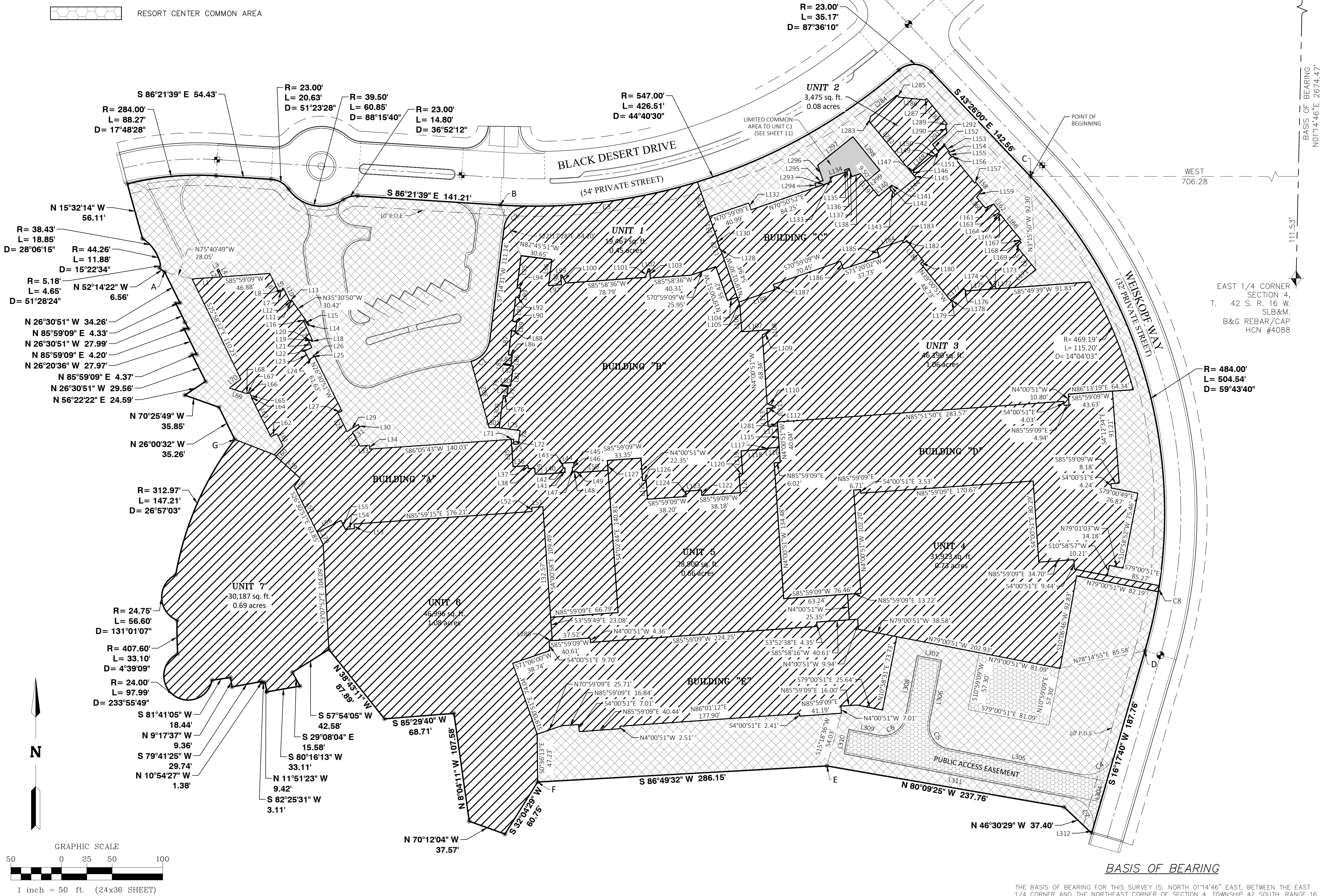


BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

A COMMERCIAL CONDOMINIUM SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA/CONVERTIBLE LAND (CONVERTIBLE LAND ON THIS SHEET ONLY)
- RESORT CENTER COMMON AREA



NORTHEAST CORNER SECTION 4,
T. 42 S. R. 16 W. SLB&M.
BLM BRASS CAP (1968)
HCN #4087

BASIS OF BEARING
N01°14'46\"

EAST 1/4 CORNER
SECTION 4,
T. 42 S. R. 16 W.
SLB&M.
B&G REBAR/CAP
HCN #4088

R= 484.00'
L= 504.54'
D= 59°43'40\"

SURVEYOR'S CERTIFICATE

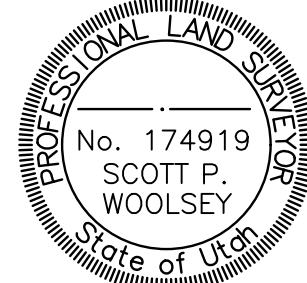
I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

BOUNDARY DESCRIPTION

Commencing at the East 1/4 Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North 01°14'46\"

Containing:12.55 acres, more or less.



SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO UNITS AND VARIOUS PRIVATE, COMMON, AND LIMITED COMMON AREAS TO BE HEREAFTER KNOW AS:

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY AND DRAINAGE EASEMENTS, ALL UNITS AND LIMITED COMMON AREAS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____, 2022.

BD RESORT CENTER LLC
BY: BD RESORT CENTER MANAGER LLC
ITS: MANAGER
BY: REEF PRIVATE EQUITY LLC
ITS: MANAGER
BY: JAMES B. BOREN, MANAGER OF
REEF PRIVATE EQUITY LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____.

____A.D. 2022 BY BD RESORT CENTER LLC, BD RESORT CENTER MANAGER LLC,
MANAGER, REEF PRIVATE EQUITY LLC, MANAGER, JAMES B. BOREN, MANAGER OF REEF PRIVATE
EQUITY LLC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____

SHEET 1 OF 24

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

1649-02 RESORT CENTER (APRIL 2022)



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

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

Approval and Acceptance by Ivins City

On this ____ day of ____ A.D. 20____ The Planning Commission of
Ivins City, Utah, Having reviewed the above Subdivision Plat, and having
found that it complies with the requirements of Ivins City, Utah Planning
Ordinances, and the authorization granted by the Ivins City code hereby
approves said subdivision plat for recording.

Attest: City Recorder
Ivins City

Planning Commission Chairman
Ivins City, Utah

City Engineer's Certificate

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____.

City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the
____ day of ____, A.D. 20____.

City Attorney
Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for
the Black Desert Resort Commercial Subdivision, on the ____ Day of
A.D. 20____.

Attest: City Recorder
Ivins City

Mayor,
Ivins City, Utah

Recorded Number

WASHINGTON COUNTY RECORDER

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

A COMMERCIAL CONDOMINIUM SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, OR OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY _____, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED _____. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID COORDINATES).
4. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE A TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED).
5. REBAR & CAP MARKED ALPHA ENGINEERING PLS 174919, TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS. MAG NAILS TO BE PLACED IN THE CURB AT AN EXTENSION OF THE PROPERTY LINE (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
7. THIS PROJECT IS APPROVED FOR SHORT TERM RENTAL PURPOSES.

NORTHEAST CORNER SECTION 4,
T. 42 S. R. 16 W. SLB&M.
BLM BRASS CAP (1968)
HCN #4087

BASIS OF BEARING
N01°14'46"E 2674.90'

EAST 1/4 CORNER
SECTION 4,
T. 42 S. R. 16 W.
SLB&M.
B&G REBAR/CAP
HCN #4088

BUILDING "F"

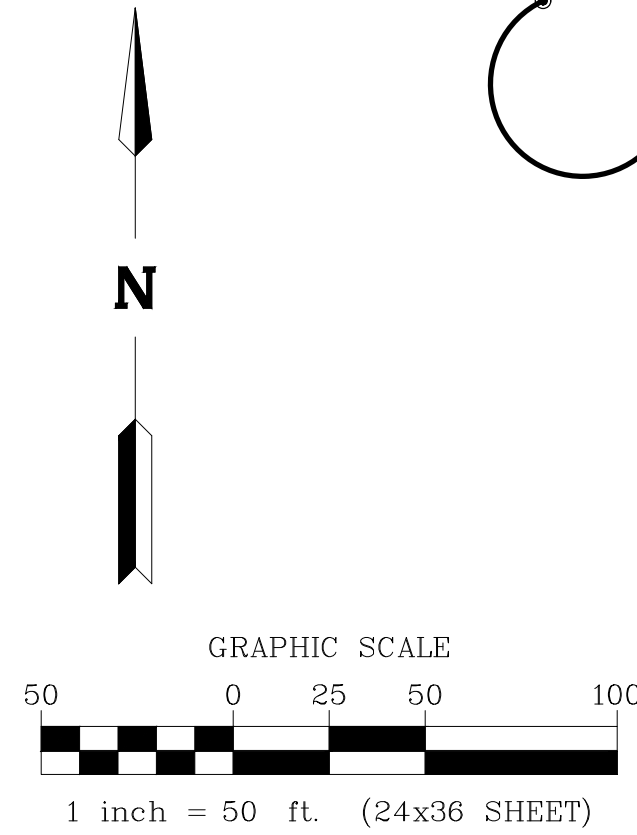
BUILDING "A"

BASEMENT/PARKING LEVEL EXTERIOR

SHEET 2 OF 24

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

**BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION**



1649-02 RESORT CENTER (APRIL 2022)

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

A COMMERCIAL CONDOMINIUM SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	28.07	S85° 59' 09"W
L2	7.57	S26° 31' 08"E
L3	1.75	S63° 29' 09"W
L4	8.30	N26° 30' 51"W
L6	20.77	N26° 17' 03"W
L7	4.62	S63° 29' 26"W
L8	1.75	S26° 30' 51"E
L9	1.10	S63° 29' 09"W
L10	15.60	N26° 30' 49"W
L11	0.99	S63° 29' 09"W
L12	1.76	S35° 30' 51"E
L13	1.14	S54° 28' 10"W
L14	1.17	N54° 28' 10"E
L15	6.72	S35° 31' 50"E
L16	1.00	N63° 29' 09"E
L17	22.43	N24° 30' 51"W
L18	1.15	N65° 29' 09"E
L19	1.75	S24° 30' 51"E
L20	2.56	N63° 29' 09"E
L21	7.05	N26° 30' 51"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L22	7.93	N63° 29' 09"E
L23	9.21	N26° 48' 21"W
L24	5.17	S63° 29' 09"W
L25	1.34	S26° 30' 51"E
L26	1.30	S63° 29' 09"W
L27	4.52	N63° 29' 09"E
L28	20.41	N26° 30' 51"W
L29	13.07	S57° 42' 19"W
L30	3.01	N30° 00' 51"W
L31	8.77	N54° 48' 47"E
L32	15.49	N28° 31' 58"W
L33	9.32	S85° 59' 09"W
L34	3.61	N4° 00' 51"W
L35	26.98	S4° 00' 51"E
L36	14.82	N85° 59' 09"E
L37	2.95	S4° 00' 51"E
L38	6.50	N85° 59' 09"E
L39	6.45	S4° 00' 51"E
L40	29.58	N85° 59' 09"E
L41	4.67	N4° 00' 51"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L42	1.83	S85° 59' 09"W
L43	4.69	S4° 00' 51"E
L44	10.91	S85° 59' 09"W
L45	4.69	N3° 50' 37"W
L46	1.67	S85° 59' 09"W
L47	4.71	S4° 11' 03"E
L48	4.43	N85° 44' 54"E
L49	0.87	S4° 55' 54"E
L50	30.53	N85° 57' 16"E
L51	10.96	N85° 59' 09"E
L52	3.94	N4° 00' 51"W
L53	4.64	N4° 00' 46"W
L54	8.93	N86° 03' 56"E
L55	9.85	S26° 30' 51"E
L56	26.28	N63° 30' 31"E
L57	50.61	S26° 30' 51"E
L58	10.01	S35° 59' 09"W
L59	34.48	S47° 47' 05"E
L60	12.33	S43° 29' 09"W
L61	13.20	S26° 29' 30"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L62	6.67	N63° 29' 09"E
L63	43.14	S26° 30' 51"E
L64	0.61	S63° 29' 09"W
L65	5.15	S26° 30' 51"E
L66	1.75	N63° 49' 39"E
L67	0.86	S26° 27' 14"E
L68	1.77	N63° 29' 09"E
L69	17.28	S71° 30' 51"E
L70	14.23	S52° 44' 09"W
L71	2.38	S85° 59' 09"W
L72	5.03	N4° 00' 51"W
L73	4.39	S85° 59' 09"W
L74	13.46	S7° 14' 09"W
L75	20.79	S82° 45' 51"E
L76	3.75	N82° 45' 51"W
L77	9.33	S7° 14' 09"W
L78	7.61	S82° 45' 51"E
L79	0.96	S7° 14' 09"W
L80	9.84	N82° 46' 39"W
L81	20.08	S7° 14' 09"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L82	9.84	S82° 46' 46"E
L83	0.96	S7° 14' 09"W
L84	7.61	N82° 45' 51"W
L85	9.34	S7° 14' 09"W
L86	3.75	S82° 45' 51"E
L87	24.00	S7° 14' 09"W
L88	3.98	N82° 45' 51"W
L89	9.33	S7° 14' 09"W
L90	3.98	S82° 45' 51"E
L91	24.00	S7° 14' 09"W
L92	3.75	N82° 45' 58"W
L93	9.33	S7° 14' 16"W
L94	3.75	S82° 45' 51"E
L95	32.00	S7° 14' 09"W
L96	25.81	N7° 14' 09"E
L97	12.75	S85° 59' 09"W
L98	9.31	S4° 00' 51"E
L99	1.34	S85° 59' 09"W
L100	8.63	N26° 14' 09"W
L101	8.62	S18° 12' 28"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L102	1.34	S85° 59' 09"W
L103	8.90	N4° 00' 51"W
L104	10.08	S70° 59' 10"W
L105	8.19	N19° 01' 30"W
L106	26.43	N4° 09' 45"W
L107	27.58	S85° 59' 09"W
L108	1.34	N4° 00' 51"W
L109	8.20	N63° 45' 51"E
L110	8.20	N71° 47' 32"W
L111	1.34	N4° 00' 51"W
L112	8.22	N85° 59' 09"E
L113	18.03	N4° 00' 51"W
L114	9.48	S85° 59' 09"W
L115	21.26	N4° 00' 51"W
L116	11.48	S85° 59' 09"W
L117	0.84	S4° 00' 51"E
L118	26.32	S85° 59' 09"W
L119	22.52	S4° 00' 51"E
L120	3.58	S85° 59' 09"W
L121	18.65	S4° 00' 51"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L122	5.28	N4° 00' 51"W
L123	15.55	S85° 59' 09"W
L124	5.28	S4° 00' 51"E
L125	18.65	N3° 59' 11"W
L126	3.58	S85° 59' 09"W
L127	9.87	S4° 07' 47"E
L128	0.55	S70° 59' 09"W
L129	8.00	N19° 00' 51"W
L130	0.55	N70° 59' 09"E
L131	26.40	N18° 59' 30"W
L132	7.11	S19° 00' 51"E
L133	4.66	N19° 00' 51"W
L134	16.08	N70° 59' 51"E
L135	2.25	N19° 00' 09"W
L136	4.62	N70° 59' 09"E
L137	8.51	S19° 00' 51"E
L138	8.97	N70° 59' 09"E
L139	28.44	S39° 02' 28"E
L140	17.06	N50° 17' 00"E
L141	0.96	S39° 00' 51"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L142	3.65	S50° 59' 09"W
L143	8.74	S39° 00' 51"E
L144	26.49	N50° 59' 09"E
L145	5.77	N39° 00' 51"W
L146	2.31	N50° 59' 09"E
L147	1.50	N39° 00' 51"W
L148	24.17	N50° 59' 09"E
L149	1.50	S39° 00' 51"E
L150	7.04	N50° 59' 09"E
L151	1.75	N39° 00' 51"W
L152	8.50	N50° 59' 09"E
L153	8.50	S39° 00' 51"E
L154	1.50	S50° 59' 09"W
L155	5.17	S39° 00' 51"E
L156	1.50	N50° 59' 09"E
L157	1.33	N50° 59' 09"E
L158	9.85	S39° 00' 51"E
L159	9.11	S37° 29' 09"W
L160	13.54	S39° 00' 51"E
L161	9.11	N64° 29' 09"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L162	9.85	S39° 00' 51"E
L163	2.83	S50° 59' 09"W
L164	1.58	S39° 00' 51"E
L165	1.50	N50° 59' 09"E
L166	32.67	S39° 00' 51"E
L167	1.50	S50° 59' 09"W
L168	2.67	S39° 00' 51"E
L169	5.66	S50° 59' 10"W
L170	29.97	S39° 00' 51"E
L171	28.03	S50° 59' 09"W
L172	16.77	S85° 59' 09"W
L173	3.68	N39° 00' 51"W
L174	5.25	S50° 59' 09"W
L175	24.10	S85° 59' 09"W
L176	2.90	N39° 00' 51"W
L177	16.84	S50° 59' 09"W
L178	2.38	S39° 00' 51"E
L179	0.86	S50° 59' 09"W
L180	3.69	N50° 59' 36"E
L181	26.29	N38° 59' 37"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L182	3.70	S50° 59' 09"W
L183	2.85	N39° 00' 51"W
L184	26.17	S70° 59' 09"W
L185	7.92	S19° 00' 51"E
L186	8.05	N19° 00' 51"W
L187	5.32	S19° 00' 51"E
L188	37.77	S70° 59' 09"W
L189	18.79	N85° 59' 31"E
L190	18.70	S79° 00' 29"E
L191	4.78	N79° 00' 29"W
L192	10.66	S10° 59' 31"W
L193	29.27	N79° 00' 23"W
L194	5.69	N4° 00' 29"W
L195	13.72	S85° 59' 31"W
L196	0.50	S4° 00' 29"E
L197	2.00	S85° 59' 31"W
L198	28.00	S4° 31' 10"E
L199	7.86	N85° 59' 31"E
L200	50.17	S79° 00' 29"E
L201	16.91	N79° 00' 29"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L202	16.03	S85° 59' 31"W
L203	7.24	S4° 00' 29"E
L204	41.19	S85° 59' 31"W
L205	10.78	N4° 00' 29"W
L206	10.78	S4° 00' 29"E
L207	40.44	S85° 59' 31"W
L208	7.24	N4° 00' 29"W
L209	15.98	S85° 59' 31"W
L210	18.02	S70° 59' 31"W
L211	29.87	N70° 59' 31"E
L212	10.22	N4° 00' 29"W
L213	3.62	N85° 59' 31"E
L214	11.28	S85° 59' 31"W
L215	4.17	S4° 00' 29"E
L216	10.06	S4° 00' 29"E
L217	28.83	S85° 59' 31"W
L218	10.06	N4° 00' 29"W
L219	4.63	S4° 00' 29"E
L220	5.79	S85° 59' 31"W
L221	2.33	S4° 00' 29"E

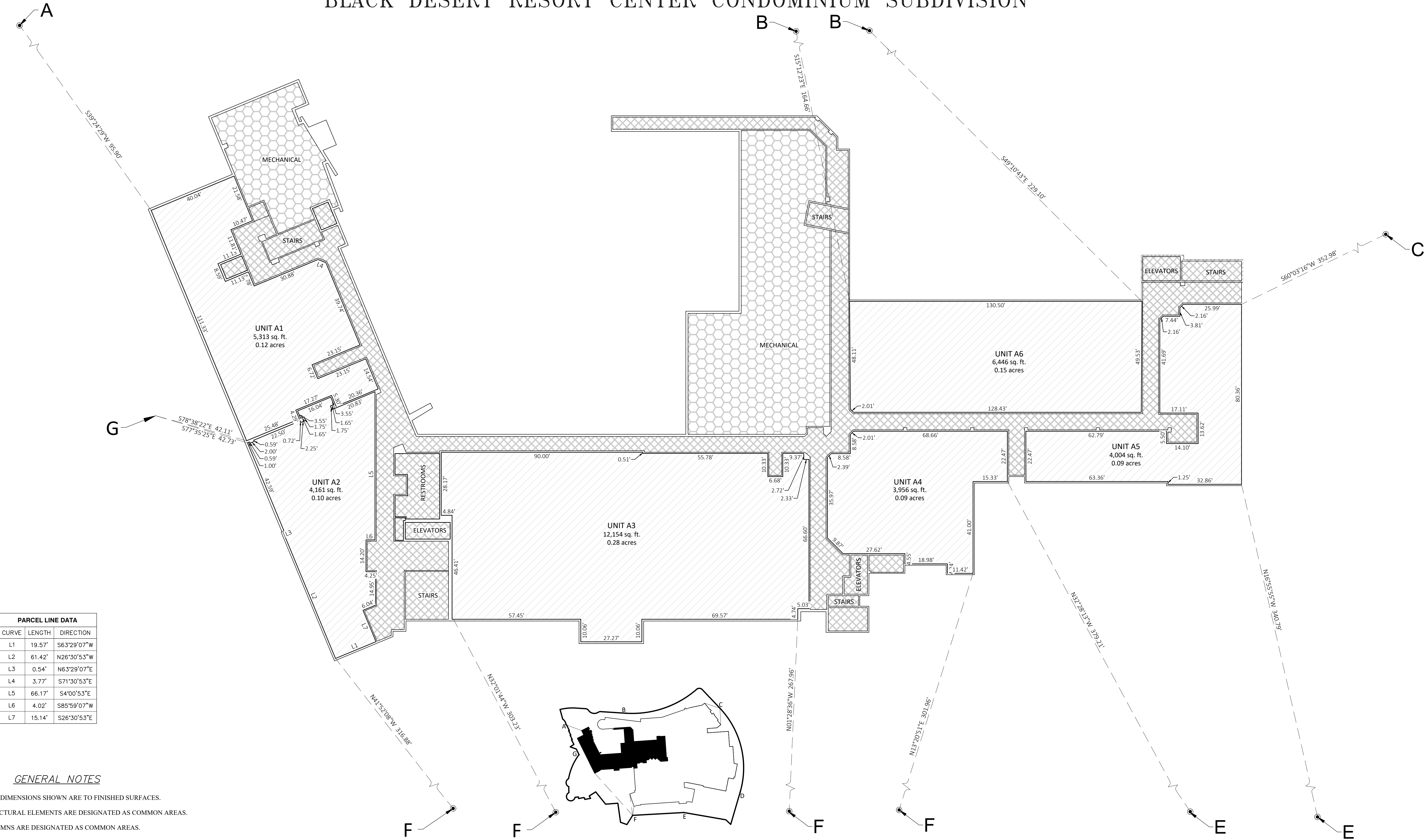
PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L222	28.28	S63° 25' 43"W
L223	24.31	S33° 22' 03"W
L224	11.83	S60° 06' 35"E
L225	33.92	N26° 30' 29"W
L226	1.93	N33° 06' 28"E
L227	25.91	N63° 29' 31"E
L228	40.65	N63° 29' 31"E
L229	27.86	N26° 30' 29"W
L230	43.57	N63° 29' 32"E
L231	12.00	S26° 30' 29"E
L232	6.77	S63° 29' 31"W
L233	5.77	S26° 30' 29"E
L234	0.96	N63° 29' 31"E
L235	1.75	N35° 31' 28"W
L236	1.17	N54° 28' 32"E
L237	5.66	S35° 31' 28"E
L238	8.42	N63° 29' 49"E
L239	12.00	S26° 30' 29"E
L240	6.52	S63° 29' 31"W
L241	12.61	S35° 31' 28"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L242	1.17	S54° 28' 32"W
L243	6.72	N35° 31' 28"W
L244	1.00	S63° 29' 31"W
L245	22.43	S24° 30' 29"E
L246	1.17	S65° 29' 31"W
L247	1.98	N24° 30' 29"W
L248	2.63	S63° 29' 31"W
L249	17.02	S26° 30' 29"E
L250	3.67	S63° 29' 24"W
L251	10.57	N57° 42' 42"E
L252	2.38	S30° 00' 29"E
L253	10.83	S54° 29' 50"W
L254	6.65	S26° 49' 13"E
L255	23.75	N85° 59' 31"E
L256	5.99	N4° 00' 29"W
L257	10.00	S82° 47' 16"E
L258	13.50	N7° 14' 31"E
L259	16.97	N4° 00' 29"W
L260	6.00	N19° 00' 29"W
L261	7.33	N70° 59' 31"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L262	6.00	S19° 00' 29"E
L263	22.42	N70° 59' 23"E
L264	16.54	N50° 59' 31"E
L265	46.17	S39° 00' 29"E
L266	2.83	N50° 59' 31"E
L267	9.52	S39° 00' 29"E
L268	8.85	S50° 59' 31"W
L269	18.00	S39° 00' 29"E
L270	8.85	N50° 59' 30"E
L271	9.52	S39° 00' 29"E
L272	2.83	S50° 59' 29"W
L273	36.92	S39° 00' 27"E
L274	5.66	S50° 59' 31"W
L275	29.97	S39° 00' 29"E
L276	27.72	S50° 59' 31"W
L277	54.29	S85° 59' 31"W
L278	24.00	S4° 00' 29"E
L279	13.25	N26° 30' 51"W
L280	3.09	S85° 59' 09"W
L281	3.83	S4° 00' 51"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L282	66.11	S39° 39' 59"E
L283	5.11	S5° 59' 09"W
L284	34.21	S50° 59' 09"W
L285	2.62	N39° 00' 59"W
L286	25.97	N84° 00' 51"W
L287	2.10	S50° 59' 10"W
L288	32.38	N39° 00' 51"W
L289	1.96	N50° 59' 10"E
L290	7.49	N9° 09' 01"W
L291	18.34	N50° 42' 53"E
L292	8.03	N38° 59' 59"W
L293	16.00	S71° 01' 23"W
L294	3.95	N18° 58' 37"W
L295	8.48	N71° 02' 05"E
L296	16.11	N1

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



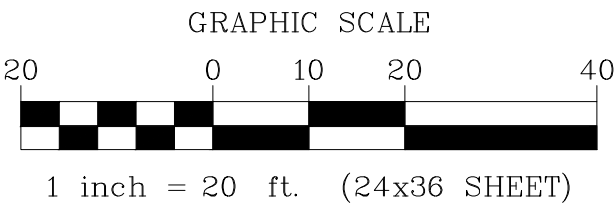
PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	19.57'	S63°29'07"W
L2	61.42'	N26°30'53"W
L3	0.54'	N63°29'07"E
L4	3.77'	S71°30'53"E
L5	66.17'	S4°00'53"E
L6	4.02'	S85°59'07"W
L7	15.14'	S26°30'53"E

GENERAL NOTES

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



SHEET 4 OF 24

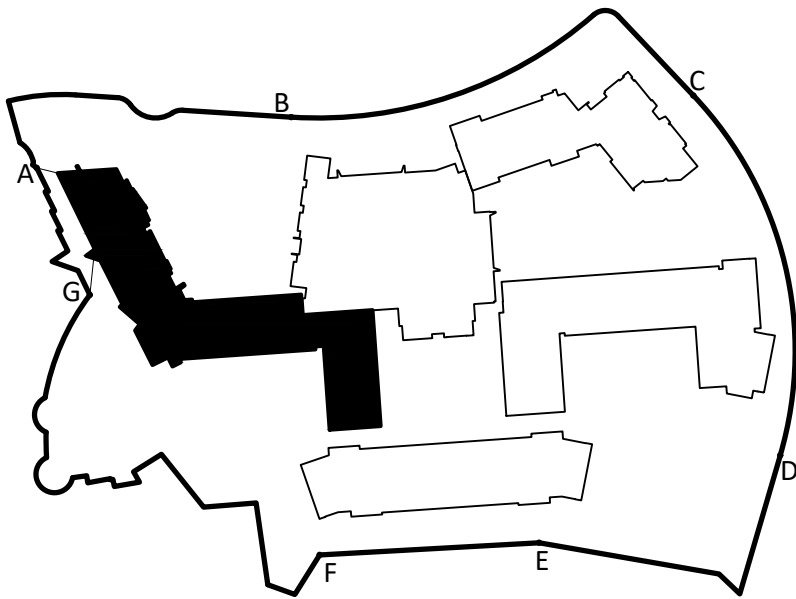
BUILDING A SHEET 1 OF 5

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

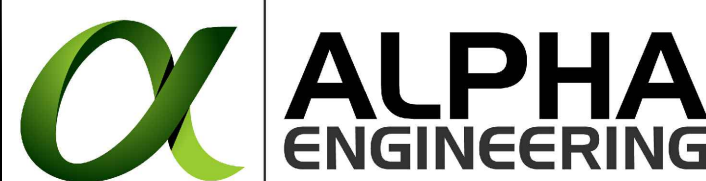
PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	10.37'	N35°59'07"E
L2	34.38'	N47°46'34"W
L3	12.03'	N43°29'07"E
L4	14.30'	S40°59'07"W
L5	18.45'	S4°00'53"E
L6	11.89'	S63°29'07"W
L7	13.89'	S26°30'53"E
L8	5.01'	N85°59'09"E
L9	19.10'	S4°00'51"E
L10	38.69'	S63°29'07"W
L11	7.26'	S52°44'52"W
L12	12.64'	S52°44'07"W
L13	3.33'	S52°44'07"W
L14	20.17'	S35°21'51"E
L15	74.88'	N85°59'07"E



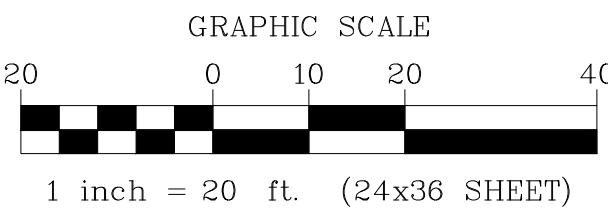
GENERAL NOTES

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

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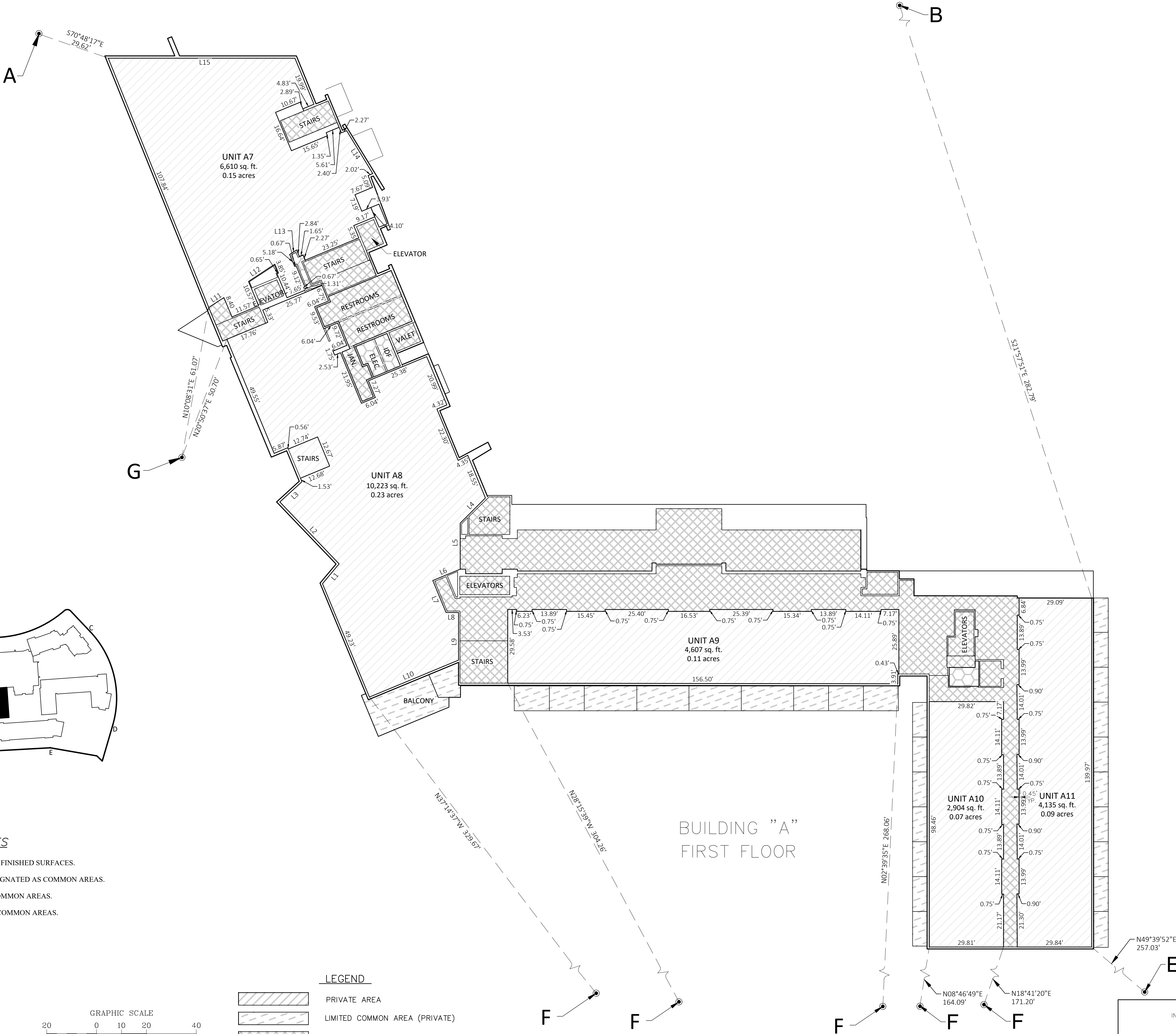


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LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



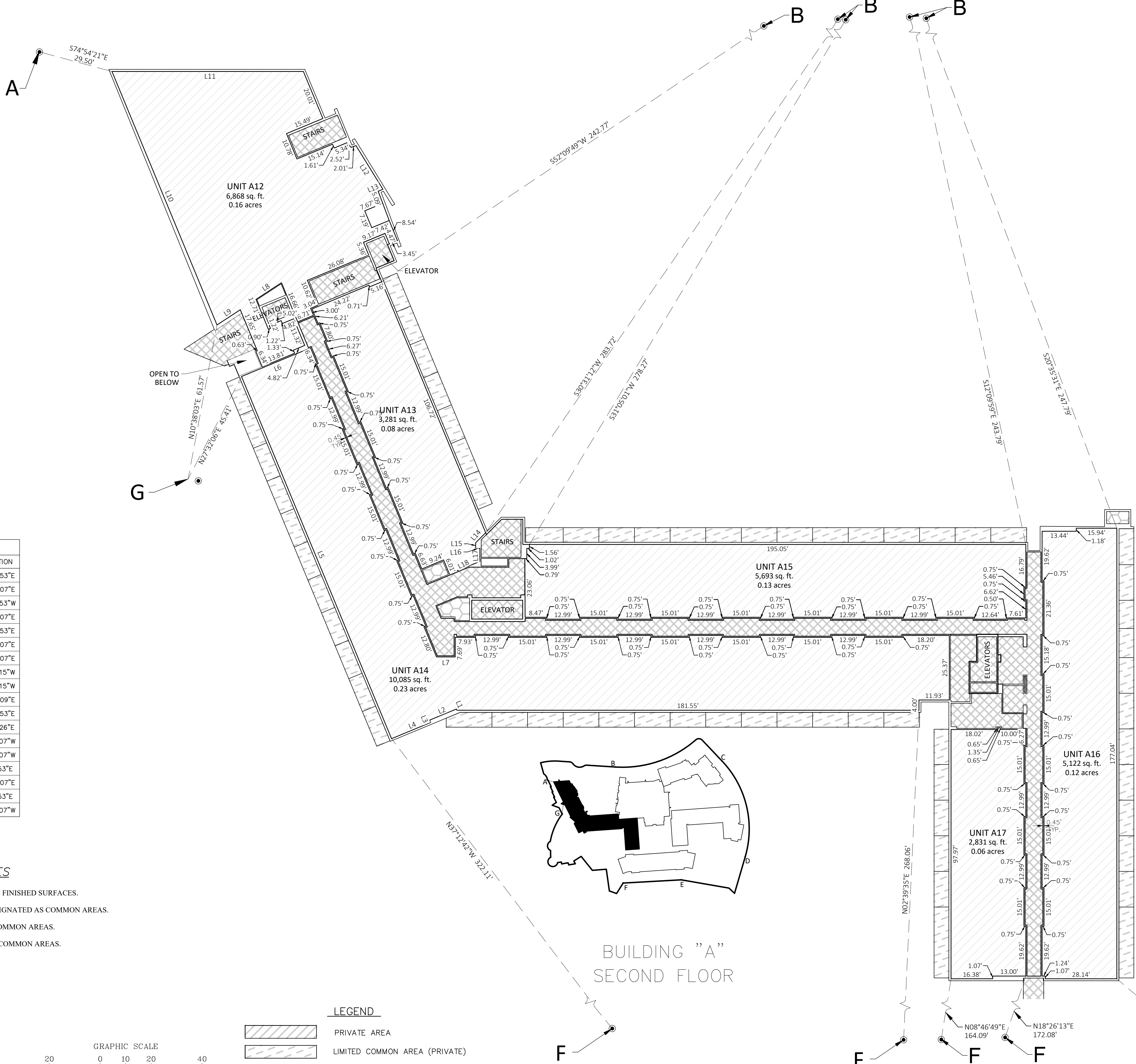
SHEET 5 OF 24

BUILDING A SHEET 2 OF 5

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



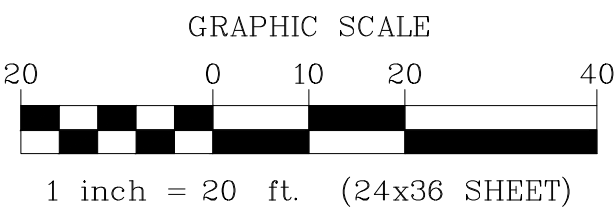
PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	0.50'	S26°30'53"E
L2	11.38'	N63°29'07"E
L3	1.00'	N26°30'53"W
L4	16.63'	N63°29'07"E
L5	154.04'	S26°30'53"E
L6	29.37'	N63°29'07"E
L7	7.36'	N85°59'07"E
L8	11.96'	S52°44'15"W
L9	11.75'	S52°44'15"W
L10	63.90'	N86°00'09"E
L11	24.32'	S26°30'53"E
L12	20.16'	S35°12'26"E
L13	2.02'	S63°29'07"W
L14	5.57'	S40°59'07"W
L15	2.22'	S4°00'53"E
L16	1.67'	N85°59'07"E
L17	5.10'	S4°00'53"E
L18	12.97'	S63°29'07"W

GENERAL NOTES

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
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4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



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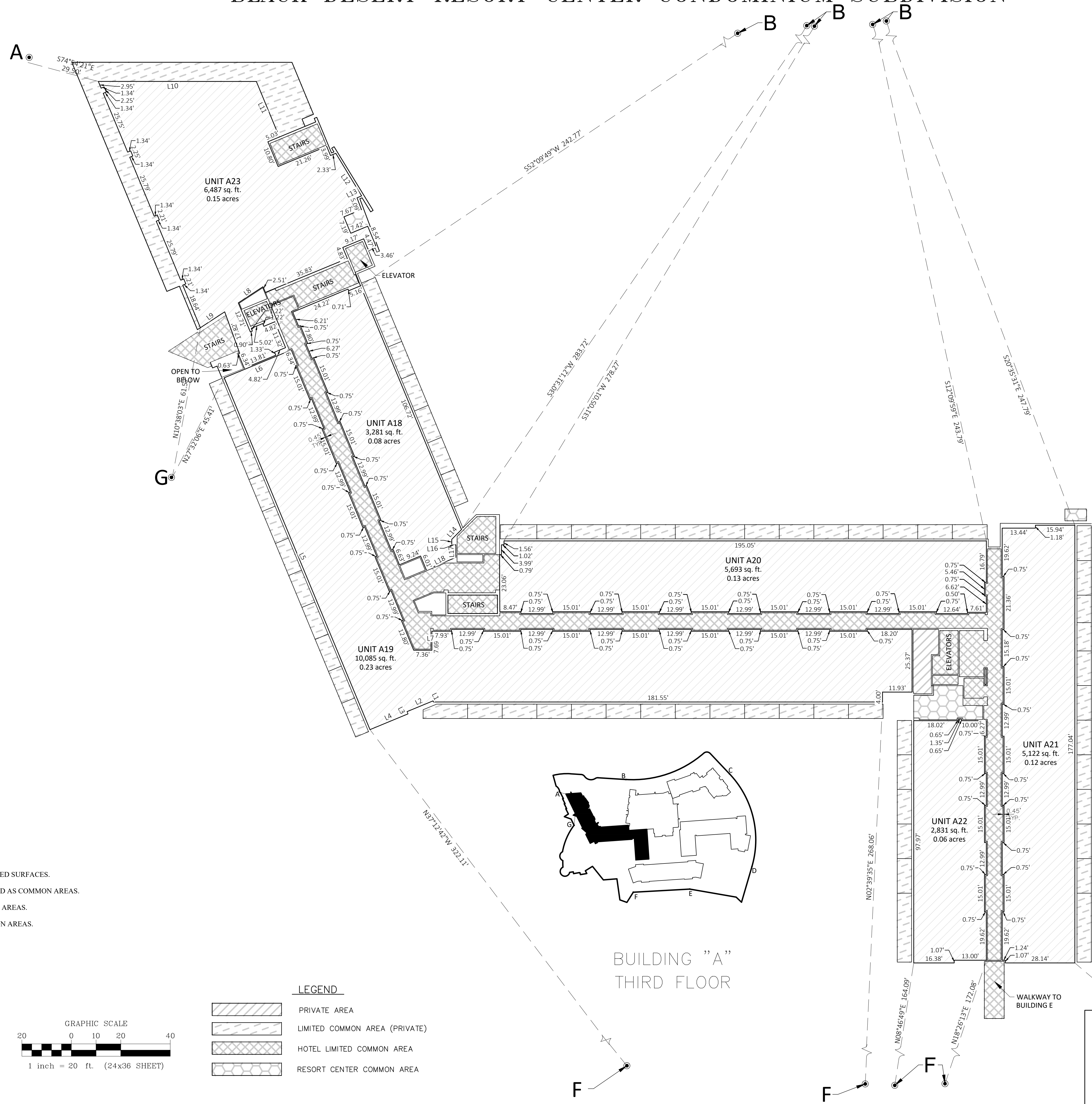
SHEET 6 OF 24

BUILDING A SHEET 3 OF 5

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



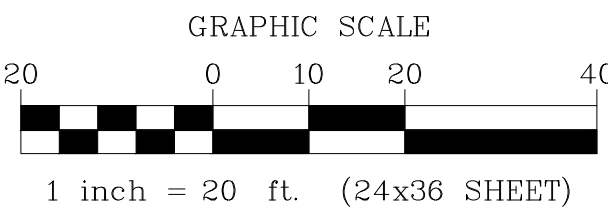
PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	0.50'	S26°30'53\"E
L2	11.38'	N63°29'07\"E
L3	1.00'	N26°30'53\"W
L4	16.63'	N63°29'07\"E
L5	154.04'	S26°30'53\"E
L6	29.37'	N63°29'07\"E
L7	7.36'	N85°59'07\"E
L8	11.96'	S52°44'15\"W
L9	11.75'	S52°44'15\"W
L10	63.90'	N86°00'09\"E
L11	24.32'	S26°30'53\"E
L12	20.16'	S35°12'26\"E
L13	2.02'	S63°29'07\"W
L14	5.57'	S40°59'07\"W
L15	2.22'	S4°00'53\"E
L16	1.67'	N85°59'07\"E
L17	5.10'	S4°00'53\"E
L18	12.97'	S63°29'07\"W

GENERAL NOTES

- INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
- ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
- ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
- ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA

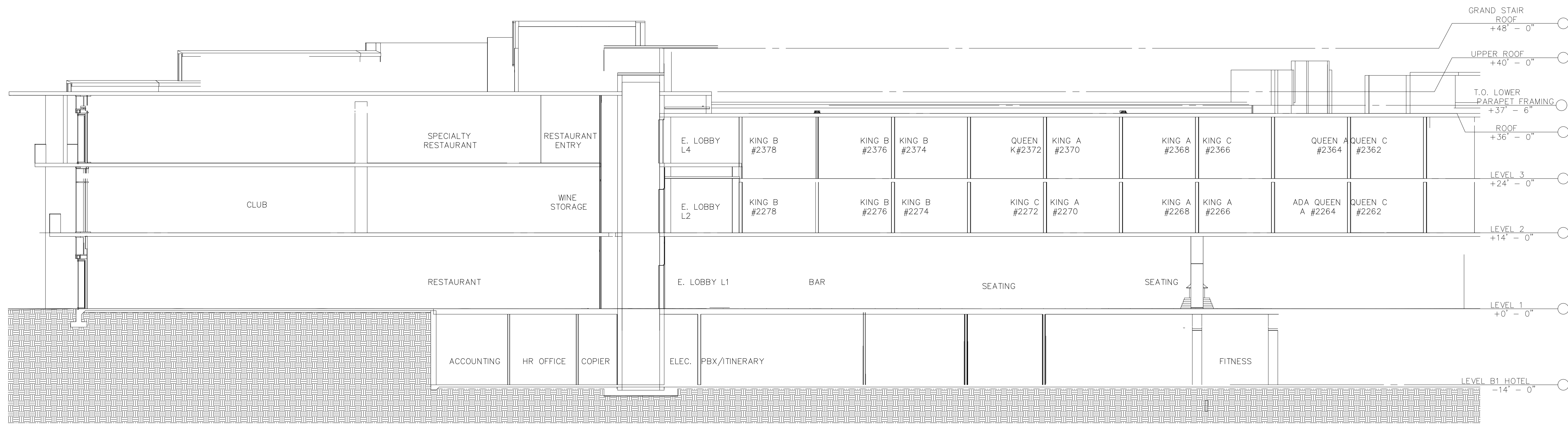


1649-02 RESORT CENTER (APRIL 2022)

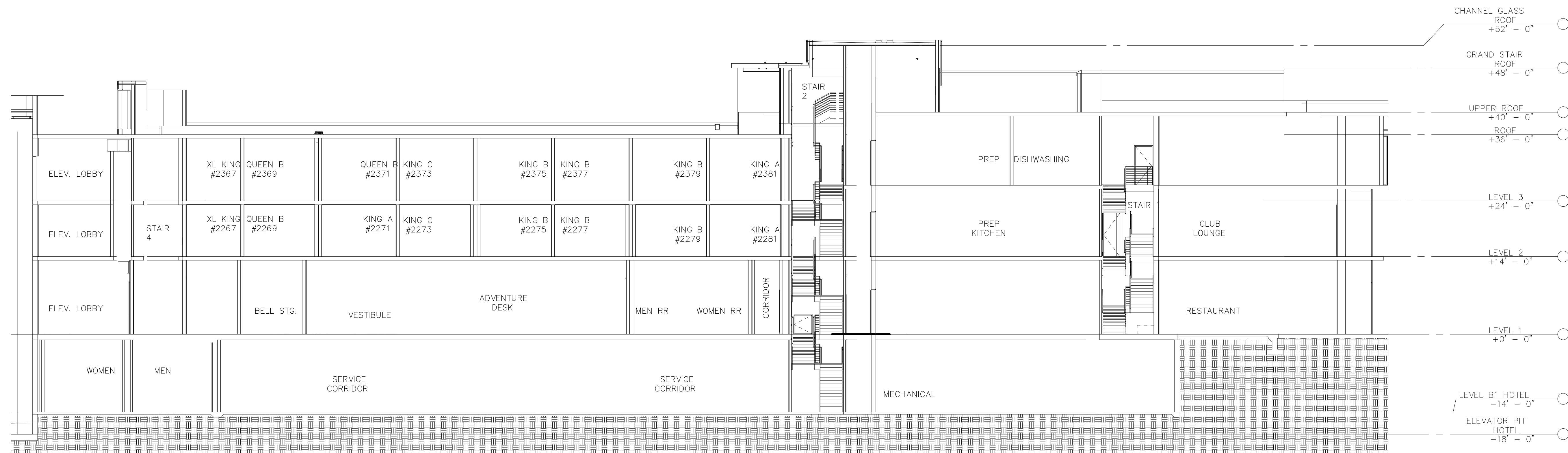


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BUILDING "A"
SECTION 1



BUILDING "A"
SECTION 2

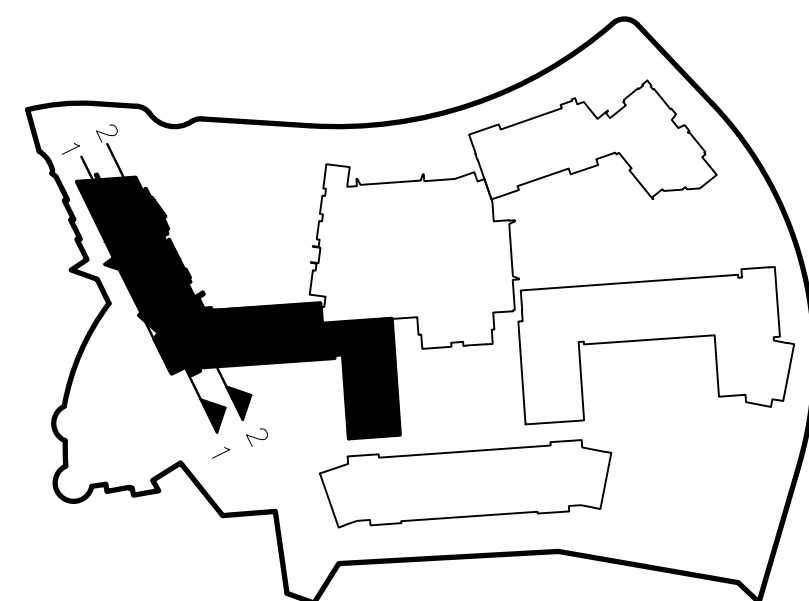
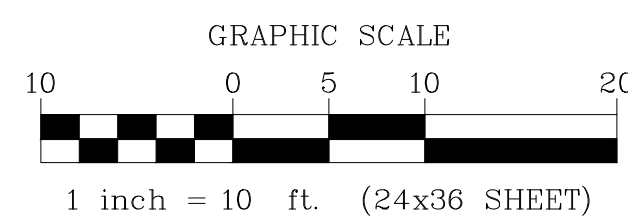
SHEET 8 OF 24

BUILDING A SHEET 5 OF 5

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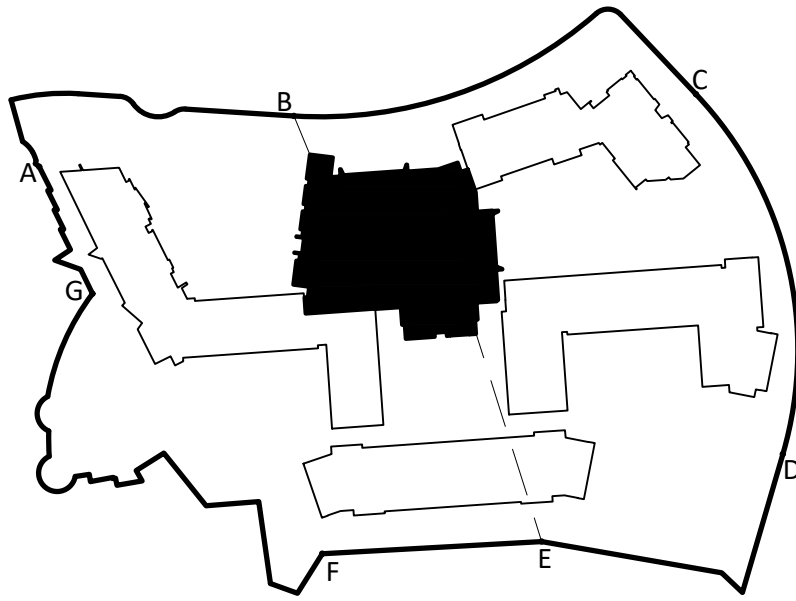


A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

**BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION**

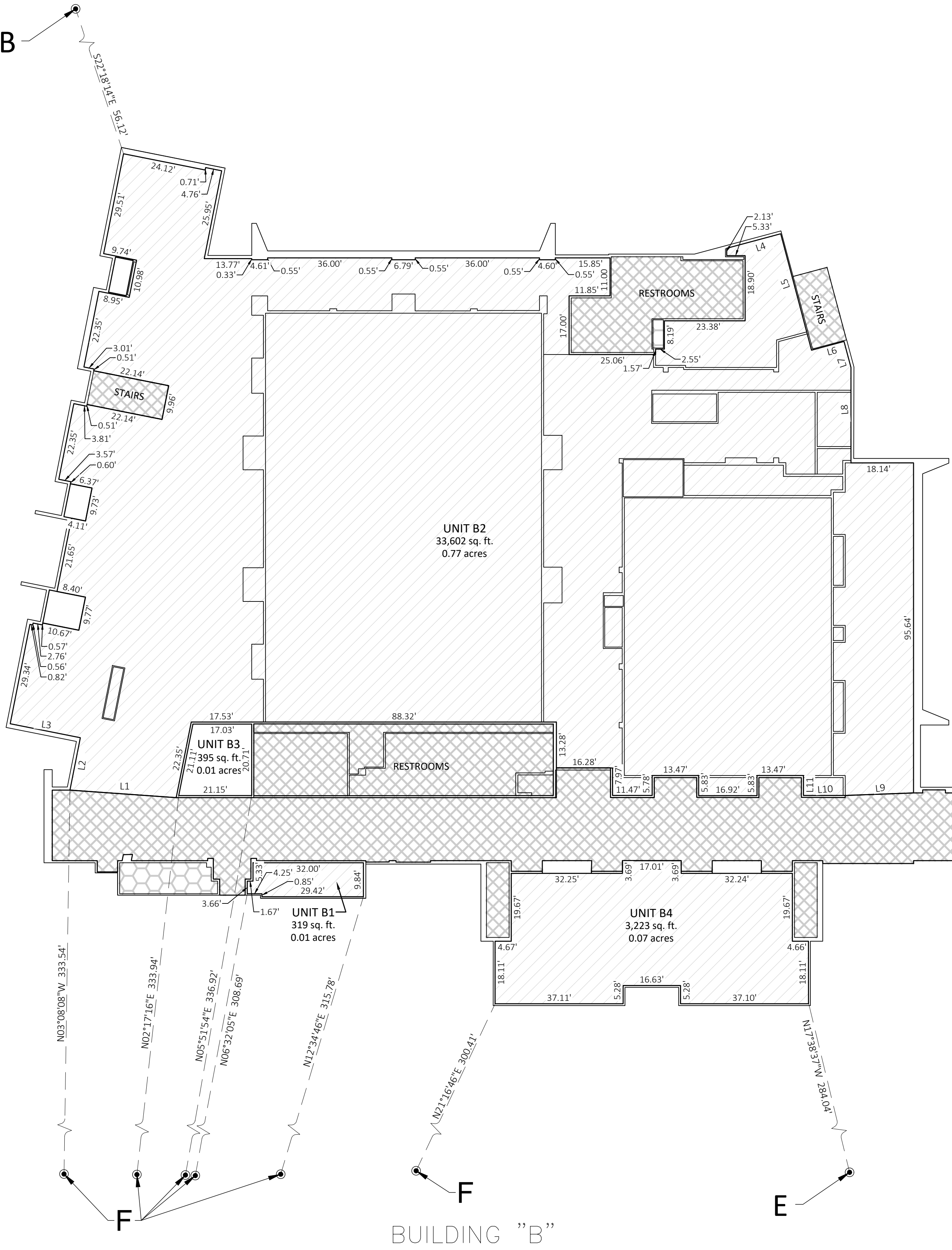
BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	30.88'	N89°57'39"W
L2	15.49'	N7°14'09"E
L3	20.73'	N82°45'51"W
L4	16.21'	N70°59'09"E
L5	34.90'	S18°51'37"E
L6	9.75'	N70°59'09"E
L7	7.78'	S19°00'51"E
L8	27.67'	S4°00'51"E
L9	19.82'	S83°52'39"W
L10	12.09'	S85°59'09"W
L11	5.78'	N4°00'51"W



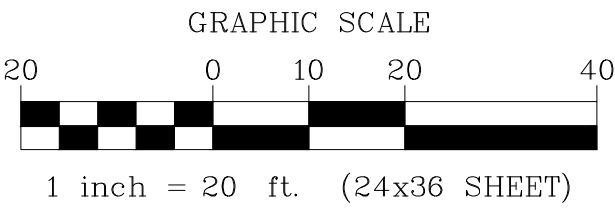
GENERAL NOTES

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.



LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



SHEET 9 OF 24

BUILDING B SHEET 1 OF 2

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

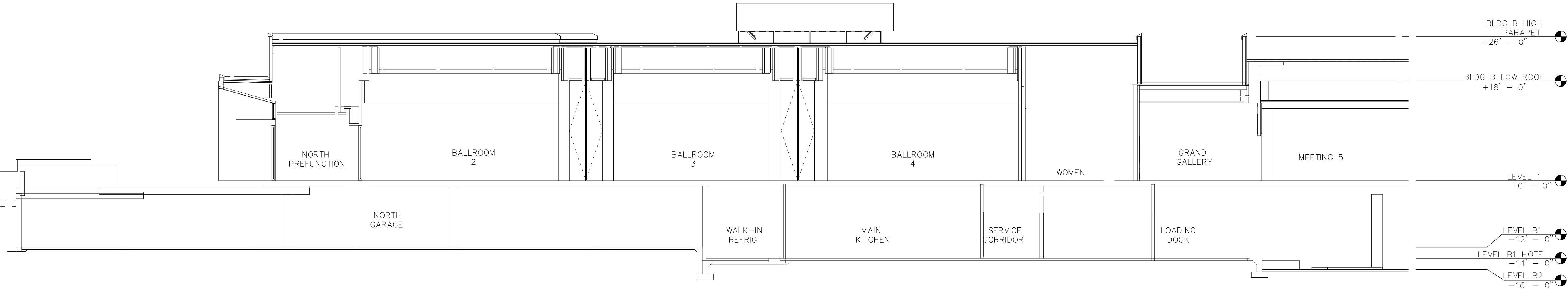
BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

1649-02 RESORT CENTER (APRIL 2022)

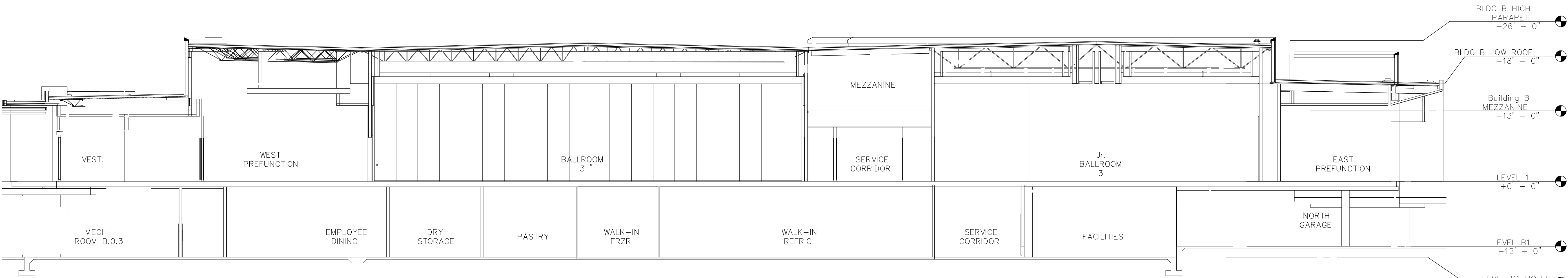


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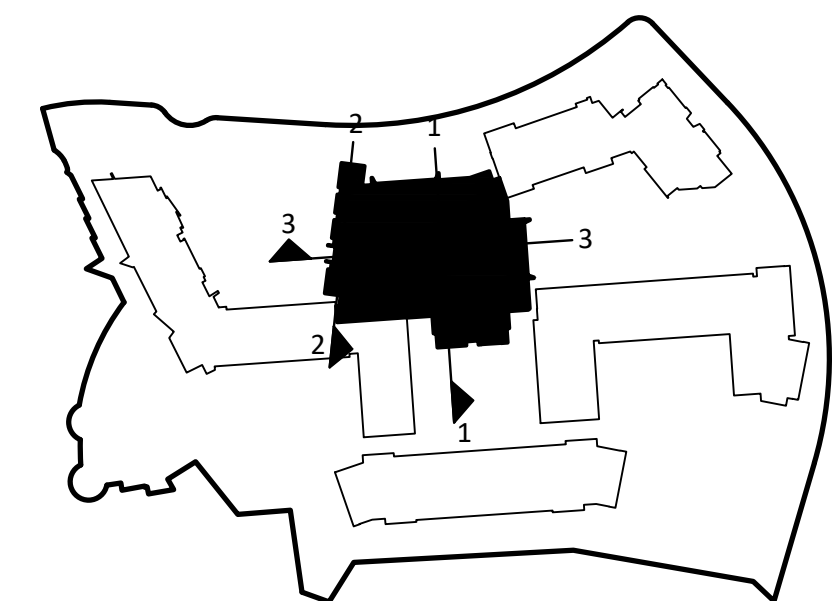
BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



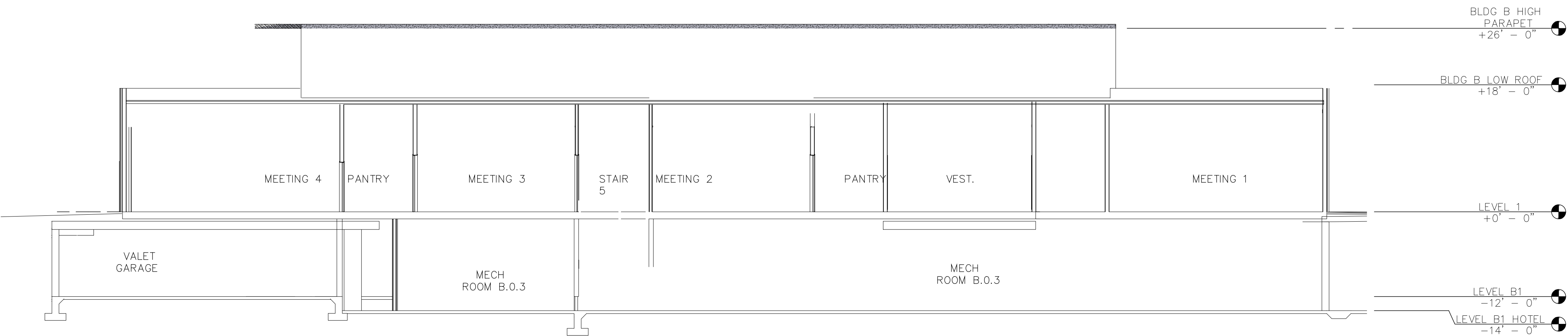
SECTION 1



SECTION 3



BUILDING "B"
SECTION



SECTION 2

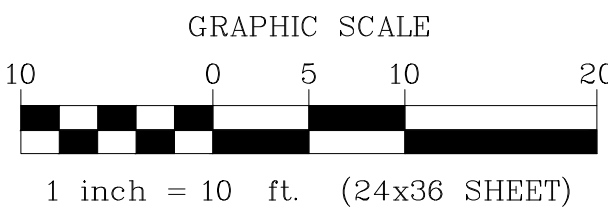
SHEET 10 OF 24

BUILDING B SHEET 2 OF 2

1649-02 RESORT CENTER (APRIL 2022)



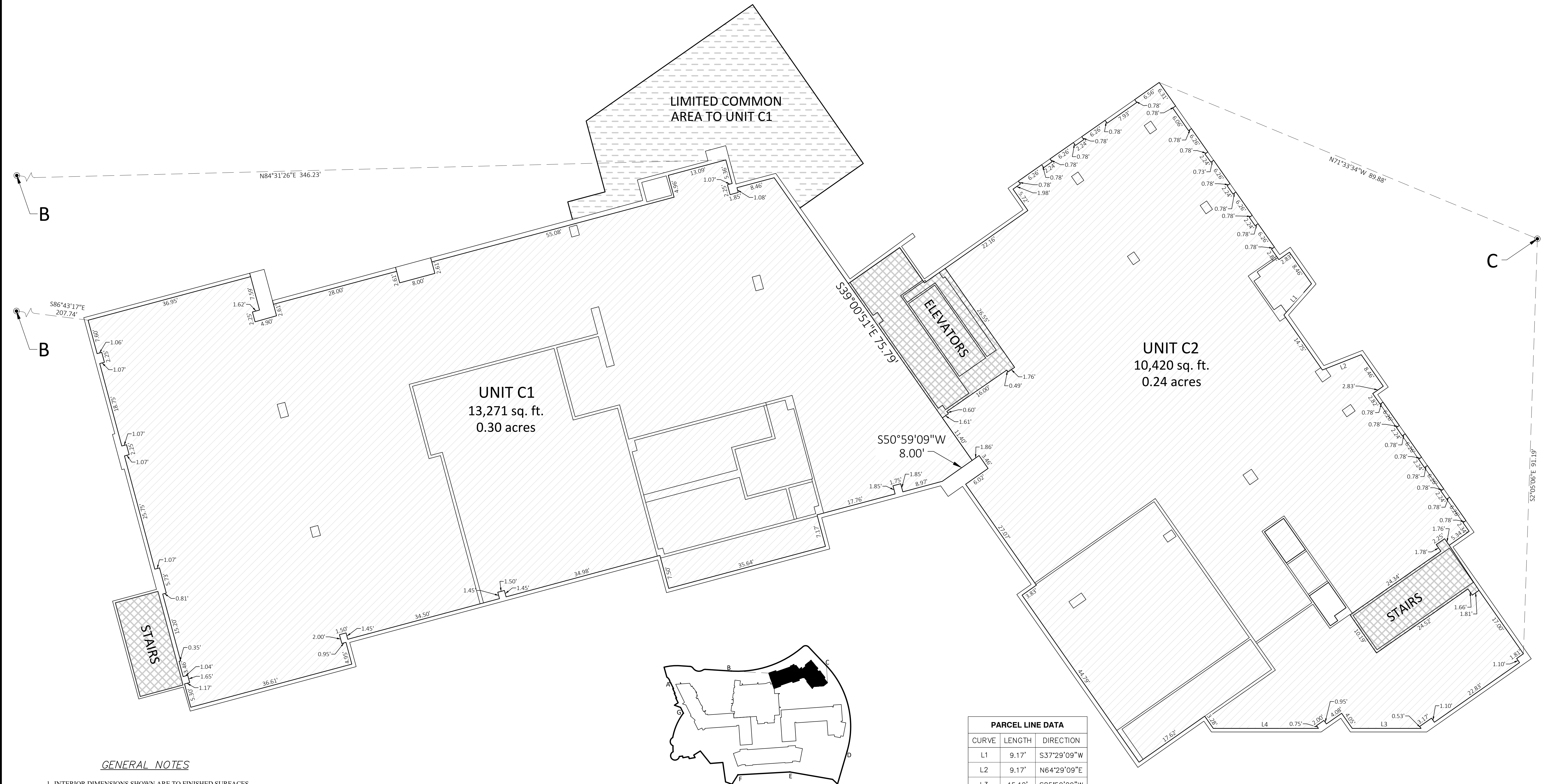
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A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

**BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION**

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

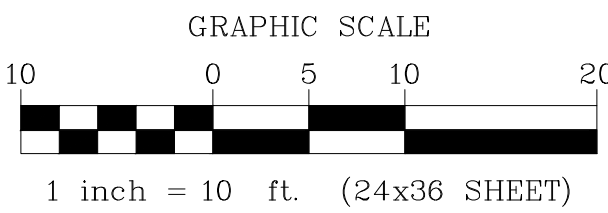


GENERAL NOTES

- 1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
- 2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
- 3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
- 4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	9.17'	S37°29'09"W
L2	9.17'	N64°29'09"E
L3	15.12'	S85°59'09"W
L4	23.09'	S85°59'09"W

BUILDING "C"
FIRST FLOOR

SHEET 11 OF 24

BUILDING C SHEET 1 OF 4

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

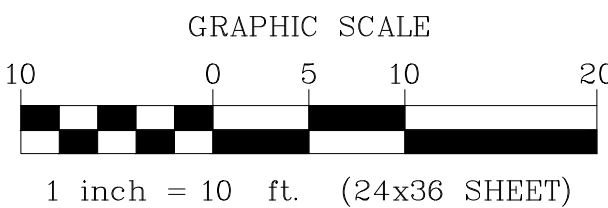


GENERAL NOTES

- 1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
- 2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
- 3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
- 4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA



SHEET 13 OF 24

BUILDING C SHEET 3 OF 4

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

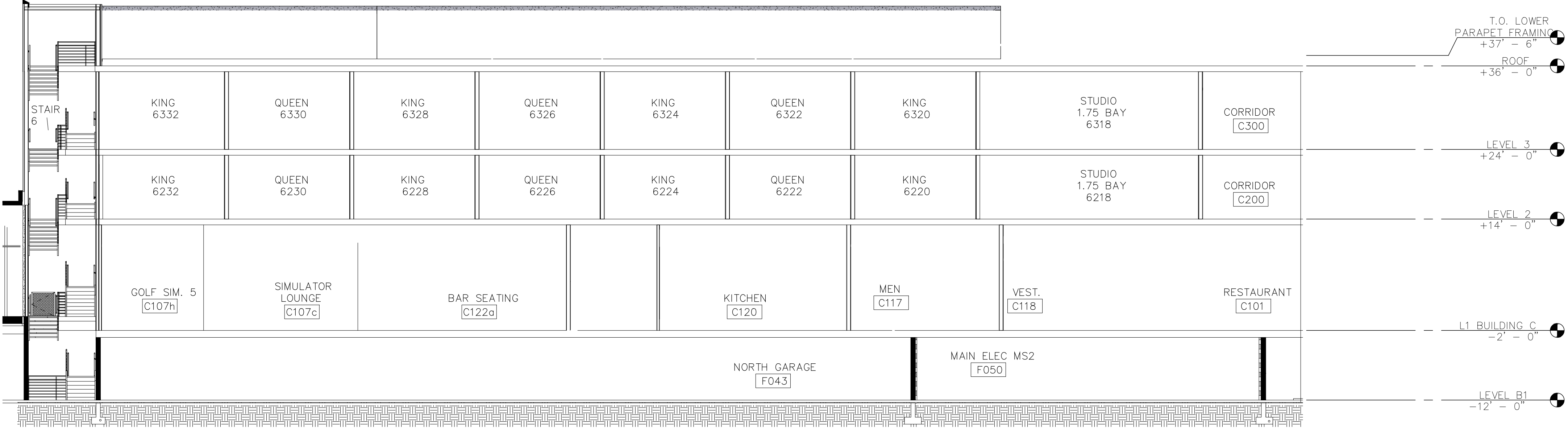
BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

1649-02 RESORT CENTER (APRIL 2022)

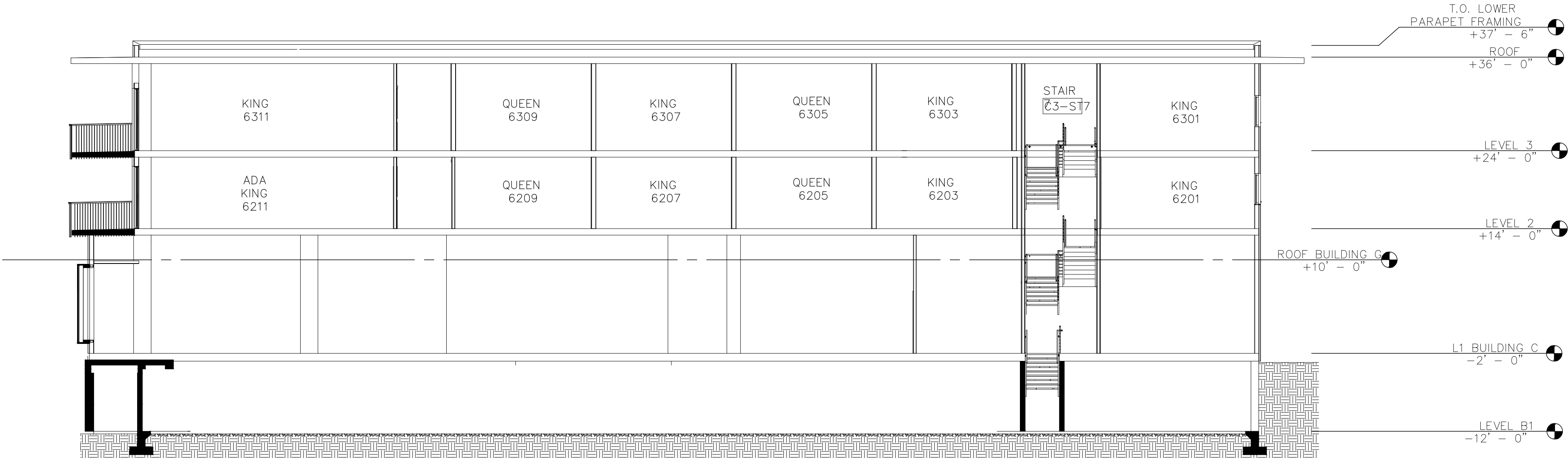


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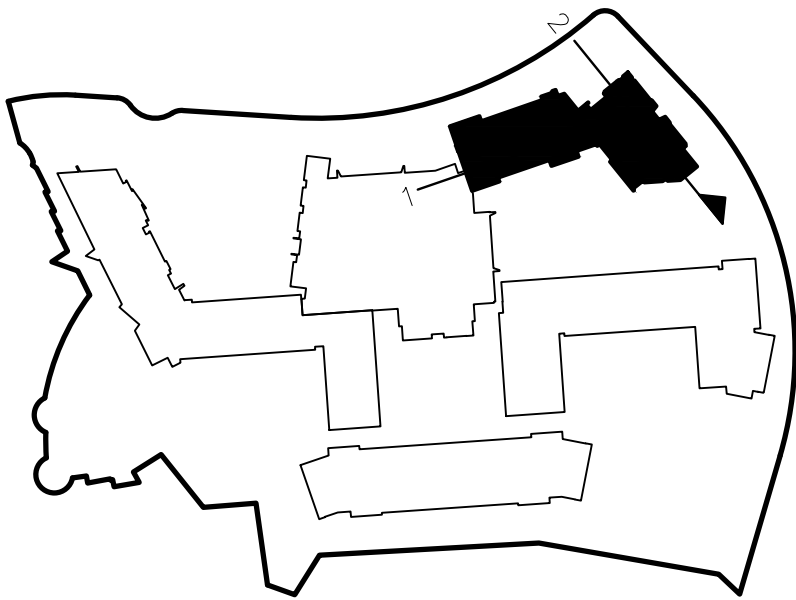
BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



SECTION 1



SECTION 2



BUILDING "C"
SECTION

SHEET 14 OF 24

BUILDING C SHEET 4 OF 4

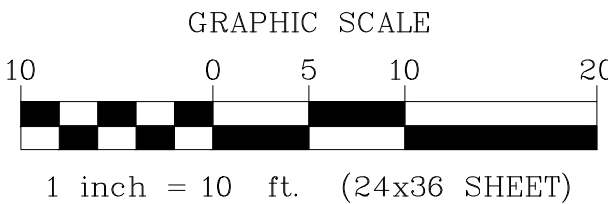
A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

**BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION**

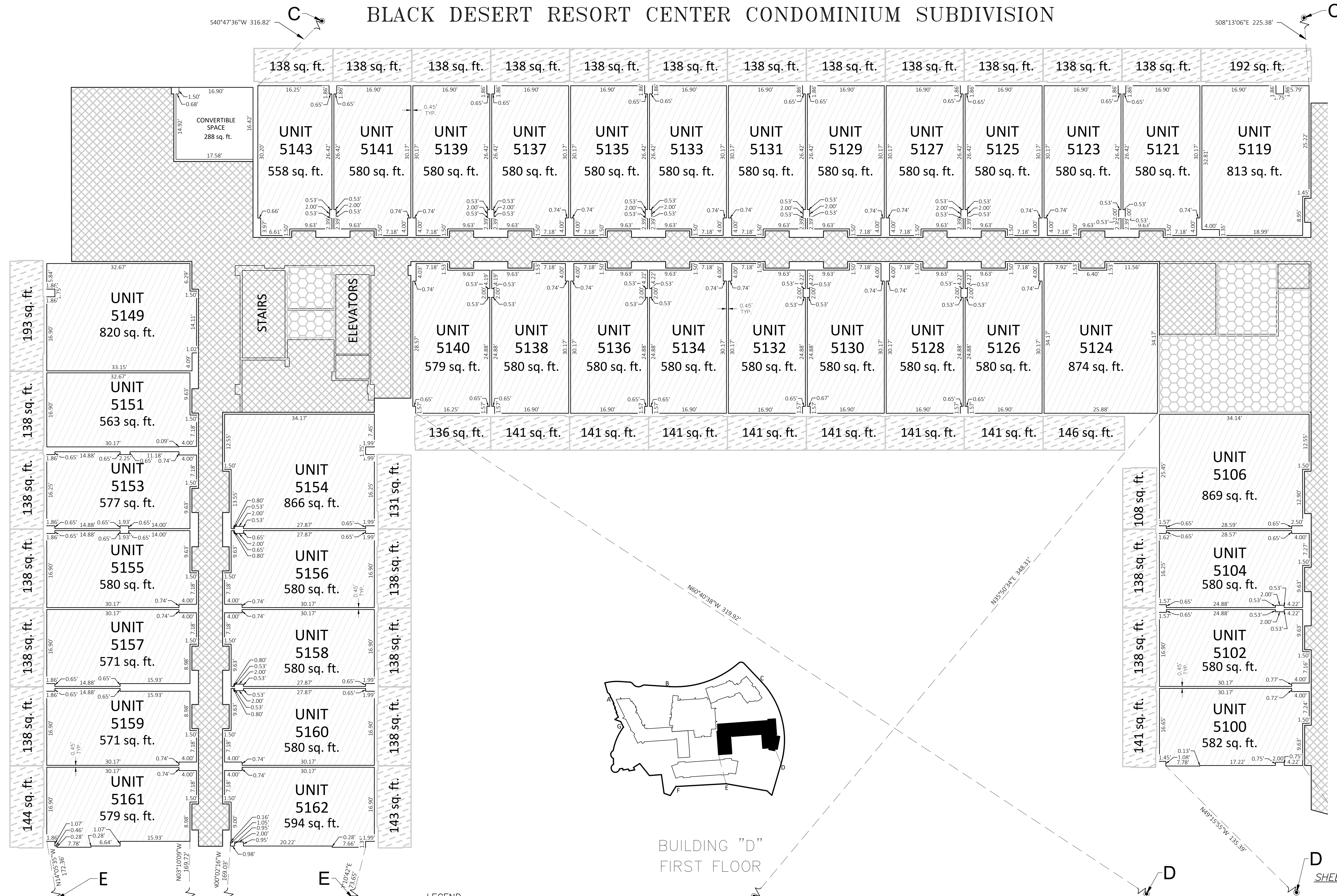
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SEE BUILDING D SHEET 4 OF 4

BUILDING "D"
FIRST FLOOR

SHEET 15 OF 24

BUILDING D SHEET 1 OF 5

**BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION**

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

LEGEND

PRIVATE AREA

LIMITED COMMON AREA (PRIVATE)

HOTEL LIMITED COMMON AREA

RESORT CENTER COMMON AREA

GENERAL NOTES

1649-02 RESORT CENTER (APRIL 2022)



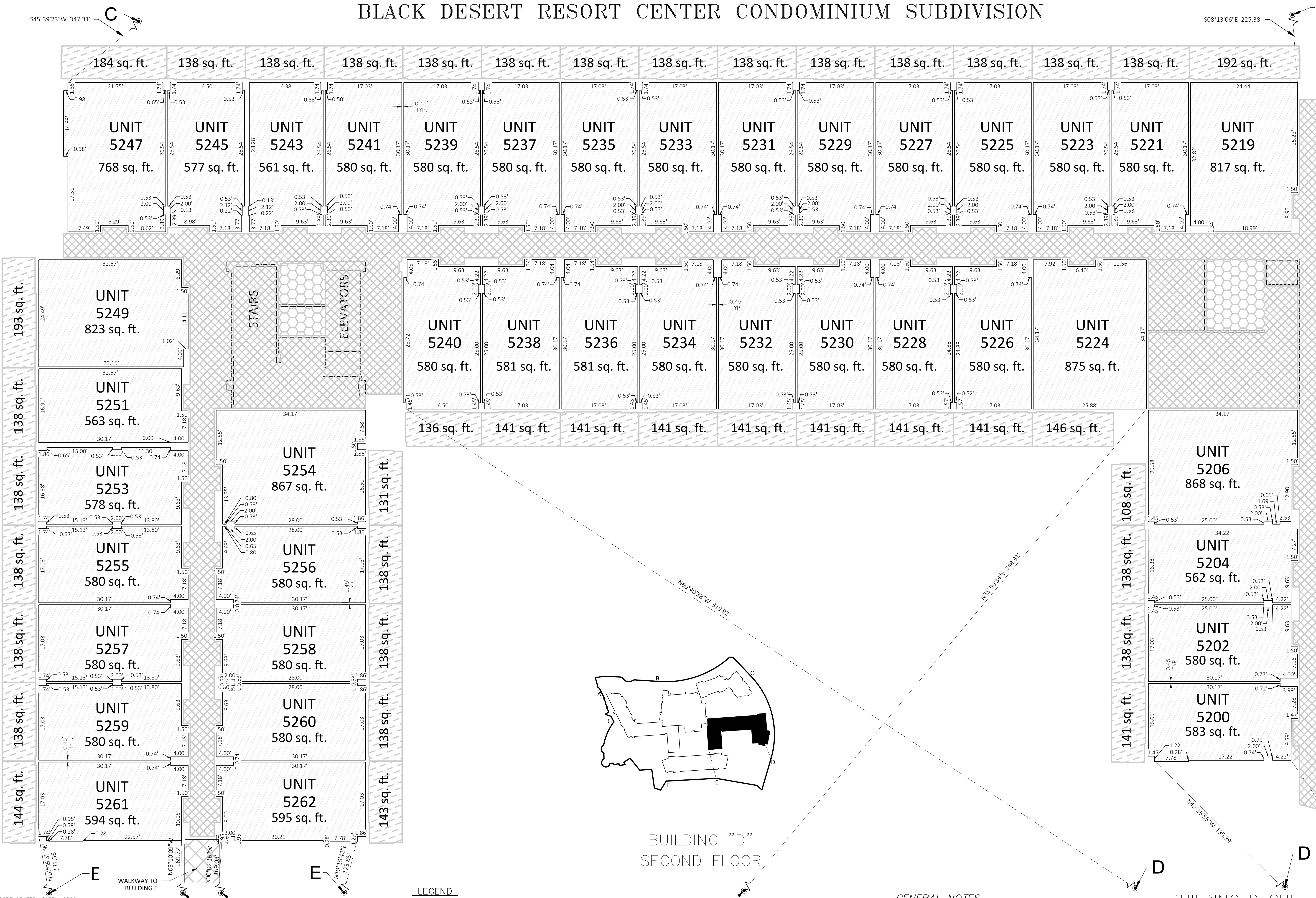
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GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft. (24x36 SHEET)

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



SEE BUILDING D SHEET 4 OF 4

BUILDING "D"
SECOND FLOOR

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA

GENERAL NOTES

- INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
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BUILDING D SHEET 2 OF 5

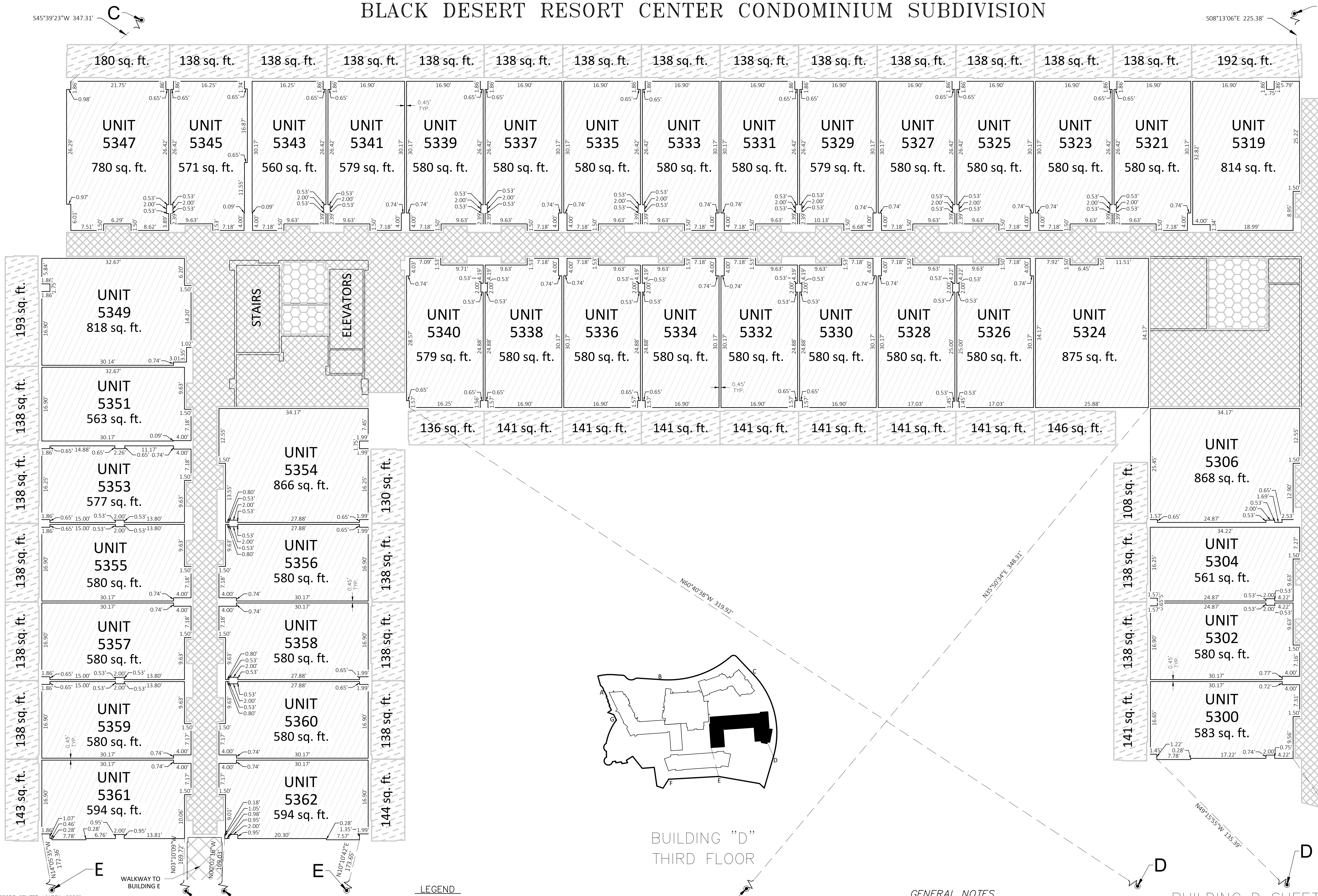
SHEET 16 OF 24

BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

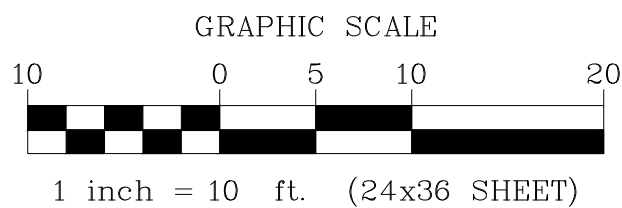


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SEE BUILDING D SHEET 4 OF 4



- LEGEND**
- PRIVATE AREA
 - LIMITED COMMON AREA (PRIVATE)
 - HOTEL LIMITED COMMON AREA
 - RESORT CENTER COMMON AREA

GENERAL NOTES

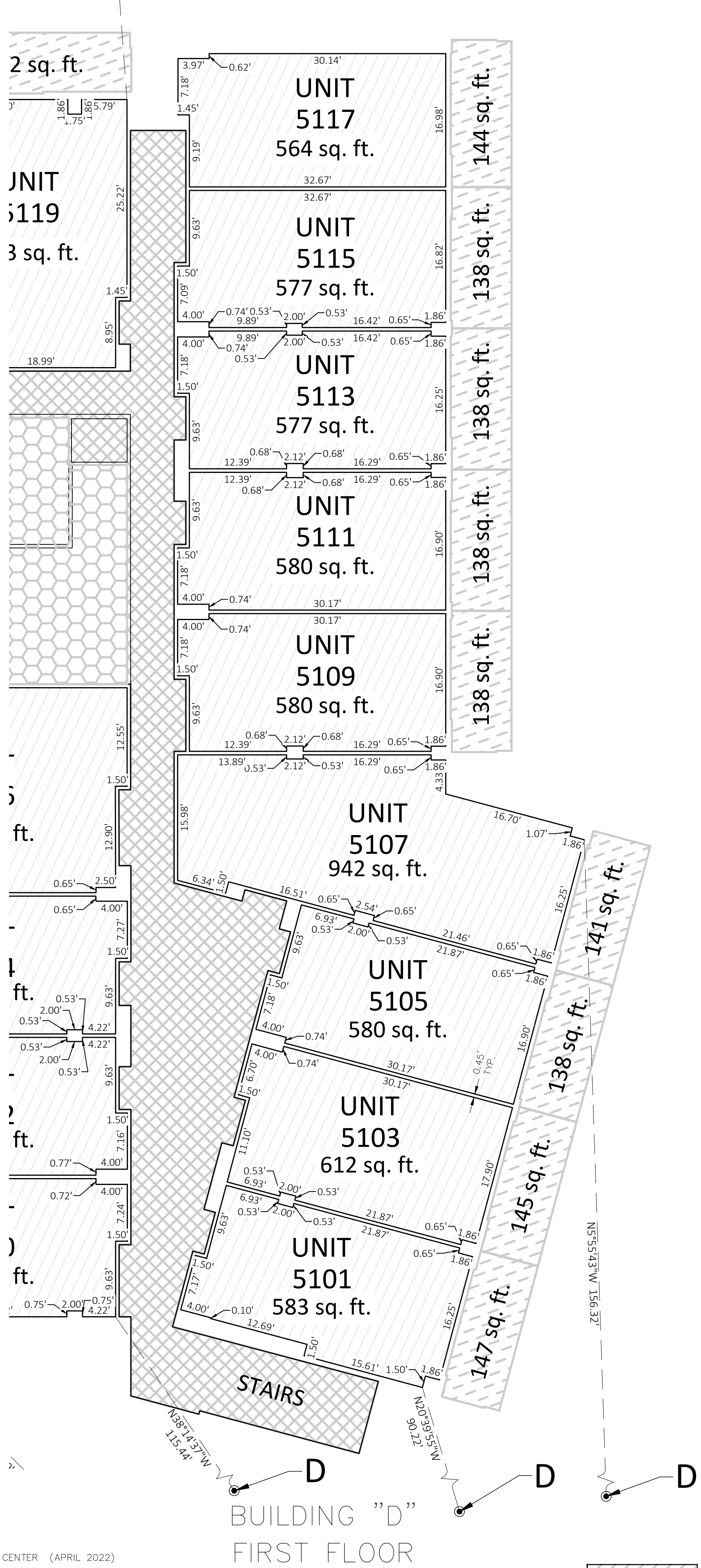
- INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
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BUILDING D SHEET 3 OF 5

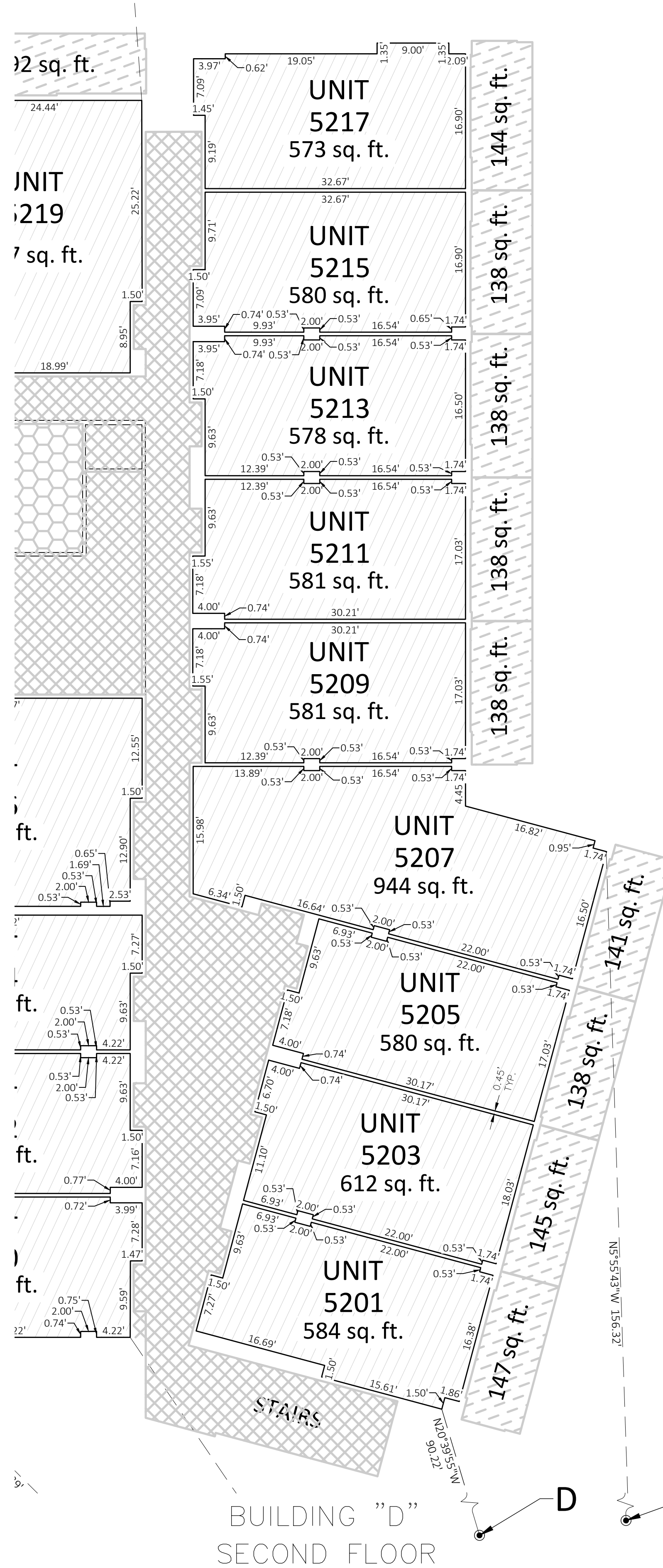
BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

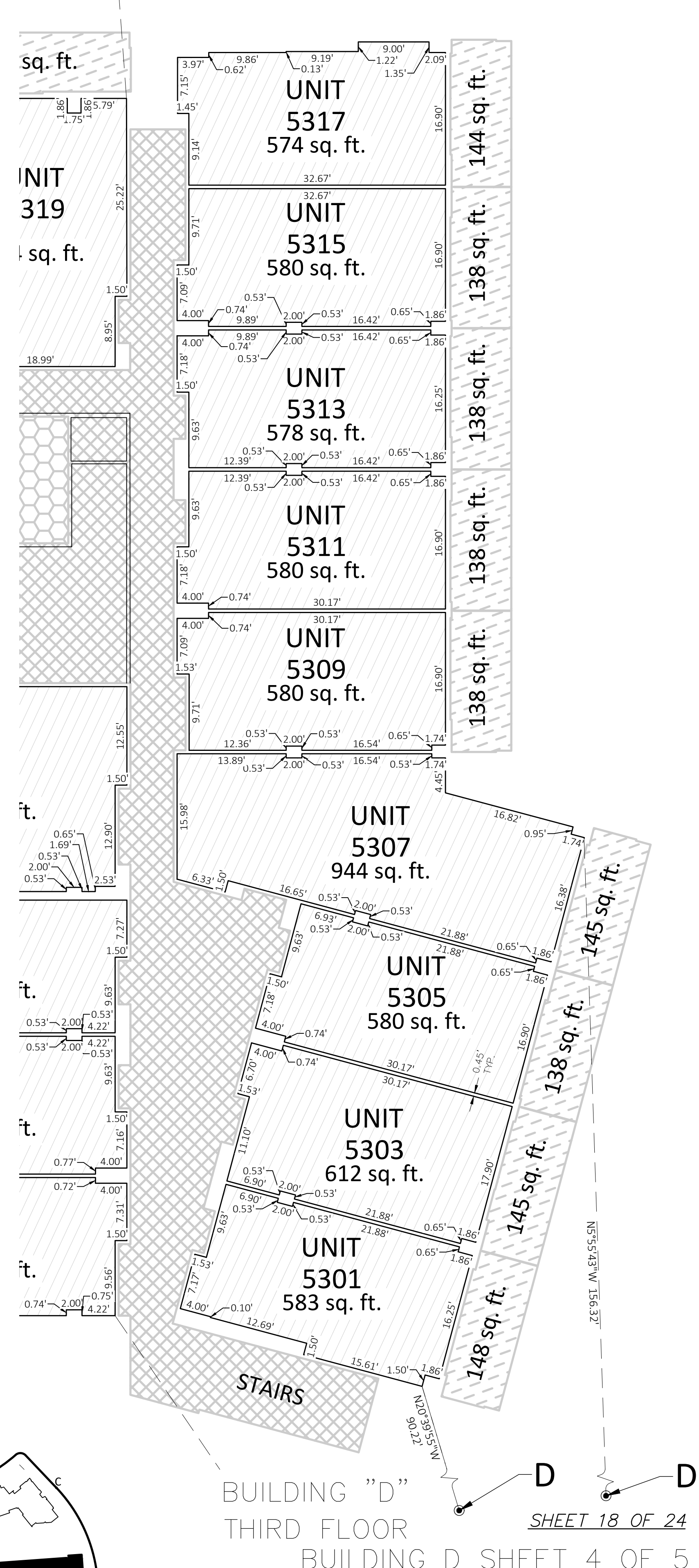
SEE BUILDING D SHEET 1 OF 4



SEE BUILDING D SHEET 2 OF 4



SEE BUILDING D SHEET 3 OF 4



SHEET 18 OF 24

BUILDING D SHEET 4 OF 5

*BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION*

1649-02 RESORT CENTER (APRIL 2022)



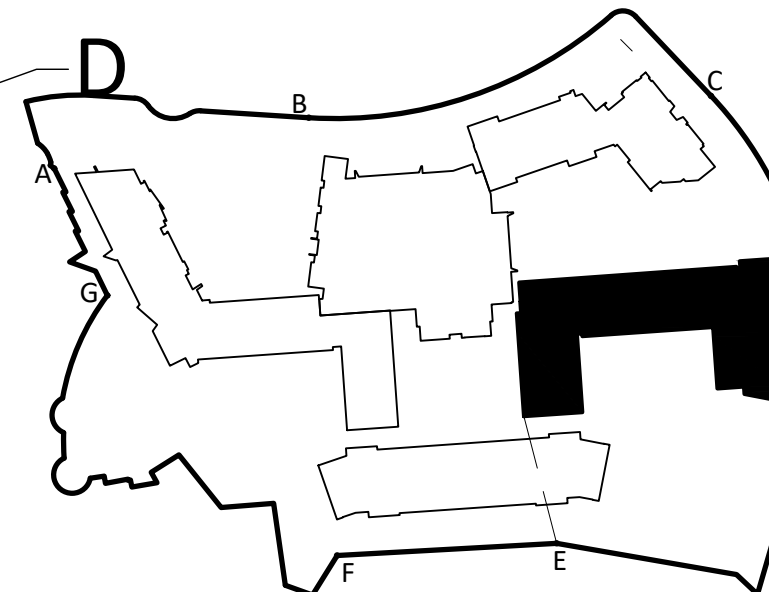
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LEGEND

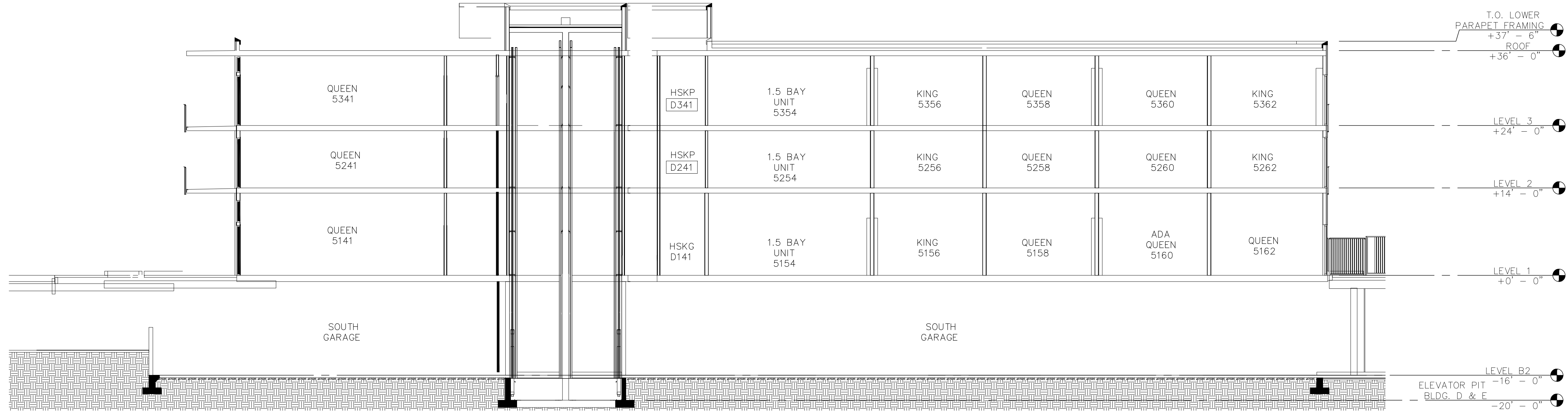
	PRIVATE AREA
	LIMITED COMMON AREA (PRIVATE
	HOTEL LIMITED COMMON AREA
	RESORT CENTER COMMON AREA

GENERAL NOTES

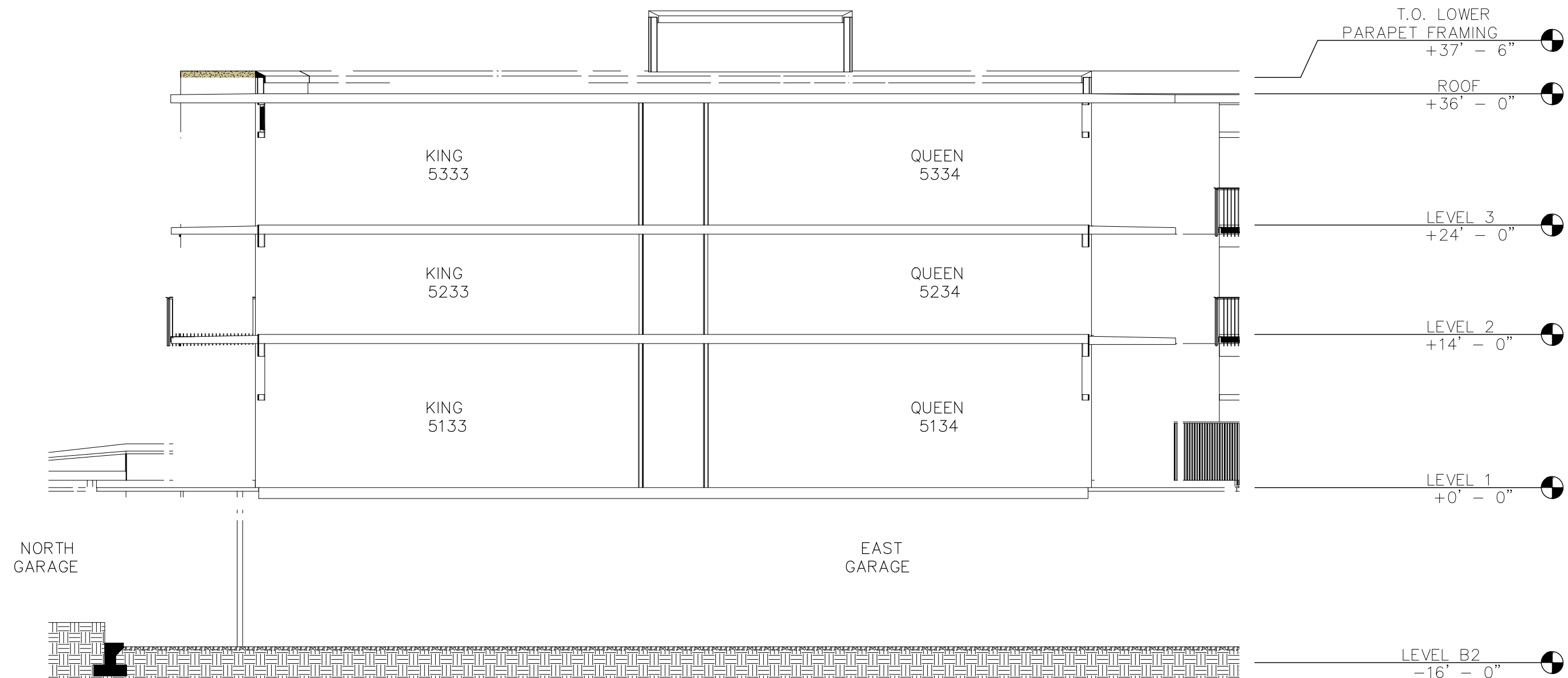
1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.



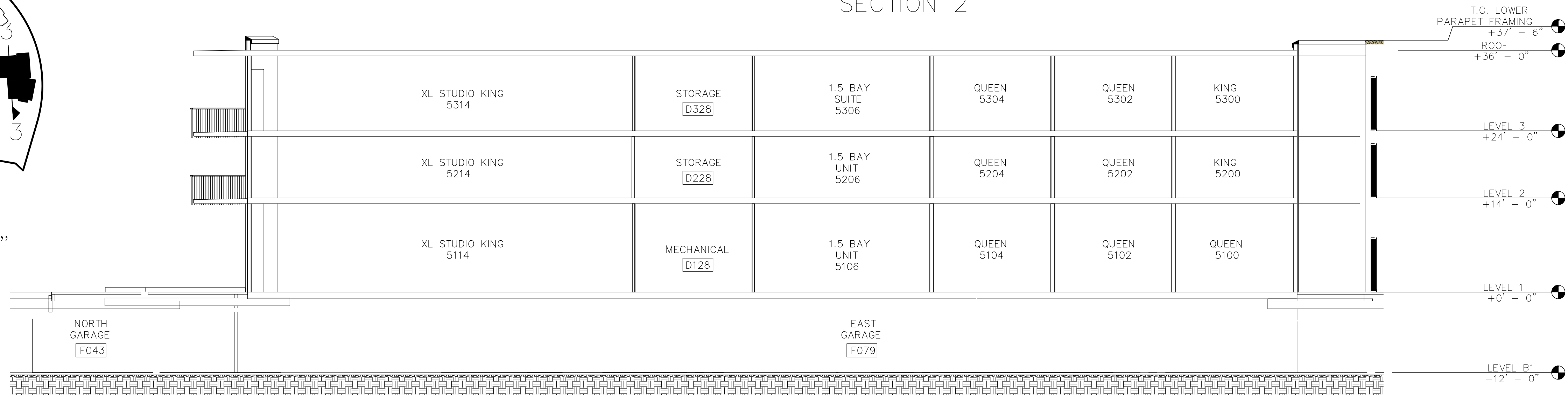
BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION



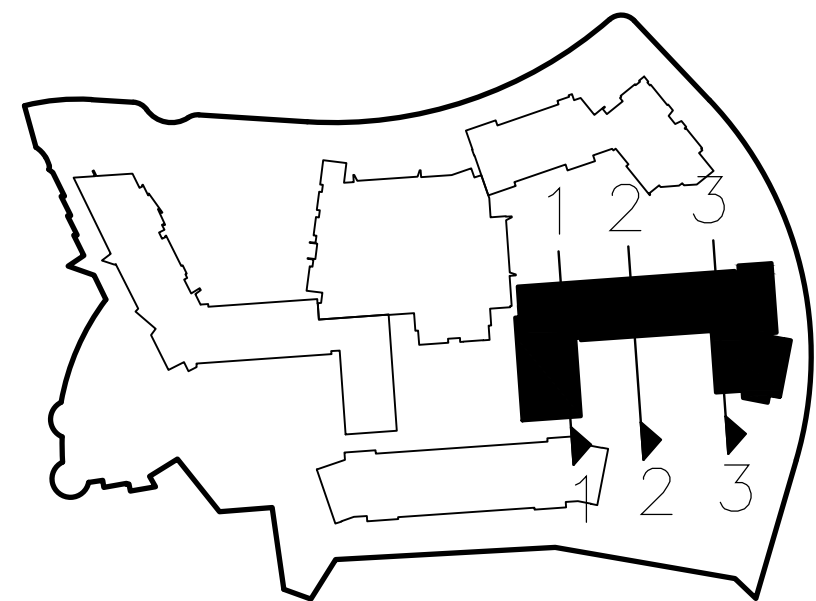
SECTION 1



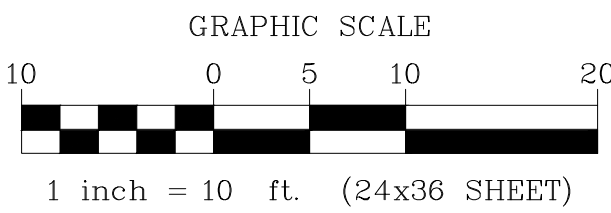
SECTION 2



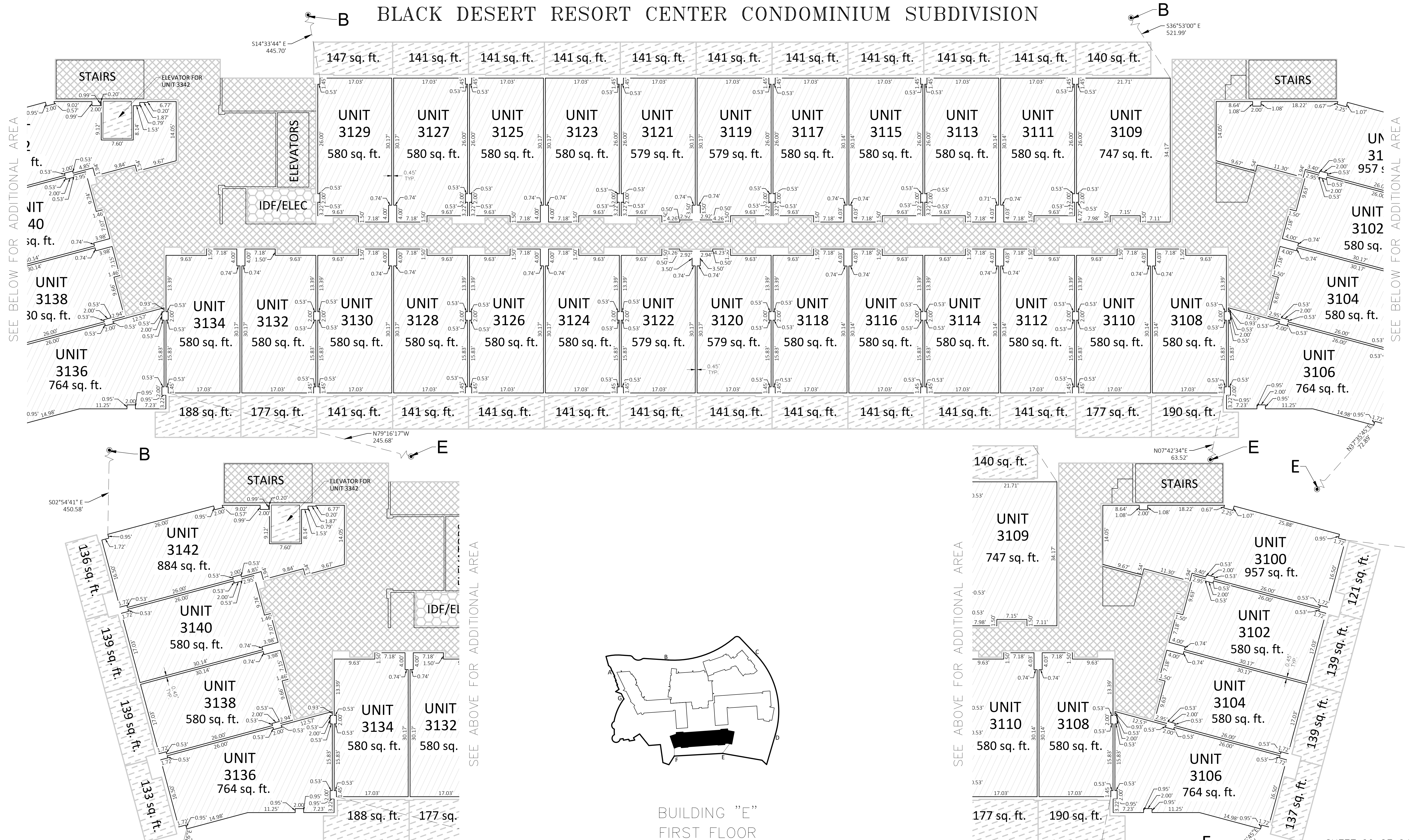
SECTION 3



BUILDING "D" SECTION



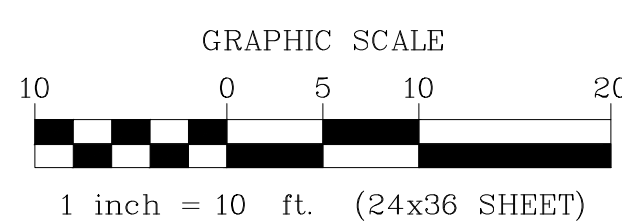
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LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA (PRIVATE)
	HOTEL LIMITED COMMON AREA
	RESORT CENTER COMMON AREA

GENERAL NOTES

1. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
2. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
3. ALL COLUMNS ARE DESIGNATED AS COMMON AREAS.
4. ALL INTERIOR SPACES OF WALLS ARE COMMON AREAS.

E SHEET 20 OF 24

BUILDING E SHEET 1 OF 4

*BLACK DESERT RESORT CENTER
CONDOMINIUM SUBDIVISION*

BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

SEE BELOW FOR ADDITIONAL AREA

UNIT 3209
747 sq. ft.

UNIT 3211
580 sq. ft.

UNIT 3213
580 sq. ft.

UNIT 3215
580 sq. ft.

UNIT 3217
580 sq. ft.

UNIT 3219
579 sq. ft.

UNIT 3221
579 sq. ft.

UNIT 3223
580 sq. ft.

UNIT 3225
580 sq. ft.

UNIT 3227
580 sq. ft.

UNIT 3229
580 sq. ft.

UNIT 3230
580 sq. ft.

UNIT 3232
580 sq. ft.

UNIT 3234
580 sq. ft.

UNIT 3236
763 sq. ft.

UNIT 3238
80 sq. ft.

UNIT 3206
762 sq. ft.

UNIT 3204
580 sq. ft.

UNIT 3202
580 sq. ft.

UNIT 3200
954 sq. ft.

UNIT 3208
580 sq. ft.

UNIT 3210
580 sq. ft.

UNIT 3212
580 sq. ft.

UNIT 3214
580 sq. ft.

UNIT 3216
580 sq. ft.

UNIT 3218
580 sq. ft.

UNIT 3220
578 sq. ft.

UNIT 3222
580 sq. ft.

UNIT 3224
580 sq. ft.

UNIT 3226
580 sq. ft.

UNIT 3228
580 sq. ft.

UNIT 3230
580 sq. ft.

UNIT 3232
580 sq. ft.

UNIT 3234
580 sq. ft.

UNIT 3236
763 sq. ft.

UNIT 3238
580 sq. ft.

UNIT 3240
580 sq. ft.

UNIT 3242
879 sq. ft.

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA

GRAPHIC SCALE

1 inch = 10 ft. (24x36 SHEET)

BUILDING "E"
SECOND FLOOR

GENERAL NOTES

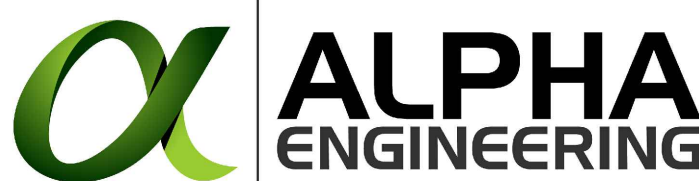
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SHEET 21 OF 24

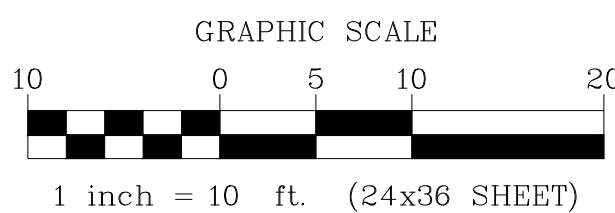
BUILDING E SHEET 2 OF 4

A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

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LEGEND

- | | |
|---|-------------------------------|
|  | PRIVATE AREA |
|  | LIMITED COMMON AREA (PRIVATE) |
|  | HOTEL LIMITED COMMON AREA |
|  | RESORT CENTER COMMON AREA |

GENERAL NOTES

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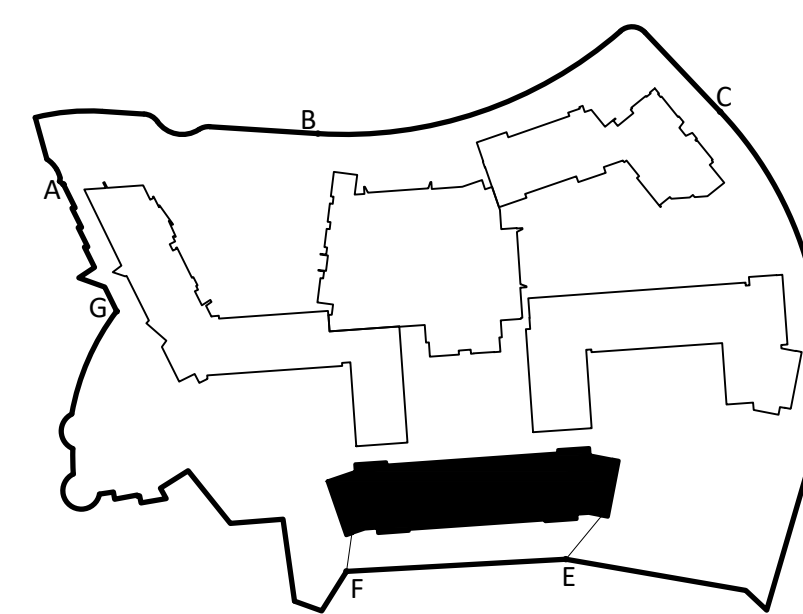
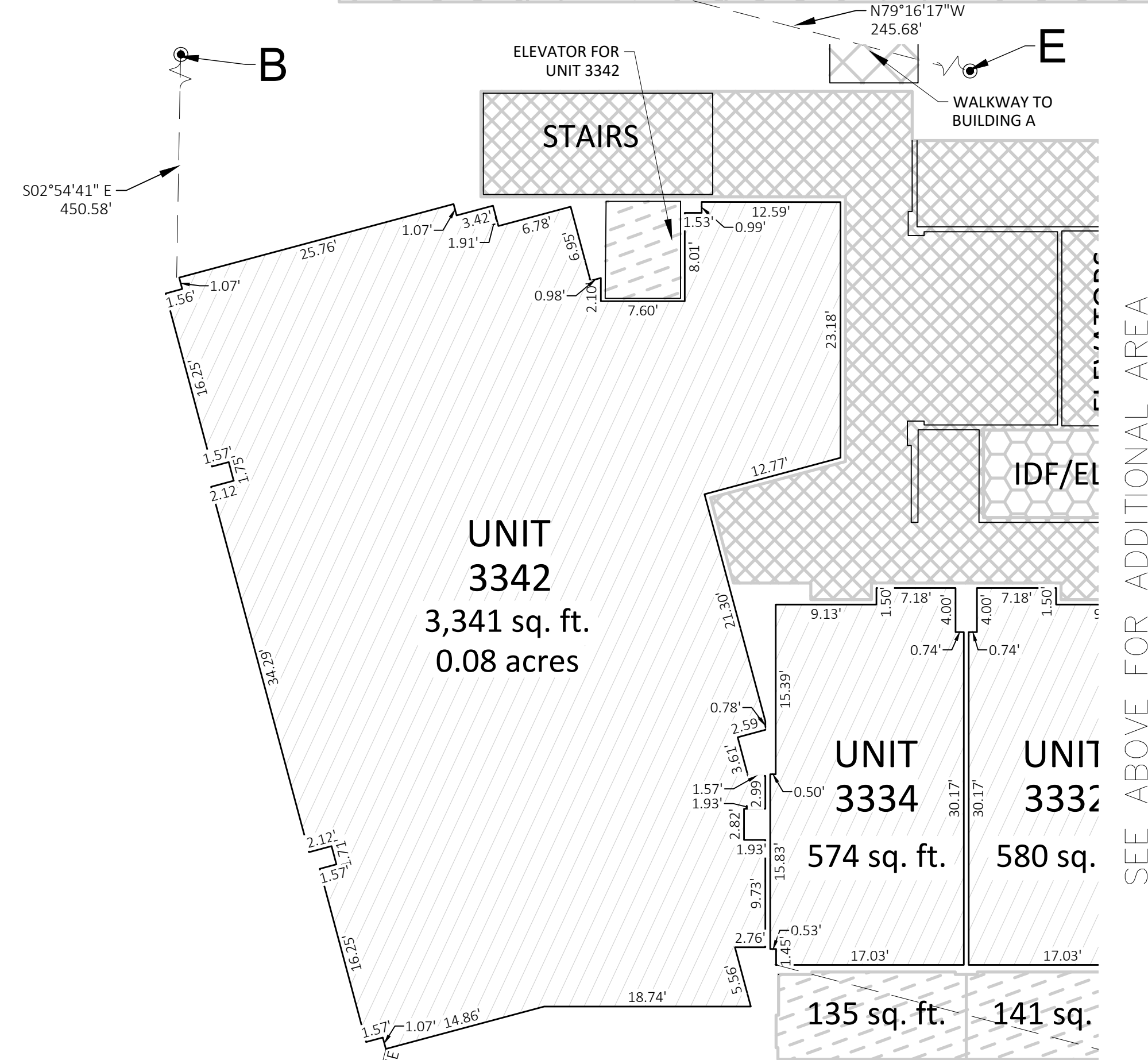
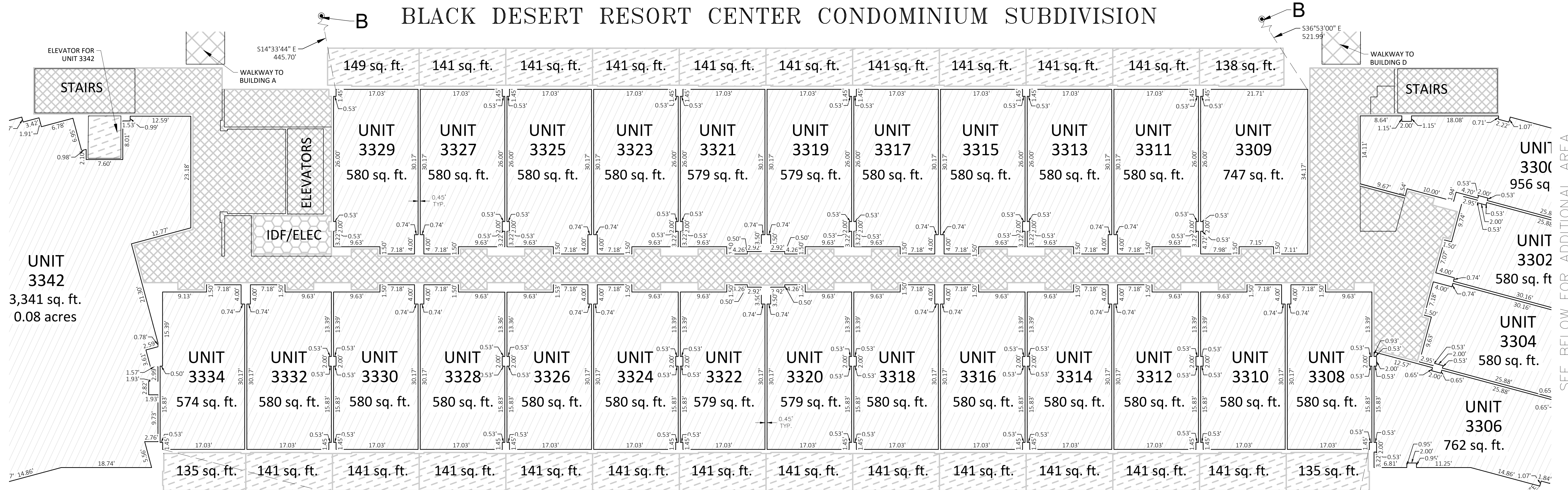
SHEET 21 OF 24

BUILDING E SHEET 2 OF 4

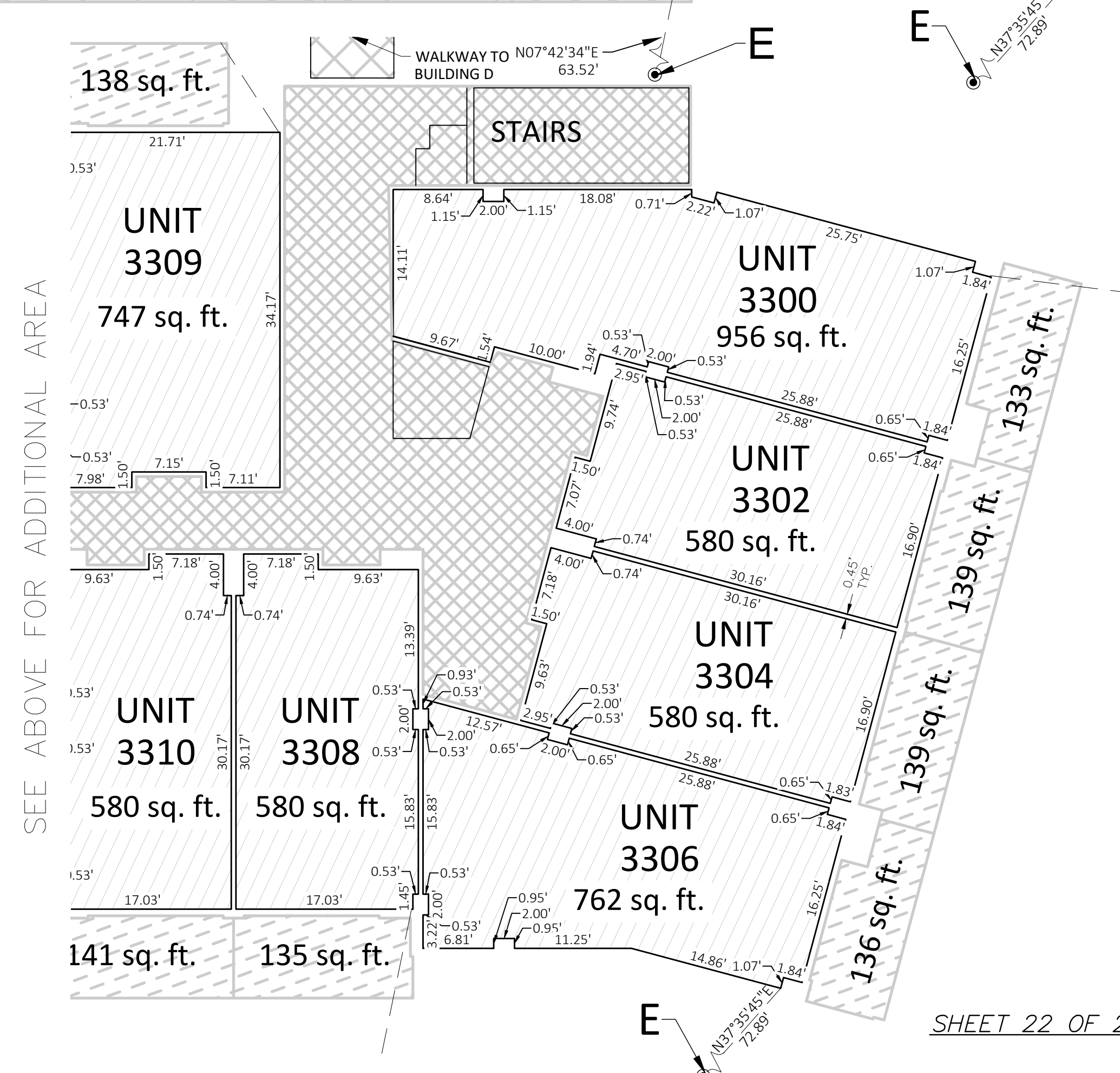
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BLACK DESERT RESORT CENTER CONDOMINIUM SUBDIVISION

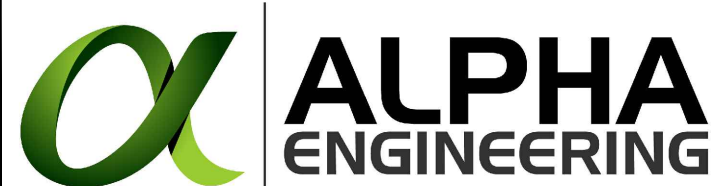


BUILDING "E"
THIRD FLOOR

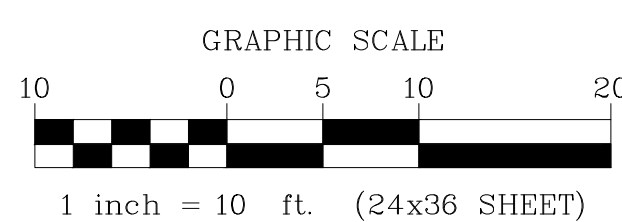


BUILDING E SHEET 3 OF 4

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LEGEND

PRIVATE AREA

LIMITED COMMON AREA (PRIVATE)

HOTEL LIMITED COMMON AREA

RESORT CENTER COMMON AREA

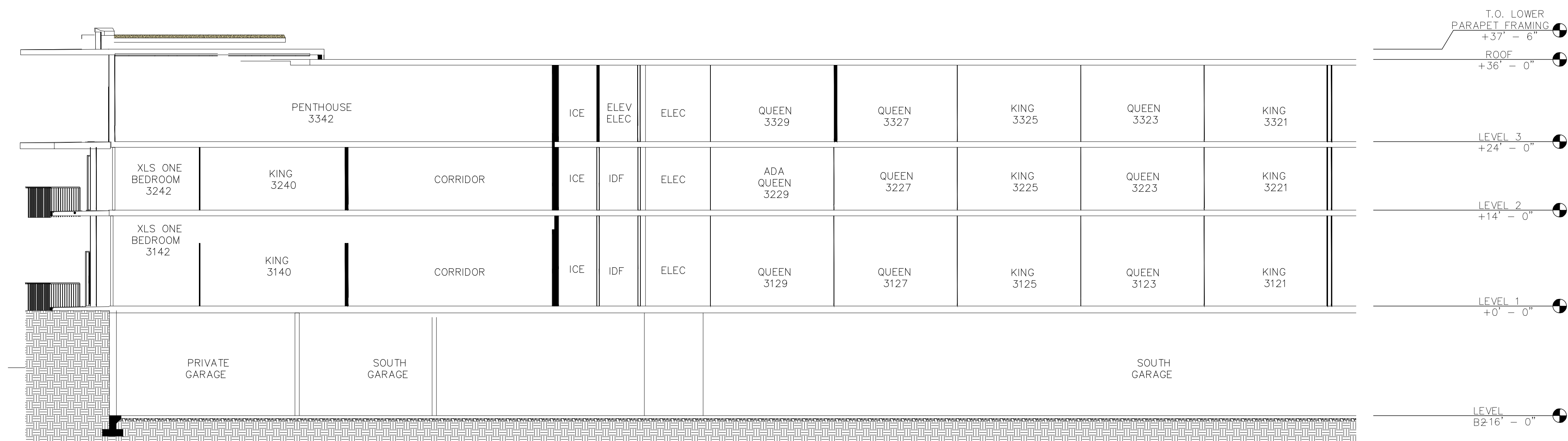
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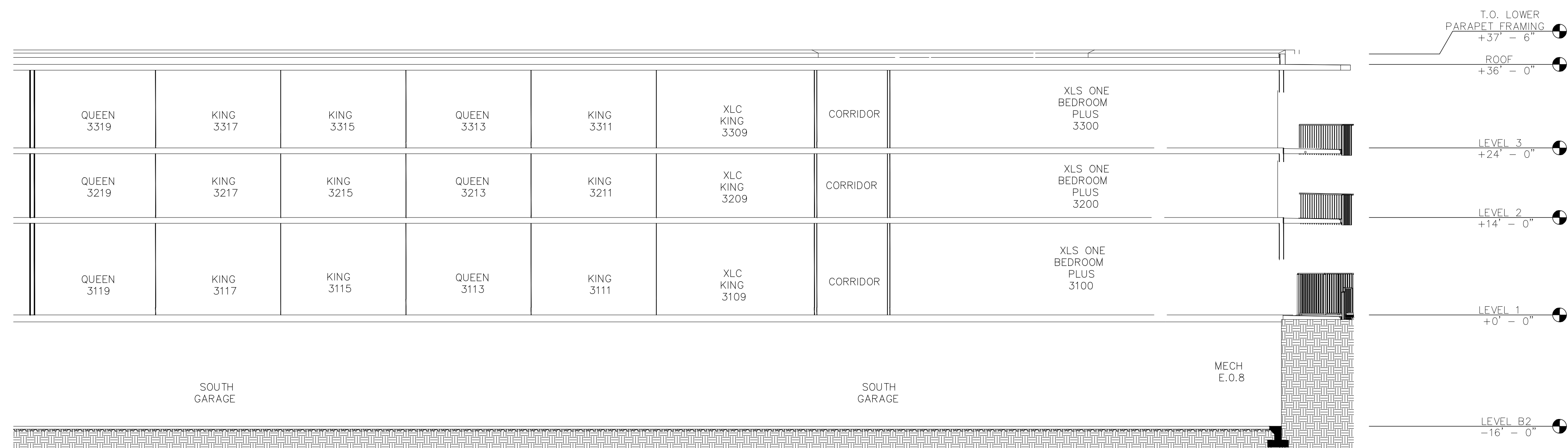
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IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

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CONDOMINIUM SUBDIVISION*

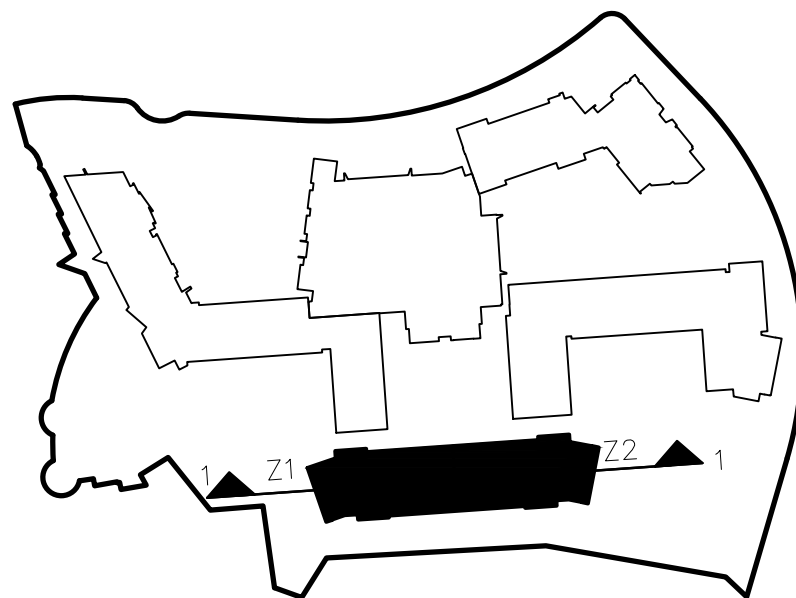
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SECTION 1 - Z1



SECTION 1 - Z2



BUILDING "E"
SECTION

SHEET 23 OF 24

BUILDING E SHEET 4 OF 4

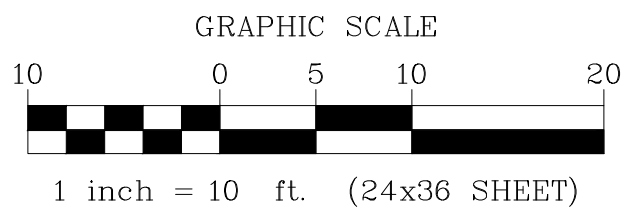
A COMMERCIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

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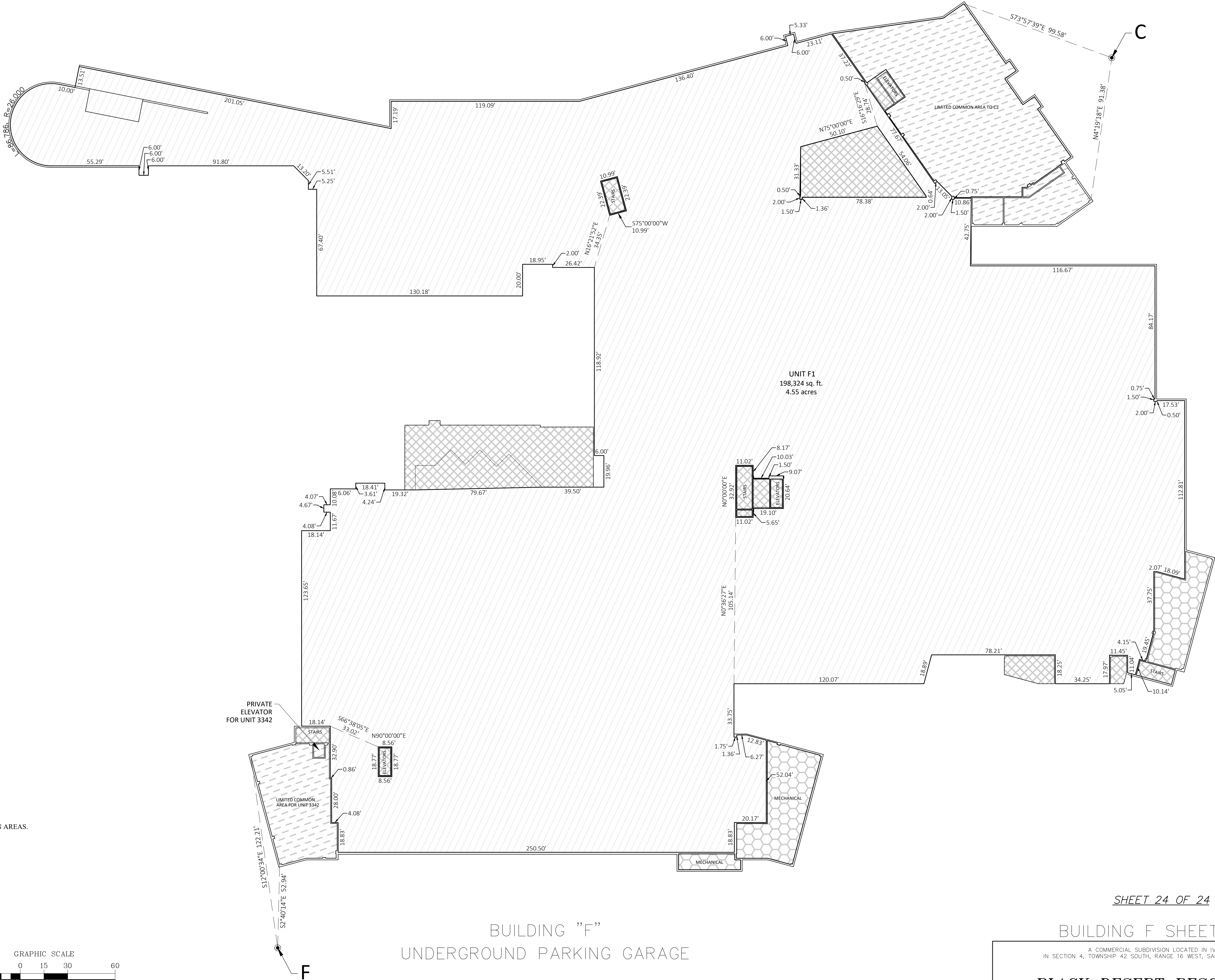
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LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA (PRIVATE)
- HOTEL LIMITED COMMON AREA
- RESORT CENTER COMMON AREA

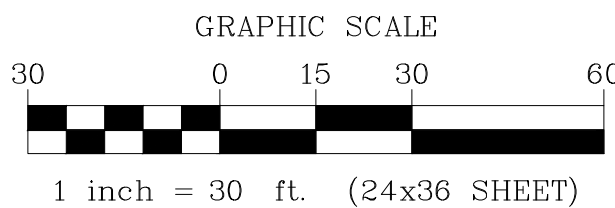
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BUILDING "F"
UNDERGROUND PARKING GARAGE

SHEET 24 OF 24

BUILDING F SHEET 1 OF 1

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