MAP

DOC # 20210017798

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
03/12/2021 11:25:39 AM Fee \$ 168.00

By MOUNTAIN VIEW TITLE CO

NAME: WOODLAND ESTATES TOWNHOMES – PHASE 2

LOTS: 34 MAP: 4570

PARCEL: SG-5-2-34-4402

WOODLAND ESTATES WASHINGTON FIELDS, L.L.C.

BEGINNING AT A POINT BEING NORTH DD°50'38" EAST 1,601.05 FEET ALONG THE SECTION LINE AND EAST 524.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°18'43" EAST 117.33 FEET;

THENCE EAST 52.94 FEET ALONG AN ARC OF A 775.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°41'17" WEST, LONG CHORD BEARS SOUTH 87°21'18" EAST 52.93 FEET WITH A CENTRAL ANGLE of 03°54'50");

THENCE EAST 206.83 FEET ALONG AN ARC OF A 1,466.60 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 04°36'07" EAST, LONG CHORD SEARS SOUTH 89°26'17" EAST 206.66 FEET WITH A CENTRAL ANGLE OF 08°04'49") TO THE EASTERLY LINE OF WOODLAND ESTATES TOWNHOMES PHASE 1A;

THENCE WESTERLY THE FOLLOWING (4) COURSES ALONG THE WESTERLY LINE OF SAID WOODLAND ESTATES

TOWNHOMES PHASE 1A; THENCE SOUTH Q0°00'03" EAST 32.56 FEET;

THENCE EAST 216.15 FEET ALONG AN ARC OF A 1,499.10 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 03°24'10" WEST, LONG CHORD SEARS NORTH 82°28'00" EAST 215.97 FEET WITH A CENTRAL ANGLE OF 08°15'41");
THENCE SOUTH 11°39'51" EAST 29.78 FEET;

THENCE SOUTH 247.34 FEET;

THENCE NORTH $88^{\circ}56'53''$ WEST 602.23 FEET; THENCE NORTH $01^{\circ}04'21''$ EAST 275.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,927 SQUARE FEET OR 3.69 ACRES.

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NOTICE OF CONDITIONS AND RESTRICTIONS.

1. THE SUBDIVISION SORTAINS PRIVATE STREETS AND DRAINING. PRIVATE STREETS AND DRAINING.
INFRARFACTIONS ARE NOT DOWNED, AMENDAMED, OR BEFARED OF THE CITY OF ST. DEDORGE. THE
ABSOCIATION SHALL BE RESPONSIBLE FOR THE HAINFDRANGE AND REPART OF ALL PRIVATE STREETS AND
DRAININGS WITHIN THE SUBDIVISIONS.

2. THE ASSOCIATION SHALL SE SESPONSISLE FOR REPAYING, RESTORING, OR SEPLACING PRIVATE STREETS, LANDSOAPING, OR OTHER PRIVATE INFROVMENTS CONTAINED WITHIN THIS SECRIMONISTION RESULTING FROM OMABIE ON DESIGNATION AND AND A 3. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-HUMBINA, SPROVENITIES CONFINENCE WHITE THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY SE AVECESSARY FROM THE OT THE TO REPORT, RESTORE, OR SPECIAL PRIVATE STREETS, AMOSEMANIE, OR CHIEF REVAILS IMPROVEMENTS CONFINENCE WHITH THIS SUBDIVISION SECULITIES THE CONFINENCE WHITE AND ADDITIONAL OF SUBDIVISION ASSOCIATION OF THE CONFINENCE WHITE ADDITIONAL SECULITIES.

4. BY RECORDING THE SUBDIVISION PLAT, HUNGINAL UTLITY EASEMBLYS ARE MERESY GRANTED WITHIN ALL COMINN AND LINITED COMMON AREAS (INCLUDING MINATE DRIVES) WITHIN THE SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL MAINTENAL UTLITIES. 5. ALL POWER, BEWER, AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY DITY OF 8T. BEDDING, UP TO AND INCLUDING THE METCRS. ALL FIRE INFORMATE AND THEIR APPLIETMENDED WITHIN THIS BUBLINGHOUGH ARE MANUFALL AND ANE MAINTAINED BY THE CITY OF ST. GEORGE. THE LINES TO REMOVEMENT AND THE PROPERTY OF THE ARROCATION.

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THE FINAL PLAT FOR WODDLAND

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DOATED IN SECTION 24, TOWNSHIP 2 SOUTH,
OUTY OF ST. SECREE, WASHINGTON COUNTY, UTAH,
STEET OF 2

ROSENBERG

352 EAST RIVERSIDE DISVE, SUITE A-2,ST. GEDROE, UTAH 8479 PH (435) 673-6566 FX (435) 673-6397 - WWW.RADIVIL.COM FPLAT-TH-2.DWG B/20/2019 B.E.A.
FILE NUMBER: DATE: ORAWN:
9985-17 1" = 30" B.E.A.
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CITY ATTORNEY APPROVAL

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