

FINAL PLAT FOR:  
PEACH SPRINGS ESTATES, PHASE 1

LOCATED IN THE EAST HALF OF SECTION 12, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS S11°11'07"W 2644.40 FEET FROM THE NORTHEAST CORNER TO THE EAST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

PHASE 1 LEGAL DESCRIPTION:

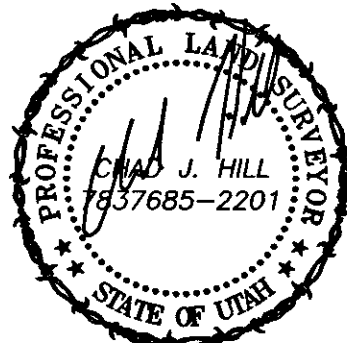
COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE EASTERLY SECTION LINE OF SAID SECTION 12, 1285.25 FEET; THENCE WEST 1325.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF BASH PARKWAY; THENCE S01°09'36"W 1324.76 FEET; THENCE S01°08'50"W 322.73 FEET; THENCE N88°29'57"W 577.25 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY, N05°34'29"W 60.46 FEET; THENCE S88°29'57"E 306.48 FEET; THENCE N01°08'48"E 103.61 FEET; THENCE N88°51'12"W 28.02 FEET; THENCE N01°08'48"E 1421.92 FEET; THENCE S88°51'12"E 24.78 FEET; THENCE N01°16'21"E 101.00 FEET TO SOUTHERLY BOUNDARY OF BASH PARKWAY; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S88°47'33"E 37.90 FEET; (2) EASTERLY ALONG THE ARC OF A 380.24 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.49 FEET, THROUGH A CENTRAL ANGLE OF 18°09'23", (LONG CHORD BEARS: S79°42'52"E 119.99 FEET); (3) EASTERLY ALONG THE ARC OF A 435.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 127.12 FEET, THROUGH A CENTRAL ANGLE OF 16°44'39", (LONG CHORD BEARS: S79°00'30"E 126.67 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 522,506 SQUARE FEET OR 11.995 ACRES.

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, PUBLIC STREETS, AND COMMON AREA, TOGETHER WITH PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS PEACH SPRINGS ESTATES, PHASE 1, 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



3/5/2025  
DATE

OWNERS' DEDICATION

\* AND CONVEY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND THEY DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PUBLIC STREETS, AND COMMON AREA, TOGETHER WITH PUBLIC UTILITY EASEMENTS, AS NOTED AND SHOWN, TO BE HEREAFTER KNOWN AS PEACH SPRINGS ESTATES, PHASE 1, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE TO HURRICANE CITY. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GATEWAY AT SAND HOLLOW MASTER ASSOCIATION, RECORDED CONCURRENTLY WITH THIS PLAT, ARE HEREBY INCORPORATED AND MADE A PART OF THIS FINAL PLAT. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 19<sup>th</sup> DAY OF March, 2025.

ON 2/12/2025 AS ENTRY #20250004828 OF WASHINGTON COUNTY RECORDER'S OFFICE

MATTHEW JOHN LOWE, MANAGER  
PEACH SPRINGS REAL ESTATE LLC, A UTAH LIMITED LIABILITY COMPANY.

TIM TIPPETT, VICE PRESIDENT  
WESTERN MORTGAGE & REALTY COMPANY, A WASHINGTON CORPORATION

GENERAL NOTES:

- A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG ALL PUBLIC STREETS AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
- ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.
- HURRICANE CITY OPERATES A MUNICIPAL WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- COMMON AREAS ARE TO BE MAINTAINED BY THE GATEWAY AT SAND HOLLOW MASTER ASSOCIATION.
- THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-4-2-12-1212-GS1 AND A PORTION OF H-4-2-12-1102-GS3
- ALL COMMON AREA IS SUBJECT TO PUBLIC UTILITY EASEMENT.

LIMITED LIABILITY ACKNOWLEDGEMENT

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

ON THIS THE 19<sup>th</sup> DAY OF March, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Lisa Woolsey, WHO BEING BY ME DULY SWORN, DID SAY THAT MATTHEW JOHN LOWE IS THE MANAGER OF Peach Springs Real Estate LLC, A LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF Peach Springs Real Estate LLC, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN Morgan COUNTY, UTAH

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: Lisa Woolsey

MY COMMISSION EXPIRES: 8/8/2026

COMMISSION NUMBER: 726102

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Washington } S.S.

ON THIS THE 18 DAY OF March, 2025, PERSONALLY APPEARED BEFORE ME TIM TIPPETT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE PRESIDENT OF WESTERN MORTGAGE & REALTY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

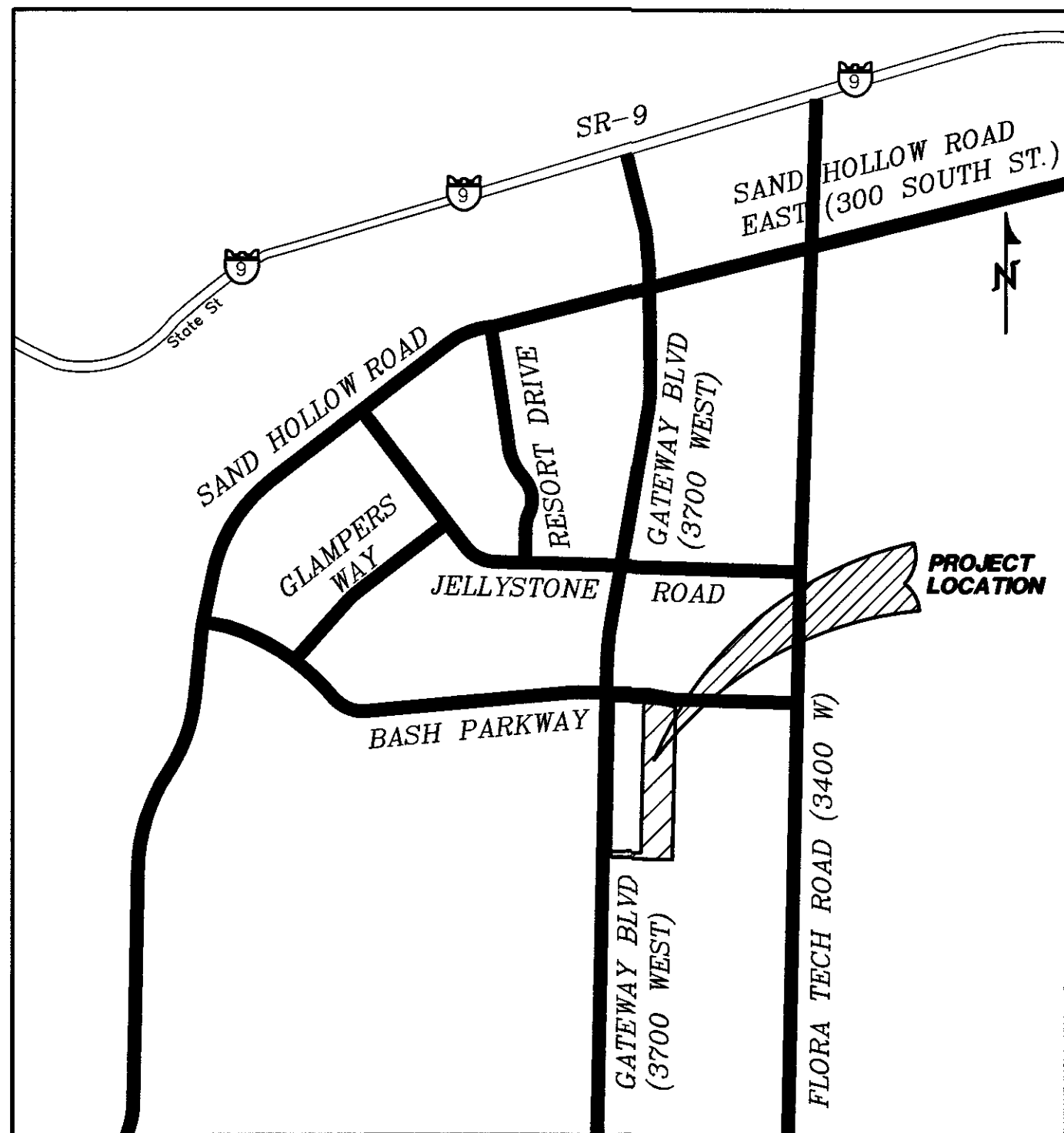
RESIDING IN Washington COUNTY, STATE OF Utah

NOTARY PUBLIC FULL NAME: Treasa Anderson

COMMISSION NUMBER: 740784

MY COMMISSION EXPIRES: December 20, 2028

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah



VICINITY MAP  
N.T.S.

ASHCREEK SPECIAL SERVICE  
DISTRICT APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 2 DAY OF April, A.D. 2025.

Michael A. Chandler  
SUPERINTENDENT, A.C.S.S.D.

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS THE 19<sup>th</sup> DAY OF March, A.D. 2025.

ENGINEER  
HURRICANE CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 22<sup>nd</sup> DAY OF July, A.D. 2025.

CITY ATTORNEY  
HURRICANE CITY, UTAH

APPROVAL AND ACCEPTANCE BY  
HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS THE 21<sup>st</sup> DAY OF April, A.D. 2025.

ATTEST: CITY RECORDER  
HURRICANE CITY, UTAH

NANETTE BILLINGS, MAYOR  
HURRICANE CITY, UTAH

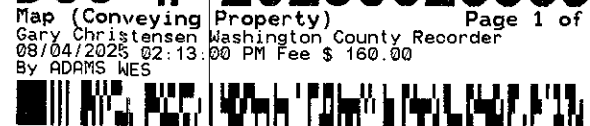
TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE 1 DAY OF April, A.D. 2025, THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20250026369



WASHINGTON COUNTY RECORDER

FINAL PLAT FOR:

PEACH SPRINGS ESTATES, PHASE 1

LOCATED IN THE EAST HALF OF SECTION 12, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 3/5/2025  
SCALE N.T.S.  
JOB NO. 642-001  
SHEET NO. 1 OF 2

642-001 FINAL PLAT PEACH SPRINGS PHASE 1.DWG

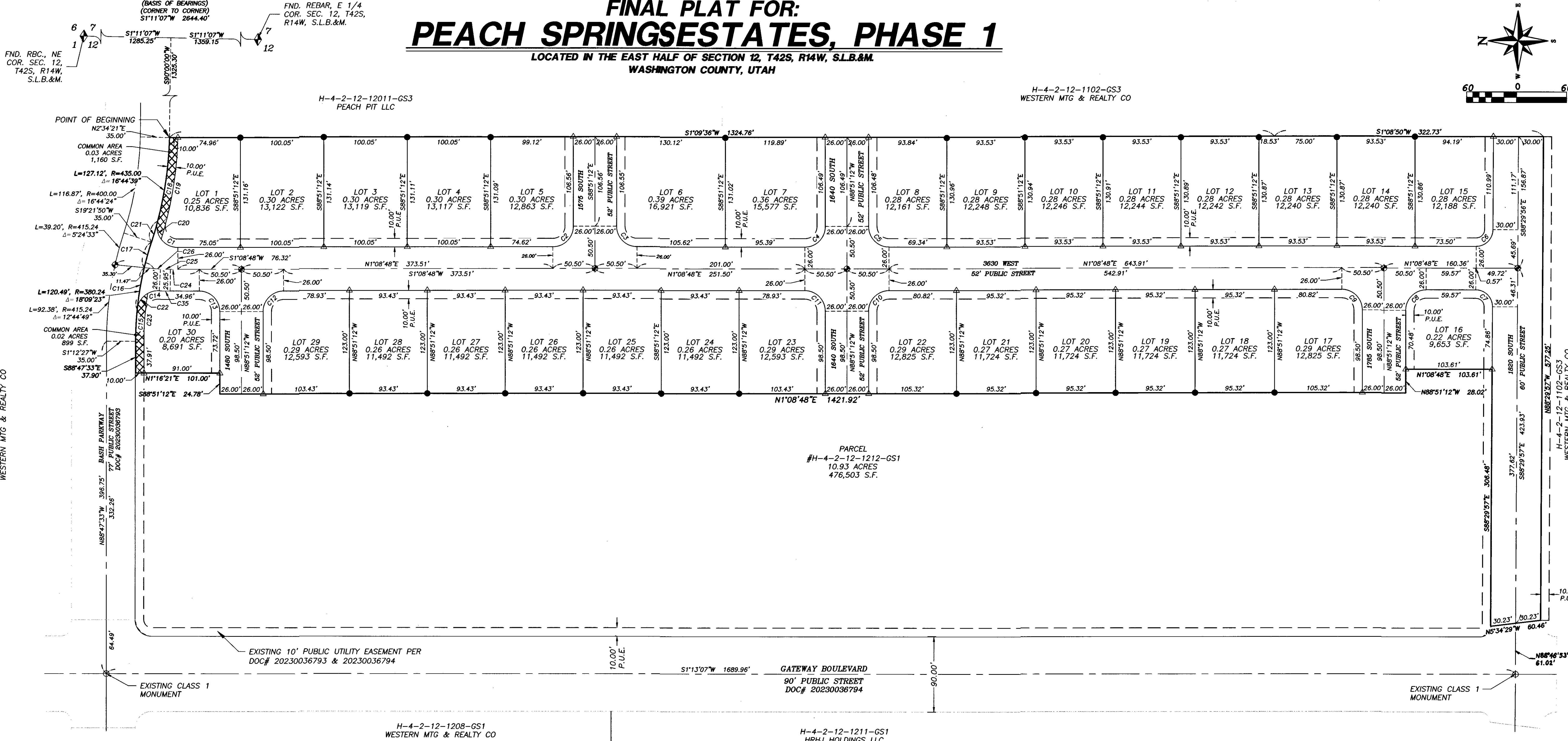
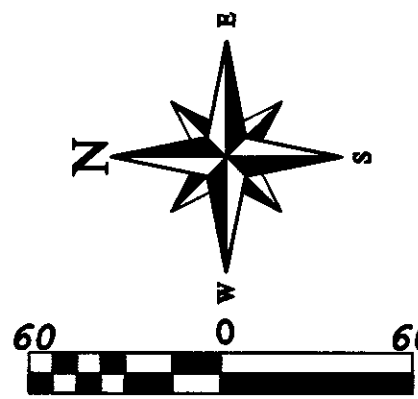
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PROVALUE  
ENGINEERING, INC.  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 850 West, Suite 11  
Hurricane City, Utah 84403  
Phone: 435-668-8807



# FINAL PLAT FOR: PEACH SPRINGSESTATES, PHASE 1

LOCATED IN THE EAST HALF OF SECTION 12, T42S, R14W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH



| CURVE TABLE |         |         |             |             |           |
|-------------|---------|---------|-------------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 23.09'  | 25.00'  | 22.27'      | N27°36'01"E | 3°26'09"  |
| C2          | 38.48'  | 24.50'  | 34.65'      | S43°51'12"E | 90°00'00" |
| C3          | 38.48'  | 24.50'  | 34.65'      | S46°08'48"W | 90°00'00" |
| C4          | 38.48'  | 24.50'  | 34.65'      | S43°51'12"E | 90°00'00" |
| C5          | 38.48'  | 24.50'  | 34.65'      | S46°08'48"W | 90°00'00" |
| C6          | 31.29'  | 20.00'  | 28.20'      | S43°40'35"E | 89°38'45" |
| C7          | 31.54'  | 20.00'  | 28.37'      | S46°19'25"W | 90°21'15" |
| C8          | 38.48'  | 24.50'  | 34.65'      | S43°51'12"E | 90°00'00" |
| C9          | 38.48'  | 24.50'  | 34.65'      | S46°08'48"W | 90°00'00" |
| C10         | 38.48'  | 24.50'  | 34.65'      | S43°51'12"E | 90°00'01" |
| C11         | 38.48'  | 24.50'  | 34.65'      | S46°08'48"W | 89°59'59" |
| C12         | 38.48'  | 24.50'  | 34.65'      | S43°51'12"E | 90°00'00" |
| C13         | 38.48'  | 24.50'  | 34.65'      | S46°08'48"W | 90°00'00" |
| C14         | 14.32'  | 25.00'  | 14.13'      | S11°54'42"E | 32°49'16" |
| C15         | 38.12'  | 380.24' | 38.10'      | S85°55'14"E | 5°44'38"  |
| C16         | 50.89'  | 380.24' | 50.85'      | S79°12'53"E | 7°40'04"  |
| C17         | 31.49'  | 380.24' | 31.48'      | S73°00'31"E | 4°44'40"  |
| C18         | 101.01' | 435.00' | 100.78'     | S80°43'27"E | 13°18'15" |
| C19         | 123.25' | 445.00' | 122.86'     | N79°28'24"W | 15°52'08" |
| C20         | 22.63'  | 25.00'  | 21.87'      | N79°59'28"E | 51°52'27" |

| CURVE TABLE |        |         |             |             |           |
|-------------|--------|---------|-------------|-------------|-----------|
| CURVE       | LENGTH | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
| C21         | 26.08' | 435.00' | 26.08'      | S72°21'15"E | 3°26'09"  |
| C22         | 23.88' | 25.00'  | 22.98'      | S55°41'07"E | 54°43'35" |
| C23         | 57.54' | 370.24' | 57.48'      | S84°20'26"E | 8°54'14"  |
| C24         | 8.86'  | 257.87' | 8.86'       | S0°49'15"W  | 1°58'11"  |
| C25         | 11.98' | 272.66' | 11.98'      | S3°01'31"W  | 2°31'01"  |
| C26         | 7.95'  | 511.63' | 7.95'       | S5°38'15"W  | 0°53'24"  |

## LEGEND

- ADJACENT PROPERTY/RIGHT-OF-WAY LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- TIE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- COMMON AREA MAINTAINED BY GATEWAY AT SAND HOLLOW MASTER ASSOCIATION
- SECTION MONUMENT AS DESCRIBED
- SET CLASS 1 MONUMENT
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CLASS 1 MONUMENT

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO.       | DESCRIPTION |      |    |
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PROVALUE  
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20 South 850 West, Suite 1  
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