

MAP (NON-CONVEYING)

NAME: STORM DRAINAGE EASEMENT EXHIBIT

LOTS: 0 MAP #3957

PARCEL:

WASHINGTON COUNTY FLOOD CONTROL AUTHORITY

CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT  
ACROSS THE GROVES, L.L.C. (SEGMENT 4)

BEGINNING AT A POINT S1°08'32"W, 2363.21 FEET ALONG THE SECTION LINE AND EAST 1418.57 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE EASTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID EASTERLY LINE RUNNING S42°12'35"E, 367.64 FEET; THENCE S78°27'58"E, 498.80 FEET TO A POINT ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING THE POINT OF TERMINUS.  
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE EASTERLY LINE OF WASHINGTON FIELDS ROAD AND END ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT  
ACROSS THE GROVES, L.L.C. (SEGMENT 5)

BEGINNING AT A POINT S1°08'32"W, 173.47 FEET ALONG THE SECTION LINE AND EAST 1481.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE SOUTH LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID SOUTH LINE OF WARNER VALLEY ROAD RUNNING S9°35'00"E, 1585.92 FEET; THENCE S9°32'59"E, 939.27 FEET; THENCE S45°00'20"W 26.87 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SECTION 12, SAID POINT BEING THE POINT OF TERMINUS.  
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE SOUTH LINE OF WARNER VALLEY ROAD AND END ON THE NORTH LINE OF SECTION 12, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT  
ACROSS CARDIFF WALES, L.L.C.

BEGINNING AT A POINT S88°54'44"E, 494.03 FEET ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 2, T43S, R15W, SLB&M, SAID POINT BEING ON THE SOUTH LINE OF CARDIFF WALES, L.L.C. PROPERTY, RUNNING THENCE N41°38'46"E, 1196.02 FEET; THENCE N43°19'39"E, 436.76 FEET; THENCE N52°00'57"E, 845.47 FEET; THENCE N31°59'44"E, 847.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2, BEING THE EAST LINE OF CARDIFF WALES, L.L.C. PROPERTY, SAID POINT ALSO BEING THE POINT OF TERMINUS.  
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE SOUTH LINE OF GRANTORS PROPERTY AND END AT THE EAST LINE OF GRANTORS PROPERTY, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

## 50 FOOT WIDE EASEMENT CENTERLINE DESCRIPTIONS

### CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT ACROSS THE GROVES, L.L.C. (SEGMENT 1)

BEGINNING AT A POINT S88°54'44"E, 494.03 FEET ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, T43S, R15W, SLB&M, SAID POINT BEING ON THE NORTH BOUNDARY OF THE GROVES, L.L.C. PROPERTY, RUNNING THENCE S41°38'46"W, 644.67 FEET; THENCE S65°07'12"W, 81.68 FEET TO A POINT ON THE CENTER SECTION LINE, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF THE GROVES, L.L.C. PROPERTY AND THE POINT OF TERMINUS. THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE WEST LINE AND END AT THE NORTH LINE OF GRANTORS PROPERTY, AND AT ANGLE POINTS OF SIDELINES TO PROVIDE CLOSURE OF SIDELINES.

### CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT ACROSS THE GROVES, L.L.C. (SEGMENT 2)

BEGINNING AT A POINT S1°08'32"W, 156.87 FEET ALONG THE SECTION LINE AND EAST 981.11 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE WESTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT ALSO BEING ON A 3197.00 FOOT RADIUS CURVE OF SAID WESTERLY LINE, THENCE LEAVING SAID WESTERLY LINE RUNNING S9°41'02"E, 205.75 FEET; THENCE S9°32'24"E, 1567.17 FEET TO A POINT ON SAID WESTERLY LINE OF WASHINGTON FIELDS ROAD, SAID POINT BEING THE POINT OF TERMINUS. THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AND END AT THE WESTERLY LINE OF WASHINGTON FIELDS ROAD, AND AT ANGLE POINTS OF SIDELINES TO PROVIDE CLOSURE OF SIDELINES.

### CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT ACROSS THE GROVES, L.L.C. (SEGMENT 3)

BEGINNING AT A POINT S1°08'32"W, 2484.03 FEET ALONG THE SECTION LINE AND EAST 1419.17 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE EASTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID EASTERLY LINE RUNNING S9°35'00"E, 244.20 FEET TO A POINT ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING THE POINT OF TERMINUS. THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED SO AS TO BEGIN AT THE EASTERLY LINE OF WASHINGTON FIELDS ROAD AND END ON THE NORTHERLY LINE OF WARNER VALLEY ROAD TO PROVIDE CLOSURE OF SIDELINES.



**NARRATIVE**

THIS SURVEY IS TO SHOW EXISTING EASEMENTS, CENTERLINE, RIGHT-OF-WAY, AND PROPERTY LINES FOR A 20 FOOT WIDE EASEMENT CENTERLINE DESCRIBED FROM THE CENTERLINE OF SECTION 11, SECTION 12, AND SECTION 13, WASHINGTON COUNTY, UTAH. THE SURVEY WAS CONDUCTED BY RAB SURVEYING, INC. ON 1/11/18. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF UTAH, 1954, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1978, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1989, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1990, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1991, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1992, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1993, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1994, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1995, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1996, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1997, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1998, AND THE SURVEYING ACT OF THE STATE OF UTAH, 1999, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2000, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2001, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2002, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2003, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2004, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2005, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2006, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2007, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2008, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2009, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2010, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2011, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2012, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2013, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2014, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2015, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2016, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2017, AND THE SURVEYING ACT OF THE STATE OF UTAH, 2018.

**20 FOOT WIDE EASEMENT CENTERLINE DESCRIPTIONS**

**CENTRINE DESCRIPTION FOR THE CENTERLINE**

STARTING AT A POINT BEARING 44.81 DEGREES ALONG THE SECTION LINE FROM THE CENTERLINE OF SECTION 11, 12, AND 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT, THE CENTERLINE OF THE EASEMENT SHALL BE A 20 FOOT WIDE EASEMENT CENTERLINE DESCRIBED FROM THE CENTERLINE OF SECTION 11, SECTION 12, AND SECTION 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT.

**SECTION 11**

STARTING AT A POINT BEARING 44.81 DEGREES ALONG THE SECTION LINE FROM THE CENTERLINE OF SECTION 11, 12, AND 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT, THE CENTERLINE OF THE EASEMENT SHALL BE A 20 FOOT WIDE EASEMENT CENTERLINE DESCRIBED FROM THE CENTERLINE OF SECTION 11, SECTION 12, AND SECTION 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT.

**SECTION 12**

STARTING AT A POINT BEARING 44.81 DEGREES ALONG THE SECTION LINE FROM THE CENTERLINE OF SECTION 11, 12, AND 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT, THE CENTERLINE OF THE EASEMENT SHALL BE A 20 FOOT WIDE EASEMENT CENTERLINE DESCRIBED FROM THE CENTERLINE OF SECTION 11, SECTION 12, AND SECTION 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT.

**SECTION 13**

STARTING AT A POINT BEARING 44.81 DEGREES ALONG THE SECTION LINE FROM THE CENTERLINE OF SECTION 11, 12, AND 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT, THE CENTERLINE OF THE EASEMENT SHALL BE A 20 FOOT WIDE EASEMENT CENTERLINE DESCRIBED FROM THE CENTERLINE OF SECTION 11, SECTION 12, AND SECTION 13, WASHINGTON COUNTY, UTAH, TO THE POINT OF BEGINNING OF THE EASEMENT.

**PREPARED BY: RAB SURVEYING**  
 237 PISCATAWAY PARK DRIVE WASHINGTON, UTAH 84790  
 PHONE: 435-793-5111

**COMPLETED:**  
 JANUARY 6, 2018 (REVISED JANUARY 9, 2018)

**REQUESTED BY:**  
 WASHINGTON COUNTY FOOD CONTROL AUTHORITY

**RECORDED NUMBER**  
 DOC # 20180006392

**WASHINGTON COUNTY RECORDER**



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