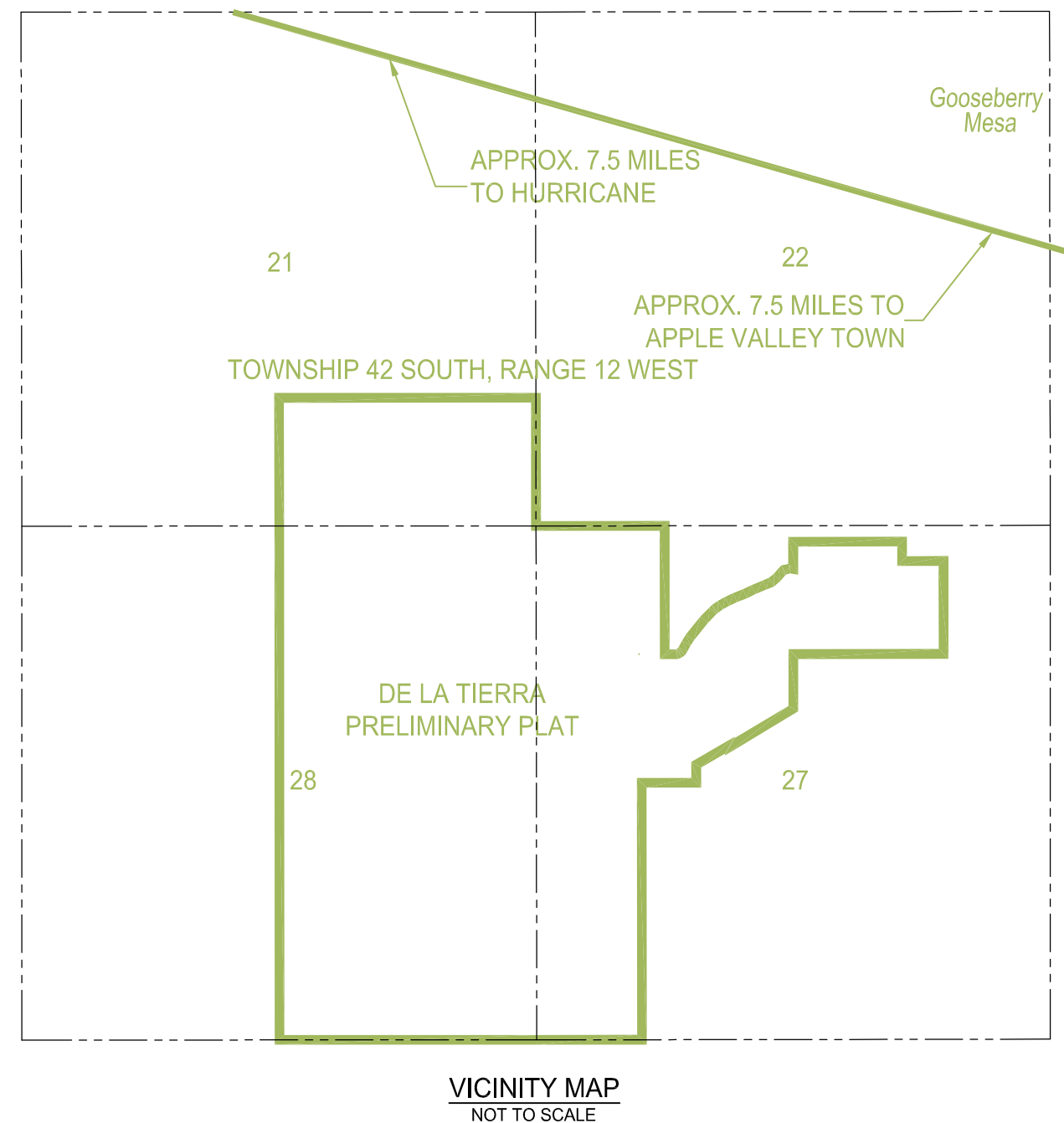


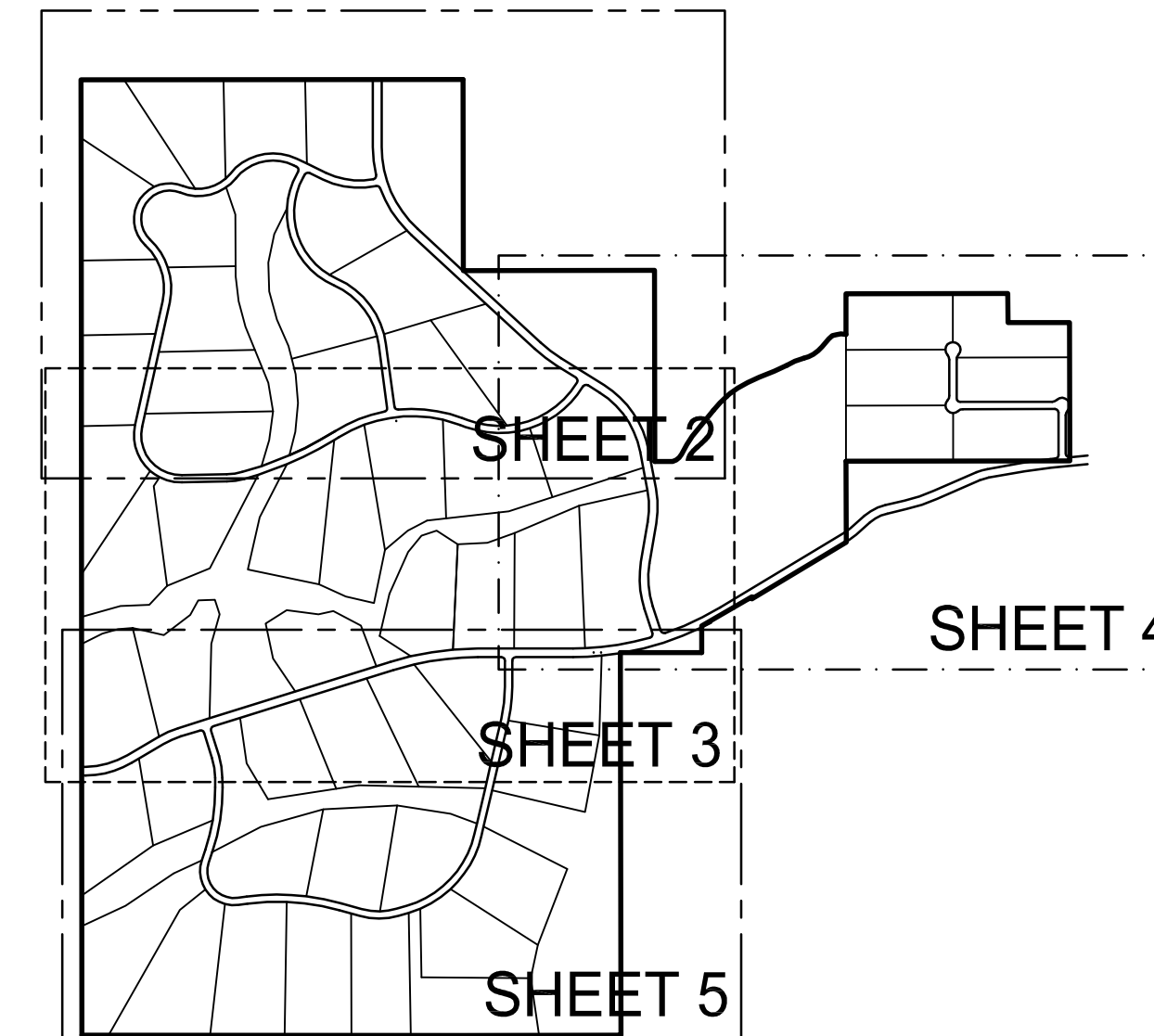
# OCULTA ROCA PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27  
AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST  
OF THE SALT LAKE BASE AND MERIDIAN  
WASHINGTON COUNTY, UTAH



## WATER NOTES:

The proposed development includes two alternative water system improvement plans. The primary plan features a new 1-million-gallon reinforced concrete water storage tank and 12-inch diameter transmission waterlines extending from the Gooseberry Lodges area. An alternative plan under evaluation includes the same 1-million-gallon tank, 8-inch diameter waterlines, and an additional 200,000-gallon tank located along Gould Wash Road. Both alternatives will be designed in compliance with the Utah Division of Drinking Water (DDW) system design criteria, as outlined in Utah Administrative Code R309-500 through R309-550, and must meet the Big Plains Water Special Service District's operational and performance standards, including alignment with its Culinary Water Master Plan and Water Conservation Plan. All engineering plans will be prepared and certified by a Utah-licensed professional engineer and submitted for DDW review and approval prior to construction.



SHEET INDEX  
NOT TO SCALE

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, THE NORTH AND WEST HALF OF SECTION 27, AND THE EAST HALF OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";

THENCE NORTH 89°58'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "B&C LS4490";

THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;

THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;

THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";

THENCE NORTH 89°58'10" EAST ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER A DISTANCE OF 123.41 FEET TO THE FLOWLINE OF GOULD WASH;

THENCE ALONG THE FLOWLINE OF GOULD WASH THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 68°55'32" EAST A DISTANCE OF 25.84 FEET TO A POINT OF CURVATURE;

2. THENCE 27°02' FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°03'11", A RADIUS OF 59.43 FEET AND A CHORD BEARING NORTH 53°53'57" EAST A DISTANCE OF 26.79 FEET TO A POINT OF COMPOUND CURVATURE;

3. THENCE 28.36 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°30'56", A RADIUS OF 129.84 FEET AND A CHORD BEARING NORTH 34°36'53" EAST A DISTANCE OF 28.31 FEET TO A POINT OF TANGENCY;

4. THENCE NORTH 28°21'25" EAST A DISTANCE OF 75.24 FEET TO A POINT OF CURVATURE;

5. THENCE 69.55 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 383.00 FEET AND A CHORD BEARING NORTH 33°33'33" EAST A DISTANCE OF 69.45 FEET TO A POINT OF TANGENCY;

6. THENCE NORTH 38°45'40" EAST A DISTANCE OF 232.66 FEET TO A POINT OF CURVATURE;

7. THENCE 131.23 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°42'16", A RADIUS OF 333.00 FEET AND A CHORD BEARING NORTH 55°01'38" EAST A DISTANCE OF 67.91 FEET TO A POINT OF TANGENCY;

8. THENCE NORTH 49°10'30" EAST A DISTANCE OF 25.98 FEET TO A POINT OF CURVATURE;

## LEGAL DESCRIPTION:

12. THENCE NORTH 68°25'57" EAST A DISTANCE OF 109.15 FEET TO A POINT OF CURVATURE;

13. THENCE 96.79 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°33'57", A RADIUS OF 733.00 FEET AND A CHORD BEARING NORTH 64°38'59" EAST A DISTANCE OF 96.72 FEET TO A POINT OF A REVERSE CURVE;

14. THENCE 126.88 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°06'58", A RADIUS OF 600.00 FEET AND A CHORD BEARING NORTH 66°55'29" EAST A DISTANCE OF 126.64 FEET TO A POINT OF TANGENCY;

15. THENCE NORTH 72°58'58" EAST A DISTANCE OF 34.20 FEET TO A POINT OF CURVATURE;

16. THENCE 38.43 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°18'34", A RADIUS OF 135.00 FEET AND A CHORD BEARING NORTH 64°49'41" EAST A DISTANCE OF 38.30 FEET TO A POINT OF COMPOUND CURVATURE;

17. THENCE 78.24 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°33'53", A RADIUS OF 288.00 FEET AND A CHORD BEARING NORTH 48°53'28" EAST A DISTANCE OF 78.00 FEET TO A POINT OF TANGENCY;

18. THENCE NORTH 41°06'31" EAST A DISTANCE OF 72.34 FEET;

19. THENCE NORTH 46°31'41" EAST A DISTANCE OF 31.66 FEET;

20. THENCE NORTH 74°13'16" EAST A DISTANCE OF 28.74 FEET;

21. THENCE NORTH 80°18'51" EAST A DISTANCE OF 33.64 FEET;

22. THENCE SOUTH 81°36'12" EAST A DISTANCE OF 34.57 FEET TO THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 27;

THENCE NORTH 00°03'39" WEST A DISTANCE OF 280.42 FEET ALONG THE BOUNDARY OF THE PARCEL FOUND IN SAID DOC ID 20230015917 AND ALONG SAID QUARTER SECTION;

THENCE ALONG SAID PARCEL BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°53'46" EAST A DISTANCE OF 1117.61 FEET;

2. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 199.84 FEET;

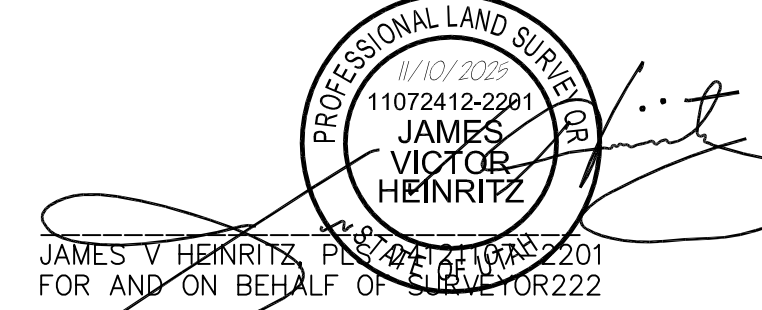
3. THENCE NORTH 89°53'46" EAST A DISTANCE OF 425.00 FEET;

4. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 954.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

## SURVEYOR'S CERTIFICATE

I, JAMES V HEINRITZ, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 24121107-2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE

## OCULTA ROCA PRELIMINARY PLAT



## NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR 222. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WERE OBTAINED FROM COUNTY RECORDS AND THE CLINT.
- ALL FRONT, SIDE AND REAR EASEMENTS ARE HEREBY DEDICATED FOR DRAINAGE AND UTILITY PURPOSES. ALL FRONT EASEMENTS ARE 25 FEET. ALL SIDE AND REAR EASEMENTS ARE 25 FEET ON EITHER SIDE OF THE SIDE AND REAR LOT LINES. REAR EASEMENTS ALONG THE OUTER BOUNDARY OF THE SUBDIVISION ARE 25 FEET ON THE INSIDE OF THE BOUNDARY.
- ALL OPEN SPACE TRACTS ARE HEREBY DEDICATED FOR DRAINAGE PURPOSES.

DRAWN BY: JVH		<b>SURVEYOR222</b> PROFESSIONAL LAND SURVEYORS St. George UTAH 84790 801-230-8081 WWW.SURVEYOR222.COM
CHECKED BY: IMH		
DATE: 11/10/2025	SPOT-ON SURVEYING	
PROJECT NO.:		
SCALE: 1"=150'		
PAGE 1 OF 5		

**OCULTA ROCA PRELIMINARY PLAT**  
WASHINGTON COUNTY, UTAH  
SCALE 1" = 150'

				COUNTY SURVEYOR'S APPROVAL	RECORDED NUMBER
				THE HEREON ANNEXATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	
				COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER

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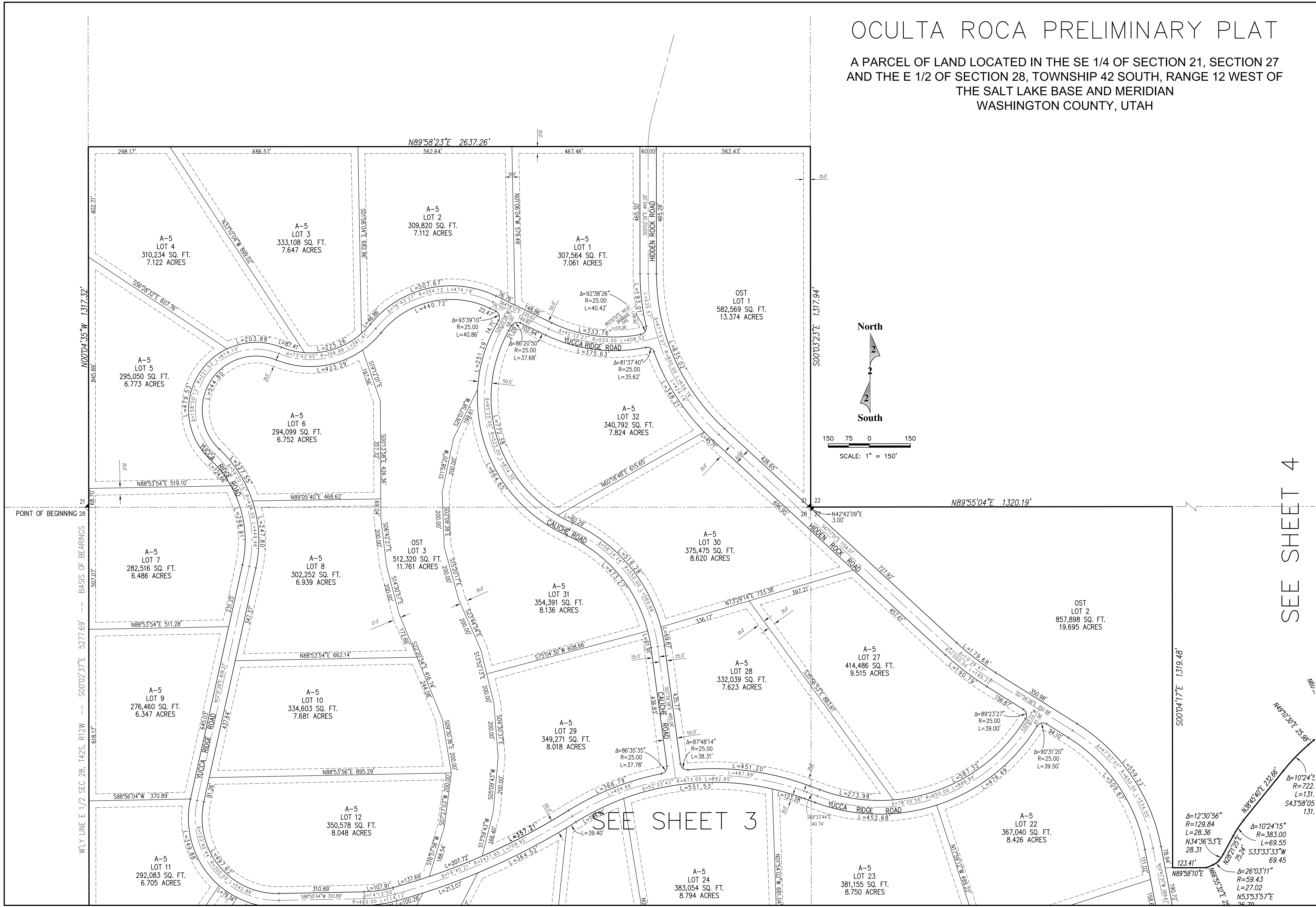
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SEE SHEET 4

SEE SHEET 3



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PAGE 2 OF 5

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SEE SHEET 2

WASHINGTON COUNTY, UTAH

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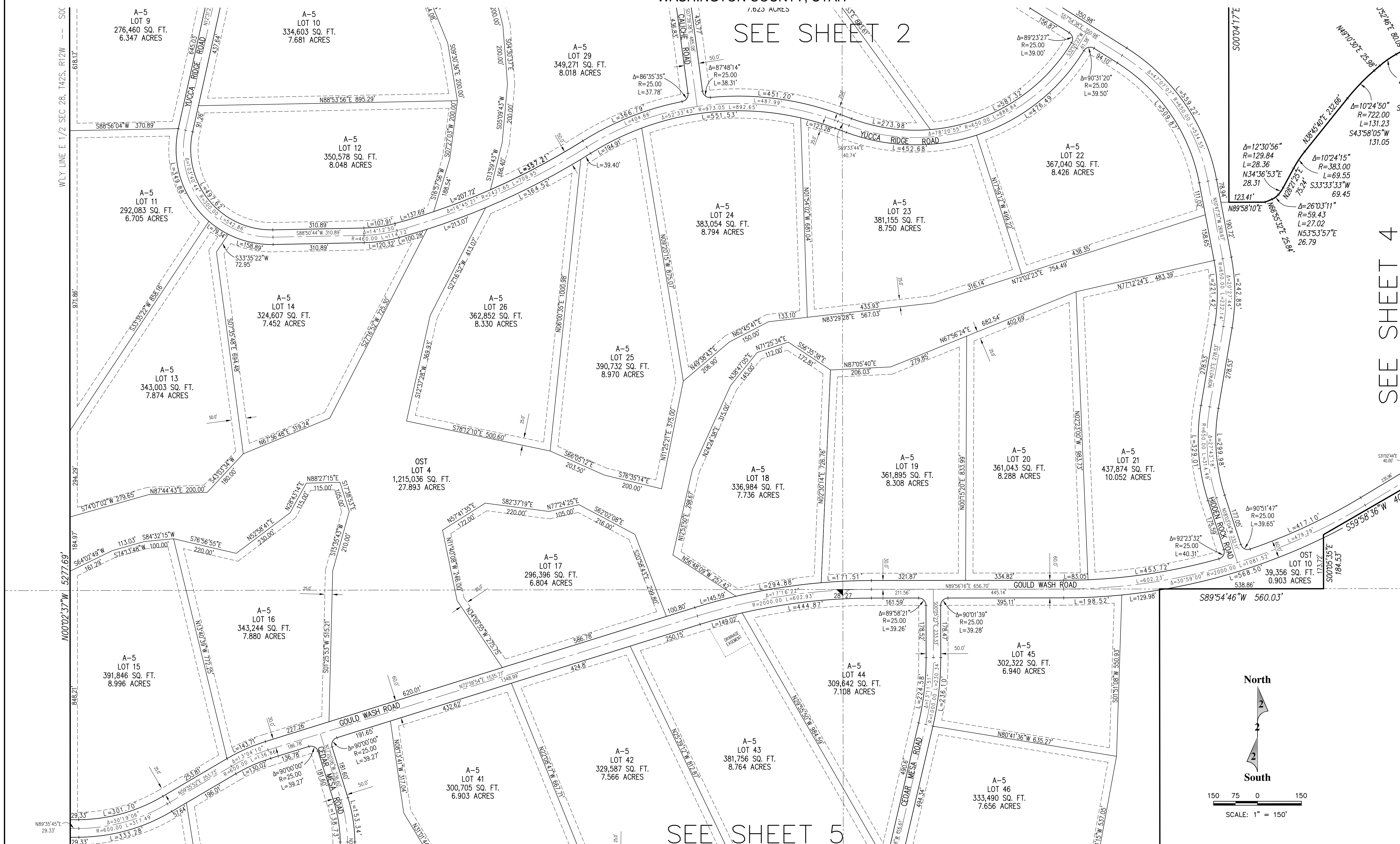


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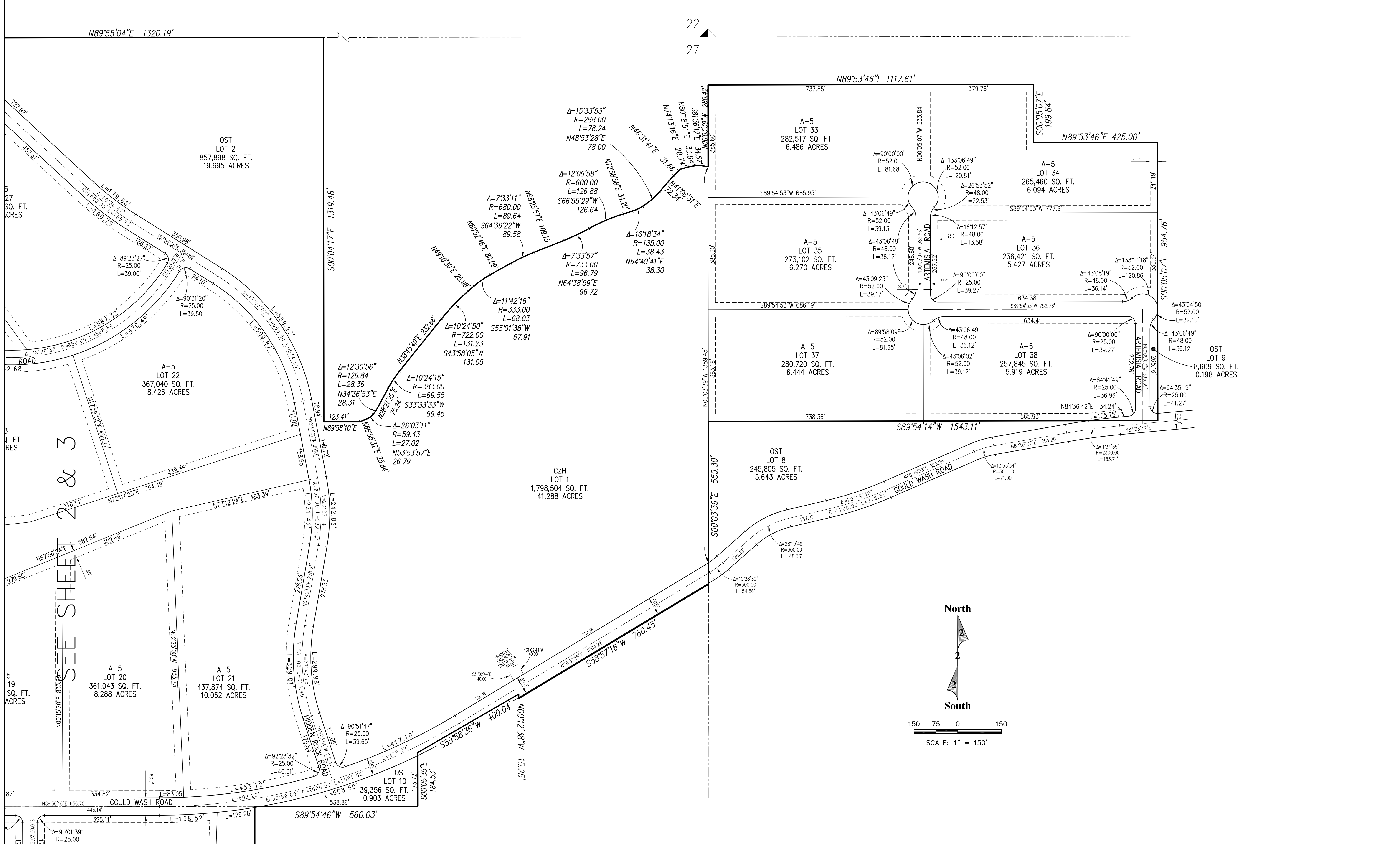
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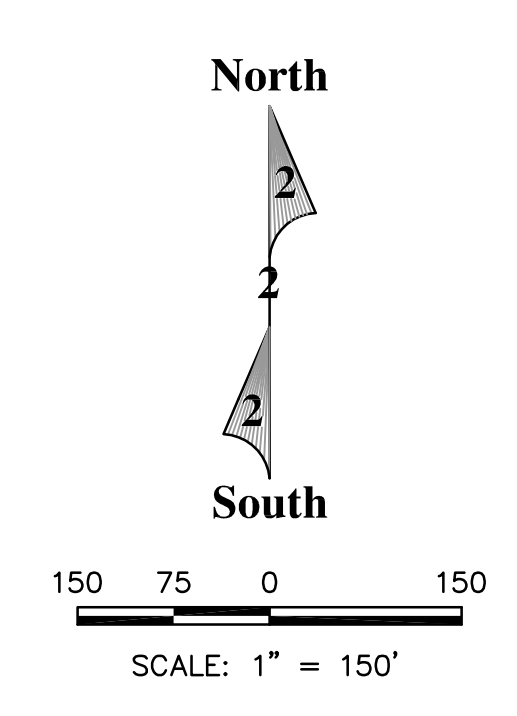
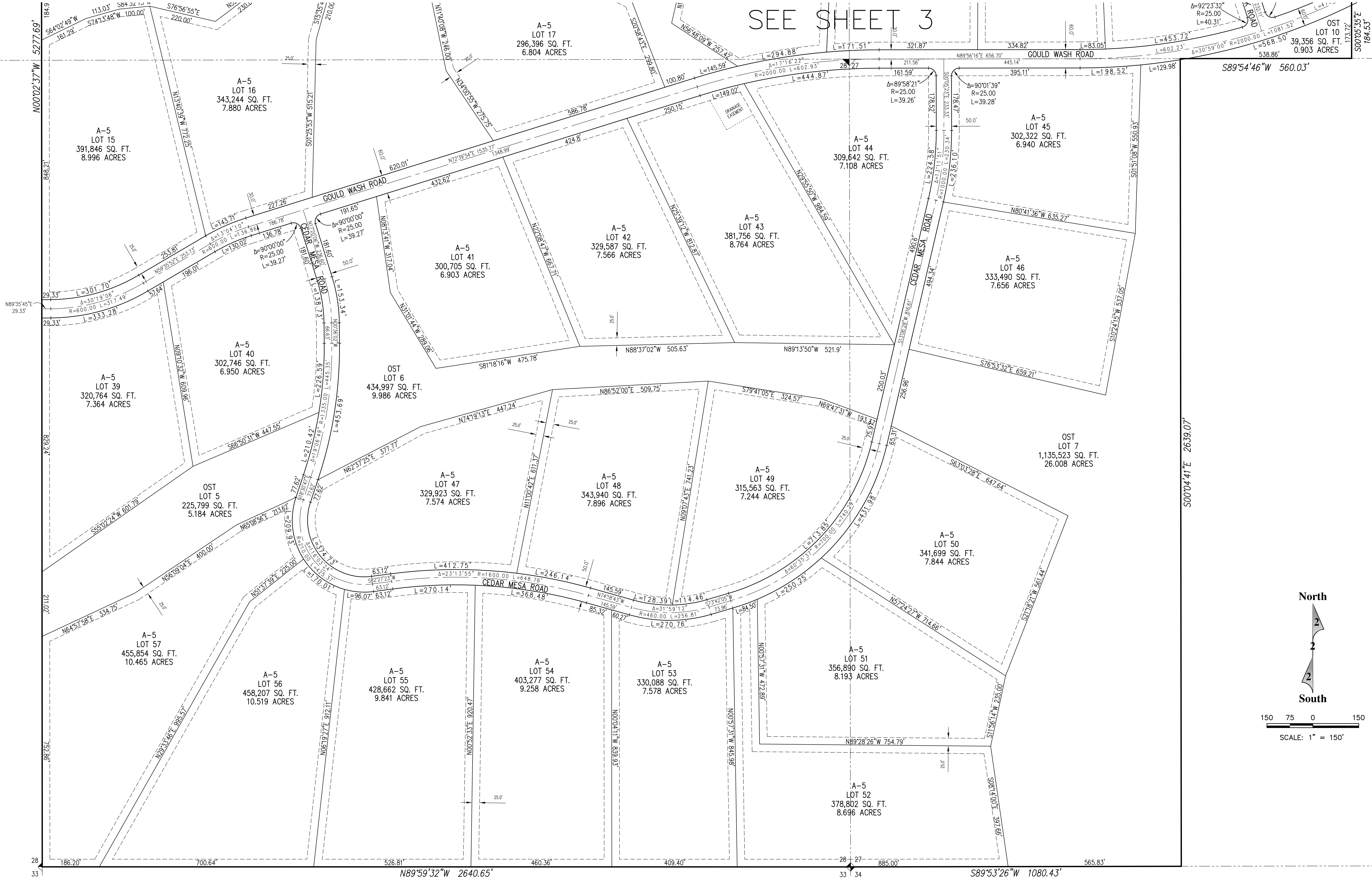
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SEE SHEET 3



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