEET;
THENCE NORTH 15°35'52" WEST 118.21 FEET;
THENCE NORTH 33°13'28" EAST 167.27 FEET;
THENCE NORTH 88°39'53" WEST 88.03 FEET;
THENCE WESTERLY 47.89 FEET ALONG AN ARC OF A 522.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°20'07" EAST, LONG CHORD BEARS NORTH 86°02'19" WEST 47.88 FEET WITH A CENTRAL ANGLE OF 05°15'07");
THENCE SOUTHWESTERLY 29.85 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 06°35'14" WEST, LONG CHORD BEARS SOUTH 53°50'02" WEST 27.15 FEET WITH A CENTRAL ANGLE OF 85°30'24");
THENCE SOUTH 11°04'50" WEST 94.71 FEET;
THENCE SOUTHERLY 57.33 FEET ALONG AN ARC OF A 222.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 78°55'10" WEST, LONG CHORD BEARS SOUTH 18°27'42" WEST 57.17 FEET WITH A CENTRAL ANGLE OF 14°45'43");
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 08°36'15" WEST 73.27 FEET;
THENCE SOUTH 12°08'40" WEST 48.78 FEET;
THENCE SOUTH 16°21'27" EAST 81.68 FEET;
THENCE SOUTH 42°18'43" EAST 77.92 FEET;
THENCE SOUTH 05°02'37" WEST 38.91 FEET;
THENCE SOUTH 07°54'02" EAST 60.84 FEET;
THENCE SOUTH 59°23'16" WEST 32.46 FEET;
THENCE SOUTH 19°09'24" WEST 105.85 FEET;
THENCE SOUTH 11°39'54" WEST 53.06 FEET;
THENCE SOUTH 33°28'33" EAST 161.40 FEET;
THENCE SOUTH 80°47'10" WEST 145.25 FEET;
THENCE NORTH 67°52'06" WEST 174.10 FEET;
THENCE NORTH 39°38'16" WEST 118.71 FEET;
THENCE NORTH 29°29'44" WEST 181.24 FEET;
THENCE NORTH 20°12'01" WEST 130.32 FEET;
THENCE NORTH 28°44'23" WEST 390.95 FEET;
THENCE NORTH 57°43'58" WEST 152.33 FEET;
THENCE NORTH 44°27'33" WEST 105.08 FEET;
THENCE NORTH 23°47'04" WEST 87.51 FEET;
THENCE NORTH 64°55'55" WEST 88.01 FEET;
THENCE NORTH 27°41'08" WEST 64.22 FEET;
THENCE NORTH 52°38'43" WEST 48.41 FEET;
THENCE SOUTH 70°32'02" WEST 16.75 FEET;
THENCE WESTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS SOUTH 69°06'05" WEST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE WESTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 23°19'52" WEST, LONG CHORD BEARS SOUTH 69°06'05" WEST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE SOUTH 70°32'02" WEST 26.30 FEET;
THENCE NORTHWESTERLY 778.24 FEET ALONG AN ARC OF A 445.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 19°27'58" WEST, LONG CHORD BEARS NORTH 59°21'55" WEST 682.70 FEET WITH A CENTRAL ANGLE OF 100°12'06");
THENCE NORTH 09°15'52" WEST 192.24 FEET;
THENCE NORTHERLY 65.15 FEET ALONG AN ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 80°44'08" WEST, LONG CHORD BEARS NORTH 20°55'48" WEST 64.70 FEET WITH A CENTRAL ANGLE OF 23°19'52");
THENCE WESTERLY 42.86 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°24'16" WEST, LONG CHORD BEARS NORTH 81°42'45" WEST 37.80 FEET WITH A CENTRAL ANGLE OF 98°14'03");
THENCE WESTERLY 342.75 FEET ALONG AN ARC OF A 452.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°53'42" WEST, LONG CHORD BEARS SOUTH 70°49'43" WEST 334.60 FEET WITH A CENTRAL ANGLE OF 43°26'48");
THENCE SOUTHWESTERLY 38.46 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 02°33'07" WEST, LONG CHORD BEARS SOUTH 48°28'55" WEST 34.78 FEET WITH A CENTRAL ANGLE OF 88°08'24");
THENCE SOUTHERLY 118.42 FEET ALONG AN ARC OF A 2,058.78 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°40'34" EAST, LONG CHORD BEARS SOUTH 02°26'22" WEST 135.40 FEET WITH A CENTRAL ANGLE OF 03°46'08");
THENCE SOUTH 00°28'02" WEST 176.76 FEET TO THE NORTHERLY LINE OF SAID SILVERADO SANTA CLARA, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SILVERADO SANTA CLARA THE FOLLOWING (3) COURSES;
THENCE WESTERLY 5.28 FEET ALONG AN ARC OF A 280.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 07°15'43" WEST, LONG CHORD BEARS NORTH 83°16'42" WEST 5.28 FEET WITH A CENTRAL ANGLE OF 01°04'51");
THENCE SOUTH 81°14'21" WEST 50.27 FEET;
THENCE WEST 11.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,772,427 SQUARE FEET OR 40.69 ACRES.

## 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 LOTS, COMMON AREA, PUBLIC STREETS, PARCEL 'A' AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

**SOUTH VILLAGE AT BLACK DESERT**

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 — 1/18/24 — BRANDON E. ANDERSON — STATE OF UTAH

DATE: 1/18/2024

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

# SOUTH VILLAGE AT BLACK DESERT

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

(PAGE 1 OF 3)

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.RADIVIL.COM

| | | |
|---|---|---|
| SURVEY-FPLAT FILE NUMBER: | 08/02/2023 DATE: | C.G.A. DRAWN: |
| 4828-22-05B JOB NUMBER: | 1" = 80' 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 29 DAY OF January, 2024.

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.

1/31/2024
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.

1/29/2024
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 1st DAY OF February A.D. 2024.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

### TREASURER APPROVAL

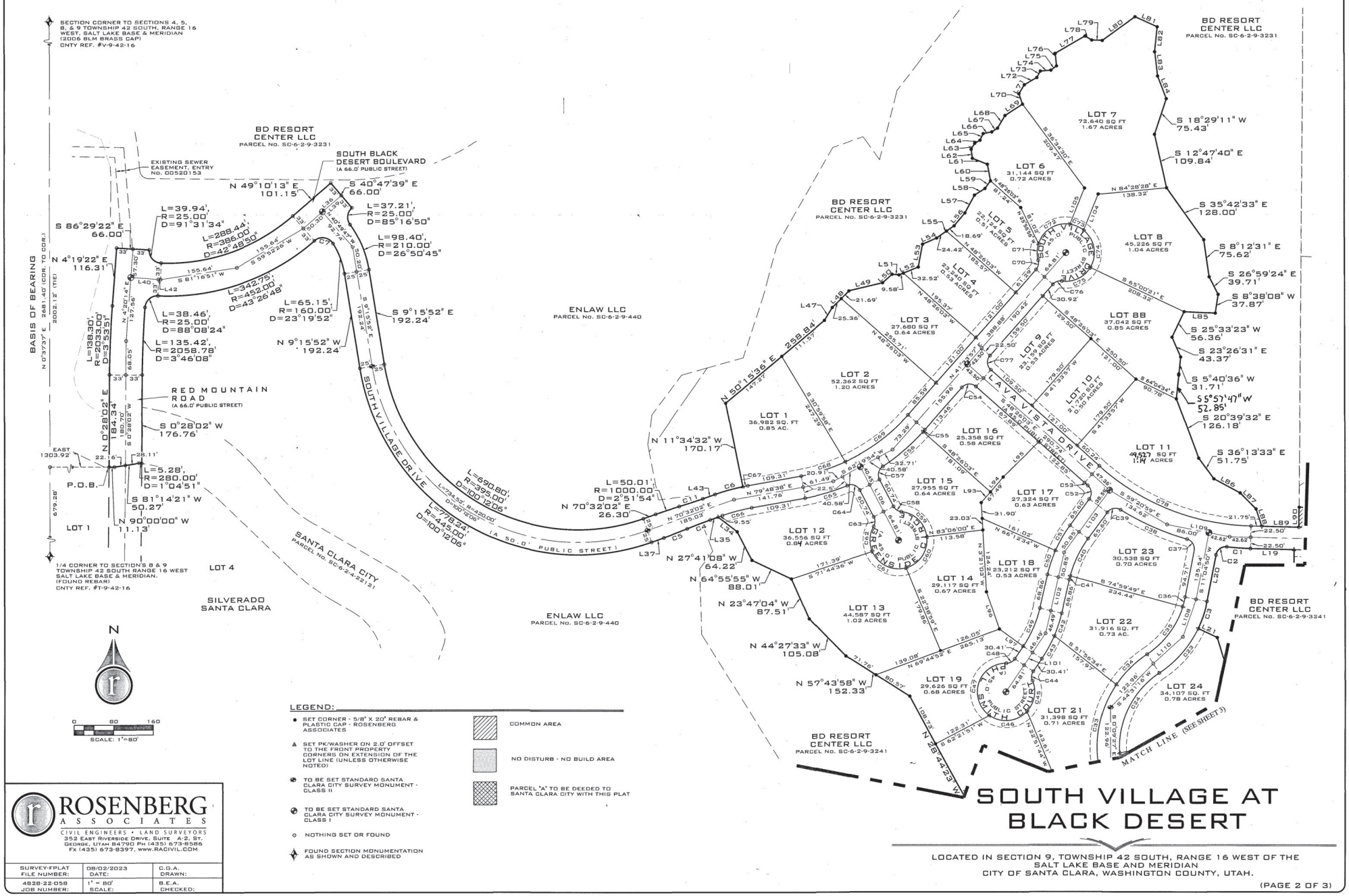
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 5 DAY OF February A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

### RECORDED No.

DOC # 20240004038
Page 1 of 6
Gary Christensen Washington County Recorder
02/05/2024 11:42:36 AM
Fee $40.00 By ENTRADA TITLE INC
Electronically Recorded

FEE:
COUNTY RECORDER
WASHINGTON COUNTY, UTAH




LEGEND:

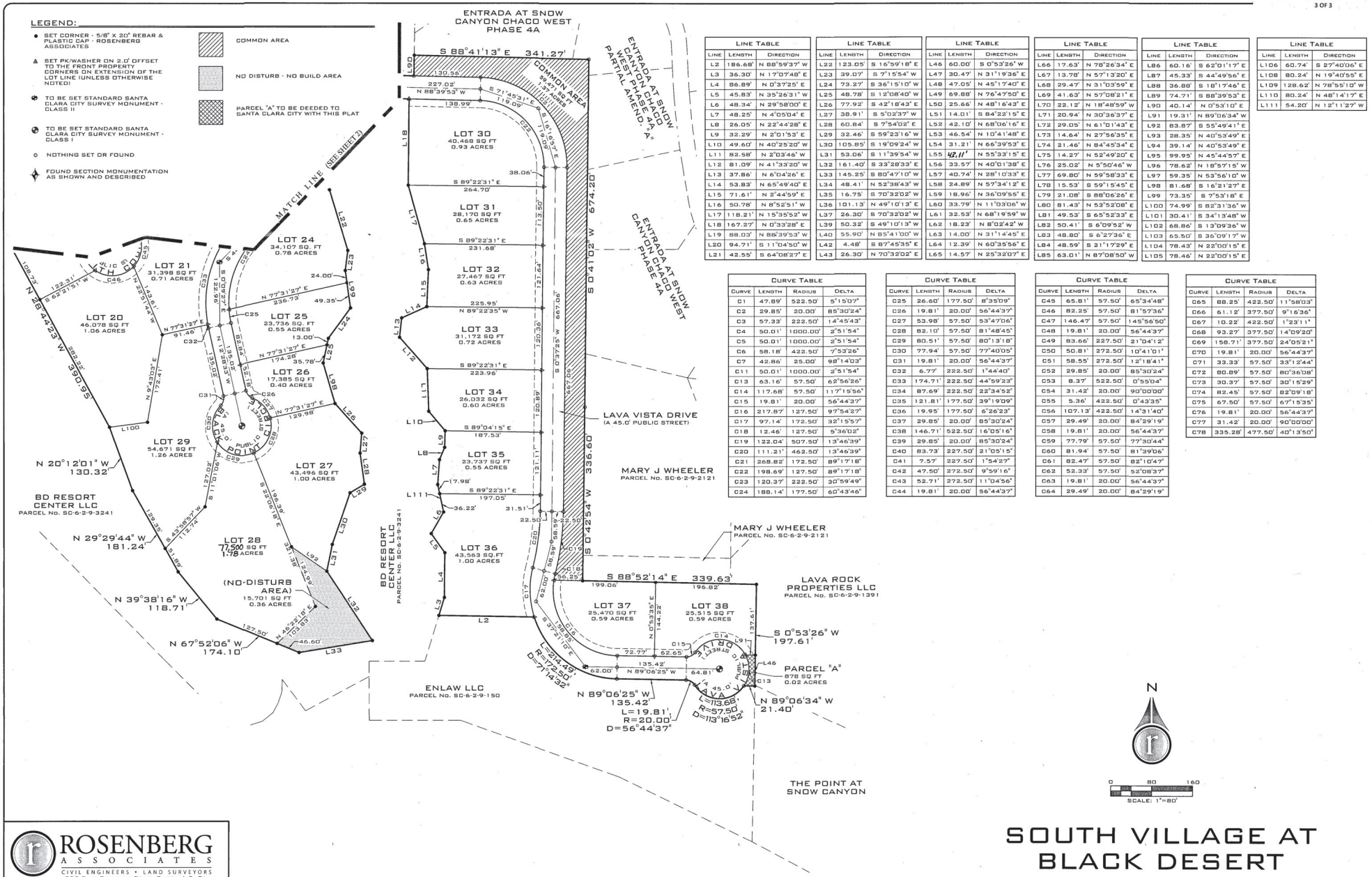
- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ▲ SET PK/WASHER ON 2.0' OFFSET TO THE FRONT PROPERTY CORNERS ON EXTENSION OF THE LOT LINE (UNLESS OTHERWISE NOTED)
- ⊕ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
- ⊕ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
- ○ NOTHING SET OR FOUND
- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- COMMON AREA
- NO DISTURB - NO BUILD AREA
- PARCEL "A" TO BE DEEDED TO SANTA CLARA CITY WITH THIS PLAT

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.RADIVIL.COM

| | | |
|---|---|---|
| SURVEY-FPLAT FILE NUMBER: | 08/02/2023 DATE: | C.G.A. DRAWN: |
| 4828-22-05S JOB NUMBER: | 1" = 80' SCALE: | B.E.A. CHECKED: |

# SOUTH VILLAGE AT BLACK DESERT

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




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L2 | 186.68' | N 88°59'37" W |
| L3 | 36.30' | N 17°07'48" E |
| L4 | 86.89' | N 0°37'25" E |
| L5 | 45.83' | N 35°26'31" W |
| L6 | 48.34' | N 29°58'00" E |
| L7 | 48.25' | N 4°05'04" E |
| L8 | 26.05' | N 22°44'28" E |
| L9 | 32.29' | N 2°01'53" E |
| L10 | 49.60' | N 40°25'20" W |
| L11 | 82.58' | N 2°03'46" W |
| L12 | 81.09' | N 41°33'20" W |
| L13 | 37.86' | N 6°04'26" E |
| L14 | 53.83' | N 65°49'40" E |
| L15 | 71.61' | N 2°44'59" E |
| L16 | 50.78' | N 8°52'51" W |
| L17 | 118.21' | N 15°35'52" W |
| L18 | 167.27' | N 0°33'28" E |
| L19 | 88.03' | N 88°39'53" W |
| L20 | 94.71' | S 11°04'50" W |
| L21 | 42.55' | S 64°08'27" E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L22 | 123.05' | S 16°59'18" E |
| L23 | 39.07' | S 7°15'54" W |
| L24 | 73.27' | S 36°15'10" W |
| L25 | 48.78' | S 12°08'40" W |
| L26 | 77.92' | S 42°18'43" E |
| L27 | 38.91' | S 5°02'37" W |
| L28 | 60.84' | S 7°54'02" E |
| L29 | 32.46' | S 59°23'16" W |
| L30 | 105.85' | S 19°09'24" W |
| L31 | 53.06' | S 11°39'54" W |
| L32 | 161.40' | S 33°28'33" E |
| L33 | 145.25' | S 80°47'10" W |
| L34 | 48.41' | N 52°38'43" W |
| L35 | 16.75' | S 70°32'02" W |
| L36 | 101.13' | N 49°10'13" E |
| L37 | 26.30' | S 70°32'02" W |
| L39 | 50.32' | S 49°10'13" W |
| L40 | 55.90' | N 85°41'00" W |
| L42 | 4.48' | S 87°45'35" E |
| L43 | 26.30' | N 70°32'02" E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L46 | 60.00' | S 0°53'26" W |
| L47 | 30.47' | N 31°19'36" E |
| L48 | 47.05' | N 45°17'40" E |
| L49 | 69.88' | N 76°47'50" E |
| L50 | 25.66' | N 48°16'43" E |
| L51 | 14.01' | S 84°22'15" E |
| L52 | 42.10' | N 68°06'16" E |
| L53 | 46.54' | N 10°41'48" E |
| L54 | 31.21' | N 66°39'53" E |
| L55 | 42.11' | N 55°33'15" E |
| L56 | 33.57' | N 40°01'38" E |
| L57 | 40.74' | N 28°10'33" E |
| L58 | 24.89' | N 57°34'12" E |
| L59 | 18.96' | N 36°09'55" E |
| L60 | 33.79' | N 11°03'06" W |
| L61 | 32.53' | N 68°19'59" W |
| L62 | 18.23' | N 8°02'42" W |
| L63 | 14.00' | N 31°14'45" E |
| L64 | 12.39' | N 60°35'56" E |
| L65 | 14.57' | N 25°32'07" E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L66 | 17.63' | N 78°26'34" E |
| L67 | 13.78' | N 57°13'20" E |
| L68 | 29.47' | N 31°03'59" E |
| L69 | 41.63' | N 57°08'21" E |
| L70 | 22.12' | N 18°48'59" W |
| L71 | 20.94' | N 30°36'37" E |
| L72 | 29.05' | N 61°01'43" E |
| L73 | 14.64' | N 27°56'35" E |
| L74 | 21.46' | N 84°45'34" E |
| L75 | 14.27' | N 52°49'20" E |
| L76 | 25.02' | N 5°50'46" W |
| L77 | 69.80' | N 59°58'33" E |
| L78 | 15.53' | S 59°15'45" E |
| L79 | 21.08' | S 88°06'26" E |
| L80 | 81.43' | N 53°52'08" E |
| L81 | 49.53' | S 65°52'33" E |
| L82 | 50.41' | S 6°09'52" W |
| L83 | 48.80' | S 6°27'36" E |
| L84 | 48.59' | S 21°17'29" E |
| L85 | 63.01' | N 87°08'50" W |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L86 | 60.16' | S 62°01'17" E |
| L87 | 45.33' | S 44°49'56" E |
| L88 | 36.88' | S 18°17'46" E |
| L89 | 74.71' | S 88°39'53" E |
| L90 | 40.14' | N 0°53'10" E |
| L91 | 19.31' | N 89°06'34" W |
| L92 | 83.87' | S 55°49'41" E |
| L93 | 28.35' | N 40°53'49" E |
| L94 | 39.14' | N 40°53'49" E |
| L95 | 99.95' | N 45°44'57" E |
| L96 | 78.62' | N 18°57'15" W |
| L97 | 59.35' | N 53°56'10" W |
| L98 | 81.68' | S 16°21'27" E |
| L99 | 73.35' | S 7°53'18" E |
| L100 | 74.99' | S 82°31'36" W |
| L101 | 30.41' | S 34°13'48" W |
| L102 | 68.86' | S 13°09'36" W |
| L103 | 65.50' | S 36°09'17" W |
| L104 | 78.43' | N 22°00'15" E |
| L105 | 78.46' | N 22°00'15" E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L106 | 60.74' | S 22°40'06" E |
| L108 | 80.24' | N 19°40'55" E |
| L109 | 128.62' | N 78°55'10" W |
| L110 | 80.24' | N 48°14'17" E |
| L111 | 54.20' | N 12°11'22" W |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 47.89' | 522.50' | 5°15'07" |
| C2 | 29.85' | 20.00' | 85°30'24" |
| C3 | 57.33' | 222.50' | 14°45'43" |
| C4 | 50.01' | 1000.00' | 2°51'54" |
| C5 | 50.01' | 1000.00' | 2°51'54" |
| C6 | 58.18' | 422.50' | 7°53'26" |
| C7 | 42.86' | 25.00' | 98°14'03" |
| C11 | 50.01' | 1000.00' | 2°51'54" |
| C13 | 63.16' | 57.50' | 62°56'26" |
| C14 | 117.68' | 57.50' | 117°15'56" |
| C15 | 19.81' | 20.00' | 56°44'37" |
| C16 | 217.87' | 127.50' | 97°54'27" |
| C17 | 97.14' | 172.50' | 32°15'57" |
| C18 | 12.46' | 127.50' | 5°36'02" |
| C19 | 122.04' | 507.50' | 13°46'39" |
| C20 | 111.21' | 462.50' | 13°46'39" |
| C21 | 268.82' | 172.50' | 89°17'18" |
| C22 | 198.69' | 127.50' | 89°17'18" |
| C23 | 120.37' | 222.50' | 30°59'49" |
| C24 | 188.14' | 177.50' | 60°43'46" |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C25 | 26.60' | 177.50' | 8°35'09" |
| C26 | 19.81' | 20.00' | 56°44'37" |
| C27 | 53.98' | 57.50' | 53°47'06" |
| C28 | 82.10' | 57.50' | 81°48'45" |
| C29 | 80.51' | 57.50' | 80°13'18" |
| C30 | 77.94' | 57.50' | 77°40'05" |
| C31 | 19.81' | 20.00' | 56°44'37" |
| C32 | 6.77' | 222.50' | 1°44'40" |
| C33 | 174.71' | 222.50' | 44°59'23" |
| C34 | 87.69' | 222.50' | 22°34'52" |
| C35 | 121.81' | 177.50' | 39°19'09" |
| C36 | 19.95' | 177.50' | 6°26'23" |
| C37 | 29.85' | 20.00' | 85°30'24" |
| C38 | 146.71' | 522.50' | 16°05'16" |
| C39 | 29.85' | 20.00' | 85°30'24" |
| C40 | 83.73' | 227.50' | 21°05'15" |
| C41 | 7.57' | 227.50' | 1°54'27" |
| C42 | 47.50' | 272.50' | 9°59'16" |
| C43 | 52.71' | 272.50' | 11°04'56" |
| C44 | 19.81' | 20.00' | 56°44'37" |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C45 | 65.81' | 57.50' | 65°34'48" |
| C46 | 82.25' | 57.50' | 81°57'36" |
| C47 | 146.47' | 57.50' | 145°56'50" |
| C48 | 19.81' | 20.00' | 56°44'37" |
| C49 | 83.66' | 227.50' | 21°04'12" |
| C50 | 50.81' | 272.50' | 10°41'01" |
| C51 | 58.55' | 272.50' | 12°18'41" |
| C52 | 29.85' | 20.00' | 85°30'24" |
| C53 | 8.37' | 522.50' | 0°55'04" |
| C54 | 31.42' | 20.00' | 90°00'00" |
| C55 | 5.36' | 422.50' | 0°43'35" |
| C56 | 107.13' | 422.50' | 14°31'40" |
| C57 | 29.49' | 20.00' | 84°29'19" |
| C58 | 19.81' | 20.00' | 56°44'37" |
| C59 | 77.79' | 57.50' | 77°30'44" |
| C60 | 81.94' | 57.50' | 81°39'06" |
| C61 | 82.47' | 57.50' | 82°10'47" |
| C62 | 52.33' | 57.50' | 52°08'37" |
| C63 | 19.81' | 20.00' | 56°44'37" |
| C64 | 29.49' | 20.00' | 84°29'19" |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C65 | 88.25' | 422.50' | 11°58'03" |
| C66 | 61.12' | 377.50' | 9°16'36" |
| C67 | 10.22' | 422.50' | 1°23'11" |
| C68 | 93.27' | 377.50' | 14°09'20" |
| C69 | 158.71' | 377.50' | 24°05'21" |
| C70 | 19.81' | 20.00' | 56°44'37" |
| C71 | 33.33' | 57.50' | 33°12'44" |
| C72 | 80.89' | 57.50' | 80°36'08" |
| C73 | 30.37' | 57.50' | 30°15'29" |
| C74 | 82.45' | 57.50' | 82°09'18" |
| C75 | 67.50' | 57.50' | 67°15'35" |
| C76 | 19.81' | 20.00' | 56°44'37" |
| C77 | 31.42' | 20.00' | 90°00'00" |
| C78 | 335.28' | 477.50' | 40°13'50" |

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| | | |
|---|---|---|
| SURVEY-FPLAT FILE NUMBER: | 08/02/2023 DATE: | C.G.A. DRAWN: |
| 4828-22-058 JOB NUMBER: | 1" = 80' SCALE: | B.E.A. CHECKED: |

# SOUTH VILLAGE AT BLACK DESERT

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