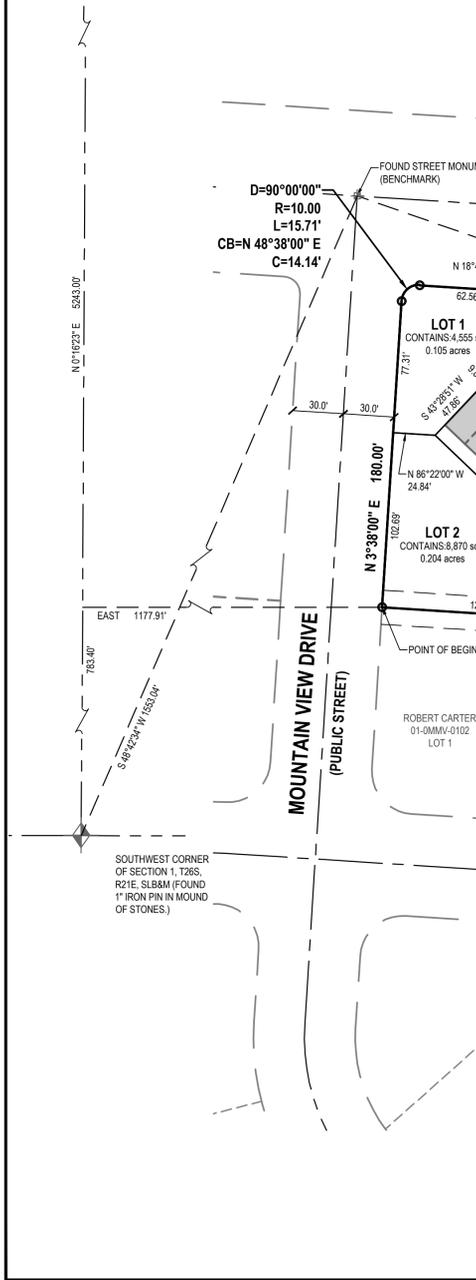


VICINITY MAP
NOT TO SCALE

NORTHWEST CORNER OF SECTION 1, T26S, R21E, SLB&M (FOUND 2" BRASS DISC IN RING AND LID, DATED 2014, STAMPED L3180107, AT THE INTERSECTION OF 500 WEST AND 400 NORTH STREETS)



BENCHMARK
STREET MONUMENT FOUND IN INTERSECTION OF KANE CREEK BOULEVARD AND MOUNTAIN VIEW DRIVE
ELEV = 4185.24'

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- SET RIVET
- LOT LINE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- EXISTING BUILDING

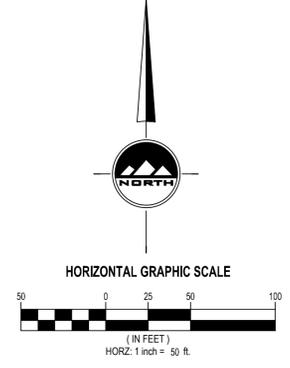
NOTE: ALL AREAS SHOWN ON THE PLAT NOT OCCUPIED BY BUILDINGS, ROADS, OR PARKING AREAS SHALL BE COMMON AREAS SUBJECT TO PUBLIC UTILITY EASEMENTS.

AMASA APARTMENTS TOWNHOME PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T. 26 S., R. 21 E., S.L.B. & M. MOAB CITY, GRAND COUNTY, UTAH 2026

BLANKET UTILITY ACCESS & COMMON AREA EASEMENT NOTES (FOR ALL LOTS):

1. THE OWNERS DO HEREBY DEDICATE ALL COMMON AREAS AS A BLANKET PUBLIC UTILITY EASEMENT (PUE) FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND INSPECTION OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, COMMUNICATIONS, PUBLIC WATER, PUBLIC SEWER MAINS, STORM DRAINAGE, AND ASSOCIATED APPURTENANCES, AS REQUIRED BY AUTHORIZED UTILITY PROVIDERS. THIS BLANKET PUBLIC UTILITY EASEMENT DOES NOT APPLY TO PRIVATE SERVICE LATERALS LOCATED ENTIRELY WITHIN INDIVIDUAL BUILDING FOOTPRINTS, EXCEPT WHERE SUCH FACILITIES ARE EXPRESSLY LOCATED WITHIN A DEDICATED UTILITY EASEMENT SHOWN ON THIS PLAT OR REQUIRED BY THE SERVING UTILITY.
2. ALL TENANTS AND OWNERS HAVE ACCESS ACROSS PARCELS IN THE COMMON AREAS.
3. COMMON AREAS MAY BE IMPROVED OR FENCED IN THE FUTURE, PROVIDED THAT SUCH IMPROVEMENTS DO NOT ENCROACH ON ANY PUBLIC UTILITY EASEMENT.
4. ADJUSTMENTS TO COMMON AREAS DESIGNATION MAY BE MADE THROUGH FUTURE LEGAL ACTION WITHOUT ALTERING OR DIMINISHING THE EASEMENT RIGHTS GRANTED HEREIN.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	119.91'	29.00'	13°51'19"	N33°49'55"E	28.92'
C2	77.18'	28.43'	21°06'18"	S5°53'07"E	28.27'
C3	68.66'	42.51'	35°28'23"	S40°36'15"E	41.84'
C4	143.68'	84.81'	33°49'13"	S72°17'32"E	83.58'
C5	136.12'	92.12'	38°46'25"	N71°24'43"E	90.37'
C6	53.09'	39.59'	42°43'28"	N29°23'34"E	38.68'
C7	19.29'	8.89'	26°24'01"	N62°48'25"W	8.81'
C8	15.35'	4.54'	16°57'05"	S62°37'51"W	4.52'
C9	15.35'	4.61'	17°11'26"	S79°56'48"W	4.59'
C10	95.45'	27.91'	16°48'25"	S30°55'05"E	27.62'
C11	54.15'	22.36'	23°39'47"	S9°37'41"E	22.20'
C12	20.00'	2.07'	5°55'04"	N6°57'32"E	2.06'
C13	430.00'	153.43'	20°26'38"	S76°08'41"E	152.62'
C14	2.00'	3.13'	89°47'36"	N25°06'12"W	2.82'
C15	88.25'	12.43'	6°04'14"	S78°16'13"W	12.42'
C16	45.83'	26.93'	33°40'06"	S60°19'09"W	26.55'
C17	21.07'	6.47'	17°35'19"	S16°32'30"E	6.44'
C18	11.14'	8.76'	45°02'39"	S55°16'07"E	8.54'
C19	620.00'	20.02'	1°50'59"	S85°26'30"E	20.02'
C20	16.50'	9.76'	33°53'49"	N15°17'34"E	9.62'
C21	36.96'	6.09'	9°28'23"	N34°22'02"E	6.08'
C22	620.00'	25.28'	2°20'10"	N39°41'40"W	25.28'
C23	620.00'	224.92'	20°47'08"	S51°15'19"E	223.69'
C24	620.00'	27.03'	2°29'54"	N62°53'50"W	27.03'
C25	73.41'	43.22'	33°43'52"	N10°15'53"E	42.60'
C26	148.35'	54.50'	21°03'00"	N18°35'20"W	54.20'
C27	162.56'	50.02'	17°37'48"	N42°00'54"W	49.82'
C28	140.32'	83.85'	34°14'21"	N69°51'27"W	82.61'
C29	70.69'	38.79'	31°26'39"	S78°06'30"W	38.31'
C30	102.45'	19.69'	11°00'37"	S56°28'01"W	19.66'
C31	620.00'	22.47'	2°04'35"	S37°29'18"E	22.47'
C32	430.00'	43.06'	5°44'17"	S39°19'09"E	43.05'
C33	430.00'	123.04'	16°23'42"	N50°23'08"W	122.62'
C34	620.00'	220.43'	20°22'14"	S74°19'54"E	219.27'

SURVEYOR'S CERTIFICATE
I, DUSTY L. BISHOP, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 4938720, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE AMASA APARTMENTS TOWNHOME PLAT.

SURVEYOR'S NARRATIVE
THE BASIS OF BEARING IS THE LINE BETWEEN THE FOUND STREET MONUMENT AT THE INTERSECTION OF ASPEN AVE AND KANE CREEK BLVD. AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF MOUNTAIN VIEW DRIVE AND KANE CREEK BLVD. AND MEASURES NORTH 70°51'30" WEST 1163.78 FEET.

BOUNDARY DESCRIPTION
A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK M, PLAT D, OF THE MOUNTAINVIEW SUBDIVISION, AND RUNNING:
THENCE NORTH 3°38'00" EAST 180.00 FEET;
THENCE NORTHEASTERLY, 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°22'00" EAST, AND THE LONG CHORD BEARS NORTH 48°38'00" EAST 14.14 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00");
THENCE SOUTH 86°22'00" EAST 507.70 FEET;
THENCE SOUTHEASTERLY 540.15 FEET ALONG THE ARC OF A 620.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 3°38'00" WEST, AND THE LONG CHORD BEARS SOUTH 61°24'30" EAST 523.23 FEET, THROUGH A CENTRAL ANGLE OF 49°55'00");
THENCE SOUTH 36°27'00" EAST 54.87 FEET;
THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 53°33'00" WEST, AND THE LONG CHORD BEARS SOUTH 8°33'00" WEST 14.14 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00");
THENCE SOUTH 53°33'00" WEST 180.00 FEET, TO THE EASTERLY CORNER OF LOT 11, BLOCK M, PLAT D OF THE MOUNTAINVIEW SUBDIVISION;
THENCE NORTHWESTERLY 374.62 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 53°33'00" WEST, AND THE LONG CHORD BEARS NORTH 61°24'30" WEST 362.88 FEET, THROUGH A CENTRAL ANGLE OF 49°55'00");
THENCE NORTH 86°22'00" WEST 517.70 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 197,549 SQUARE FEET, OR 4.535 ACRES.

Date: _____
Dusty L. Bishop
License no. 4938720
PRELIMINARY

OWNER'S DEDICATION
Know all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

AMASA APARTMENTS TOWNHOME PLAT

do hereby dedicate all common area as a blanket public utility easement.
In witness whereof I have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____
By: _____

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D., 20____, AMASA HOLDINGS LLC AND DEVELOPED BY WOMEN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION, FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

AMASA APARTMENTS TOWNHOME PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T. 26 S., R. 21 E., S.L.B. & M. MOAB CITY, GRAND COUNTY, UTAH 2026

ENSIGN
RICHFIELD
225 N. 100 E.
Richfield, UT 84701
Phone: 435.896.2383

LAYTON
Phone: 801.541.1100
SALT LAKE CITY
Phone: 801.255.0559
TUCULELLE
Phone: 435.843.3500
CEDAR CITY
Phone: 435.865.4453

PROJECT NUMBER: 13515
MANAGER: BR
DRAWN BY: TMS
CHECKED BY: DLB
DATE: 1/19/2025

SHEET 1 OF 1