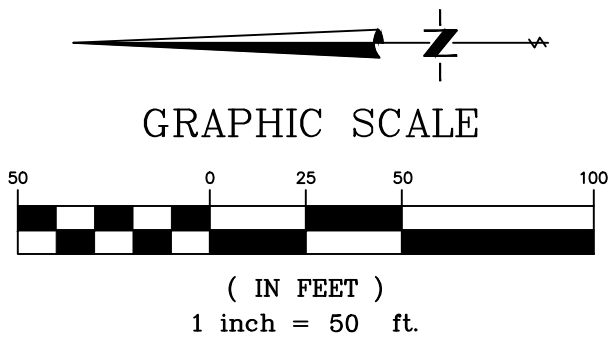


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 53°56'15" E	15.00'
L2	N 36°59'16" E	15.00'
L3	N 20°02'18" E	15.00'
L4	N 3°05'20" E	15.00'
L5	N 0°54'58" W	15.00'
L6	N 7°15'54" E	15.00'
L7	N 11°18'59" E	15.00'
L8	N 1°24'50" E	15.00'
L9	N 8°29'18" W	15.00'
L10	N 0°31'31" E	15.00'
L11	N 19°39'28" E	15.00'
L12	N 38°47'25" E	15.00'
L13	N 57°55'21" E	15.00'
L14	N 61°26'17" E	15.00'
L15	N 57°38'09" E	15.00'
L16	N 42°58'58" E	15.00'
L17	N 28°19'47" E	15.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L18	N 13°40'36" E	15.00'
L19	N 1°57'10" E	15.00'
L20	N 62°20'52" E	23.80'
L21	S 9°38'13" E	15.00'
L22	S 1°57'10" W	15.00'
L23	S 29°37'42" W	15.00'
L24	S 61°02'23" W	15.00'
L25	S 61°26'17" W	15.00'
L26	S 56°30'35" W	15.00'
L27	S 45°17'15" W	15.00'
L28	S 34°03'54" W	15.00'
L29	S 22°50'33" W	15.00'
L30	S 11°37'13" W	15.00'
L31	S 0°23'52" W	15.00'
L32	S 10°46'15" E	15.00'
L33	S 1°20'45" W	15.00'
L34	S 12°31'15" W	15.00'

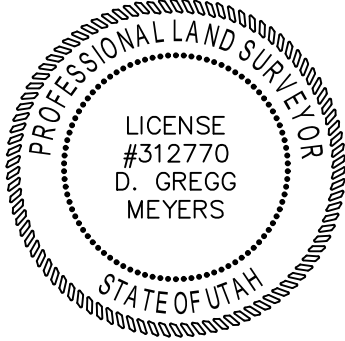


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	207.20'	133.00'	89°15'40"	N 39°30'32" E	186.87'
C2	260.17'	167.00'	89°15'40"	N 39°30'32" E	234.65'
C3	44.07'	187.00'	13°30'07"	N 62°59'13" E	43.97'
C4	40.32'	187.00'	12°21'08"	N 45°27'46" E	40.24'
C5	40.32'	187.00'	12°21'08"	N 28°30'47" E	40.24'
C6	40.32'	187.00'	12°21'08"	N 11°33'49" E	40.24'
C7	19.30'	187.00'	5°54'43"	N 2°09'56" W	19.29'
C8	26.48'	463.00'	3°16'39"	S 3°28'58" E	26.48'
C9	51.11'	463.00'	6°19'29"	S 3°10'28" W	51.08'
C10	157.62'	483.00'	18°41'50"	S 4°13'37" W	156.92'
C11	168.71'	517.00'	18°41'50"	S 4°13'37" W	167.97'
C12	50.83'	537.00'	5°25'23"	S 9°00'32" W	50.81'
C13	43.50'	463.00'	5°22'58"	S 10°53'04" W	43.48'
C14	2.39'	537.00'	0°15'17"	S 13°26'54" W	2.39'
C15	48.64'	263.00'	10°35'45"	N 8°16'40" E	48.57'
C16	43.24'	337.00'	7°21'07"	N 6°21'55" E	43.21'
C17	141.12'	317.00'	25°30'21"	N 0°49'22" E	139.95'
C18	125.98'	283.00'	25°30'21"	N 0°49'22" E	124.94'
C19	51.48'	263.00'	11°12'51"	N 5°53'44" W	51.39'
C20	43.24'	337.00'	7°21'07"	N 3°32'14" W	43.21'
C21	12.74'	337.00'	2°09'59"	N 10°50'49" W	12.74'
C22	38.80'	213.00'	10°26'15"	S 6°42'41" E	38.75'
C23	41.21'	287.00'	8°13'39"	S 5°12'48" E	41.18'
C24	41.21'	287.00'	8°13'39"	S 6°00'33" W	41.18'
C25	56.12'	213.00'	15°05'48"	S 10°05'30" W	55.96'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C26	41.21'	287.00'	8°13'39"	S 17°13'53" W	41.18'
C27	41.21'	287.00'	8°13'39"	S 28°27'14" W	41.18'
C28	341.90'	267.00'	73°22'05"	S 24°45'14" W	319.01'
C29	298.36'	233.00'	73°22'05"	S 24°45'14" W	278.39'
C30	56.12'	213.00'	15°05'48"	S 29°13'26" W	55.96'
C31	41.21'	287.00'	8°13'39"	S 39°40'34" W	41.18'
C32	56.12'	213.00'	15°05'48"	S 48°21'23" W	55.96'
C33	41.21'	287.00'	8°13'39"	S 50°53'55" W	41.18'
C34	5.57'	213.00'	1°29'51"	S 60°41'21" W	5.57'
C35	17.19'	287.00'	3°25'52"	S 59°43'22" W	17.18'
C36	7.10'	220.00'	1°50'55"	N 60°30'49" E	7.10'
C37	41.26'	220.00'	10°44'45"	N 50°18'33" E	41.20'
C38	68.04'	146.00'	26°41'59"	N 45°55'22" E	67.42'
C39	172.34'	166.00'	59°29'07"	N 31°41'43" E	164.71'
C40	207.64'	200.00'	59°29'07"	N 31°41'43" E	198.44'
C41	41.26'	220.00'	10°44'45"	N 35°39'23" E	41.20'
C42	41.26'	220.00'	10°44'45"	N 21°00'12" E	41.20'
C43	63.02'	146.00'	24°43'51"	N 14°19'05" E	62.53'
C44	37.52'	220.00'	9°46'14"	N 6°50'16" E	37.47'
C45	35.29'	287.00'	7°02'45"	N 1°34'13" W	35.27'
C46	39.27'	267.00'	8°25'34"	N 2°15'37" W	39.23'
C47	34.27'	233.00'	8°25'34"	N 2°15'37" W	34.24'
C48	34.79'	213.00'	9°21'34"	N 2°43'37" W	34.76'
C49	66.51'	150.00'	25°24'13"	N 24°59'33" W	65.96'
C50	5.79'	337.00'	0°59'03"	N 13°05'01" E	5.79'

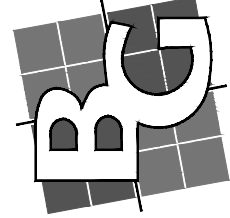
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP)
- SPECIFIES FRONT LOT PROPERTY CORNER RIVET (2' OFFSET IN SIDEWALK)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FOUND BOUNDARY AND PROPERTY (LOT) CORNERS SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES UN-IRRIGATED COMMON AREA = 216,332 S.F. OR 4.97 ACRES
- SPECIFIES IRRIGATED COMMON AREA = 91,930 S.F. OR 2.11 ACRES
- SPECIFIES LIMITED COMMON AREA = 17,208 S.F. OR 0.39 ACRES
- SPECIFIES PRIVATE ELEMENT = 118,055 S.F. OR 2.71 ACRES
- SPECIFIES PRIVATE STREET AREA = 43,810 S.F. OR 1.01 ACRES



SOUTH 1/4 CORNER, SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN (CALCULATED)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
206 East Fairbank Suite #4
St. George, Utah 84770
Phone (435) 733-3161
www.bushandgudgell.com



Drawn: MDR Date: OCT. 2019
Checked: Approved: Scale: 1" = 50'
Job No.: 181078

DESERT RAVINE AT SIENNA HILLS
LOCATED IN
SW 1/4 OF SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET
1
2
SHEETS
FILE: 181078P4-Arroyo.mxd

DESERT RAVINE AT SIENNA HILLS

LOCATED IN
SW 1/4 OF SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THE ____ DAY OF _____, 201____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, EDDIE PORTILLO WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF TRI STATE VENTURES, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF TRI STATE VENTURES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

OWNER’S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

DESERT RAVINE AT SIENNA HILLS

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO SIENNA HILLS COMMUNITY ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL UN-IRRIGATED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SIENNA HILLS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON JANUARY 27, 2006, NO.00999848, BOOK 1938 PAGE 0798-0919, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO _____ FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR DESERT RAVINE AT SIENNA HILLS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON _____, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS AND COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, EXCEPTING AND RESERVING, TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

TRI STATE VENTURES

(A UTAH LIMITED LIABILITY COMPANY)

EDDIE PORTILLO, MANAGER

SURVEYOR’S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 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 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC EASEMENTS, COMMON AREAS AND LIMITED COMMON AREAS AND PRIVATE ROADS, HEREAFTER TO BE KNOWN AS:

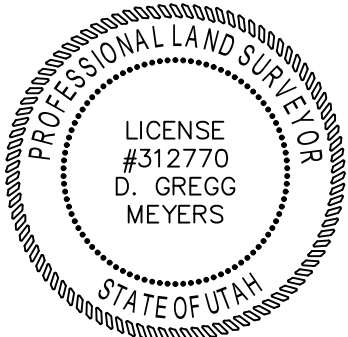
DESERT RAVINE AT SIENNA HILLS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 88°56'21" E 679.60 FEET ALONG THE SOUTH SECTION LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND NORTH 264.62 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF "ARROYO AT SIENNA HILLS PHASE 8" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING TEN (10) COURSES: (1) N 2°22'22" W 16.54 FEET; (2) THENCE N 5°51'38" W 75.00 FEET; (3) THENCE S 84°08'22" W 85.00 FEET; (4) THENCE N 5°51'38" W 75.00 FEET; (5) THENCE N 84°08'22" E 81.00 FEET; (6) THENCE N 5°51'38" W 560.00 FEET; (7) THENCE N 5°58'31" W 70.00 FEET; (8) THENCE N 12°59'32" W 86.63 FEET; (9) THENCE N 19°47'38" W 79.56 FEET; (10) THENCE N 25°55'14" W 109.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "ESCONDIDO AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING SIX (6) COURSES: (1) N 61°15'27" E 403.92 FEET (2) TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 166.37 FEET THROUGH A CENTRAL ANGLE OF 63°33'01"; (3) THENCE N 47°54'36" E 20.47 FEET; (4) TO A POINT ON A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 36°22'19" W; THENCE ALONG THE ARC OF SAID CURVE 131.15 FEET THROUGH A CENTRAL ANGLE OF 44°12'12"; (5) TO A POINT ON A 233.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 12.00 FEET THROUGH A CENTRAL ANGLE OF 2°57'04"; (6) THENCE N 83°31'35" E 146.09 FEET TO A POINT ON A 379.09 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 83°31'35" W; THENCE ALONG THE ARC OF SAID CURVE 55.75 FEET THROUGH A CENTRAL ANGLE OF 8°25'34"; THENCE S 1°57'10" W 36.66 FEET TO A POINT ON A 312.09 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 324.02 FEET THROUGH A CENTRAL ANGLE OF 59°29'07"; THENCE S 61°26'17" W 97.19 FEET TO A POINT ON A 120.91 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 154.82 FEET THROUGH A CENTRAL ANGLE OF 73°22'05"; TO A POINT ON A 429.09 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 191.02 FEET THROUGH A CENTRAL ANGLE OF 25°30'21"; TO A POINT ON A 370.91 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 121.04 FEET THROUGH A CENTRAL ANGLE OF 18°41'50"; TO A POINT ON A 279.09 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 428.19 FEET THROUGH A CENTRAL ANGLE OF 87°54'17"; TO THE POINT OF BEGINNING.

CONTAINS 487,335 SQ FT OR 11.19 ACRES MORE OR LESS



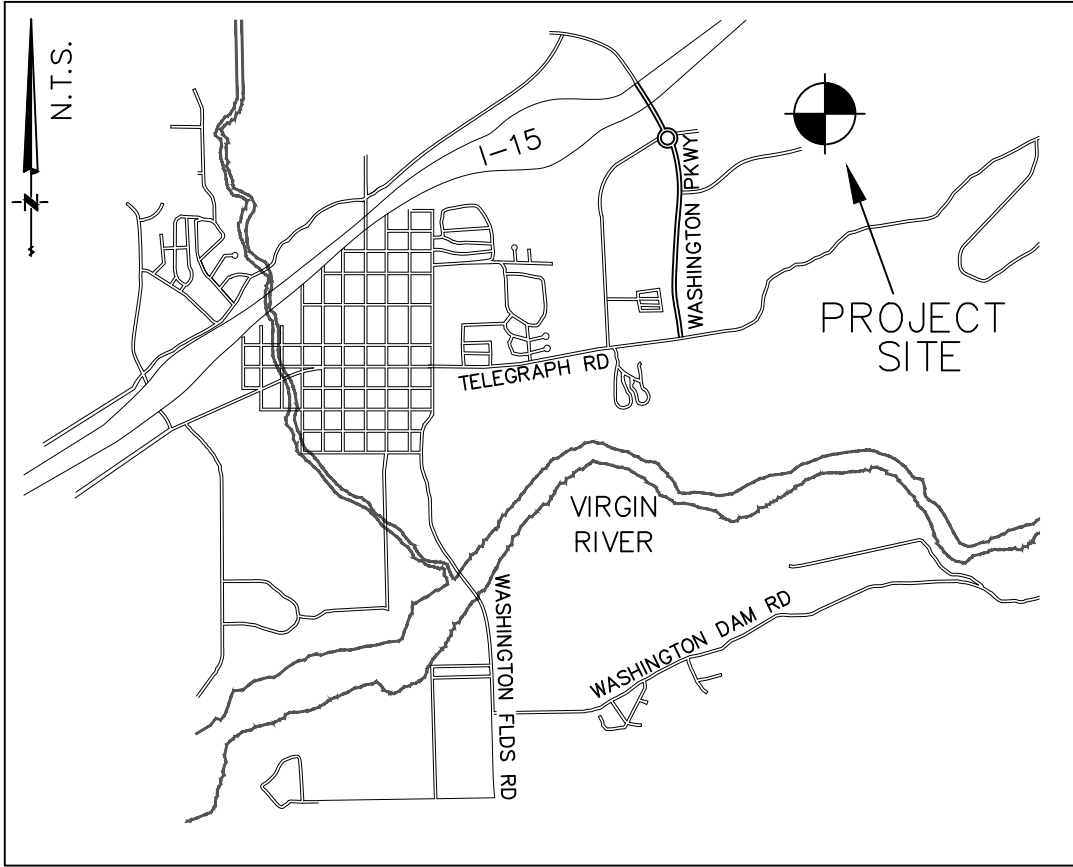
DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE NAME OF THE SUBDIVISION FROM ARROYO AT SIENNA HILLS PHASE 9 TO DESERT RAVINE AT SIENNA HILLS, THE REST OF THE PLAT IS TO REMAIN UNCHANGED.

VICINITY MAP



DESERT RAVINE AT SIENNA HILLS

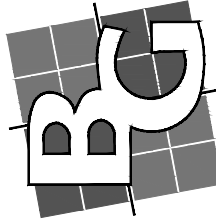
LOCATED IN
SW 1/4 OF SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS	ENGINEER’S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY’S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	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.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

206 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 733-7361
www.bushandgudgell.com



Drawn : MDR Date : OCT. 2019
Designer : D.Meyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : NTS
Job No : 181078

DESERT RAVINE AT SIENNA HILLS

LOCATED IN
SW 1/4 OF SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET

2

SHEETS

2

FILE: 181078-00000 And