

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. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS 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 STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

MOCCASIN FLATS

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

BOUNDARY DESCRIPTION

ALL OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND ALL OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 27, SAID TOWNSHIP AND RANGE, AND RUNNING THENCE N 01°05' E ALONG THE WEST LINE OF SAID SECTION 27 2643.25 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S 89°43'40" E ALONG THE NORTH LINE OF SAID SECTION 27 1310.55 FEET TO THE WEST 1/16 CORNER OF SECTION 27; THENCE S 0°06'44" W ALONG THE 1/16 LINE 2643.91 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 27; THENCE S 0°06'42" W ALONG THE 1/16 LINE 2641.38 FEET TO THE WEST 1/16 CORNER OF SAID SECTION 27 AND 34; THENCE S 0°06'45" W ALONG THE 1/16 LINE 2637.56 FEET TO THE CENTER WEST 1/16 CORNER AND THE QUARTER SECTION LINE OF SAID SECTION 34; THENCE N 89°46'22" W ALONG SAID QUARTER SECTION LINE 1319.59 FEET TO THE WEST QUARTER OF SAID SECTION 34; THENCE N 01°14'7" E ALONG THE WEST LINE OF SAID SECTION 34 2637.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34 AND SOUTHWEST CORNER OF SAID SECTION 27; THENCE N 01°05' E ALONG THE WEST LINE OF SAID SECTION 27 2642.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 239.126 TOTAL ACRES, WHICH INCLUDES A PORTION OF THE ARIZONA STRIP ROAD (1100 WEST), A 66.00 FOOT WIDE ROAD. (230.7 NET ACRES)

06/04/2018

DATE:
BUSH AND GUDGELL INC.



REVIEW 2

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS MOCCASIN FLATS, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

WESTERN STATES VENTURES SQ, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: WALT PLUMB, MANAGER

ACKNOWLEDGMENT

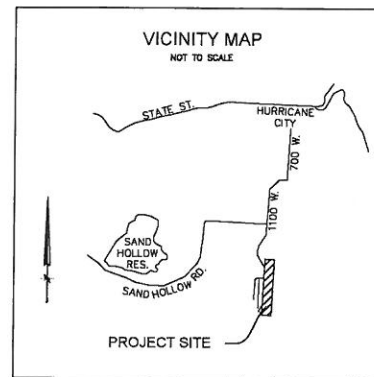
STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED WALT PLUMB, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC
COMMISSION OR NUMBER: _____

CULVERT SIZE CHART

LOT #	CULVERT	LOT #	CULVERT
1	24"	11	24"
2	24"	12	24"
3	24"	13	24"
4	24"	14	24"
5	36"	15	24"
6	36"	16	24"
7	36"	17	24"
8	24"	18	24"
9	24"	19	24"
10	24"		

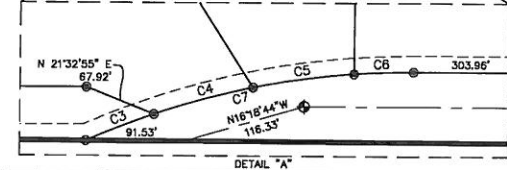
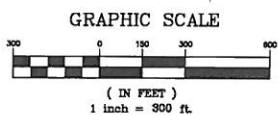
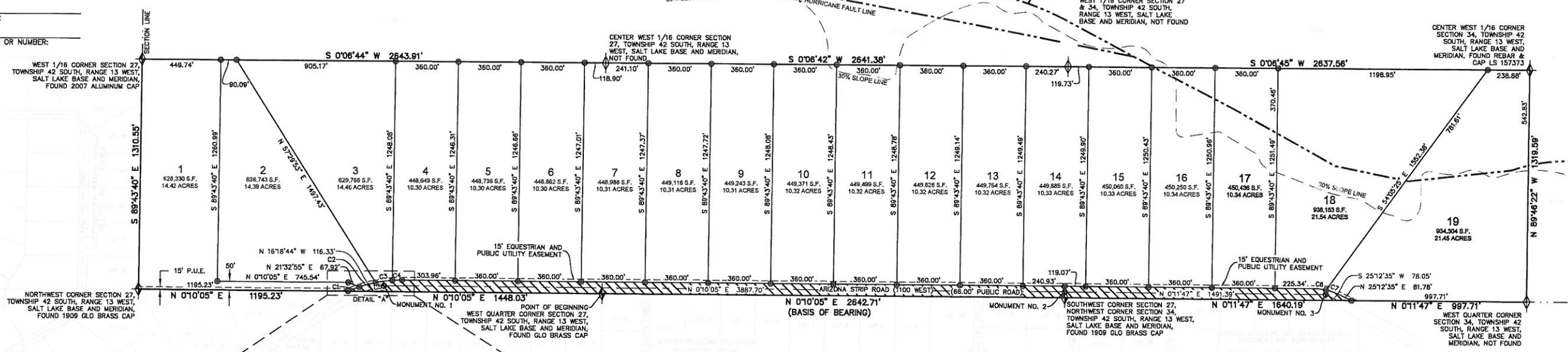
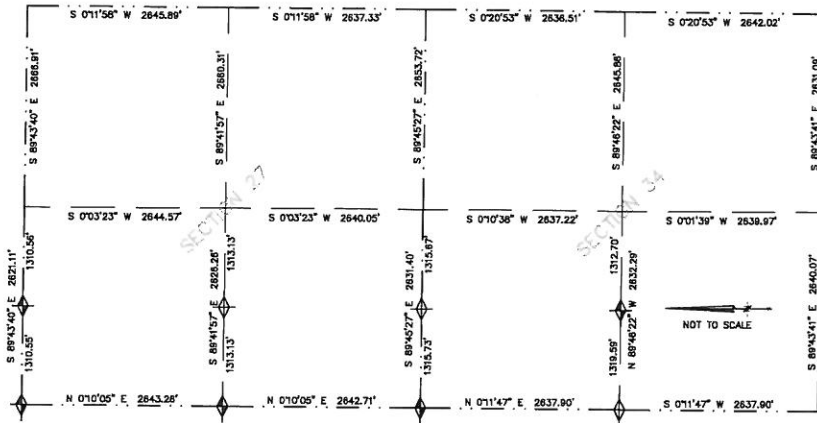


LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND).
- 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 SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- STREET CONVEYED BY THIS PLAT.

NOTES

- FOR EVERY 1,000 SQ. FT. OF IMPROVED LOT, THE PURCHASER WILL PROVIDE 45.5 CUBIC FEET OF DETENTION POND.
- PLANS FOR GRADING WILL BE SUBMITTED TO THE HURRICANE CITY ENGINEER FOR APPROVAL.
- AT THE TIME OF CONSTRUCTION A CULVERT SHALL BE INSTALLED BY THE PURCHASER WHERE THE DRIVEWAY CROSSES THE DRAINAGE DITCH AT 1100 WEST STREET. SIZING OF SAID CULVERT FOR EACH LOT IS SPECIFIED IN THE TABLE HEREON LABELED "CULVERT CROSSING SIZE CHART".
- ALL LOT CORNERS TO BE SET WITH 5/8" BUSH AND GUDGELL REBAR AND CAP.
- A 15.00 FOOT WIDE EQUESTRIAN AND PUBLIC UTILITY EASEMENT ALONG THE PUBLIC STREET AS SHOWN HEREON TO BE CONVEYED BY THIS PLAT.
- A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE OF LOT 1 AS SHOWN HEREON TO BE CONVEYED BY THIS PLAT.
- LOT OWNERS SHOULD CONSULT A PROFESSIONAL GEOLOGIST BEFORE CONSTRUCTING HOMES RELATIVE TO THE APPROXIMATE HURRICANE FAULT LINE SHOWN HEREON.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.25	742.04	51°16'11"	N21°32'44"W	68.22
C2	95.40	742.04	72°15'59"	N15°13'39"W	95.34
C3	95.59	742.04	72°22'52"	N7°51'14"W	95.53
C4	56.10	742.04	41°19'54"	N1°59'52"W	56.09
C5	315.34	742.04	24°20'54"	N12°00'22"W	312.97

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	69.63	335.00	11°54'30"	N6°09'02"E	69.50
C7	76.62	335.00	13°06'18"	N18°39'28"E	76.46

FINAL PLAT MOCCASIN FLATS

LOCATED IN
WEST 1/2 OF SECTION 27 & NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

<p>ASH CREEK SPECIAL SERVICE DISTRICT</p> <p>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____.</p> <p>_____ SUPERINTENDENT ASH CREEK S.S.D.</p>	<p>ENGINEER'S APPROVAL</p> <p>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____.</p> <p>_____ ENGINEER, CITY OF HURRICANE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____ A.D. 20____.</p> <p>_____ CITY ATTORNEY, CITY OF HURRICANE</p>	<p>APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH</p> <p>WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.</p> <p>_____ ATTEST: CITY RECORDER, HURRICANE, UT</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED No. _____</p>
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BUSH & GUDGELL, INC.
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FINAL PLAT MOCCASIN FLATS

LOCATED IN
WEST 1/2 OF SECTION 27 & NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

Drawn: BGC/PAS Date: 06/14/2018
Checked: DGM
Approved: DGM
Scale: 1"=300'
Job No.: 17085

SHEET 1
1 SHEETS
FILE: 171065