

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME
STEPHEN L. LABRIE, WHO BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER
OF VIRGIN COMMERCIAL LLC, THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON
BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

FINAL PLAT FOR:
VIRGIN COMMERCIAL

PARCEL ID'S : V-2-1-21-314 & V-2-1-21-315
LOCATED AT IN SECTION 21, T41S, R12W, S.L.B.&M.
VIRGIN, WASHINGTON COUNTY, UTAH

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 AND EASEMENTS, TO BE HEREAFTER KNOWN AS VIRGIN COMMERCIAL, FOR GOOD
AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS AND THE GENERAL
PUBLIC AND CONVEY TO THE TOWN OF VIRGIN, FOR PERPETUAL USE, THE PUBLIC UTILITIES EASEMENTS, ALL LOTS AND EASEMENTS
ARE AS NOTED OR SHOWN. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE
HEREBY INCORPORATED AND MADE PART OF THIS PLAT.
IN WITNESS WHEREOF, I HAVE SET MY HAND THIS THE _____ DAY OF _____, 20____.

STEPHEN L. LABRIE, MANAGING MEMBER OF VIRGIN COMMERCIAL LLC.

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58,
CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A
SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS,
HEREAFTER TO BE KNOWN AS VIRGIN COMMERCIAL, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS
SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



6/3/2024
DATE

SURVEYOR'S NARRATIVE

THE AMENDED SUBDIVISION OF PARCELS V-2-1-21-314 AND V-2-1-21-315 WAS CREATED AT THE REQUEST OF STEVE LABRIE.

THE BASIS OF BEARINGS IS S00°15'07"E, 2684.64 FEET FROM THE CENTER QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SECTION 21,
TOWNSHIP 41 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN.

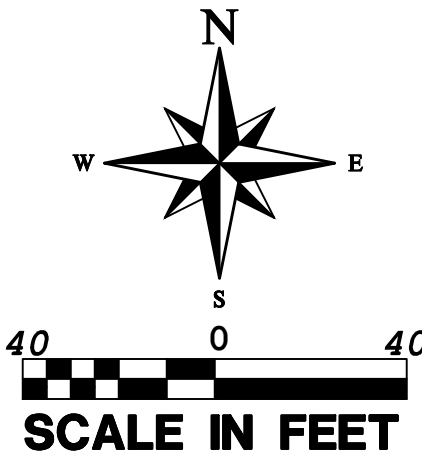
VIRGIN COMM BOUNDARY DESCRIPTION:
TAX PARCELS V-2-1-21-314 & V-2-1-21-315

COMMENCING AT THE CENTER QUARTER (1/4) CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE AND
MERIDIAN; THENCE S00°15'07"E ALONG THE SECTION LINE, 1037.11 FEET; THENCE WEST 231.73 FEET TO THE POINT OF BEGINNING; THENCE
S56°46'49"W 85.38 FEET TO THE NORTH BOUNDARY LINE OF THE DESERT GARDEN ESTATES; THENCE N82°14'00"W ALONG SAID BOUNDARY, 687.20
FEET TO THE EAST BOUNDARY LINE OF 1420 WEST; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N00°13'01"W 75.77
FEET; (2) NORTHERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 69.67 FEET, THROUGH A CENTRAL ANGLE OF
07°59'01", (LONG CHORD BEARS: N03°46'29"E 69.61 FEET); (3) N07°46'00"E 180.52 FEET; (4) NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT
RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 89°59'58", (LONG CHORD BEARS: N82°45'59"E 35.36 FEET)
TO THE SOUTH BOUNDARY OF STATE ROUTE 9 OWNED BY THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE S82°14'02"E ALONG SAID BOUNDARY,
686.99 FEET TO THE WEST BOUNDARY LINE OF SHEEP BRIDGE ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1)
SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.85 FEET, THROUGH A CENTRAL ANGLE OF
89°02'17", (LONG CHORD BEARS: S37°42'53"E 35.06 FEET); (2) SOUTHERLY ALONG THE ARC OF A 400.00 FOOT RADIUS REVERSE CURVE TO THE
LEFT A DISTANCE OF 170.78 FEET, THROUGH A CENTRAL ANGLE OF 24°27'45", (LONG CHORD BEARS: S05°25'37"E 169.49 FEET); THENCE S12°30'00"W
104.77 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 262,437 SQUARE FEET OR 6.025 ACRES.

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- 15' PUBLIC UTILITY EASEMENT LINE
- TIE LINE
- EXISTING GRAVEL ROAD
- BUILDING/CURBING LINE
- SECTION CORNER AS DESCRIBED
- COMMON AREA/PUBLIC ACCESS & UTILITIES EASEMENT

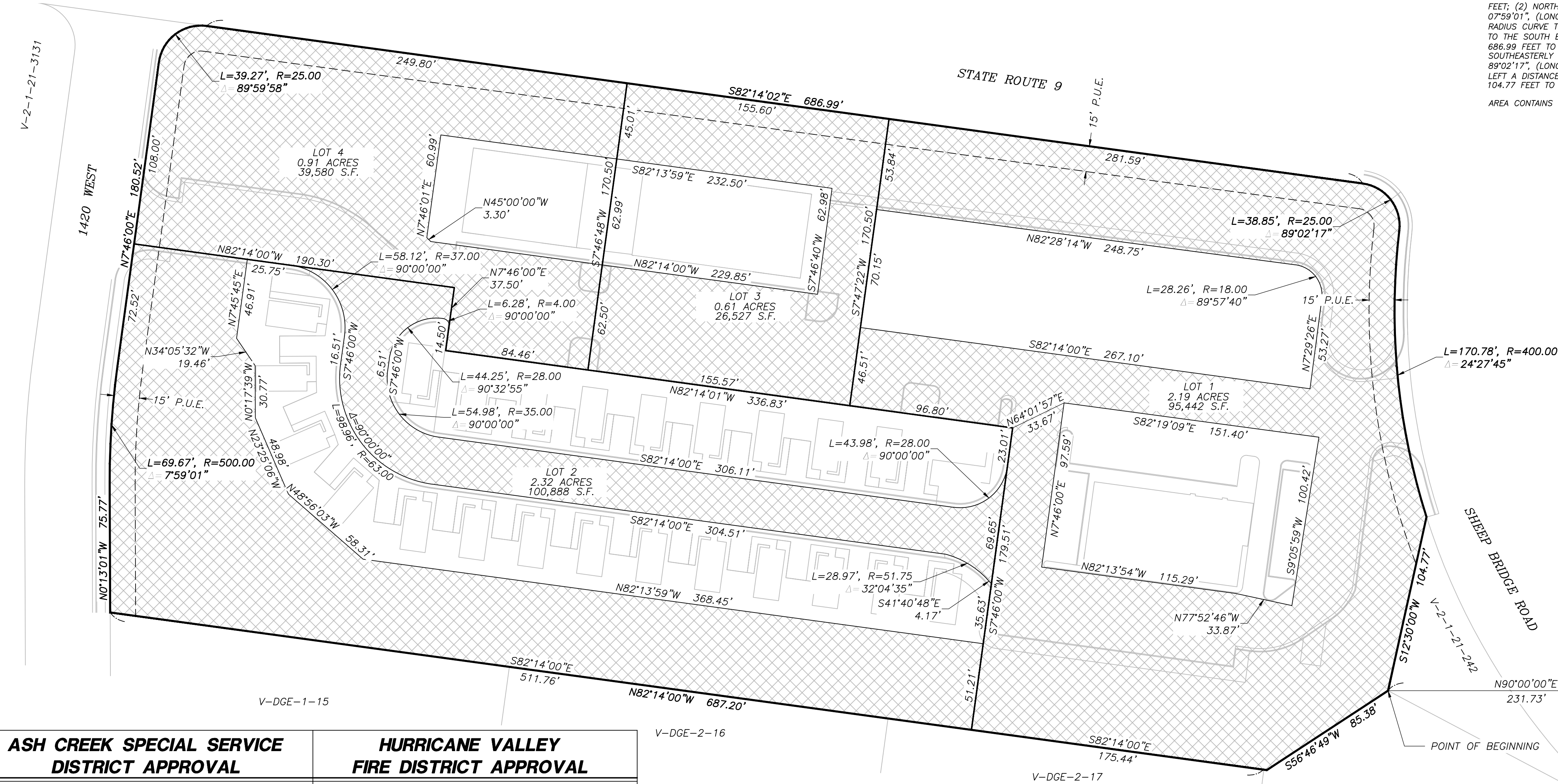


FOUND CENTER 1/4 CORNER,
SECTION 21, T41S,
R12W, S.L.B.&M.
BLM ALUM CAP 1993

GENERAL NOTES:

- A 15.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG ALL PUBLIC
STREETS AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
- THE PARENT PARCELS FOR THIS SUBDIVISION ARE V-2-1-21-314 &
V-2-1-21-315. PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY
CREATED ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND
MAINTENANCE OF PUBLIC UTILITIES. PRIVATE REPAIRS RESULTING FROM THE
INSTALLATION OR MAINTENANCE OF PUBLIC UTILITIES SHALL BE THE
RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- ALL COMMON AREAS GRANT CROSS ACCESS TO ALL ADJACENT LOTS.
- THE BODY POLITIC FOR SEWER MAINTENANCE ON THIS SUBDIVISION IS ASH
CREEK SPECIAL SERVICE DISTRICT.

FOUND SOUTH 1/4 CORNER MONUMENT,
SECTION 21, T41S,
R12W, S.L.B.&M.
BLM ALUM CAP 1993



ASH CREEK SPECIAL SERVICE
DISTRICT APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE. THIS _____
DAY OF _____, A.D. 20____.

SUPERINTENDENT, A.C.S.S.D.

HURRICANE VALLEY
FIRE DISTRICT APPROVAL

WE HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE. THIS _____
DAY OF _____, A.D. 20____.

FIRE MARSHALL, HURRICANE VALLEY FIRE DISTRICT

PLANNING COMMISSION APPROVAL

ON THIS THE _____ DAY OF _____ A.D.
20____, THE PLANNING COMMISSION OF THE TOWN OF
VIRGIN REVIEWED THE ABOVE AND FIND THAT IT
COMPLIES WITH REQUIREMENTS OF THE TOWN OF VIRGIN
PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID
COMMISSION HEREBY APPROVE FOR ACCEPTANCE BY
THE TOWN OF VIRGIN.

PLANNING COMMISSION CHAIRMAN

TOWN ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN
ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE

TOWN ENGINEER, TOWN OF VIRGIN, UTAH

APPROVAL AND ACCEPTANCE

PRESENTED TO THE TOWN OF VIRGIN COUNCIL THIS THE _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO
TOWN ORDINANCES.

ATTEST: TOWN RECORDER
TOWN OF VIRGIN, UTAH

MAYOR
TOWN OF VIRGIN, UTAH

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS THE _____ DAY OF _____
A.D. 20____

TOWN ATTORNEY

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

FINAL PLAT FOR:

VIRGIN COMMERCIAL

LOCATED IN SECTION 21, T41S, R12W, S.L.B.&M.
VIRGIN, WASHINGTON COUNTY, UTAH

DATE: 6/3/2024
SCALE: 1"=40'

JOB NO.
520-001

SHEET NO:

1 OF 1

520-001 VIRGIN COMM FINAL PLAT.dwg

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1
VIRGIN, UTAH 84133
Phone: (435) 868-0587

