

NAME: 1100 EAST STREET/COMMERCE BLVD

LOTS: 0 MAP #3927

PARCEL: W-209-D-1 W-5-2-12-321 W-5-2-12-330 W-5-2-11-2201
W-209-EDEAN T TERRY INV LLC, QUALITY DEV LLC, K & D FAMILY LLC
MAPLE MOUNTAIN OF SPANISH FORK LLC, UTAH STATE, UTAH STATE
INSTITUTIONAL TRUST LANDS ADM, WASHINGTON TOWNHOMES LLC**BOUNDARY DESCRIPTION**NORTH PORTION:

BEGINNING AT A POINT N 1°06'01" E 1167.59 FEET ALONG THE CENTER SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°53'59" W 760.84 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, POINT BEING THE SOUTHERN MOST POINT OF COMMERCE BOULEVARD AS SHOWN ON ROAD DEDICATION DOCUMENT NO. 20130002798, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, (BASIS OF BEARING IS S 88°43'26" E, BETWEEN THE SOUTH 1/4 CORNER, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH 1/4 CORNER, SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) POINT ALSO BEING ON A 1460.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°48'15" E; THENCE ALONG THE ARC OF SAID CURVE 25.91 FEET THROUGH A CENTRAL ANGLE OF 1°01'00" TO A POINT ON A 20.00 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 32.04 FEET THROUGH A CENTRAL ANGLE OF 91°47'05"; THENCE S 47°42'12" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 47°23'40" W; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'07"; THENCE S 46°43'33" W 259.16 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 43°16'27" E 12.60 FEET; THENCE S 46°43'33" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°43'33" W; THENCE ALONG THE ARC OF SAID CURVE 32.27 FEET THROUGH A CENTRAL ANGLE OF 92°26'19" TO A POINT ON A 678.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 136.34 FEET THROUGH A CENTRAL ANGLE OF 11°31'19" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 5.09 FEET THROUGH A CENTRAL ANGLE OF 14°34'38"; THENCE S 47°20'34" W 36.46 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 6.44 FEET THROUGH A CENTRAL ANGLE OF 18°27'31" TO A POINT ON A 690.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 43.90 FEET THROUGH A CENTRAL ANGLE OF 3°38'44" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°51'04"; THENCE S 21°23'15" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 21°23'15" W; THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°51'04" TO A POINT ON A 690.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 133.27 FEET THROUGH A CENTRAL ANGLE OF 11°03'58" TO A POINT ON A 25.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.61 FEET THROUGH A CENTRAL ANGLE OF 95°22'25"; THENCE S 1°05'49" W 50.00 FEET; THENCE N 88°54'11" W 2.92 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" TO A POINT ON THE EAST RIGHT OF WAY OF 1100 EAST STREET, DOCUMENT NO. 20110022110, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE N 1°05'51" E 44.70 FEET; (2) THENCE N 88°54'09" W 40.00 FEET TO A POINT ON EAST BOUNDARY OF BLUFF VIEW TOWNHOMES PHASE 1 2ND AMENDED, DOCUMENT NO. 20150017115, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) THENCE N 1°05'51" E 10.30 FEET; (2) THENCE N 87°36'22" W 63.70 FEET; THENCE N 2°23'38" E 30.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 2°23'38" E; THENCE ALONG THE ARC OF SAID CURVE 37.83 FEET THROUGH A CENTRAL ANGLE OF 86°42'04" TO A POINT ON A 770.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 516.34 FEET THROUGH A CENTRAL ANGLE OF 38°25'16" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.50 FEET THROUGH A CENTRAL ANGLE OF 87°23'18"; THENCE N 43°16'27" W 13.22 FEET; THENCE N 46°43'33" E 66.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 46°43'33" E; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 46°43'33" E 137.77 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 5.21 FEET THROUGH A CENTRAL ANGLE OF 14°55'53"; THENCE N 61°39'26" E 42.88 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 5.21 FEET THROUGH A CENTRAL ANGLE OF 14°55'53"; THENCE N 46°43'33" E 63.06 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.18 FEET THROUGH A CENTRAL ANGLE OF 89°19'53"; THENCE N 47°39'04" E 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 47°23'40" E; THENCE ALONG THE ARC OF SAID CURVE 30.84 FEET THROUGH A CENTRAL ANGLE OF 88°21'10" TO A POINT ON A 1540.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.02 FEET THROUGH A CENTRAL ANGLE OF 1°09'14" TO A POINT ON THE RIGHT OF WAY OF 1100 EAST STREET OF THE SIENNA HILLS DEVELOPMENT, DOCUMENT NO. 20100025668, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 39°48'16" E 40.00 FEET ALONG SAID LINE, TO A POINT ON THE RIGHT OF WAY OF COMMERCE BOULEVARD, DOCUMENT NO. 20130002798, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 39°48'16" E 40.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 96,524 SQ FT OR 2.22 ACRES MORE OR LESS

SOUTH PORTION:

BEGINNING AT A POINT N 87°27'40" W 1283.57' ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO A POINT ON THE EAST RIGHT OF WAY OF 1100 EAST STREET, DOCUMENT NO. 20110022110, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND S 1°01'58" W 166.10 FEET ALONG SAID EAST RIGHT OF WAY, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, (BASIS OF BEARING IS S 88°43'26" E, BETWEEN THE SOUTH 1/4 CORNER, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH 1/4 CORNER, SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) POINT ALSO BEING ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 88°58'02" E AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 30.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 1°01'58" W 47.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 1°01'58" W; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON SAID EAST RIGHT OF WAY; THENCE N 1°01'58" E 97.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 1,443 SQ FT OR 0.03 ACRE MORE OR LESS

ROAD DEDICATION PLAT 1100 EAST STREET/COMMERCE BOULEVARD

LOCATED IN
SW 1/4 OF SEC 12 & NW 1/4 SEC 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

GENERAL NOTES

- A 100 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.E.) IS RESERVED ALONG THE OUTSIDE OF DESCRIBED RIGHT-OF-WAY.
- THIS PLAT IS BASED ON THE ROAD DEDICATION PLATS AND SUBDIVISION PLATS LISTED BELOW. THE SURVEY IS BASED ON THE PREPARATION OF THIS PLAT. THE LOCATION OF THIS PORTION OF THE ROAD AS SHOWN ON THIS PLAT IS BASED ENTIRELY ON THE PREVIOUSLY RECORDED ROAD DEDICATION AND SUBDIVISION PLATS.
- 1100 EAST STREET OF THE SIENNA HILLS DEVELOPMENT, DOCUMENT NO. 20100025867 COMMERCE BOULEVARD, PHASE 1 SECOND AMENDED, DOCUMENT NO. 20150017115 BLUFF VIEW TOWNHOMES PHASE 1 SECOND AMENDED, DOCUMENT NO. 20100025867 SIENNA HILLS SHOPPING CENTER PHASE 1, DOCUMENT NO. 20100025867

| LINE NO. | DIRECTION | LENGTH |
|----------|--------------|--------|
| L1 | S 47°23'40"W | 20.00' |
| L2 | S 43°16'27"E | 12.60' |
| L3 | S 46°43'33"W | 20.00' |
| L4 | S 47°20'34"W | 38.46' |
| L5 | S 21°23'15"W | 2.92' |
| L6 | N 88°54'11"W | 2.92' |
| L7 | N 105°51"E | 44.70' |
| L8 | N 88°54'08"W | 40.00' |
| L9 | N 105°51"E | 10.30' |
| L10 | N 87°36'22"W | 63.70' |
| L11 | S 23°38'28"W | 20.00' |
| L12 | N 23°38'28"E | 25.00' |
| L13 | N 45°16'27"W | 13.22' |
| L14 | N 46°43'33"E | 20.00' |
| L15 | N 81°39'28"E | 42.88' |
| L16 | N 46°43'33"E | 63.06' |
| L17 | N 47°23'40"E | 20.00' |
| L18 | S 101°58"W | 25.00' |

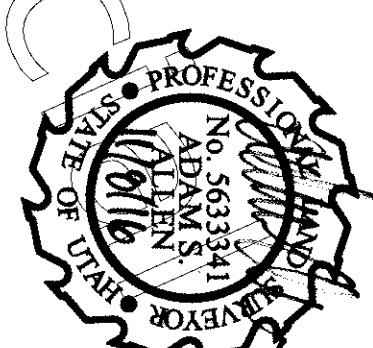
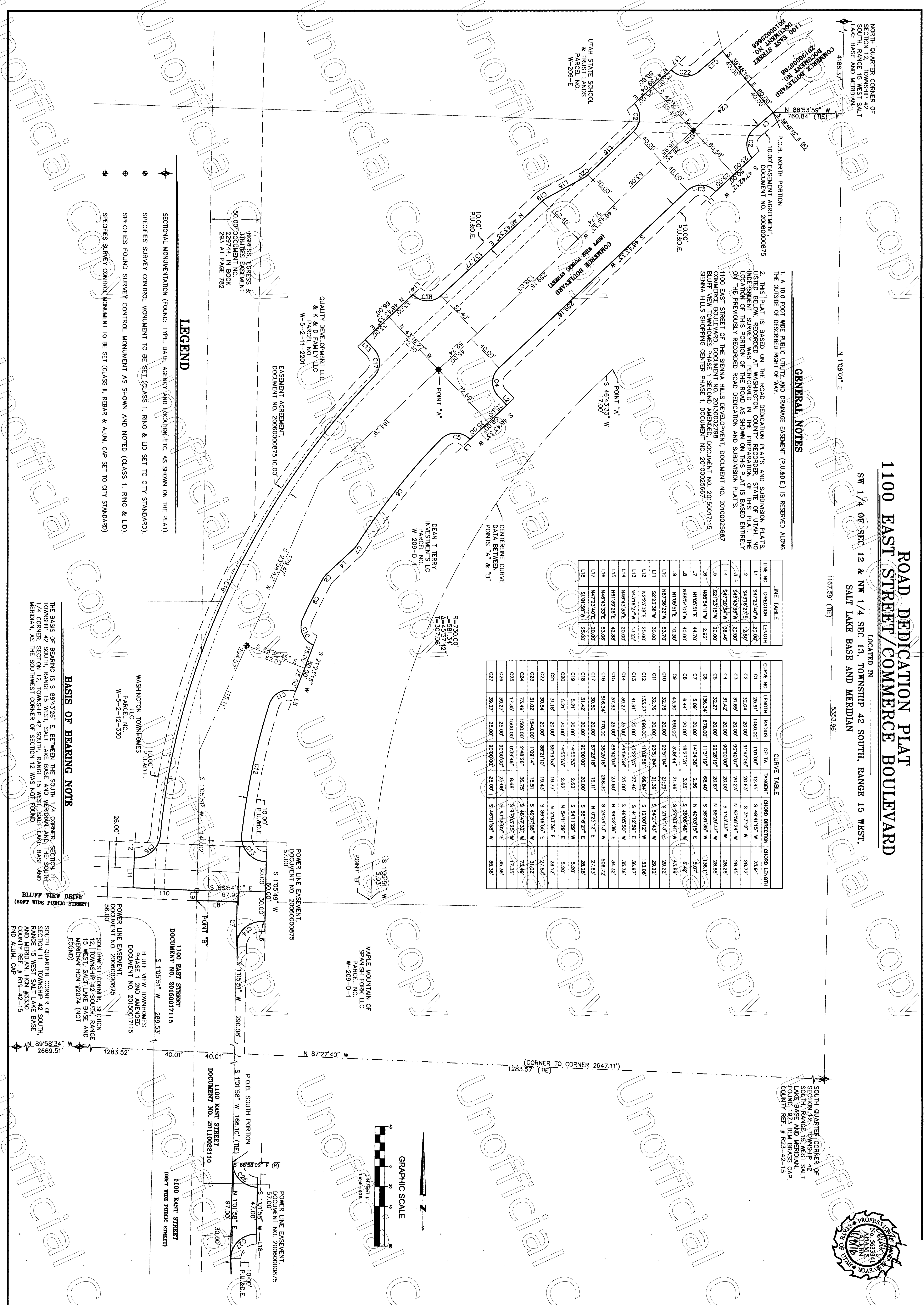
| CURVE NO. | LENGTH | RADIUS | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-----------|---------|----------|------------|---------|-----------------|--------------|
| C1 | 23.91' | 1460.00' | 101.00° | 12.85' | S 49°41'15"W | 23.91' |
| C2 | 32.04' | 20.00' | 91°47'02" | 20.63' | S 37°12'2"W | 28.72' |
| C3 | 31.65' | 20.00' | 90°40'07" | 20.23' | N 87°56'24"W | 28.45' |
| C4 | 31.42' | 20.00' | 90°00'00" | 20.00' | S 1°43'33"W | 28.28' |
| C5 | 32.27' | 20.00' | 92°28'19" | 20.87' | N 89°28'37"W | 28.88' |
| C6 | 136.34' | 678.00' | 113°11'19" | 68.40' | S 38°31'35"W | 136.11' |
| C7 | 5.09' | 20.00' | 143°43'58" | 2.58' | N 40°03'15"E | 5.07' |
| C8 | 6.44' | 20.00' | 182°7'31" | 3.25' | S 38°05'48"W | 6.42' |
| C9 | 43.80' | 680.00' | 378.44" | 21.96' | S 27°03'41"W | 43.86' |
| C10 | 32.78' | 20.00' | 93°51'04" | 21.39' | S 21°41'13"E | 29.22' |
| C11 | 32.78' | 20.00' | 93°51'04" | 21.39' | S 84°27'43"W | 29.22' |
| C12 | 133.27' | 690.00' | 110°15'58" | 68.84' | S 12°00'12"W | 133.06' |
| C13 | 41.61' | 25.00' | 95°22'25" | 27.46' | S 41°12'59"E | 36.97' |
| C14 | 39.27' | 25.00' | 88°42'04" | 23.60' | N 49°02'36"E | 34.32' |
| C15 | 37.83' | 25.00' | 88°42'04" | 23.60' | S 46°05'50"W | 35.36' |
| C16 | 516.34' | 770.00' | 382°51'6" | 288.30' | S 24°54'13"W | 506.72' |
| C17 | 30.50' | 20.00' | 87°23'16" | 19.11' | N 0°25'12"E | 27.63' |
| C18 | 31.42' | 20.00' | 90°00'00" | 20.00' | S 88°16'27"E | 28.28' |
| C19 | 5.21' | 20.00' | 145°55'53" | 2.62' | S 54°11'29"E | 5.20' |
| C20 | 31.18' | 20.00' | 89°19'53" | 19.77' | N 2°03'38"E | 28.12' |
| C21 | 30.84' | 20.00' | 88°21'10" | 19.43' | S 86°46'55"E | 27.87' |
| C22 | 31.02' | 1540.00' | 179°1'4" | 15.51' | S 49°37'08"W | 31.02' |
| C23 | 73.48' | 1500.00' | 248°28" | 36.75' | S 46°47'52"W | 73.48' |
| C24 | 17.35' | 1500.00' | 0°39'46" | 8.68' | S 47°03'25"W | 17.35' |
| C26 | 39.27' | 25.00' | 90°00'00" | 25.00' | S 43°48'02"E | 35.36' |
| C27 | 39.27' | 25.00' | 90°00'00" | 23.00' | S 48°01'58"W | 35.36' |

LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION, ETC. AS SHOWN ON THE PLAT)
- ◆ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD)
- ◆ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID)
- ◆ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)

BASIS OF BEARING NOTE

THE BASIS OF BEARING IS S 89°43'26" E, BETWEEN THE SOUTH 1/4 CORNER, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH 1/4 CORNER, SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AS THE SOUTHWEST CORNER OF SECTION 12 WAS NOT FOUND.



SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FOUND 1973 BLM BRASS CAP. COUNTY REF. # R23-42-15

| <p>1100 EAST STREET/COMMERCE BOULEVARD</p> <p style="text-align: center;">LOCATED IN SW 1/4 OF SEC 12 & NW 1/4 SEC 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN</p> | <p>Drawn: _____ Date: 11-13-2016 Email: A.Allen@bushandgudgell.com Checked: ASA Approved: ASA Scale: 1" = 40' Job No: 151190</p> | <p>BUSH & GUDGELL, INC. Engineers - Planners - Surveyors</p> <p>205 East Tabernacle Suite #4 St. George, Utah 84770 Phone (435) 673-2537 / Fax (435) 673-3161 www.bushandgudgell.com</p> | | | | | | | | |
|---|---|---|----------|------|----|----------|--|--|--|--|
| <p>SHEET 1</p> <p>SHEETS 2</p> <p>FILE: 151190RD</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Date</th> <th>By</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | No | Date | By | Revision | | | | |
| No | Date | By | Revision | | | | | | | |
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LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington

ON THE 14th day of November 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DEAN T. TERRY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF DEAN T. TERRY INVESTMENTS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington

ON THE 23rd day of November 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DEAN T. TERRY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF QUALITY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington

ON THE 28th day of November 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DEAN T. TERRY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF K & D FAMILY, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

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ROAD DEDICATION PLAT
1100 EAST STREET/COMMERCE BOULEVARD

LOCATED IN
SW 1/4 OF SEC 12 & NW 1/4 SEC 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

NARRATIVE
THE MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN NO LONGER EXISTS, THEREFOR THE BASIS OF BEARING WHICH IS S 88°43'26" E, WAS ESTABLISHED BY 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

THE OWNERS OF THE PARCELS OR LAND DESCRIBED ON THIS PLAT FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND DESCRIBED ON THIS PLAT AS PUBLIC ROADWAY AND HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ORIGINATE FACILITIES OVER OR UNDER AND ACROSS THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT. ALL OWNERS, WITH THE EXCEPTION OF THE STATE OF UTAH, WARRANT, DEFEND AND SAVE THE VALIDITY OF THE EASEMENTS AND FACILITIES AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE ROADWAY OR EASEMENTS DEDICATED HEREIN.

DEAN T. TERRY INVESTMENTS, LLC
(A UTAH LIMITED LIABILITY COMPANY)
BY: DEAN T. TERRY
MANAGING MEMBER

QUALITY DEVELOPMENT, LLC
(A UTAH LIMITED LIABILITY COMPANY)
BY: ED BURGESS
MANAGING MEMBER

K & D FAMILY, LLC
(A UTAH LIMITED LIABILITY COMPANY)
BY: KEVIN TROT
MANAGING MEMBER

MAPLE MOUNTAIN OF SPANISH FORK, LLC
(A UTAH LIMITED LIABILITY COMPANY)
BY: RICK SAITSBURY
MANAGING MEMBER

WASHINGTON TOWNHOMES, LLC
(A UTAH LIMITED LIABILITY COMPANY)
BY: DAVID W. TERRY
DIRECTOR

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Washington

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5633341 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I PERSONALLY HAVE DIRECTED A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

1100 EAST STREET/COMMERCE BOULEVARD
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

NORTH PORTION:
BEGINNING AT A POINT N 106°01' E 1167.59 FEET ALONG THE CENTER SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 88°43'26" E 760.80 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, POINT BEING THE SOUTHERN MOST POINT OF COMMERCE COUNTY RECORDS OFFICE STATE OF UTAH, (BASIS OF BEARING IS S 88°43'26" E, BETWEEN THE SOUTH 1/4 CORNER, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) AND THE SOUTH 1/4 CORNER, SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) POINT ALSO BEING ON A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°48'15" E, THENCE ALONG THE ARC OF SAID CURVE 25.91 FEET THROUGH A CENTRAL ANGLE OF 1°10'0" TO A POINT ON A 20.00 FOOT COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 32.04 FEET THROUGH A CENTRAL ANGLE OF 91°47'05", THENCE S 47°21'27" E 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°43'33" W, THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 99°40'07", THENCE S 46°43'33" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'0", THENCE S 43°16'27" E 12.60 FEET, THENCE S 46°43'33" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°43'33" W, THENCE ALONG THE ARC OF SAID CURVE 32.22 FEET THROUGH A CENTRAL ANGLE OF 92°26'19" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 136.34 FEET THROUGH A CENTRAL ANGLE OF 113°11'9" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 5.09 FEET THROUGH A CENTRAL ANGLE OF 143°34'38", THENCE S 47°20'34" W 36.46 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 6.44 FEET THROUGH A CENTRAL ANGLE OF 18°27'31" TO A POINT ON A 690.00 FOOT RADIUS CURVE COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 43.90 FEET THROUGH A CENTRAL ANGLE OF 338°44" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°57'04", THENCE S 21°23'15" W 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 21°23'15" W, THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°57'04" TO A POINT ON A 690.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 133.27 FEET THROUGH A CENTRAL ANGLE OF 111°03'58" TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 18.81 FEET THROUGH A CENTRAL ANGLE OF 89°29'52", THENCE S 1°03'59" E 60.00 FEET, THENCE N 88°54'11" W 2.27 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" TO A POINT ON THE EAST SIDE OF EAST STREET, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) THENCE N 1°05'51" E 44.70 FEET, (2) THENCE N 88°54'09" W 40.00 FEET TO A POINT ON EAST BOUNDARY OF BLUFF VIEW TOWNSHIPS, PHASE STATE OF UTAH, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) THENCE N 1°05'51" E 10.80 FEET, (2) THENCE N 87°36'22" W 63.70 FEET, THENCE N 22°33'38" E 30.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 22°33'38" E, THENCE ALONG THE ARC OF SAID CURVE 37.83 FEET THROUGH A CENTRAL ANGLE OF 86°42'04" TO A POINT ON A 770.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 516.34 FEET THROUGH A CENTRAL ANGLE OF 38°25'16" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 30.50 FEET TO A POINT ON A CENTRAL ANGLE OF 87°23'18", THENCE N 43°16'27" W 13.22 FEET, THENCE N 48°43'33" E 66.40 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 48°43'33" E, THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'0", THENCE N 46°43'33" E 13.77 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 5.21 FEET THROUGH A CENTRAL ANGLE OF 145°55'33", THENCE N 61°39'26" E 42.88 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 5.21 FEET THROUGH A CENTRAL ANGLE OF 145°55'33", THENCE N 48°43'33" E 63.06 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 31.18 FEET THROUGH A CENTRAL ANGLE OF 89°19'53", THENCE N 47°39'04" E 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 47°39'04" E, THENCE ALONG THE ARC OF SAID CURVE 30.04 FEET THROUGH A CENTRAL ANGLE OF 88°21'10" TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 88°21'10" E, THENCE ALONG THE ARC OF SAID CURVE 109.14" TO A POINT ON THE RIGHT OF WAY OF EAST STREET, THE SERENA HILLS DEVELOPMENT, DOCUMENT NO. 20100025668, RECORDED, AND ON FILE AT WASHINGTON COUNTY RECORDS OFFICE, STATE OF UTAH, THENCE S 39°48'16" E 40.00 FEET ALONG SAID LINE TO A POINT ON THE RIGHT OF WAY OF COMMERCE BOULEVARD, DOCUMENT NO. 20130002298, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDS OFFICE, STATE OF UTAH, THENCE S 39°48'16" E 40.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
CONTAINS 96,524 SQ FT OR 2.22 ACRES MORE OR LESS
SOUTH PORTION:
BEGINNING AT A POINT N 87°27'40" W 1283.57' ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 87°27'40" W 1283.57' ALONG THE EAST RIGHT BOUNDARY OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND ON FILE AT WASHINGTON COUNTY RECORDS OFFICE, STATE OF UTAH, DOCUMENT NO. 20110022210, RECORDED, AND ON FILE AT WASHINGTON COUNTY RECORDS OFFICE, STATE OF UTAH, DOCUMENT NO. 130158' W 166.10 FEET ALONG SAID EAST RIGHT OF WAY, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) AND THE SOUTH 1/4 CORNER, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN) POINT ALSO BEING ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 88°58'02" E, AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'0", THENCE S 1°01'58" W 47.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 1°01'58" W, THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'0" TO A POINT ON SAID EAST RIGHT OF WAY, THENCE N 1°01'58" E 97.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINS 1,443 SQ FT OR 0.03 ACRE MORE OR LESS

ADAM S. ALLEN
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5633341

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH
WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON CITY, UTAH, HAVE REVIEWED AND APPROVED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORITY OF SAID CITY COUNCIL, DO HEREBY APPROVE AND ACCEPT THE ABOVE SUBDIVISION FINAL PLAT AND SUBDIVISION FOR RELATIONS PERTAINING HERETO.

APPROVAL OF PUBLIC WORKS
THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 20th DAY OF February 2017.

1100 EAST STREET/COMMERCE BOULEVARD
LOCATED IN SW 1/4 OF SEC 12 & NW 1/4 SEC 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN
BUSH & GUDGELL, INC.
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