



MAP

NAME: **WHITE SAGE INDUSTRIAL PARK**

LOTS: **38** MAP #**3683**

PARCEL: **W-227-P**

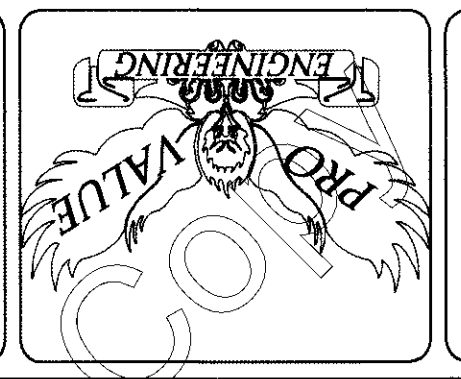
D & G PROPERTY HOLDINGS, LLC

WHITE SAGE INDUSTRIAL PARK LEGAL DESCRIPTION W-227-P

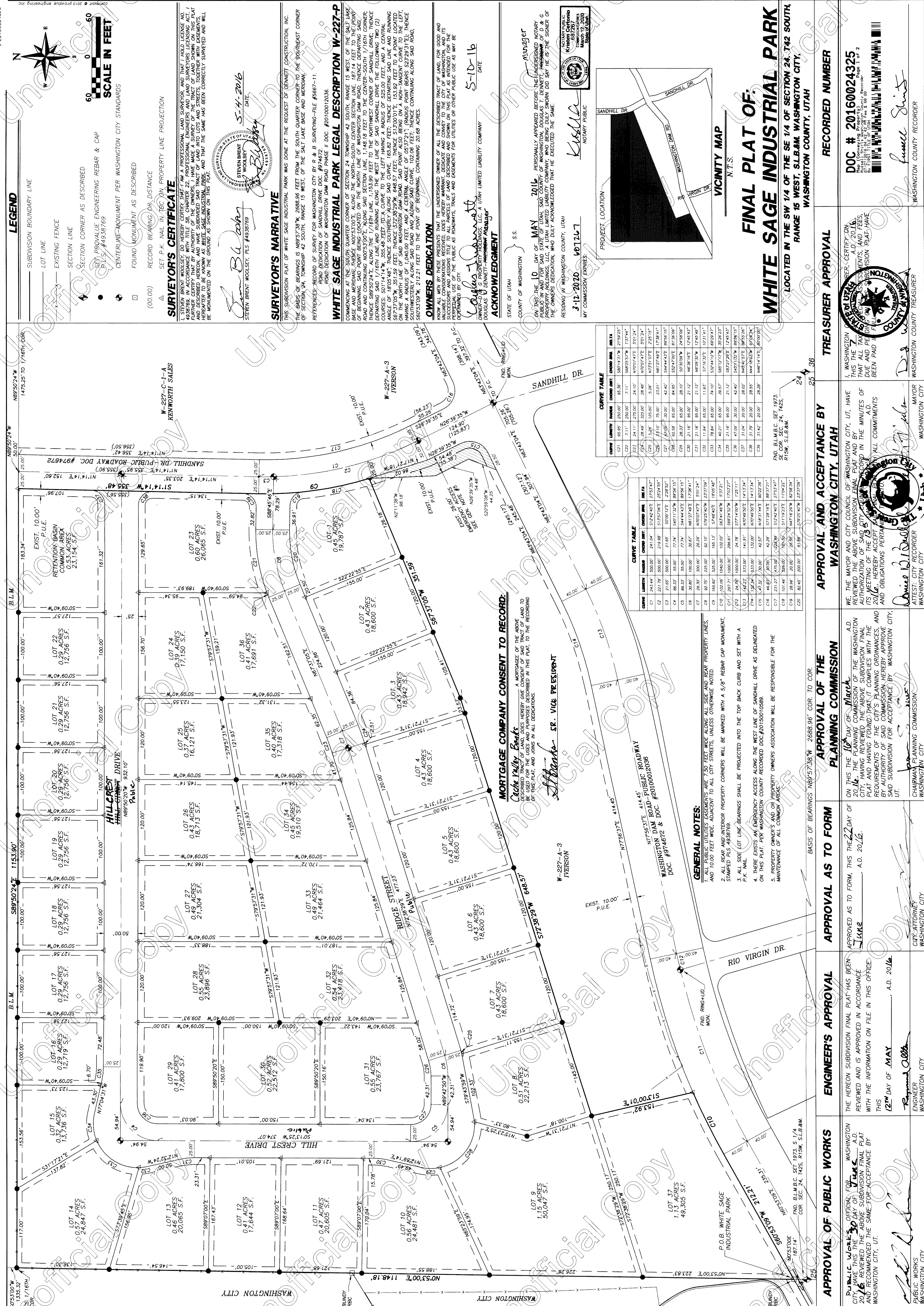
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 24 TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°53'00"E ALONG THE NORTH-SOUTH CENTER SECTION LINE, 187.14 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE NORTH LINE OF WASHINGTON DAM ROAD; THENCE DEPARTING SAID ROAD AND CONTINUING N00°53'00"E ALONG SAID SECTION LINE, 1,148.78 FEET TO THE CENTER-SOUTH 1/16TH CORNER; THENCE S89°50'24"E, ALONG THE 1/16TH LINE, 1,153.90 FEET TO THE NORTHWEST CORNER OF SANDHILL DRIVE; THENCE DEPARTING SAID 1/16TH LINE AND RUNNING ALONG THE WEST LINE OF SAID SANDHILL DRIVE THE FOLLOWING TWO (2) COURSES: S01°14'14"W, 355.48 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AND A CENTRAL ANGLE OF 18°05'48"; THENCE SOUTHERLY ALONG SAID CURVE, 165.82 FEET; THENCE DEPARTING SAID LINE AND RUNNING S67°37'05"W, 351.59 FEET; THENCE S72°38'29"W, 648.57 FEET; THENCE S13°00'01"E, 153.92 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID WASHINGTON DAM ROAD SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,040.00 FEET, AND A CENTRAL ANGLE OF 05°37'21"; (RADIUS POINT BEARS S23°29'31"E); THENCE SOUTHWESTERLY ALONG SAID ROAD AND ALONG SAID CURVE, 102.06 FEET; THENCE CONTINUING ALONG SAID ROAD, S60°53'09"W, 212.21 FEET TO THE POINT OF BEGINNING. CONTAINING 20.68 ACRES.

NO	DESCRIPTION	DATE	BY

PROVALVE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 55 South 200 West, Suite 202 B
 Hurricane City, Utah 84413
 Phone: (435) 668-8307
 Fax: (435) 668-8307
 Email: info@provalve.com



FINAL PLAT OF:
WHITE SAGE INDUSTRIAL PARK
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 24, T42S, R15W, S11B, 1M
 WASHINGTON COUNTY, UTAH
 DATE: 5-4-2016
 SCALE: 1"=60'
 SHEET NO: **1 OF 1**



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING FENCE
- SECTION CORNER AS DESCRIBED
- SET P.K. NAIL IN 1/8" ON PROPERTY LINE PROJECTION
- FOUND MONUMENT AS DESCRIBED
- FOUND BEARING OR DISTANCE
- FOUND MONUMENT OR DISTANCE
- SET P.K. NAIL IN 1/8" ON PROPERTY LINE PROJECTION

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 493789, EXPIRING 12/31/2016, ISSUED BY THE BOARD OF LAND SURVEYING AND PLANNING ENGINEERS AND ARCHITECTS, STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY AND DESCRIBED HEREON, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, AND BE MANUMENTED ON THE GROUND AS SHOWN ON THIS PLAN.

SURVEYOR'S NARRATIVE

THIS SUBDIVISION PLAT OF WHITE SAGE INDUSTRIAL PARK WAS DONE AT THE REQUEST OF DENNETT CONSTRUCTION, INC. THE BASIS OF BEARINGS IS N89°57'38" W, 2888.96 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

WHITE SAGE INDUSTRIAL PARK LEGAL DESCRIPTION W-227-P

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S60°53'09" W, 212.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ROAD, S60°53'09" W, 212.21 FEET TO THE POINT OF BEGINNING, CONTAINING 20.68 ACRES.

OWNERS DEDICATION

THE UNDERSIGNED, MANAGER OF THE ASSOCIATION OF WHITE SAGE INDUSTRIAL PARK, DO HEREBY WARRANT, DEDICATE AND CONVEY TO THE CITY OF WASHINGTON, UTAH, ALL OPEN SPACES, AREAS, STRIPS, STRIPS OF LAND, AND ANY OTHER PUBLIC USE AS MAY BE NECESSARY FOR THE USE OF SAID PARK, INCLUDING BUT NOT LIMITED TO, THE USE OF SAID AREAS FOR PARKING, TRAILS AND EASEMENTS FOR UTILITIES OR OTHER PUBLIC USE AS MAY BE NECESSARY FOR THE USE OF SAID PARK.

ACKNOWLEDGMENT

OWNER: **DOUGLAS G. DENNETT**
 DOUGLAS G. DENNETT - **MANAGER**
 STATE OF UTAH
 COUNTY OF WASHINGTON

DATE: **5-10-16**

VICINITY MAP
N.T.S.

APPROVAL OF PUBLIC WORKS

PUBLIC WORKS OFFICIAL FOR WASHINGTON COUNTY, UTAH, HAS REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY WASHINGTON CITY, UT.

12TH DAY OF MAY, 2016 A.D. 2016

Raymond O. Cook
 ENGINEER
 WASHINGTON CITY

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

12TH DAY OF MAY, 2016 A.D. 2016

Raymond O. Cook
 ENGINEER
 WASHINGTON CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 22ND DAY OF MAY, 2016 A.D. 2016

Mike
 CITY ATTORNEY
 WASHINGTON CITY

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE 11TH DAY OF March, 2016, THE PLANNING COMMISSION OF THE CITY OF WASHINGTON CITY, UTAH, HAS REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES AND BY AUTHORITY OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.

James S. Vales
 CHAIRMAN - PLANNING COMMISSION
 WASHINGTON CITY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES AND BY AUTHORITY OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.

12TH DAY OF MAY, 2016 A.D. 2016

Daniel B. DeWitt
 ATTEST - CITY RECORDER
 WASHINGTON CITY

David J. DeWitt
 MAYOR
 WASHINGTON CITY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES AND BY AUTHORITY OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.

12TH DAY OF MAY, 2016 A.D. 2016

Daniel B. DeWitt
 ATTEST - CITY RECORDER
 WASHINGTON CITY

David J. DeWitt
 MAYOR
 WASHINGTON CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY CLERK, DO HEREBY CERTIFY ON THIS THE 27TH DAY OF May, 2016, THAT ALL TAX DUES AND FEES DUE AND PAID ON SAID SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

Daniel B. DeWitt
 WASHINGTON COUNTY CLERK

RECORDED NUMBER

DOC # **20160024325**

Has Conveying Property, and is subject to the provisions of the Utah Uniform Gifts to Minors Act, U.C.M.A., 1975, and the Utah Uniform Gifts to Minors Act, U.C.M.A., 1975.

CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD DIST.	DELTA
C1	85.92	S250.00°E	85.92	90.00
C2	71.17	S240.00°E	71.17	90.00
C3	24.11	S240.00°E	24.11	90.00
C4	28.49	S220.00°E	28.49	90.00
C5	71.17	S240.00°E	71.17	90.00
C6	28.49	S220.00°E	28.49	90.00
C7	24.11	S240.00°E	24.11	90.00
C8	71.17	S240.00°E	71.17	90.00
C9	85.92	S250.00°E	85.92	90.00
C10	21.16	S50.00°E	21.16	90.00
C11	11.94	S50.00°E	11.94	90.00
C12	11.94	S50.00°E	11.94	90.00
C13	78.84	S60.00°E	78.84	90.00
C14	40.21	S60.00°E	40.21	90.00
C15	47.09	S30.00°E	47.09	90.00
C16	31.04	S30.00°E	31.04	90.00
C17	31.79	S30.00°E	31.79	90.00
C18	31.62	S30.00°E	31.62	90.00

CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD DIST.	DELTA
C1	243.04	S00.00°E	243.04	90.00
C2	243.04	S00.00°E	243.04	90.00
C3	243.04	S00.00°E	243.04	90.00
C4	243.04	S00.00°E	243.04	90.00
C5	243.04	S00.00°E	243.04	90.00
C6	243.04	S00.00°E	243.04	90.00
C7	243.04	S00.00°E	243.04	90.00
C8	243.04	S00.00°E	243.04	90.00
C9	243.04	S00.00°E	243.04	90.00
C10	243.04	S00.00°E	243.04	90.00
C11	243.04	S00.00°E	243.04	90.00
C12	243.04	S00.00°E	243.04	90.00
C13	243.04	S00.00°E	243.04	90.00
C14	243.04	S00.00°E	243.04	90.00
C15	243.04	S00.00°E	243.04	90.00
C16	243.04	S00.00°E	243.04	90.00
C17	243.04	S00.00°E	243.04	90.00
C18	243.04	S00.00°E	243.04	90.00
C19	243.04	S00.00°E	243.04	90.00
C20	243.04	S00.00°E	243.04	90.00

MORTGAGE COMPANY CONSENT TO RECORD:

Castle Valley Bank
 A MORTGAGE OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE RECORDED ON THIS PLAT, AND JOINS IN ALL DEDICATIONS.

Steve Banks SR. VICE PRESIDENT

GENERAL NOTES:

- ALL PUBLIC UTILITIES EASEMENTS ARE 7.50 FEET WIDE ALONG ALL SIDE AND REAR PROPERTY LINES.
- ALL REAR AND INTERIOR PROPERTY CORNERS WILL BE MARKED WITH A 5/8" REBAR CAP MONUMENT, 10.00 FEET WIDE, ADJACENT TO ALL CITY STREETS, UNLESS OTHERWISE NOTED.
- ALL SIDE LOT LINE BEARINGS SHALL BE PROJECTED INTO THE TOP BACK CURB AND SET WITH A P.K. NAIL.
- THERE EXISTS AN EMERGENCY ACCESS ALONG THE WEST LINE OF SANDHILL DRIVE AS DEMARCATED ON THIS PLAT. PER WASHINGTON COUNTY RECORDED DOC #20160010889.
- PROPERTY OWNERS AND OR PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.