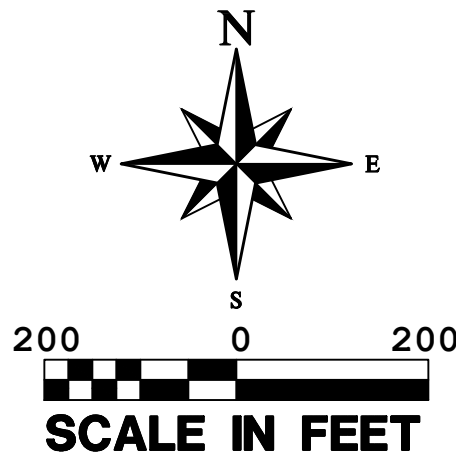


GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 - FINAL LOCAL ENTITY PLAT - ANNEXATION #1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M. &
SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

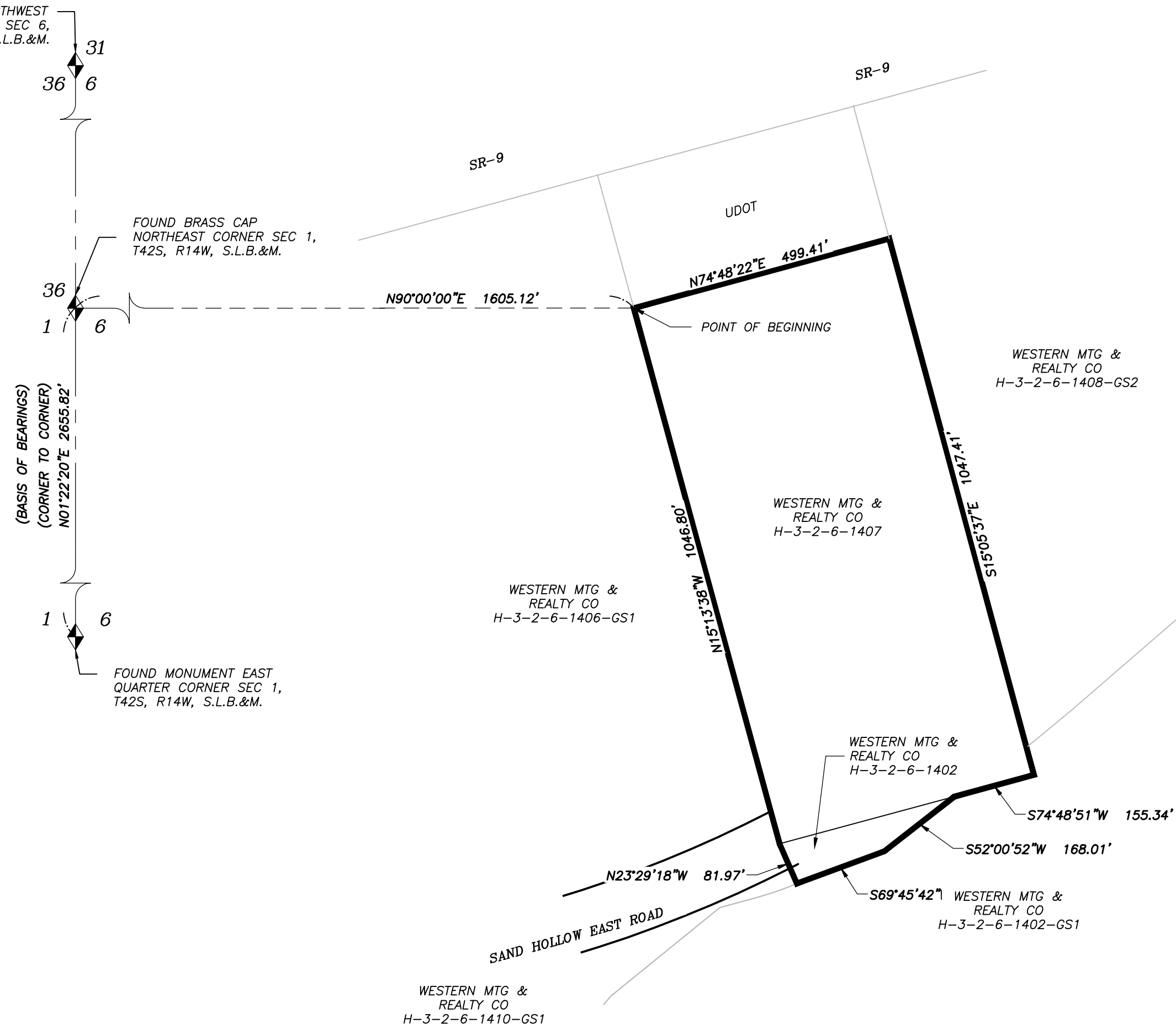


GENERAL NOTES:

1. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ROAD CENTERLINE
- SECTION MONUMENT AS DESCRIBED



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 OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS ANNEXATION PLAT AND DESCRIBED HEREON, 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



6/19/2025
DATE

SURVEYOR'S NARRATIVE

THIS ANNEXATION SURVEY WAS DONE AT THE REQUEST OF ***** FOR PARCELS H-3-2-6-1407 & H-3-2-6-1402.

THE BASIS OF BEARINGS IS N01°22'20"E 2655.82 FEET FROM THE EAST QUARTER (1/4) CORNER TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

ANNEXATION LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 1, S01°22'20"W 103.16 FEET; THENCE EAST 1605.12 FEET TO THE POINT OF BEGINNING; THENCE N74°48'22"E 499.41 FEET; THENCE S15°05'37"E 1047.41 FEET; THENCE S74°48'51"W 155.34 FEET; THENCE S52°00'52"W 168.01 FEET; THENCE S69°45'42"W 176.59 FEET; THENCE N23°29'18"W 81.97 FEET; THENCE N15°13'38"W 1046.80 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 540,039 SQUARE FEET OR 12.398 ACRES.

GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT BOARD OF DIRECTORS SIGNATURE APPROVAL FOR ANNEXATION PLAT

WHEREAS, THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3 (COLLECTIVELY, THE "PID"), ESTABLISHED PURSUANT TO RESOLUTION NO. 2021-10 AND RELATED DOCUMENTS RECORDED, INCLUDING BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS DOCUMENT NO. 20250004828 ON FEBRUARY 12, 2025, AT 04:27:55 PM IN THE OFFICIAL WASHINGTON COUNTY RECORDS, HAS RECEIVED A REQUEST TO APPROVE AN ANNEXATION PLAT (THE "ANNEXATION PLAT") FOR THE ANNEXATION OF CERTAIN REAL PROPERTY IDENTIFIED AS PARCELS H-3-2-6-1407 & H-3-2-6-1402 DESCRIBED HEREIN THIS PLAT INTO THE BOUNDARIES OF THE PID; AND

WHEREAS, THE BOARD OF DIRECTORS OF THE PID (THE "BOARD") HAS REVIEWED THE ANNEXATION PLAT AND DETERMINED THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GATEWAY AT SAND HOLLOW MASTER ASSOCIATION, THE GOVERNING DOCUMENTS, AND ALL RELEVANT STATE AND LOCAL LAWS, INCLUDING BUT NOT LIMITED TO THE UTAH SPECIAL DISTRICT CODE; AND

WHEREAS, THE BOARD FINDS THAT THE ANNEXATION OF THE DESCRIBED PROPERTY IS IN THE BEST INTEREST OF THE PID AND WILL FACILITATE THE CONTINUED DEVELOPMENT, MAINTENANCE, AND ENHANCEMENT OF THE INFRASTRUCTURE AND COMMUNITY WITHIN THE PID BOUNDARIES; AND

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT HEREBY APPROVES THE ANNEXATION PLAT AS PRESENTED, SUBJECT TO ANY CONDITIONS OR REQUIREMENTS IMPOSED BY HURRICANE CITY, THE GATEWAY AT SAND HOLLOW MASTER ASSOCIATION, OR OTHER APPLICABLE GOVERNING AUTHORITIES.

APPROVED THIS ____ DAY OF _____, 2025, BY THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT.

SIGNATURES:

BRENT MOSER, CHAIR

DAVID STIRLING, CLERK

COUNTY SURVEYOR'S APPROVAL	RECORDED NUMBER
I, _____, LAND SURVEYOR No. _____, PROFESSIONAL UTAH, AND THE WASHINGTON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS ANNEXATION PLAT. THIS ____ DAY OF _____, A.D. 20 ____.	
COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER

REVISIONS				
NO	DESCRIPTION	DATE	BY	

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

ANNEXATION PLAT FOR:
GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 - FINAL LOCAL ENTITY PLAY - ANNEXATION #1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M. & SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 6/19/2025
SCALE 1"=200'
JOB NO. 336-000
SHEET NO: 1 OF 1