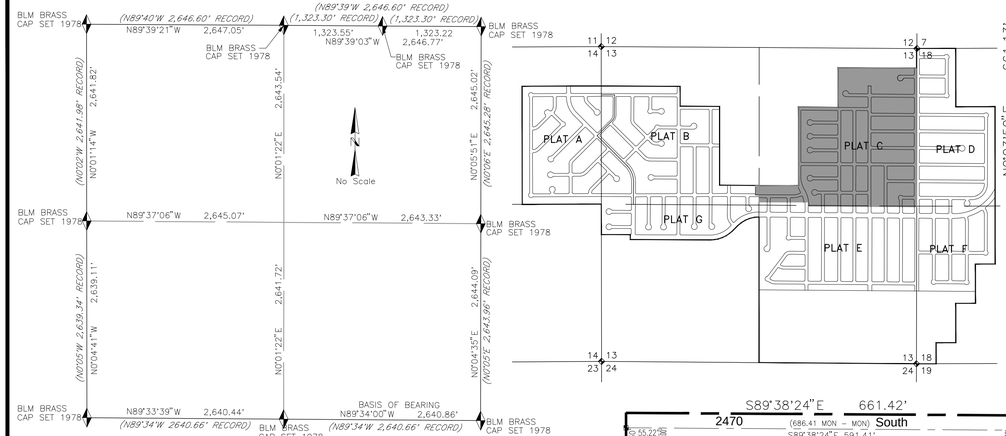


SECTION 13, T42S, R14W, SLB&M.

	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
A	89°41'00"	15.00'	23.48'	21.15'	14.92'
B	90°19'00"	15.00'	23.64'	21.27'	15.08'
C	90°20'18"	15.00'	23.65'	21.28'	15.09'
D	90°00'00"	15.00'	23.56'	21.21'	15.00'
E	89°39'42"	15.00'	23.47'	21.15'	14.91'
F	90°18'50"	15.00'	23.64'	21.27'	15.08'
G	89°41'10"	15.00'	23.48'	21.15'	14.92'
H	89°42'24"	15.00'	23.49'	21.16'	14.92'
I	90°15'34"	15.00'	23.63'	21.26'	15.07'
J	89°44'26"	15.00'	23.49'	21.17'	14.93'
K	90°17'36"	15.00'	23.64'	21.17'	15.08'
L	90°15'34"	23.00'	16.20'	15.87'	8.45'
M	89°44'26"	40.00'	57.38'	52.59'	34.89'
N	90°17'36"	40.00'	61.99'	55.97'	39.17'
O	20°49'56"	50.00'	18.18'	18.08'	9.19'
P	58°46'44"	50.00'	51.29'	49.07'	28.16'
Q	90°10'06"	50.00'	78.69'	70.81'	50.15'
R	71°38'06"	23.00'	28.76'	26.92'	16.60'
S	105°06'41"	50.00'	91.73'	79.39'	65.29'
T	64°21'37"	50.00'	56.16'	53.26'	31.46'
U	71°12'50"	50.00'	62.15'	58.22'	35.81'
V	10°56'58"	50.00'	9.56'	9.54'	4.79'
W	89°41'10"	15.00'	23.48'	21.16'	14.92'
X	48°53'16"	23.00'	19.62'	19.03'	10.45'
Y	54°02'16"	50.00''	47.16'	45.43'	25.50'
Z	60°16'49"	50.00'	52.60'	50.21'	29.03'
AA	72°11'22"	50.00'	63.00'	58.91'	36.45'
AB	91°16'06"	50.00'	79.65'	71.49'	51.12'
AC	75°30'50"	50.00'	65.90'	61.23'	38.72'
AD	63°22'26"	50.00'	55.30'	52.53'	30.86
AE	62°52'28"	50.00'	54.87'	52.16'	30.56'
AF	76°00'49"	50.00'	66.33'	61.58'	39.07'
AG	76°12'39"	50.00'	66.51'	61.71'	39.21'
AH	62°40'37"	50.00'	54.70'	52.01'	30.45'
AI	62°10'57"	50.00'	54.26'	51.64'	30.15'
AJ	76°42'20"	50.00'	66.94'	62.05'	39.56'
AK	62°11'01"	50.00'	54.27'	51.64'	30.15'

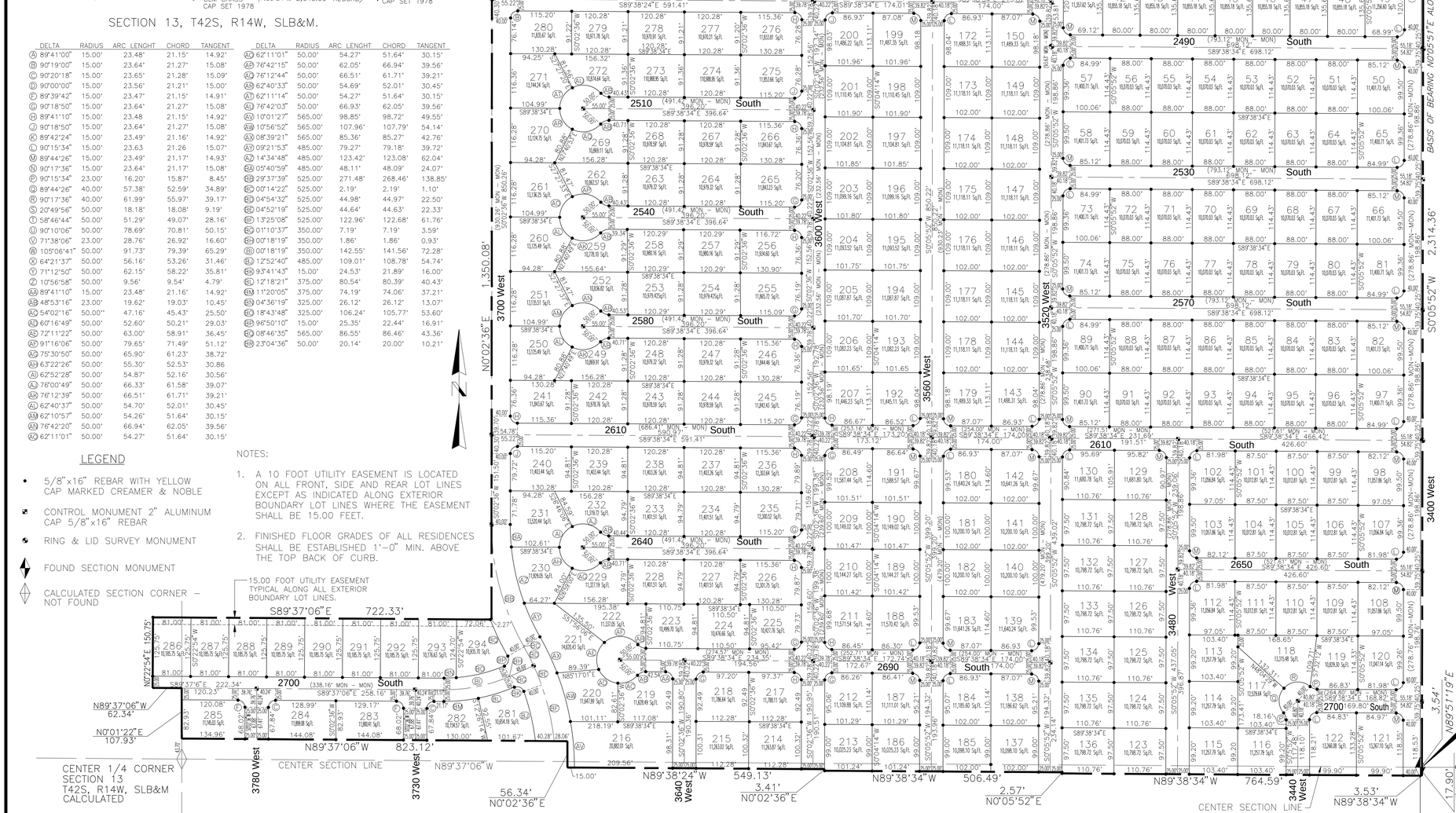
	DELTA	RADIUS	ARC LENGHT	CHORD	TANGENT
AL	62°11'01"	50.00'	54.27'	51.64'	30.15'
AM	76°42'15"	50.00'	62.05'	66.94'	39.56'
AN	76°12'44"	50.00'	66.51'	61.71'	39.21'
AO	62°40'33"	50.00'	54.69'	52.01'	30.45'
AP	62°11'14"	50.00'	54.27'	51.64'	30.15'
AQ	76°42'03"	50.00'	66.93'	62.05'	39.56'
AR	17°01'27"	565.00'	98.85'	98.72'	49.55'
AS	17°56'52"	565.00'	107.96'	107.79'	54.14'
AT	08°39'21"	565.00'	85.36'	85.27'	42.76'
AU	09°21'53"	485.00'	79.27'	79.18'	39.72'
AV	14°34'48"	485.00'	123.42'	123.08'	62.04'
AW	05°40'59"	485.00'	48.11'	48.09'	24.07'
AX	29°37'39"	525.00'	271.48'	268.46'	138.85'
AY	00°14'22"	525.00'	2.19'	2.19'	1.10'
AZ	04°54'32"	525.00'	44.98'	44.97'	22.50'
BA	04°52'19"	525.00'	44.64'	44.63'	22.33'
BB	13°25'08"	525.00'	122.96'	122.68'	61.76'
BC	01°10'37"	350.00'	7.19'	7.19'	3.59'
BD	00°18'19"	350.00'	1.86'	1.86'	0.93'
BE	12°52'40"	485.00'	109.01'	108.78'	54.74'
BF	13°21'48"	375.00'	80.54'	80.39'	40.43'
BG	11°20'05"	375.00'	74.19'	74.06'	37.21'
BH	04°36'19"	325.00'	26.12'	26.12'	13.07'
BI	18°43'48"	325.00'	106.24'	105.77'	53.60'
BJ	96°50'10"	15.00'	25.35'	22.44'	16.91'
BK	08°46'35"	565.00'	86.55'	86.46'	43.36'
BL	23°04'36"	50.00'	20.14'	20.00'	10.21'

LEGEND

- 5/8"x16" REBAR WITH YELLOW CAP MARKED CREAMER & NOBLE
- CONTROL MONUMENT 2" ALUMINUM CAP 5/8"x16" REBAR
- RING & LID SURVEY MONUMENT
- FOUND SECTION MONUMENT
- CALCULATED SECTION CORNER – NOT FOUND

NOTES:

1. A 10 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.
2. FINISHED FLOOR GRADES OF ALL RESIDENCES SHALL BE ESTABLISHED 1'–0" MIN. ABOVE THE TOP BACK OF CURB.



SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17–23–17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS SHOWN HEREON, AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

REGISTERED LAND SURVEYOR 7654 ROGER M. BUNDY STATE OF UTAH

Dixie Springs Subdivision Third Amendment and Extension PLAT "C"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE CENTER SECTION LINE N89°51'19"E, 3.54 FEET FROM THE EAST 1/4 CORNER OF SECTION 13, T42S, R14W, SLB&M; THENCE S0°05'52"W, 17.90 FEET; THENCE N89°38'34"W, 3.53 FEET TO THE EAST SECTION LINE OF SAID SECTION 13; THENCE N89°38'34"W, 764.59 FEET; THENCE N0°05'52"E, 2.57 FEET; THENCE N89°38'34"W, 506.49 FEET; THENCE N0°02'36"E, 3.41 FEET; THENCE N89°38'24"W, 549.13 FEET; THENCE N0°02'36"E, 56.34 FEET; THENCE N89°37'06"W, 823.12 FEET TO THE CENTER SECTION LINE OF SAID SECTION 13; THENCE ALONG THE CENTER SECTION LINE N0°01'22"E, 107.93 FEET; THENCE N89°37'06"W, 62.34 FEET; THENCE N0°22'54"E, 150.75 FEET; THENCE S89°37'06"E, 722.33 FEET; THENCE N0°02'36"E, 1,350.08 FEET TO A POINT ON THE NORTH LINE OF 2470 SOUTH STREET; THENCE S89°38'24"E, 661.42 FEET ALONG SAID NORTH ROW LINE; THENCE N0°03'50"E, 661.13 FEET; THENCE S89°38'34"E, 1,323.02 FEET TO THE EAST SECTION LINE OF SAID SECTION 13; THENCE S89°38'34"E, 3.55 FEET TO THE CENTERLINE OF 3400 WEST STREET; THENCE S0°05'52"W, 2,314.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.
CONTAINING 100.15 ACRES

BASIS FOR BEARING: N0°05'51"E BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST SECTION CORNER OF SECTION 13, T42S, R14W, SLB&M.

DATE: _____

CREAMER & NOBLE INC.
435 EAST TABERNACLE
ST. GEORGE, UTAH 84770

THE PURPOSE OF THIS AMENDMENT IS TO PROVIDE FOR A 6.29 ACRE DETENTION BASIN SITE ALONG THE NORTH BOUNDARY LINE OF PLAT C

The amendment of this plat was approved by the Hurricane City Council pursuant to Utah Code Annotated 17–27–808 to 17–27–810 (1953, as amended) following a public hearing held _____ ____ 2011

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., A UTAH CORPORATION, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS–OF–WAY AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

Dixie Springs Subdivision Third Amendment and Extension PLAT "C"

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ A.D. 2011

BY: _____
DOUGLAS B. STANLEY, Member

ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF WASHINGTON }

ON THE _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME DOUGLAS B. STANLEY, WHO BEING BE ME DULY SWORN DID SAY, THAT HE, THE SAID DOUGLAS B. STANLEY IS A MEMBER OF CCD, L.C., DBA UNITED TITLE SERVICES OF UTAH, INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND HE DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

Dixie Springs Subdivision Third Amendment and Extension PLAT "C"

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH
0 50 100 200

DRAWN BY: LOB | CHECKED BY: | DATE:

ASH CREEK SPECIAL SERVICE DISTRICT
THE HEREON AMENDED PLAT C HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS _____ DAY OF _____, A.D. 2011
SUPERINTENDENT ASH CREEK S.S.D

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 2011 BY THE CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
THE HEREON AMENDED PLAT C HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
THIS _____ DAY OF _____, A.D. 2011
ARTHUR LeBARON, CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2011
FAY REBER, CITY ATTORNEY

APPROVAL & ACCEPTANCE BY THE CITY OF HURRICANE
WE THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HURRICANE, UTAH HAVE REVIEWED THE ABOVE DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT C AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 2011, HEREBY ACCEPT THIS AMENDED PLAT C WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
ATTEST: MICHELLE THONE, CITY RECORDER | THOMAS B. HIRSCHI, MAYOR

RECORDED No.
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE $ _____ COUNTY RECORDER