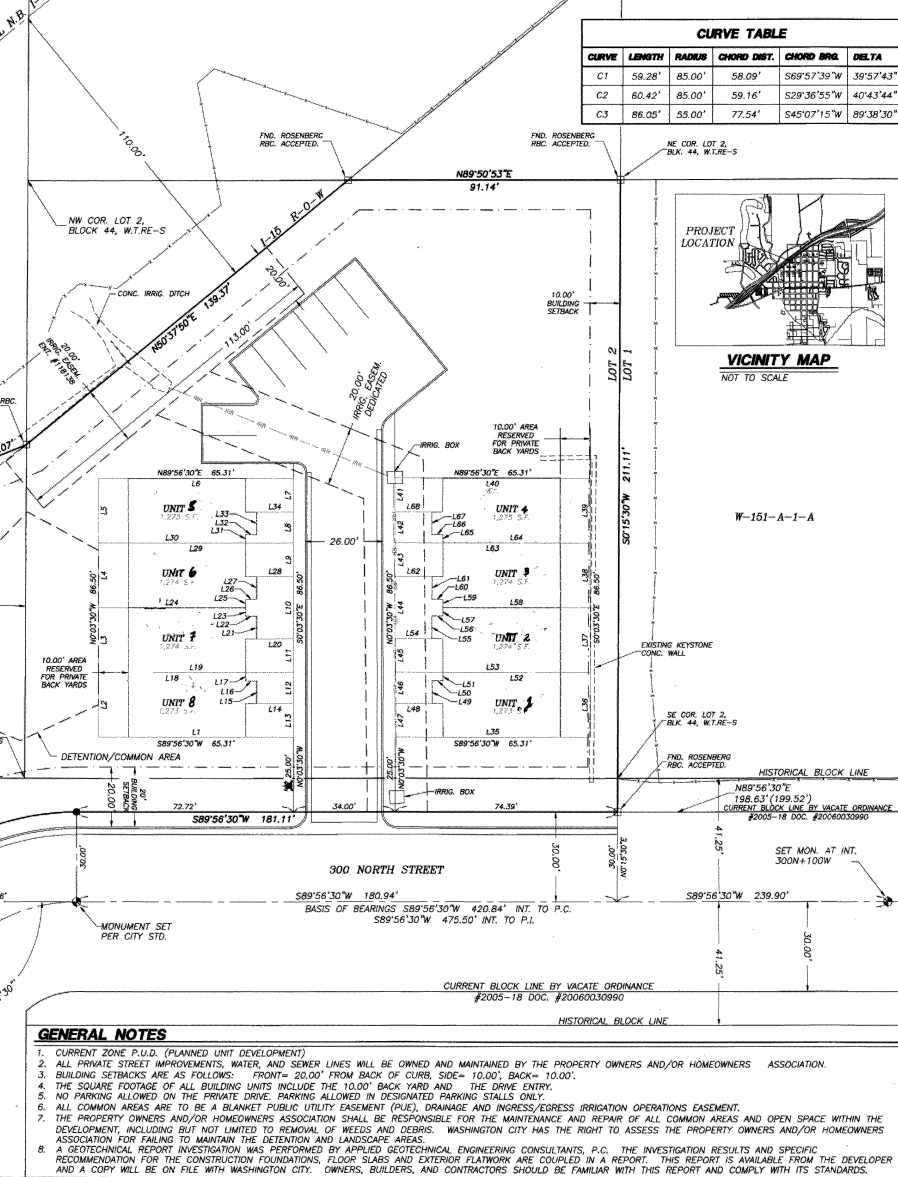
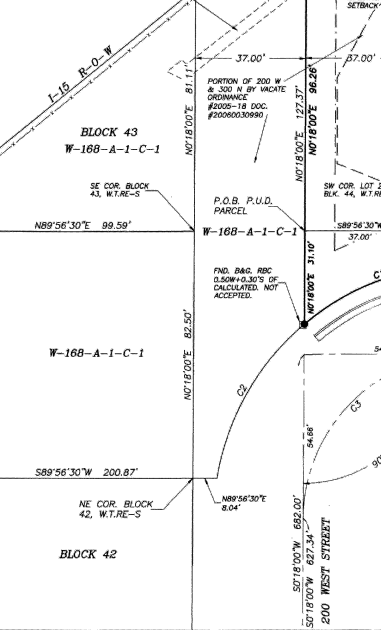


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	65.31'	S89°56'30"W	L21	7.58'	N0°03'30"E	L41	11.30'	S0°03'30"E
L2	21.63'	S0°03'30"E	L22	3.66'	S89°56'30"W	L42	10.33'	S0°03'30"E
L3	21.63'	S0°03'30"E	L23	2.81'	S0°03'30"E	L43	11.28'	S0°03'30"E
L4	21.63'	S0°03'30"E	L24	49.31'	N89°56'30"E	L44	20.78'	S0°03'30"E
L5	21.62'	S0°03'30"E	L25	2.78'	S0°03'30"E	L45	11.23'	S0°03'30"E
L6	65.31'	N89°56'30"E	L26	3.66'	N89°56'30"W	L46	10.42'	S0°03'30"E
L7	11.20'	S0°03'30"E	L27	7.58'	N0°03'30"W	L47	11.21'	S0°03'30"E
L8	10.33'	S0°03'30"E	L28	12.34'	S89°56'30"W	L48	12.34'	N89°56'30"E
L9	11.28'	S0°03'30"E	L29	65.31'	N89°56'30"E	L49	7.58'	S0°03'30"E
L10	20.78'	S0°03'30"E	L30	49.31'	S89°56'30"W	L50	3.66'	S89°56'30"W
L11	11.23'	S0°03'30"E	L31	2.74'	S0°03'30"E	L51	2.83'	N0°03'30"E
L12	10.42'	S0°03'30"E	L32	3.66'	N89°56'30"E	L52	49.31'	S89°56'30"E
L13	11.21'	S0°03'30"E	L33	7.58'	N0°03'30"E	L53	65.31'	S89°56'30"W
L14	12.34'	N89°56'30"E	L34	12.34'	S89°56'30"W	L54	12.34'	N89°56'30"E
L15	7.58'	N0°03'30"E	L35	65.31'	N89°56'30"E	L55	7.58'	S0°03'30"E
L16	3.66'	S89°56'30"W	L36	21.63'	S0°03'30"E	L56	3.66'	S89°56'30"W
L17	2.83'	S0°03'30"E	L37	21.62'	S0°03'30"E	L57	2.81'	N0°03'30"E
L18	49.31'	S89°56'30"W	L38	21.63'	S0°03'30"E	L58	49.31'	S89°56'30"W
L19	65.31'	N89°56'30"E	L39	21.63'	S0°03'30"E	L59	2.78'	N0°03'30"E
L20	12.34'	N89°56'30"E	L40	65.31'	S89°56'30"W	L60	3.66'	S89°56'30"W

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L61	7.58'	N0°03'30"E	L67	7.58'	N0°03'30"E
L62	12.34'	N89°56'30"E	L68	3.66'	S89°56'30"W
L63	65.31'	N89°56'30"E	L69	7.58'	N0°03'30"E
L64	49.31'	N89°56'30"E	L70	12.34'	N89°56'30"E
L65	2.74'	N0°03'30"E	L71	11.23'	S0°03'30"E
L66	3.66'	S89°56'30"W	L72	10.42'	S0°03'30"E
L67	7.58'	N0°03'30"E	L73	11.21'	S0°03'30"E
L68	12.34'	N89°56'30"E	L74	12.34'	N89°56'30"E



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	59.28'	85.00'	58.09'	S89°57'39"W	39°57'43"
C2	60.42'	85.00'	59.16'	S28°36'55"W	40°43'44"
C3	86.05'	55.00'	77.54'	S45°07'15"W	89°38'30"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- EXISTING EASEMENT
- SECTION CORNER AS DESCRIBED
- SET PROXIMATE ENGINEERING REBAR & CAP P.L.S. #7837865
- CENTERLINE MONUMENT SET AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- RECORD BEARING OR DISTANCE
- FIRE HYDRANT

NO HATCHED AREA DENOTES COMMON AREA
HATCHED AREA DENOTES LIMITED COMMON AREA
HATCHED AREA DENOTES PRIVATE AREA

SCALE IN FEET

8/6/2018

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A UTAH PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7837865, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND HEREON, AND HAVE SUBMITTED SAID TRACT OF LAND INTO BUILDING UNITS, COMMON AREAS AND LIMITED COMMON AREAS, TOGETHER WITH EASEMENTS. HEREAFTER TO BE KNOWN AS SILVERADO TOWNHOMES P.U.D., A PLANNED UNIT DEVELOPMENT, AND HAS BEING SURVEYED IN THE SAME MANNER AS SHOWN ON THIS PLAN. THIS SURVEY MATCHES THAT OF SAID PARCEL "B" AND "C" DESCRIPTIONS.

CHAD J. HILL, PLS #7837865 DATE 8/6/2018

NARRATIVE

THIS SUBDIVISION WAS DONE AT THE REQUEST OF THE VERNAL CONTRACTORS, LLC TO CREATE A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS SILVERADO TOWNHOMES P.U.D.

THE BASIS OF BEARINGS IS S89°56'30"W, 420.84 FEET FROM THE INTERSECTION OF 300 NORTH AND 100 WEST STREET, TO THE POINT OF CURVE OF SAID 300 NORTH STREET.

PORTIONS OF THE ORIGINAL 200 WEST STREET AND 300 NORTH STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAN WERE VACATED BY WASHINGTON CITY PER VACATING ORDINANCE 2005-18, DOC. #20060030990.

SUBJECT PARCEL WAS PREVIOUSLY KNOWN AS SILVERADO CONDOMINIUMS. SAID SUBDIVISION WAS VACATED BY WASHINGTON CITY ORDINANCE 2017-18, COUNTY DOC. #20180030990. THE SOUTHWEST CORNER OF SAID SUBDIVISION SEEMS TO HAVE BEEN SURVEYED INCORRECTLY, AS THE CURVE DATA DID NOT MATCH THAT OF THE WASHINGTON CITY VACATING ORDINANCE 2005-18 "B" AND "C" DESCRIPTIONS, PLACING THE SOUTHWEST CORNER TOO FAR SOUTH. THIS SURVEY MATCHES THAT OF SAID PARCEL "B" AND "C" DESCRIPTIONS.

SILVERADO TOWNHOMES P.U.D. DESCRIPTION, TAX ID-W-152-A, W-SICO-1 & 2

BEGINNING AT A POINT BEING S89°56'30"W, 37.00 FEET ALONG THE EXTENSION OF THE SOUTHERN LINE OF BLOCK 44 FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 44, WASHINGTON TOWN RE-SURVEY, ACCORDING TO THE OFFICIAL, RECORDED PLAT THEREOF, ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE N00°18'00"E, 86.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE-15; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: N67°43'36"E, 40.07 FEET; THENCE N60°37'05"E, 159.37 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 2; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N89°50'53"E, ALONG THE NORTH LINE OF SAID LOT 2, 91.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S0°15'30"W, ALONG AND PAST THE EAST LINE OF SAID LOT 2, 211.11 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET AS CONVEYED IN THAT CERTAIN WASHINGTON CITY VACATE ORDINANCE #2005-18, DOCUMENT #20060030990, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG SAID 300 NORTH STREET THE FOLLOWING TWO (2) COURSES: S89°56'30"W, 181.11 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, AND A CENTRAL ANGLE OF 39°57'43"; THENCE WESTERLY ALONG SAID CURVE, 59.28 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°18'00"E, 31.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.958 ACRES.

OWNERS DEDICATION

THE UNDERSIGNED, VERNAL CONTRACTORS, LLC, A UTAH LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBMIT THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION OF SAID PLANNED UNIT DEVELOPMENT, KNOWN AS SILVERADO TOWNHOMES P.U.D., WHICH THE SAME TO BE SUBDIVIDED INTO SINGLE FAMILY UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS, AND DO HEREBY DEDICATE TO THE COMMON USE OF THE HOMEOWNERS OF SAID PLANNED UNIT DEVELOPMENT, BUT NOT TO THE USE OF THE COMMON PUBLIC, ALL COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS IN SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COMMON INTERESTS OF SAID P.U.D. COVERING THE ABOVE DESCRIBED TRACT OF LAND AND WHICH IS RECORDED HERewith AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAN. HEREBY OFFER AND CONVEY TO THE COMMON PUBLIC UTILITY AGENCIES THE SUCCESSORS AND HEIRS A LIMITED EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAN AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, ROADS OR LANEWAYS), "LIMITED COMMON AREAS," OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBSTATIONARY AND APPURTENANCES, TOGETHER WITH ANY AND ALL NECESSARY EASEMENTS, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS THE UNDERSIGNED'S INTENTION THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC UTILITY OR THE CITY OF WASHINGTON, THE UNDERSIGNED WILL BE RESPONSIBLE FOR THE COSTS OF THE RELOCATION OR REQUESTING THE SAME, IN WITNESS WHEREOF, I HAVE SIGNED THIS DEED ON THE 16th DAY OF SEPTEMBER, 2019.

JAMES L. PRICE, OWNER/MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON
S.S. _____
ON THIS 18th DAY OF SEPTEMBER, 2019, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, JAMES L. PRICE, OWNER/MANAGER OF VERNAL CONTRACTORS, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY THAT HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.
RESIDING IN ST-668686 COUNTY OF WASHINGTON
NOTARY PUBLIC FULL NAME: RANDY B. COWAN
COMMISSION NUMBER: 706204
MY COMMISSION EXPIRES: 08/25/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH

FINAL PLAT OF: SILVERADO TOWNHOMES P.U.D.

LOCATED IN A PART OF LOT 2, BLOCK 44, WASHINGTON TOWN RE-SURVEY, A PART OF THE NW 1/4 OF SECTION 14, T42S, R15W, S.L.B.M. WASHINGTON CITY, WASHINGTON COUNTY, UTAH

APPROVAL OF PUBLIC WORKS	SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
1. PLANNING AND ZONING OFFICIAL FOR WASHINGTON CITY, HAVE THIS THE 17th DAY OF December, A.D. 2019, REVIEWED THE ABOVE P.U.D. FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY WASHINGTON CITY, UT.	THE HEREON P.U.D. FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 10th DAY OF SEPT. A.D. 2019	APPROVED AS TO FORM, THIS THE 15th DAY OF September, A.D. 2019	ON THIS 10th DAY OF July, A.D. 2019, THE PLANNING COMMISSION OF WASHINGTON CITY, UTAH, HAS REVIEWED THE ABOVE P.U.D. 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.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE P.U.D. FINAL PLAT AND BY AUTHORITY OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE 25th DAY OF August, A.D. 2019, HEREBY ACCEPT SAID FINAL PLAT AND ITS EASEMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, HEREBY CERTIFY ON THIS 16th DAY OF SEPTEMBER, 2019, THAT I HAVE REVIEWED THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES, DUE AND PENDING ON THIS PLAT, FINAL PLAT HAVE BEEN PAID IN FULL.	DOC # 20190054041
<i>[Signature]</i> PUBLIC WORKS WASHINGTON CITY	<i>[Signature]</i> SURVEYOR WASHINGTON CITY	<i>[Signature]</i> CITY ATTORNEY WASHINGTON CITY	<i>[Signature]</i> CHAIRMAN PLANNING COMMISSION WASHINGTON CITY	<i>[Signature]</i> MAYOR WASHINGTON CITY	<i>[Signature]</i> WASHINGTON COUNTY TREASURER	<i>[Signature]</i> WASHINGTON COUNTY RECORDER

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Utah #20190054041
Professional Seal No. 20190054041
Professional Seal No. 20190054041
Professional Seal No. 20190054041
Professional Seal No. 20190054041

DATE: 8/6/2018
SCALE: 1"=20'
JOB NO: 2019-001
SHEET NO: 1 OF 1

FINAL PLAT OF:
SILVERADO TOWNHOMES P.U.D.
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
LOCATED IN A PART OF LOT 2, BLOCK 44, WASHINGTON TOWN RE-SURVEY, A PART OF THE NW 1/4 OF SECTION 14, T42S, R15W, S.L.B.M.