

DOC # 20210017794

Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
03/12/2021 11:25:39 AM Fee \$ 104.00
By MOUNTAIN VIEW TITLE CO

MAP



NAME: WOODLAND ESTATES PATIO HOMES – PHASE 2

LOTS: 27 MAP: 4569

PARCEL: SG-5-2-34-4101

WOODLAND ESTATES WASHINGTON FIELDS, L.L.C.

BEGINNING AT A POINT ON THE EAST LINE OF WOODLAND ESTATES TOWNHOMES PHASE 1, SAID POINT BEING THE SOUTHWEST CORNER OF WOODLAND ESTATES PATIO HOMES PHASE 2, SAID POINT ALSO BEING NORTH $00^{\circ}50'38''$ EAST 1,560.18 FEET ALONG THE SECTION LINE AND EAST 1,318.57 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE EASTERLY THE FOLLOWING (7) COURSES ALONG THE SOUTHERLY LINE OF SAID WOODLAND PATIO HOMES PHASE 2;

THENCE SOUTH $89^{\circ}18'43''$ EAST 35.00 FEET;
THENCE NORTHEAST 31.42 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH $89^{\circ}18'43''$ EAST, LONG CHORD BEARS NORTH $45^{\circ}41'32''$ EAST 28.29 FEET WITH A CENTRAL ANGLE OF $90^{\circ}00'30''$);

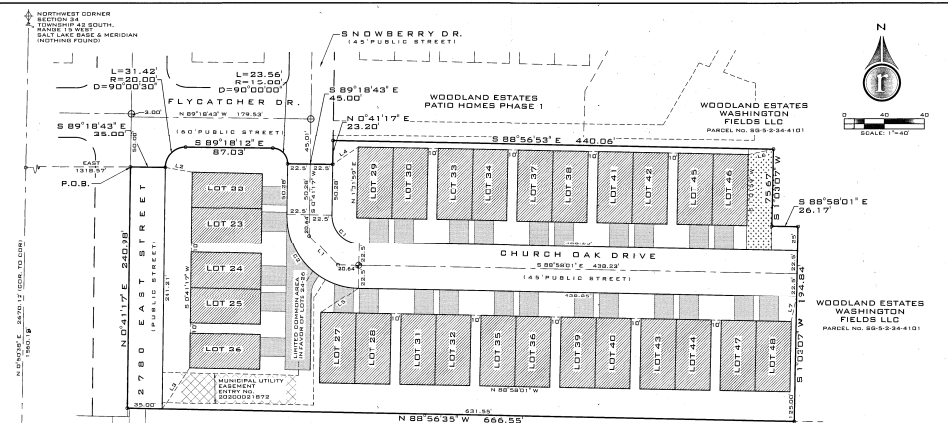
THENCE SOUTH $89^{\circ}18'12''$ EAST 87.03 FEET;
THENCE SOUTHEAST 23.56 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH $00^{\circ}41'17''$ WEST, LONG CHORD BEARS SOUTH $44^{\circ}18'43''$ EAST 21.21 FEET WITH A CENTRAL ANGLE OF $90^{\circ}00'00''$);

THENCE SOUTH $89^{\circ}18'43''$ EAST 45.00 FEET;
THENCE NORTH $00^{\circ}41'17''$ EAST 23.20 FEET;
THENCE SOUTH $88^{\circ}56'53''$ EAST 440.06 FEET;
THENCE SOUTH $01^{\circ}03'07''$ WEST 75.67 FEET;
THENCE SOUTH $88^{\circ}58'01''$ EAST 26.17 FEET;
THENCE SOUTH $01^{\circ}03'07''$ WEST 194.84 FEET;

THENCE NORTH $88^{\circ}56'35''$ WEST 666.55 FEET EASTERLY LINE OF WOODLAND ESTATES TOWNHOMES PHASE 1;

THENCE NORTH $00^{\circ}41'17''$ EAST 240.98 FEET TO ALONG SAID EASTERLY LINE OF WOODLAND ESTATES TOWNHOMES PHASE 1 THE POINT OF BEGINNING.

CONTAINING 175,241 SQUARE FEET OR 4.02 ACRES.



LINE TABLE

LINE NUMBER	DIRECTION	LENGTH
L1	41.25 N 44°00'00" W	11.25
L2	27.24 S 80°16'10" E	27.24
L3	40.82 N 33°20'00" E	40.82
L4	20.37 N 58°00'00" E	20.37
L5	11.48 S 86°00'00" E	11.48
L6	27.24 S 80°16'10" E	27.24
L7	25.84 N 12°17'00" E	25.84

CURVE TABLE

CHORD LENGTH	RADIUS	DELTA
C1	28.00	37.90
C2	11.25	16.16

NOTICE OF CONDITIONS AND RESTRICTIONS:

1. THE SUBDIVISION SHOWN HEREON...
2. THE ASSOCIATION SHALL BE RESPONSIBLE FOR BEARING...
3. THE ASSOCIATION SHALL BE RESPONSIBLE FOR...
4. ALL SEWER AND WATER IMPROVEMENTS ARE...
5. ALL UTILITIES ARE TO BE MAINTAINED...
6. THE ASSOCIATION SHALL BE RESPONSIBLE...
7. THE LANDSCAPE STRIP ALONG 2780 EAST STREET...
8. ALL UTILITIES ARE TO BE MAINTAINED...
9. THE UNITED COMMON AREA PRIVATE DRIVE...
10. THE ASSOCIATION SHALL BE RESPONSIBLE...



MORTGAGE CONSENT TO RECORD:
I, the undersigned, do hereby consent to the recording of the above described plat...
Signature: [Signature]

CORPORATE ACKNOWLEDGMENT:
I, the undersigned, do hereby acknowledge that I am the duly authorized officer...
Signature: [Signature]

SURVEYOR'S CERTIFICATE:
I, the undersigned, being duly licensed and qualified as a Surveyor...
Signature: [Signature]

LEGAL DESCRIPTION:
THAT CERTAIN PARCELS OF LAND...
THAT THE BOUNDARY LINE...
THAT THE BOUNDARY LINE...
THAT THE BOUNDARY LINE...

WINDMILL PLAZA LLC, ET AL
PARCEL NO. 05-0-2-34-42001
VICINITY MAP
WASHINGTON FIELDS LLC
PARCEL NO. 05-0-2-34-4101

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:
I, the undersigned, do hereby acknowledge that I am the duly authorized officer...
Signature: [Signature]

THE FINAL PLAT FOR
WOODLAND
ESTATES PATIO HOMES
- PHASE 2 -
LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH,
SALT LAKE BASE AND MERIDIAN,
COUNTY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOC
CIVIL ENGINEERS - LAND SURVEYORS
352 EAST ROSENBERG DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH: 435-778-9088 FAX: 435-778-9397 WWW.ROSENBERG.COM

CITY ENGINEER APPROVAL
I HEREBY VERIFY THAT THE OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND DEEMED IT CORRECT...
Signature: [Signature]

CITY ATTORNEY APPROVAL
I HEREBY VERIFY THAT THE OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND DEEMED IT CORRECT...
Signature: [Signature]

LAND USE AUTHORITY APPROVAL
I HEREBY VERIFY THAT THE LAND USE AUTHORITY HAS REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVES IT...
Signature: [Signature]

TREASURER APPROVAL
I HEREBY VERIFY THAT THE LAND USE AUTHORITY HAS REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVES IT...
Signature: [Signature]