

| CURVE TABLE | | | | | |
|-------------|---------|---------|-------------|-------------|------------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 72.27' | 550.00' | 72.22' | N24°22'16"E | 7°31'43" |
| C2 | 26.50' | 20.00' | 24.60' | N66°05'38"E | 75°55'01" |
| C3 | 88.50' | 220.00' | 87.90' | S87°28'18"E | 23°02'55" |
| C4 | 69.91' | 180.00' | 69.47' | S87°52'10"E | 22°15'11" |
| C5 | 21.81' | 15.00' | 19.94' | S35°05'22"E | 83°18'29" |
| C6 | 19.15' | 20.00' | 18.43' | S33°59'50"W | 54°51'55" |
| C7 | 87.81' | 50.00' | 76.95' | N11°07'09"E | 100°37'17" |
| C8 | 73.40' | 50.00' | 66.98' | S81°14'41"E | 84°06'23" |
| C9 | 252.74' | 50.00' | 57.63' | S83°22'39"E | 289°36'53" |
| C10 | 91.53' | 50.00' | 79.28' | S4°15'31"W | 104°53'13" |
| C11 | 17.15' | 20.00' | 16.63' | N23°36'58"W | 49°08'14" |
| C12 | 26.79' | 15.00' | 23.37' | N52°06'09"E | 102°17'31" |
| C13 | 78.84' | 600.00' | 78.78' | N24°22'16"E | 7°31'43" |
| C14 | 129.62' | 200.00' | 127.36' | S80°25'50"E | 37°08'00" |
| C15 | 77.68' | 200.00' | 77.19' | N87°52'14"W | 22°15'13" |
| C16 | 43.79' | 180.00' | 43.68' | N87°58'25"E | 13°56'22" |
| C17 | 26.12' | 180.00' | 26.09' | S80°54'00"E | 8°18'47" |

AMENDED PLAT FOR: THE PORT AT GATEWAY, LOT 2 AMENDMENT

LOCATED IN THE SW 1/4, OF THE NE 1/4, OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 11.59' | N61°51'52"W |
| L2 | 36.51' | N28°08'08"E |
| L3 | 47.32' | N28°08'22"E |
| L4 | 20.86' | S69°56'31"E |
| L5 | 20.86' | S69°56'31"E |

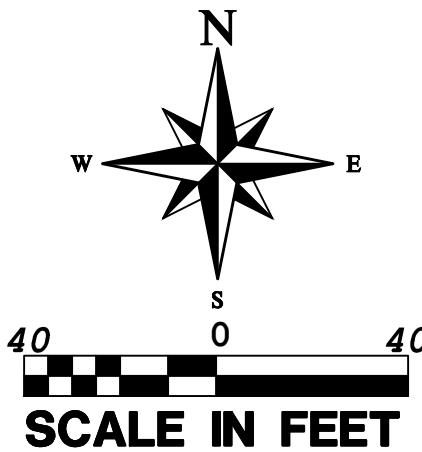
OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND PUBLIC STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS THE PORT AT GATEWAY, LOT 2 AMENDMENT, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS THE _____ DAY OF _____, 20____.

CWZ INC
CLINT WATERS (OWNER)

LEGEND

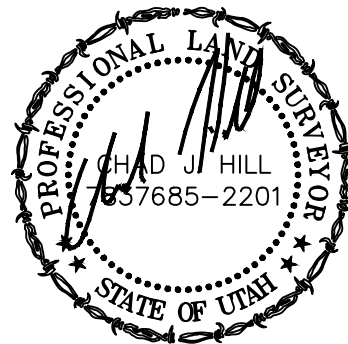
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING 5/8" REBAR & CAP
P.L.S. #7837685
- CENTERLINE MONUMENT TO BE SET PER HURRICANE CITY STANDARDS
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- FOUND REBAR CAP 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 PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE PORT AT GATEWAY, LOT 2 AMENDMENT 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



06/22/2022
DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF CLINT WATERS, TO AMEND THE EXISTING SUBDIVISION OF THE PORT AT GATEWAY LOT 2, A COMMERCIAL SUBDIVISION.

THE PURPOSE FOR THIS AMENDED PLAT, IS TO DIVIDE LOT 2 INTO ADDITIONAL LOTS.

THE BASIS OF BEARING FOR THIS SURVEY IS N89°02'12"W, 1350.78 FEET FROM THE EAST 1/4 CORNER TO THE CE 1/16 CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, S.L.B.&M.

THE PORT AT GATEWAY LOT 2 AMENDED DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°02'12"W ALONG THE EAST-WEST CENTER SECTION LINE TO THE CE 1/16 CORNER, 1350.78 FEET; THENCE N89°01'18"W ALONG THE EAST-WEST CENTER SECTION LINE, 599.59 FEET TO THE POINT OF BEGINNING; THENCE N89°01'18"W ALONG SAID LINE, TO THE EASTERLY BOUNDARY LINE OF OLD HIGHWAY 91, 671.55 FEET; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES, N20°36'24"E 166.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N24°22'16"E 72.22 FEET), CENTER POINT LIES S69°23'36"E THROUGH A CENTRAL ANGLE OF 07°31'43" A DISTANCE OF 72.27 FEET; THENCE N28°08'08"E 26.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N66°05'38"E 24.60 FEET), CENTER POINT LIES S61°51'52"E THROUGH A CENTRAL ANGLE OF 75°55'01" A DISTANCE OF 26.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S87°28'18"E 87.90 FEET), CENTER POINT LIES N14°03'09"E THROUGH A CENTRAL ANGLE OF 23°02'55" A DISTANCE OF 88.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S87°52'10"E 69.47 FEET), CENTER POINT LIES S08°59'46"E THROUGH A CENTRAL ANGLE OF 22°15'11" A DISTANCE OF 69.91 FEET; THENCE S76°44'37"E 89.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S35°05'22"E 19.94 FEET), CENTER POINT LIES S13°15'23"W THROUGH A CENTRAL ANGLE OF 83°18'29" A DISTANCE OF 21.81 FEET; THENCE S69°56'31"E 41.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF S89°02'37"E, A DISTANCE OF 26.79 FEET, THROUGH A CENTRAL ANGLE OF 102°17'31" (LONG CHORD BEARS: N52°06'09"E 23.37 FEET); THENCE S76°44'37"E 243.82 FEET; THENCE S00°58'32"W 167.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 140,797.57 SQ. FT. OR 3.232 ACRES

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, CLINT WATERS, OWNER OF PARCEL H-PORT-2 & H-PORT-2-RD3, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

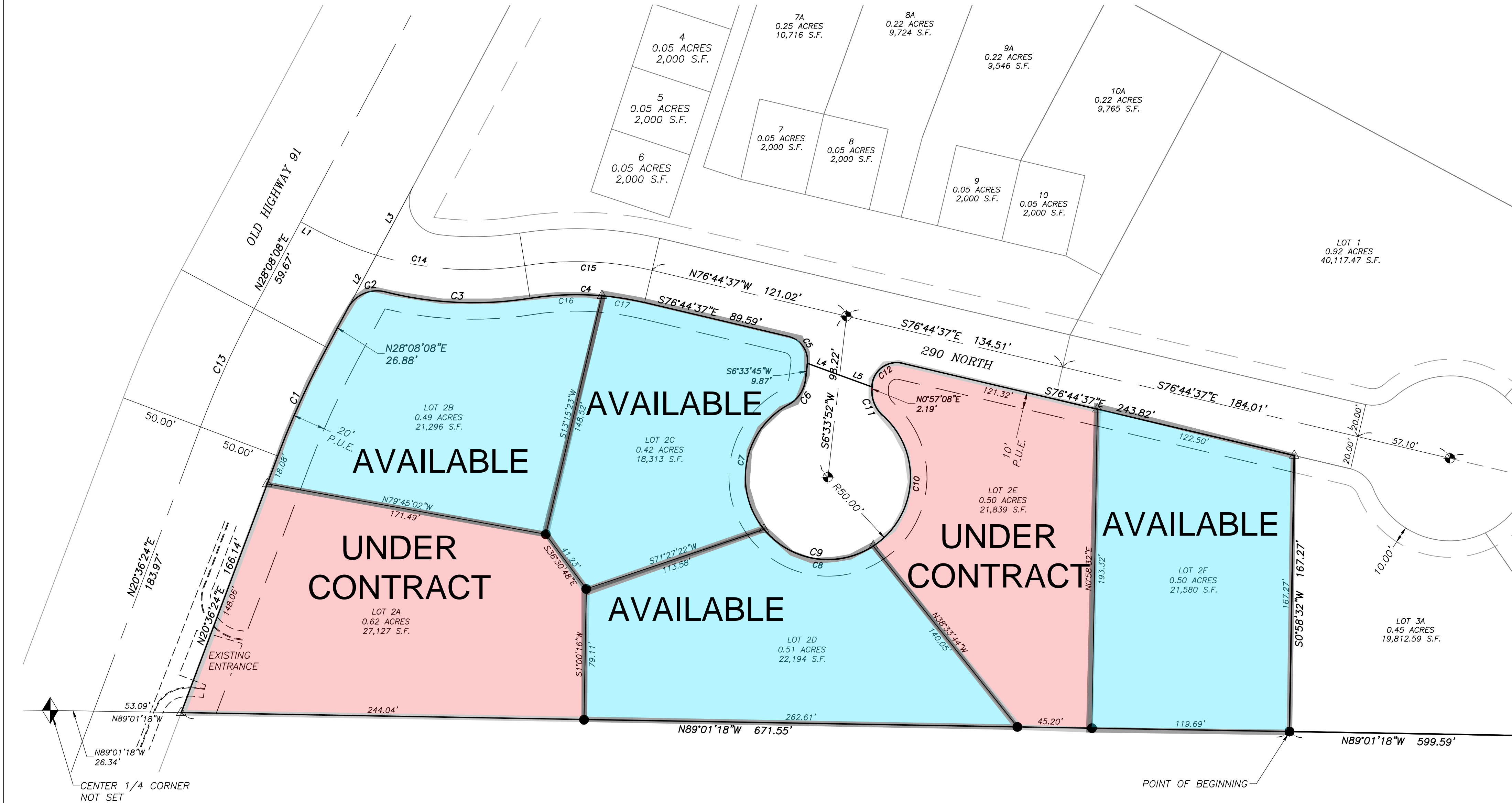
MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(BASIS OF BEARING)
N89°02'12"W
1350.78'

FOUND G.L.O.B.C. SET 1918
EAST 1/4 COR. SEC. 34,
T41S, R14W, S.L.B.&M.

FOUND B.L.M. BRASS CAP 1988.
CE 1/16 CORNER
SEC. 34, T41S, R14W, S.L.B.&M.



| ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL | CITY SURVEYOR'S APPROVAL | APPROVAL AS TO FORM | APPROVAL OF THE PLANNING COMMISSION | APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH | TREASURER APPROVAL | RECORDED NUMBER |
|---|---|--|---|---|--|----------------------------|
| I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS THE _____ DAY OF _____, A.D. 20____. | THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS THE _____ 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 HURRICANE CITY, HAVING 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. | WE, THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, 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 THE _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. | |
| SUPERINTENDENT, A.C.S.S.D. | CITY SURVEYOR HURRICANE CITY, UTAH | CITY ATTORNEY HURRICANE CITY, UTAH | CHAIRMAN PLANNING COMMISSION HURRICANE CITY, UTAH | ATTEST: CITY RECORDER HURRICANE, UTAH MAYOR HURRICANE CITY, UTAH | WASHINGTON COUNTY TREASURER | WASHINGTON COUNTY RECORDER |

PROVALUE ENGINEERING, INC.
Engineers - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 586-3127 FAX: (435) 586-3127
CHAD HILL



AMENDED PLAT FOR:
THE PORT AT GATEWAY, LOT 2 AMENDMENT
LOCATED IN THE SW 1/4, OF THE NE 1/4, OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 06/22/2022
SCALE: 1"=40'

JOB NO.
602-001

SHEET NO:
1