

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

**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 (CLASS I, RING & LID SET TO CITY STANDARD).
- ◆ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ◆ SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FOUND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- ▨ SPECIFIES COMMON AREA = 81,876 SQ FT OR 1.88 ACRES
- ▨ SPECIFIES LIMITED COMMON AREA = 16,256 SQ FT OR 0.37 ACRE
- ▨ SPECIFIES PRIVATE ELEMENT = 101,689 SQ FT OR 2.34 ACRES
- ▨ SPECIFIES UN-IRRIGATED COMMON AREA = 48,686 SQ FT OR 1.12 ACRES
- ▨ SPECIFIES PRIVATE STREET & GUESS PARKING AREAS = 20,364 SQ FT OR 0.47 ACRES
- ▨ SPECIFIES PUBLIC STREET AREA = 64,606 SQ FT OR 1.48 ACRES
- ▨ SPECIFIES APPROXIMATE LOCATION OF ASPHALT TRAILS



LINE NO.	DIRECTION	LENGTH
L1	N 13°29'40" W	50.00'
L2	N 13°03'32" E	17.00'
L3	S 76°56'28" E	12.61'
L4	N 13°03'32" E	17.00'
L5	N 76°56'28" W	12.85'
L6	N 4°20'56" E	48.84'
L7	N 85°39'04" W	17.00'
L8	N 4°20'56" E	27.50'
L9	S 69°31'25" E	16.95'
L10	S 2°39'08" E	12.71'
L11	N 87°20'52" E	50.00'
L12	S 87°20'52" W	20.00'
L13	N 0°20'02" E	20.00'
L14	N 0°20'02" E	20.00'
L15	N 0°20'02" E	20.00'
L16	S 94°45'07" W	20.04'
L17	N 4°20'56" E	11.42'
L18	S 76°56'28" E	20.70'
L19	N 87°20'52" E	20.70'
L20	N 76°56'28" W	9.61'
L21	N 13°03'32" E	17.00'
L22	S 2°39'08" E	17.00'
L23	S 2°39'08" E	20.00'
L24	S 2°39'08" E	20.00'
L25	S 2°39'08" E	20.00'

LINE NO.	DIRECTION	LENGTH
L26	S 87°20'52" W	20.00'
L27	S 87°20'52" W	20.00'
L28	S 87°20'52" W	20.00'
L29	S 87°20'52" W	20.00'
L30	S 87°20'52" W	20.00'
L31	N 76°30'20" E	14.23'
L32	S 87°20'52" W	14.23'
L33	N 13°29'40" W	20.00'
L34	N 13°29'40" W	20.00'
L35	N 13°29'40" W	20.00'
L36	N 25°57'04" W	20.48'
L37	S 87°20'52" W	20.00'
L38	S 87°20'52" W	20.00'
L39	S 87°20'52" W	20.00'
L40	S 81°13'38" W	20.00'
L41	N 45°49'53" W	20.00'
L42	N 29°53'27" W	23.21'
L43	S 25°57'04" E	20.48'
L44	N 13°29'40" W	20.00'
L45	S 13°29'40" E	20.00'
L46	N 13°29'40" W	20.00'
L47	S 13°29'40" E	20.00'
L48	N 13°29'40" W	20.00'
L49	S 1°02'15" E	20.48'
L50	N 13°28'03" W	20.00'

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	31.42'	90°00'00"	S 58°29'40" E	28.28'
C2	20.00'	31.42'	90°00'00"	S 31°30'20" W	28.28'
C3	20.00'	31.42'	90°00'00"	S 58°29'40" E	28.28'
C4	133.00'	61.64'	26°33'11"	S 07°30'4" E	61.09'
C5	20.00'	31.42'	90°00'00"	S 58°03'32" W	28.28'
C6	20.00'	30.40'	87°05'52"	S 33°23'32" E	27.56'
C7	167.00'	16.93'	5°48'28"	N 77°15'10" E	16.92'
C8	2.50'	3.93'	90°00'00"	S 49°20'56" W	3.54'
C9	63.50'	18.37'	16°34'44"	N 16°38'18" W	18.31'
C10	2.50'	4.02'	92°08'09"	S 23°27'20" E	3.60'
C11	83.00'	98.10'	67°43'18"	S 56°28'23" W	92.49'
C12	20.00'	30.37'	87°00'51"	N 46°09'33" W	27.54'
C13	20.00'	32.46'	92°59'09"	S 43°50'27" W	29.01'
C14	63.00'	18.47'	16°47'50"	S 81°56'07" W	18.40'
C15	113.00'	32.13'	16°17'20"	S 84°30'28" E	32.02'
C16	133.00'	36.47'	15°42'39"	S 84°47'48" E	36.36'
C17	2.50'	3.93'	90°00'00"	N 31°56'28" W	3.54'
C18	186.50'	51.64'	15°51'52"	S 84°43'12" E	51.47'
C19	2.50'	3.93'	90°00'00"	S 42°20'52" W	3.54'
C20	20.00'	31.42'	90°00'00"	N 42°20'52" E	28.28'

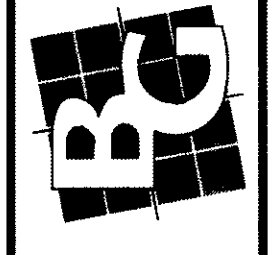
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	20.00'	31.42'	90°00'00"	N 47°39'08" W	28.28'
C22	20.00'	31.42'	90°00'00"	N 42°20'52" E	28.28'
C23	167.00'	31.60'	10°50'32"	S 81°55'36" W	31.55'
C24	20.00'	31.42'	90°00'00"	N 47°39'08" W	28.28'
C25	133.00'	25.17'	10°50'32"	S 81°55'36" W	25.13'
C26	113.00'	9.59'	4°51'50"	S 78°56'16" W	9.59'
C27	20.00'	27.63'	79°09'28"	N 36°55'36" E	25.49'
C28	20.00'	7.64'	21°53'43"	S 13°35'59" E	7.60'
C29	70.00'	9.10'	7°26'55"	N 20°49'23" W	9.09'
C30	50.00'	-13.77'	15°46'29"	N 16°39'36" W	13.72'
C31	70.00'	54.67'	44°44'55"	N 13°36'06" E	53.29'
C32	50.00'	46.20'	52°56'29"	N 17°41'53" E	44.57'
C33	50.00'	47.33'	54°13'56"	N 17°17'05" E	45.58'
C34	70.00'	49.09'	40°10'51"	N 64°15'33" E	48.09'
C35	20.00'	7.64'	21°53'43"	S 87°27'12" W	7.60'
C36	70.00'	6.93'	5°40'31"	S 84°26'12" E	6.93'

WEST 1/4 CORNER SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, S.L.B.&M. (WASH. CO. ALUM. CAP L.S. 7753) (H.C.N. NO. 2037)

SOUTHWEST CORNER SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, S.L.B.&M. 1988 WASHINGTON COUNTY ALUMINUM CAP L.S. 7753 (H.C.N. NO. 2036)

<p><b>APPROVAL OF PUBLIC WORKS</b></p> <p>THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 14 DAY OF January, A.D. 2018.</p> <p><i>[Signature]</i> PUBLIC WORKS, WASHINGTON CITY</p>	<p><b>ENGINEER'S APPROVAL</b></p> <p>THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 12 DAY OF December, A.D. 2018.</p> <p><i>[Signature]</i> ENGINEER, WASHINGTON CITY</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM, THIS THE 22 DAY OF January, A.D. 2018.</p> <p><i>[Signature]</i> CITY ATTORNEY, WASHINGTON CITY</p>	<p><b>APPROVAL OF THE PLANNING COMMISSION</b></p> <p>ON THIS THE 17 DAY OF October, A.D. 2018, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING 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 THE WASHINGTON, UT.</p> <p><i>[Signature]</i> CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH</p>	<p><b>APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH</b></p> <p>WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE 24 DAY OF October, A.D. 2018, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p><i>[Signature]</i> CITY RECORDER, WASHINGTON CITY</p>	<p><b>TREASURER APPROVAL</b></p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 17 DAY OF October, A.D. 2018, THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p><i>[Signature]</i> WASHINGTON COUNTY TREASURER</p>	<p><b>RECORDED No.</b></p> <p>DOC # 2019002611</p> <p><i>[Signature]</i> WASHINGTON COUNTY RECORDER</p>
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**BUSH & GUGGELL, INC.**  
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St. George, Utah 84770  
Phone (435) 775-3333 Fax (435) 775-3161  
www.bushandguggell.com



Drawn: MDR Date: SEPT. 2018  
Email: gregg@bushandguggell.com  
Checked: DGM  
Approved: DGM  
Scale: 1" = 60'  
Job No.: 141265

**VILLAS AT GREEN SPRING PHASE 3**  
LOCATED IN  
NE 1/4 OF SW 1/4 OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE & MERIDIAN

SHEET 1  
2 SHEETS  
FILE: 141265FP3

GENERAL NOTES

- 1. THIS PLANNED DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STREETS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
6. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
7. ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE STREETS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
8. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 14, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
9. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT-DISTANCE REQUIREMENTS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, PUBLIC STREETS, COMMON AREAS, NON-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

VILLAS AT GREEN SPRING PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE VILLAS AT GREEN SPRINGS DISTRICT ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, COMMON, LIMITED COMMON AREAS AND NON-IRRIGATED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DISTRICT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS, AND BYLAWS FOR VILLAS AT GREEN SPRING AS AMENDED FROM TIME TO TIME, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON FEBRUARY 23, 2018, DOCUMENT NO. 20180007898, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

AND DO HEREBY DEDICATE TO WASHINGTON CITY FOR THE USE OF THE GENERAL PUBLIC ALL PUBLIC STREETS SHOWN ON THIS PLAT. AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS AND PRIVATE STREETS, COMMON AREAS, NON-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

EXCEPTING AND RESERVING TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24th DAY OF October, 2018

STATE OF UTAH

THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DAVID URE, DIRECTOR

APPROVED AS TO FORM SPECIAL ASSISTANT ATTORNEY GENERAL

JOINER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY LOCATED IN SECTION 3 OF TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED IN THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE 1046 DATED NOVEMBER 20, 2013, BETWEEN BRENNAN HOLDINGS NO. 100, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATIONS AND CONVEYANCES.

BRENNAN HOLDINGS NO. 100, LLC (A UTAH LIMITED LIABILITY COMPANY)

JAR JAMES A. RAINES, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PRIVATE STREETS, LIMITED COMMON AREA, AND COMMON AREA, HEREAFTER TO BE KNOWN AS THE

VILLAS AT GREEN SPRING PHASE 3

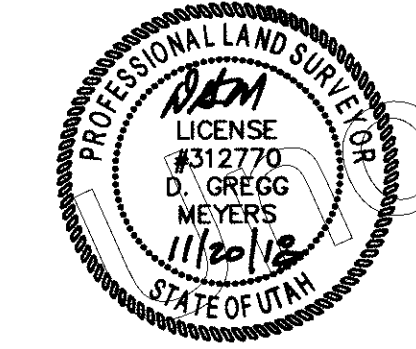
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF "VILLAS AT GREEN SPRING PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N 11'3"49" E 1654.36 FEET ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND EAST 2144.67 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 3, AND RUNNING ALONG THE EASTERLY BOUNDARY OF SAID "VILLAS AT GREEN SPRING PHASE 1" SUBDIVISION THENCE N 13'29'40" W 163.00 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF "VILLAS AT GREEN SPRING PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING THIRTY ONE (31) COURSES: (1) THENCE N 76'30'20" E 53.01 FEET; (2) THENCE N 13'29'40" W 50.00 FEET; (3) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 13'29'40" W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90'00'00"; (4) THENCE N 13'29'40" W 152.00 FEET; (5) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90'00'00"; (6) THENCE N 13'29'40" W 34.00 FEET; (7) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 13'29'40" W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90'00'00"; (8) THENCE N 13'29'40" W 6.74 FEET; (9) TO A POINT ON A 133.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.64 FEET THROUGH A CENTRAL ANGLE OF 26'33'11"; (10) THENCE N 13'03'32" E 89.39 FEET; (11) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90'00'00"; (12) THENCE N 13'03'32" E 17.00 FEET; (13) THENCE S 76'56'28" E 12.61 FEET; (14) THENCE N 13'03'32" E 17.00 FEET; (15) THENCE N 76'56'28" W 12.85 FEET; (16) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.40 FEET THROUGH A CENTRAL ANGLE OF 87'05'52"; (17) TO A POINT ON A 167.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 16.93 FEET THROUGH A CENTRAL ANGLE OF 5'48'28"; (18) THENCE N 4'20'56" E 48.84 FEET; (19) TO A POINT ON A 2.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 3.93 FEET THROUGH A CENTRAL ANGLE OF 90'00'00"; (20) THENCE S 85'39'04" E 17.00 FEET; (21) THENCE N 4'20'56" E 27.50 FEET; (22) TO A POINT ON A 63.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 18.37 FEET THROUGH A CENTRAL ANGLE OF 16'34'44"; (23) THENCE N 69'31'25" W 16.95 FEET; (24) TO A POINT ON A 2.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 4.02 FEET THROUGH A CENTRAL ANGLE OF 92'08'09"; (25) TO A POINT ON A 83.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 98.10 FEET THROUGH A CENTRAL ANGLE OF 67'43'18"; (26) THENCE S 89'39'58" E 145.79 FEET; (27) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.37 FEET THROUGH A CENTRAL ANGLE OF 87'00'51"; (28) THENCE S 2'39'08" E 12.71 FEET; (29) THENCE N 87'20'52" E 50.00 FEET; (30) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 87'20'52" E; THENCE ALONG THE ARC OF SAID CURVE 32.46 FEET THROUGH A CENTRAL ANGLE OF 92'59'09"; (31) THENCE S 89'39'58" E 75.56 FEET; THENCE S 2'39'08" E 747.61 FEET; THENCE S 76'30'20" W 408.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 333,577 SQ FT OR 7.66 ACRES MORE OR LESS

DATE: NOVEMBER 20, 2018 BUSH AND GUDGELL INC.



D. GREGG MEYERS PROFESSIONAL LAND SURVEYOR UTAH LICENSE NUMBER 312770

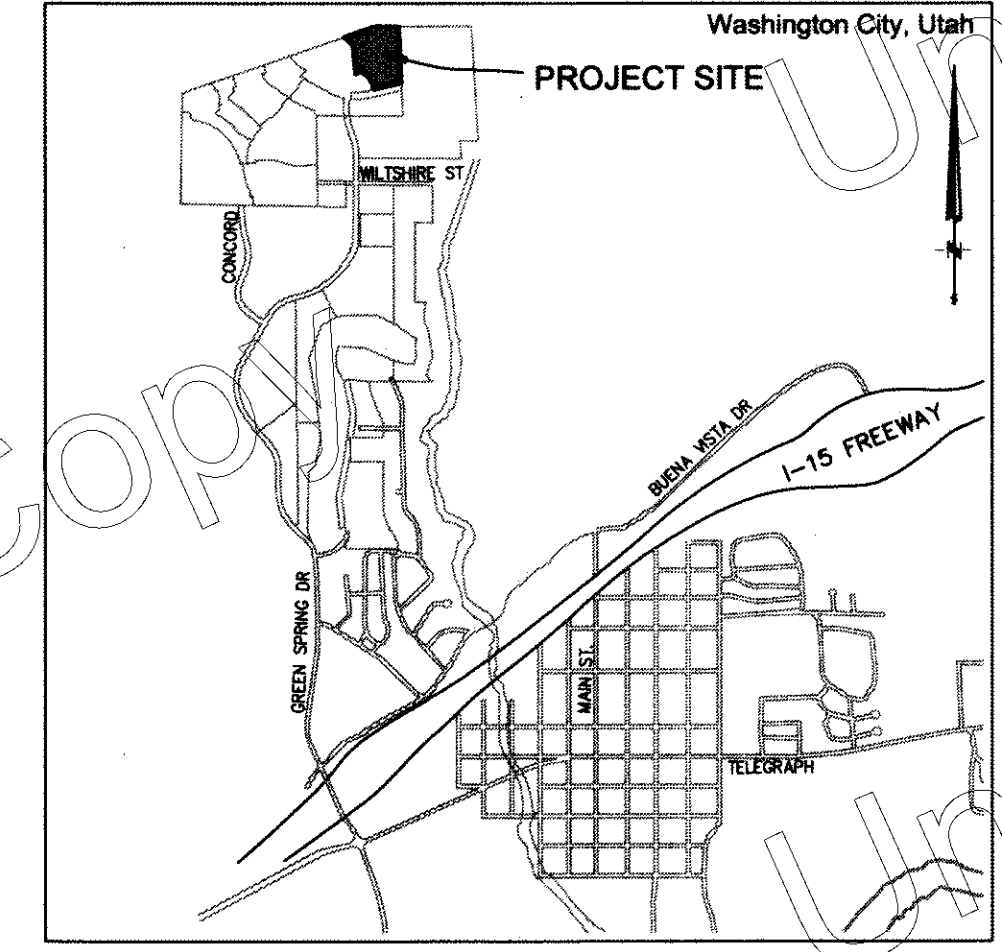
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah } s.s. COUNTY OF Washington }

ON THE 30 DAY OF November, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JAMES A. RAINES WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF BRENNAN HOLDINGS NO. 100, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BRENNAN HOLDINGS NO. 100, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Notary Public information: Hollyann Subler, Commission Number 698331, My Commission Expires April 4, 2020.

VICINITY MAP



STATE OF UTAH ACKNOWLEDGMENT

STATE OF UTAH } s.s. COUNTY OF WASHINGTON }

ON THE 27th DAY OF November, 2018, PERSONALLY APPEARED BEFORE ME, DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

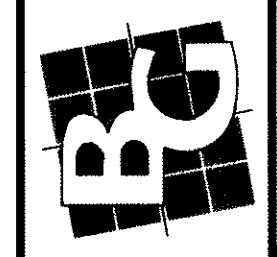
Notary Public information: Alan Russell Roe, Commission Number 697767, My Commission Expires 05/06/21.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

VILLAS AT GREEN SPRING PHASE 3

LOCATED IN NE 1/4 OF SW 1/4 OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 205 East Talmadge Suite #4 St. George, Utah 84770 Phone (435) 875-2337 / Fax (435) 875-3181 www.bushandgudgell.com



Drawn: MAR 01/18/2018 Checked: BGM Approved: JDM Scale: NIS Job No.: 151285

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