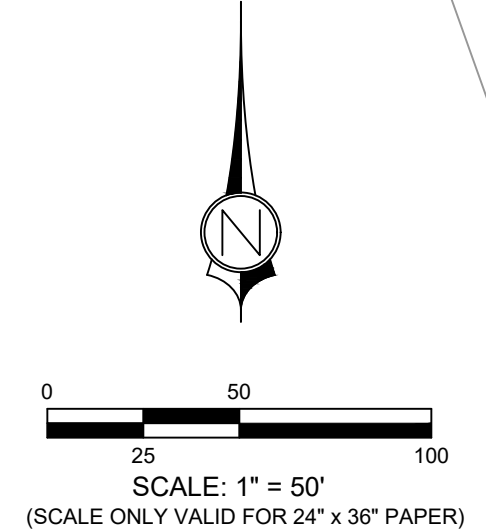


LINE NUMBER	DIRECTION	LENGTH
L1	N 79°03'48" E	18.16'
L2	N 46°15'07" E	27.56'
L3	N 33°43'23" E	3.74'
L4	N 25°51'05" W	42.93'
L5	N 33°43'23" E	28.07'
L6	N 25°51'05" W	240.17'

CURVE NUMBER	LENGTH	RADIUS	DELTA	TANGENT
C1	58.22'	2242.01'	1°29'16"	29.11'
C2	39.84'	2242.01'	1°01'06"	19.92'
C3	42.47'	2242.01'	1°05'07"	21.24'
C4	67.83'	195.00'	19°55'47"	34.26'
C5	27.19'	48.00'	32°27'31"	13.97'
C6	33.27'	32.00'	59°34'29"	18.32'
C7	86.10'	85.00'	58°02'03"	47.15'



- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (REBAR).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD), ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)
 - PRIVATE INGRESS/EGRESS EASEMENT FOR LOTS 14, 15, 16 & 17, TO BE DEDICATED WITH THIS PLAT
 - AREA TO BE DEDICATED WITH THIS PLAT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } s.s.
 COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF PROSPECTOR VILLAGE LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF _____, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

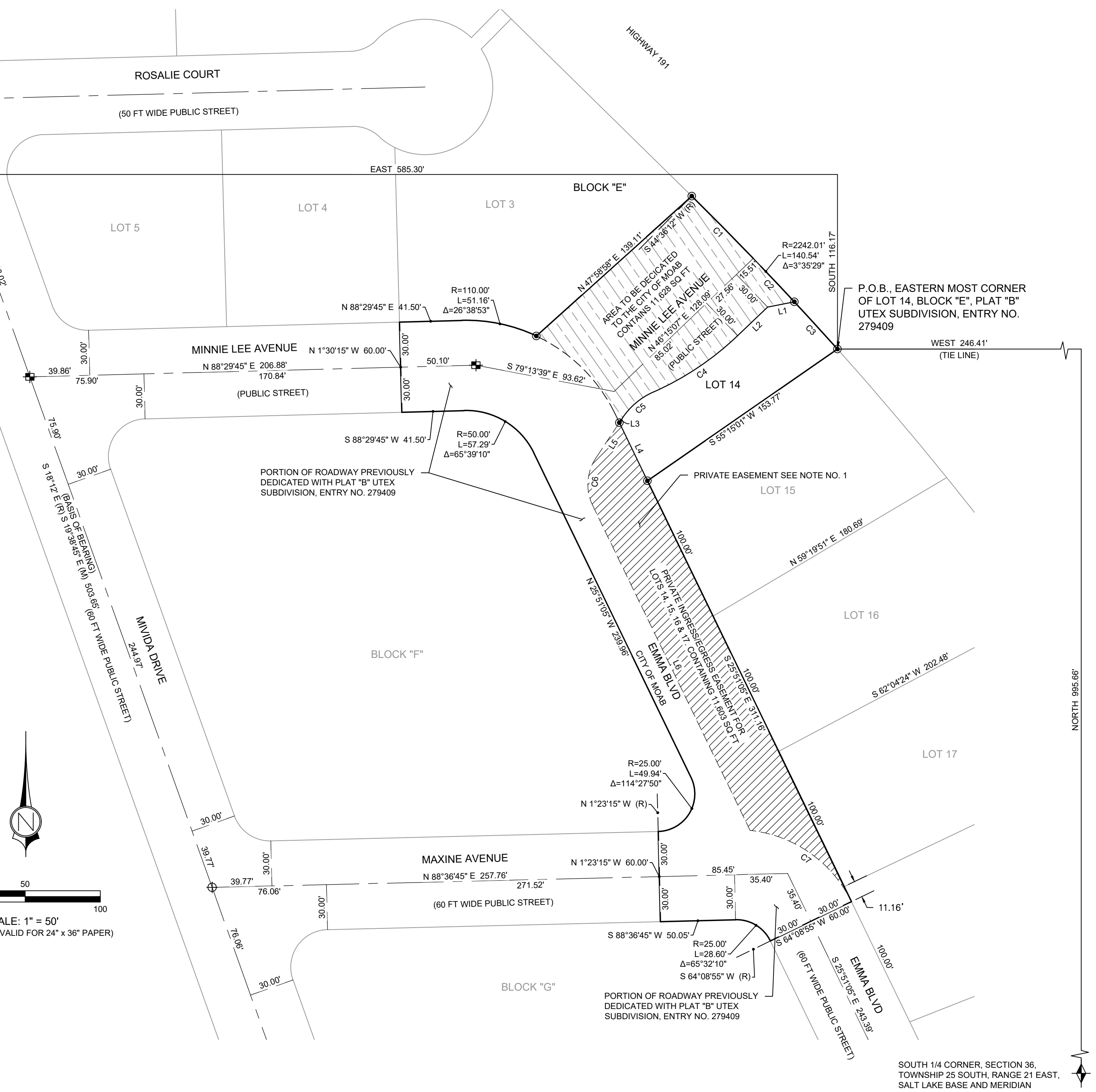
NOTARY PUBLIC _____ COMMISSION NUMBER: _____
 NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } s.s.
 COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME EMILY NIEHAUS WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF CITY OF MOAB, A UTAH MUNICIPAL CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
 NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR THE CONTINENTAL BANK AND TRUST COMPANY, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } s.s.
 COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT _____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
 NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

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 ____ DAY OF _____, A.D. 20____

ENGINEER, CITY OF MOAB

APPROVAL AS TO FORM
 APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____

CITY ATTORNEY, CITY OF MOAB

APPROVAL AND ACCEPTANCE BY CITY OF MOAB, UTAH
 WE, THE MAYOR AND CITY COUNCIL, OF THE CITY OF MOAB, 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.

ATTEST: CITY RECORDER, CITY OF MOAB

RECORDED No. _____

CHECKED BY: TWS
 SCALE OF SHEET
 HOR SCALE: 1" = 50'

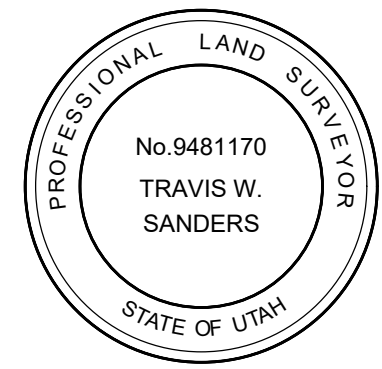
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GRAND COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE AMENDED LOT 14, PUBLIC STREET AND EASEMENTS TO BE HERINAFTER KNOWN AS:

AMENDED LOT 14, BLOCK "E", PLAT "B" UTEX SUBDIVISION
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE _____
 TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE EASTERN MOST CORNER OF LOT 14, BLOCK "E", PLAT "B" UTEX SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, GRAND COUNTY, STATE OF UTAH, POINT ALSO BEING EAST 585.30 FEET AND SOUTH 116.17 FEET FROM A MONUMENT IN THE INTERSECTION OF MCGILL BLVD AND MIDVA DRIVE, POINT ALSO BEING NORTH 995.66 FEET AND WEST 246.41 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 55°15'01" W 153.77 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, TO THE WESTERN MOST CORNER OF SAID LOT 15; THENCE S 25°51'05" E 311.16 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 AND LOTS 16, 17 AND A PORTION OF LOT 18; THENCE S 64°08'55" W 60.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 64°08'55" W, POINT ALSO BEING ON BLOCK "G" OF SAID SUBDIVISION; THENCE ALONG BLOCK "G" THE FOLLOWING TWO (2) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 28.60 FEET THROUGH A CENTRAL ANGLE OF 65°32'10", (2) THENCE S 88°36'45" W 50.05 FEET; THENCE N 1°23'15" W 60.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS N 1°23'15" W, POINT ALSO BEING ON THE SOUTH LINE OF BLOCK "F" OF SAID SUBDIVISION; THENCE ALONG SAID BLOCK "F" THE FOLLOWING FOUR (4) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 49.94 FEET THROUGH A CENTRAL ANGLE OF 114°27'50", (2) THENCE N 25°51'05" W 239.96 FEET, TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 57.29 FEET THROUGH A CENTRAL ANGLE OF 65°39'10", (4) THENCE S 88°29'45" W 41.50 FEET; THENCE N 1°30'15" W 60.00 FEET, TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE ALONG SAID LOT THE FOLLOWING THREE (3) COURSES, (1) THENCE N 88°29'45" E 41.50 FEET, TO THE POINT OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 51.16 FEET THROUGH A CENTRAL ANGLE OF 26°38'53", (3) THENCE N 47°58'58" E 139.11 FEET, TO A POINT ON A 2242.01 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 44°36'12" W, THENCE ALONG THE ARC OF SAID CURVE 140.54 FEET THROUGH A CENTRAL ANGLE OF 3°35'29", TO THE NORTHERN MOST CORNER OF LOT 15 OF SAID SUBDIVISION; TO THE POINT OF BEGINNING.

CONTAINING 51,456 SQ FT OR 1.18 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE AMENDING LOT 14, PUBLIC STREET, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

AMENDED LOT 14, BLOCK "E", PLAT "B" UTEX SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, OWNER HEREBY DEDICATES AND CONVEYS IN FEE SIMPLE TO THE CITY OF MOAB THE PARCELS OF LAND SHOWN ON THIS PLAT AS MINNIE LEE AVENUE. LOT 14, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO CITY OF MOAB AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOT 14 SHOWN ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE GRAND COUNTY RECORDER ON THE _____ AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

PROSPECTOR VILLAGE, LLC
 (A UTAH LIMITED LIABILITY COMPANY)

(MANAGER MEMBER)

CITY OF MOAB
 A UTAH MUNICIPAL CORPORATION

MAYOR: EMILY NIEHAUS

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO CREATE A ROADWAY ACROSS A PORTION OF LOT 14 BLOCK "E" PLAT "A" UTEX SUBDIVISION, AND TO CREATE A PRIVATE EASEMENT, AS SHOWN ON THIS PLAT. THIS AMENDED PLAT AMENDS AND SUPERCEDES ALL PLATS EXECUTED OR RECORDER PRIOR TO THE DATE SPECIFIED BELOW AND ENCOMPASSING OR AFFECTING THE LANDS THAT ARE DESCRIBED HEREIN. PROSPECTOR VILLAGE, LLC SHALL BE ALLOWED PRIVATE DRIVEWAY ACCESS TO MINNIE LEE AVENUE CONNECTING TO MAIN STREET FOR THE USE AND BENEFIT OF LOT 14, SUBJECT TO ALL CITY OF MOAB DESIGN AND SAFETY REQUIREMENTS AS MAY BE REQUIRED IN ANY SUBSEQUENT LAND USE REVIEW PROCESS.

GENERAL NOTE

- THE EASEMENT IS DEDICATED AND CONVEYED BY THE CITY OF MOAB TO BE APPURTENANT TO THE OWNERS OF LOTS 14, 15, 16, AND 17 (THE BENEFITTED PARCELS) OF THE UTEX SUBDIVISION, BLOCK E, PLAT B. THE BENEFITTED PARCELS MAY USE THE EASEMENT FOR PURPOSES OF PEDESTRIAN AND VEHICLE INGRESS/EGRESS, PARKING, UTILITIES, AND THE CONSTRUCTION/MAINTENANCE OF A PARKING LOT. THIS EASEMENT DOES NOT CONFER THE RIGHT TO CONSTRUCT PERMANENT STRUCTURES OTHER THAN THOSE SPECIFIED ABOVE. ALL CONSTRUCTION ACTIVITIES MUST BE APPROVED THROUGH LAND USE REVIEW PROCESSES BY THE CITY OF MOAB.
- THE PURPOSE OF THE EMMA BOULEVARD EASEMENT SHALL INCLUDE THE CONTINUED USE, MAINTENANCE, IMPROVEMENT, AND/OR POSSIBLE FUTURE REALIGNMENT OF AN EXISTING EIGHT INCH SEWER LINE OWNED BY THE CITY OF MOAB WHICH CROSSES THE PROSPECTOR VILLAGE LLC PROPERTY.

AMENDED LOT 14, BLOCK "E", PLAT "B" UTEX SUBDIVISION

LOCATED IN
 SW 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST,
 SALT LAKE BASE AND MERIDIAN
 GRAND COUNTY - MOAB, UTAH

INFRASTRUCTURE, INC.
 1453 S DIXIE DR, SUITE 150
 ST. GEORGE, UT 84770
 435.986.0100



AMENDED LOT 14, BLOCK "E", PLAT "B" UTEX SUBDIVISION
 LOCATED IN
 SW 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH,
 RANGE 21 EAST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF18197.00
 DRAWN BY: PJW
 DATE: 5-7-2019
 CHECKED BY: TWS
 SCALE OF SHEET
 HOR SCALE: 1" = 50'

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GRAND COUNTY RECORDER