

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 174919, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH...

PINON HILLS SUBDIVISION PHASE III AMENDED AND EXTENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN ON THIS PLAN SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

All that portion of Section 19, Township 40 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, described as follows:

Commencing at the North 1/4 Corner of said Section 19, Thence South 00°59'51" East along the Center South 1/4 Section 19, a distance of 125.88 feet to the Point of Beginning; said point of beginning also being the Point of Beginning of the Eastern line of said Section 19, Thence South 04°38'21" West, along the Eastern line of said Section 19, a distance of 525.25 feet, Thence South 64°45'27" East, a distance of 378.07 feet, Thence South 35°14'59" East, a distance of 195.41 feet to the beginning of a non-tangent curve to the right, of which the radius point is North 47°03'30" West, a radial distance of 675.00 feet, Thence Southwesterly along the arc of said curve through a central angle of 03°17'02", a distance of 38.69 feet, Thence South 45°11'32" West, a distance of 226.80 feet to the beginning of a curve to the right having a radius of 15,000 feet and a central angle of 88°33'34", Thence Southwesterly along the arc of said curve to the right, a distance of 457.15 feet, Thence South 45°14'54" East, a distance of 457.15 feet to the beginning of a non-tangent curve to the right, of which the radius point is North 45°49'05" East, a radial distance of 23.94 feet, Thence Southwesterly along the arc of said curve through a central angle of 1°12'29"59", a distance of 1.86 feet, Thence South 45°11'27" East, a distance of 224.79 feet to the beginning of a curve to the left having a radius of 725.00 feet and a central angle of 02°27'24", Thence Northwesterly along the arc of said curve to the right, a distance of 31.08 feet, Thence South 35°14'59" East, a distance of 197.87 feet, Thence South 77°53'14" East, a distance of 364.73 feet, Thence South 76°10'29" East, a distance of 308.07 feet to the beginning of a non-tangent curve to the right, of which the radius point is North 89°17'36" West, a radial distance of 425.00 feet, Thence Southwesterly along the arc of said curve through a central angle of 00°57'27", a distance of 7.10 feet, Thence South 31°39'51" West, a distance of 86.54 feet to the beginning of a curve to the right having a radius of 275.00 feet and a central angle of 1°50'18"52", Thence Southwesterly along the arc of said curve to the right, a distance of 123.20 feet, Thence South 57°19'54" West, a distance of 157.76 feet to the beginning of a curve to the right having a radius of 143.79 feet and a central angle of 63°26'56", Thence South 80°22'59" East, a distance of 164.64 feet, Thence South 18°10'44" West, a distance of 208.80 feet to the beginning of a curve to the right having a radius of 66.02 feet and a central angle of 50°25'57", Thence Southwesterly along the arc of said curve to the right, a distance of 15.00 feet and a central angle of 85°02'08", Thence Westerly along the arc of said curve to the right, a distance of 22.26 feet to the beginning of a non-tangent curve to the right, of which the radius point lies South 63°39'49" West, a radial distance of 32.60 feet, Thence Southwesterly along the arc of said curve to the right, a distance of 19.91 feet, Thence North 15°31'10" East, a distance of 24.86 feet to the beginning of a non-tangent curve to the right, of which the radius point lies North 77°09'59" East, a radial distance of 18.40 feet, Thence Southwesterly along the arc of said curve through a central angle of 81°26'42", a distance of 21.32 feet, Thence North 88°38'41" East, a distance of 18.75 feet to the beginning of a curve to the left having a radius of 125.00 feet and a central angle of 18°10'44", Thence North 88°38'41" East, a distance of 125.00 feet to the beginning of a curve to the left having a radius of 110.03 feet, Thence North 18°10'44" East, a distance of 64.13 feet, Thence South 56°35'03" East, a distance of 155.81 feet, Thence South 01°31'29" East, a distance of 489.02 feet, Thence South 82°13'56" West, a distance of 197.91 feet, Thence South 79°55'16" West, a distance of 50.00 feet, Thence North 10°04'44" West, a distance of 121.62 feet to the beginning of a curve to the right having a radius of 1,020.00 feet and a central angle of 01°52'30", Thence Northwesterly along the arc of said curve to the right, a distance of 33.54 feet, Thence North 08°12'14" West, a distance of 224.22 feet to the beginning of a curve to the right having a radius of 27.50 feet and a central angle of 03°05'55", Thence Northwesterly along the arc of said curve to the right, a distance of 15.00 feet to the beginning of a curve to the left having a radius of 475.00 feet and a central angle of 08°02'15", Thence Northwesterly along the arc of said curve to the right, a distance of 48.63 feet, Thence North 48°01'24" West, a distance of 73.23 feet to the beginning of a curve to the left having a radius of 975.00 feet and a central angle of 04°39'42", Thence Northwesterly along the arc of said curve to the right, a distance of 85.00 feet, Thence North 53°01'06" West, a distance of 58.53 feet to the beginning of a curve to the right having a radius of 225.00 feet and a central angle of 36°50'57", Thence Northwesterly along the arc of said curve to the right, a distance of 141.57 feet, Thence North 07°39'57" West, a distance of 228.82 feet, Thence North 87°42'53" East, a distance of 864.02 feet, Thence North 07°39'57" West, a distance of 28.98 feet, Thence North 87°42'53" East, a distance of 864.02 feet, Thence North 07°39'57" West, a distance of 1,312.00 feet, Thence North 88°42'30" West, a distance of 69.50 feet to the Point of Beginning.

Containing: 36,893 acres, more or less.

OWNERS DEDICATION
I, SCOTT P. WOOLSEY, Surveyor, do hereby dedicate to the public the parcels of land shown on this plat as intended for public use.

DATE 3/22/17

3/22/17

LINE	TABLE	BEARING	DISTANCE	CURVE DATA	MARKER
1	1	N 31°07'54" E	24.00	P=1437.85, L=1437.85, DEL=0.00	
2	2	N 21°31'44" E	22.67	P=1425.63, L=1425.63, DEL=0.00	
3	3	N 21°31'44" E	22.67	P=1425.63, L=1425.63, DEL=0.00	
4	4	N 31°07'54" E	24.00	P=1437.85, L=1437.85, DEL=0.00	
5	5	N 42°05'34" E	10.00	P=1415.21, L=1415.21, DEL=0.00	
6	6	N 33°41'59" E	10.00	P=1415.21, L=1415.21, DEL=0.00	
7	7	N 42°05'34" E	10.00	P=1415.21, L=1415.21, DEL=0.00	
8	8	N 33°41'59" E	10.00	P=1415.21, L=1415.21, DEL=0.00	
9	9	N 42°05'34" E	10.00	P=1415.21, L=1415.21, DEL=0.00	
10	10	N 33°41'59" E	10.00	P=1415.21, L=1415.21, DEL=0.00	

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASHINGTON 1 S.S.
ON THIS 22ND DAY OF MARCH, 2017, I PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, AND SAID COUNTY, GABRIEL BIERL AND CAROLYN A. BIERL, TRUSTEES OF THE GABRIEL & CAROLYN A. BIERL FAMILY TRUST, DATED MAY 12, 2005, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Gabriel Bierl
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Gabriel Bierl
COMMISSION NUMBER: 157619
MY COMMISSION EXPIRES: Oct 2, 2020
A NOTARY PUBLIC COMMISSIONED IN UTAH AND 5 YEARS RECEIVED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18).

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASHINGTON 1 S.S.
ON THIS 22ND DAY OF MARCH, 2017, I PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, AND SAID COUNTY, KURT R. SWANSON AND JANE M. SWANSON, HUSBAND AND WIFE AS JOINT TENANTS, THE SINGERS OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Kurt Swanson
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Kurt Swanson
COMMISSION NUMBER: 19127
MY COMMISSION EXPIRES: Oct 1, 2020
A NOTARY PUBLIC COMMISSIONED IN UTAH AND 5 YEARS RECEIVED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18).

NOTES
1. TO FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE LOCATED ON ALL SIDE, REAR AND FRONT LOT LINES, UNLESS OTHERWISE NOTED ON PLAT.
2. THIS PLAT WAS APPROVED BY PUBLIC HEARING ON FEBRUARY 14, 2017.

AMENDMENT NOTE
THE PURPOSE OF THIS AMENDMENT WAS TO CHANGE LOT 23 TO INCLUDE HALF OF LOT 23 FROM PINON HILLS PHASE IV. THE OTHER HALF OF LOT 23 WILL BE ADDED TO LOT 74 OF PHASE IV. THIS CHANGES THE BOUNDARY LINE BETWEEN PHASE III AND IV AND ALSO DELETES LOT 23 FROM THE PHASE IV PLAT. LOT 102 IN PHASE IV IS ALSO BEING REDESIGNED TO BE 100 FEET WIDE AND BEING ADDED TO LOT 103. THIS AMENDMENT DOES NOT AFFECT THE PLATS FOR PHASE III, IV AND V WILL BE RECORDED AT THE SAME TIME AS THIS AMENDMENT. PHASE IV IS BEING ADDED TO LOT 65.

Washington County Water Conservancy
Certificate of Approval
On this the 21ST day of March, A.D. 2017, Ronald W. Thompson, hereby certifies that this Office has examined this plat and in accordance with the Washington County Water Conservancy District regulations and information on file in this office and that I recommend approval.

Ronald W. Thompson
Ronald W. Thompson
Chairman Planning Commission, Washington County, Utah

Approval of the Planning Commission
On this the 26TH day of April, A.D. 2017 the Planning Commission of Washington County reviewed the above subdivision Plat and recommended same for acceptance by Washington County, Utah.

Bryan DeSena
Bryan DeSena
Chairman Planning Commission, Washington County, Utah

Public Works Director's Certificate
I, hereby certify that this plat was examined this [Date] at [Location] and in accordance with the information on file in this office.

Ronald W. Thompson
Ronald W. Thompson
Public Works Director

Approval as to Form
Approved as to Form, this the 30TH day of May, A.D. 2017.

Bryan DeSena
Bryan DeSena
Washington County Attorney

Approval and Acceptance by Washington County
We, the Washington County Commission of Washington County, Utah, have reviewed the above subdivision final plat and by authorization of said Commission, record in the minutes of its meeting of the [Date] day of [Month], A.D. 2017, hereby accept said final Plat with all commitments and obligations pertaining thereto.

Michael J. Bell
Michael J. Bell
Washington County Commission Chairman

Treasurer's Approval
I, Washington County Treasurer, do hereby certify on this the [Date] day of [Month], A.D. 2017 that all taxes, assessments and fees due on this Plat have been paid.

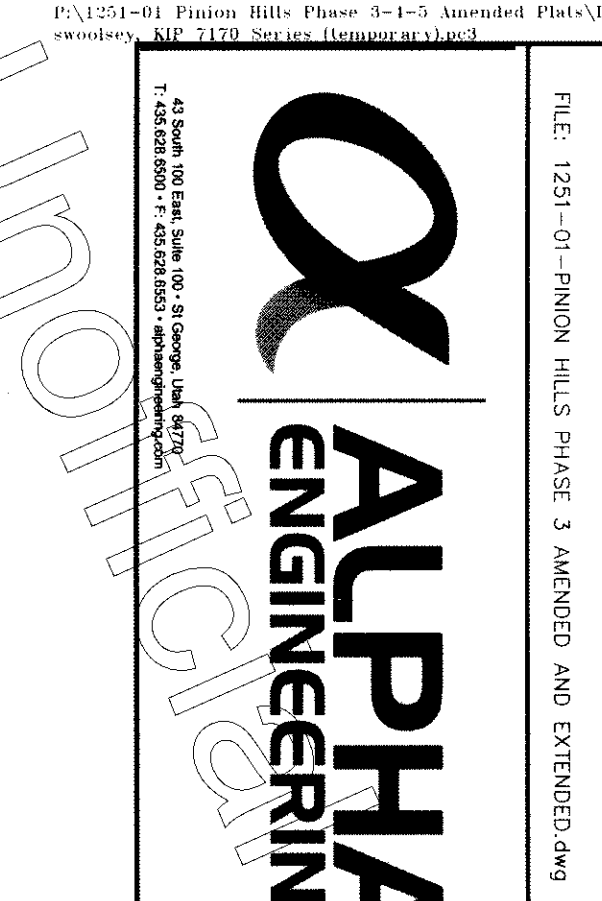
Daniel J. Swanson
Daniel J. Swanson
Washington County Treasurer

DGC # 20170025720

Washington County Recorder
Ronald W. Thompson
Washington County Recorder

PINON HILLS SUBDIVISION PHASE III AMENDED AND EXTENDED

A 29 Lot Subdivision Located in the Northeast Quarter of Section 19, Township 40 South, Range 16 West, SLB&M, Dammeron Valley Utah



ALPHA ENGINEERING

41 East 300 West, Suite 100, Provo, Utah 84601
Tel: 801.735.5555 | Fax: 801.735.5556
www.alphaing.com