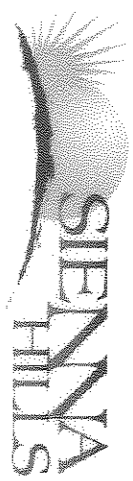


# RECORD OF SURVEY

## FOR PARCEL 14B OF THE SIENNA HILLS DEVELOPMENT



### PARCEL 14B LEGAL DESCRIPTION

Beginning at a point which is North 00°54'18" East 2212.95 feet along the Center Section line and North 90°00'00" East 395.90 feet from the South Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly Right-of-Way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah; running thence along said Easterly Washington Parkway Right-of-Way North 04°56'52" West 267.62 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly Right-of-Way of Red Stone Road; thence along said Southerly Right-of-Way of Red Stone Road the following (3) three courses: Northerly 39.27 feet along the arc of said curve through a central angle of 89°59'59" to the point of tangency; thence North 85°23'06" East 309.67 feet to the point of curvature of a 253.00 foot radius curve concave to the left; thence Northerly 110.74 feet along the arc of said curve through a central angle of 26°59'55" to point of non-tangency; thence South 05°42'26" East 317.84 feet to a point on the arc of a 1786.48 foot radius curve concave to the right, the radius point of which bears North 05°51'45" West, said point also being on the Northerly Right-of-Way of Telegraph Road Phase II recorded on January 8, 2001 as Entry No. 706703, in Book 1391, Page 247, in the office of the Washington County Recorder, in said County, State of Utah; thence along said Northerly Right-of-Way of Telegraph Road Phase II the following (2) two courses: Southwesterly 38.84 feet along the arc of said curve through a central angle of 1°14'45" to the point of tangency; thence South 85°23'00" West 407.83 feet to the point of beginning.

**SUBJECT TO:**  
1. PUBLIC UTILITY EASEMENT: A 10.00 foot Public Utility Easement (PUE) along all public roadway frontages.

2. ENTRY FEATURE EASEMENT: Beginning at a point which is North 00°54'18" East 2434.35 feet along the Center Section line and North 90°00'00" East 374.53 feet from the South Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly Right-of-Way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah; running thence along said Easterly Washington Parkway Right-of-Way North 04°56'52" West 45.53 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly Right-of-Way of Red Stone Road; thence along said Southerly Right-of-Way of Red Stone Road the following (2) two courses: Northerly 39.27 feet along the arc of said curve through a central angle of 89°59'59" to the point of tangency; thence North 85°23'06" East 41.64 feet; thence South 04°56'52" East 4.00 feet; thence South 32°56'02" West 83.91 feet; thence South 85°23'06" West 15.50 feet to the point of beginning. Containing: 2864.81 Sq. Ft. (0.07 Acres)

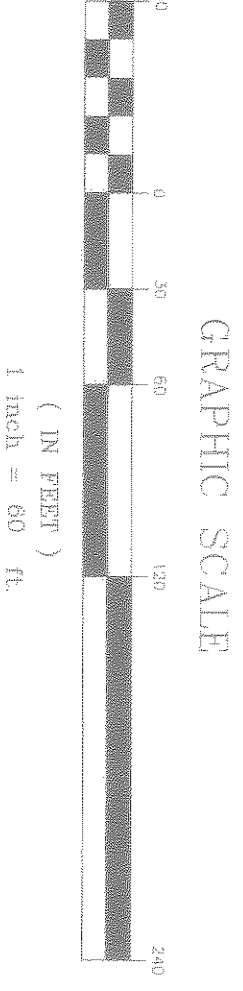
**NARRATIVE**  
The purpose of this survey is to establish the boundary of parcel 14B of the Sienna Hills Development. The survey was performed at the request of (SITLA) School and Institutional Trust Lands Administration. The basis of bearing for this survey North 00°54'18" East between the South 1/4 Corner and the North 1/4 Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base & Meridian. Said corners being marked as noted on this plat.

**SURVEYOR'S CERTIFICATE**  
I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the State of Utah, I have caused to be made a true and correct copy of this plat and that the information shown hereon is a true and correct copy of the original and that the horizontal boundaries of the real property, and that the same has been correctly surveyed and points established on the ground in accordance with the heretofore legal description.

Date: 11/14/23  
Michael W. Bradshaw, R.L.S.  
Certificate No. 4804681

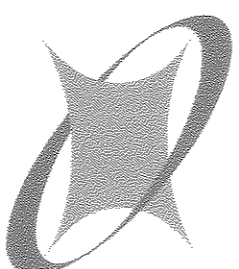
### LEGEND:

- POINT NOT SET
- POINT NOT SET- ENTRY FEATURE EASEMENT
- SET 5/8" REBAR AND PLASTIC CAP
- STAMPED PLS 4804681 (UNLESS OTHERWISE NOTED)
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◆ EXISTING STANDARD WASHINGTON CITY MONUMENT-CLASS I
- PARCEL 14B BOUNDARY
- (PUE) 10' PUBLIC UTILITY EASEMENT
- ENTRY FEATURE EASEMENT



SE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN.  
SHEET 1 OF 1 SHEETS  
Sec. 13, T42S, R15W

**RECORD OF SURVEY FOR PARCEL 14B OF THE SIENNA HILLS DEVELOPMENT**  
LOCATED IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE & MERIDIAN CITY OF WASHINGTON, WASH. CO., UTAH



**ALLIANCE CONSULTING**  
A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

DATE:	11-14-08
JOB NUMBER:	4028-CN
SCALE:	1"=60'
DRAWN BY:	RAE
CHECKED BY:	C.A.C.
FILE NAME:	4028-PARCEL-DES-MAP.dwg