

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

MAP



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 00°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 BEARS 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 00°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 BEARS 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;

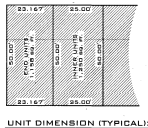
THENCE NORTH 88°56'53" WEST 602.23 FEET;

THENCE NORTH 01°04'21" EAST 275.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,927 SQUARE FEET OR 3.69 ACRES.

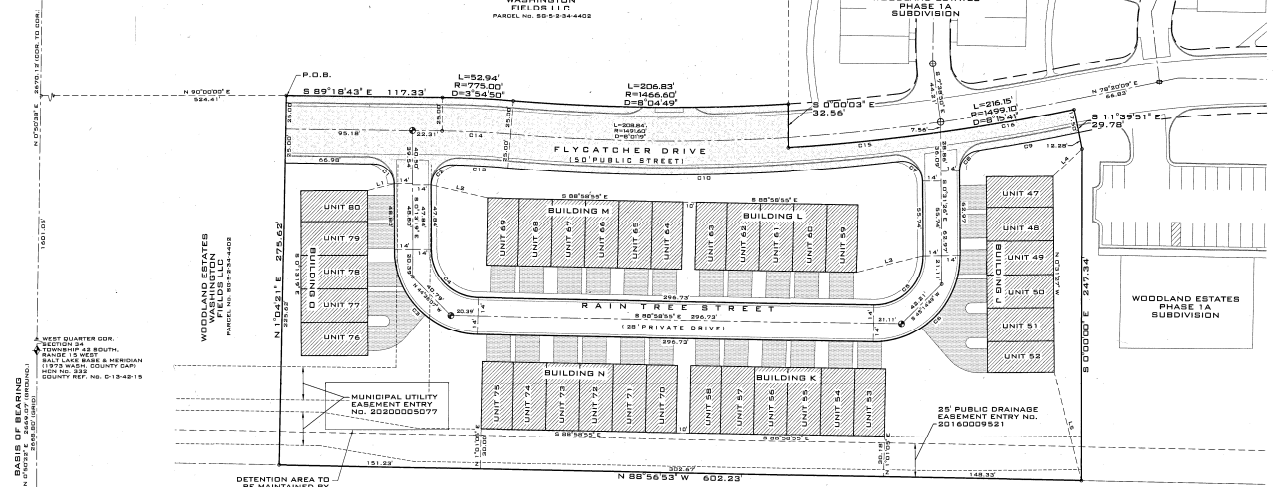
NORTHWEST CORNER
 SECTION 34
 RANGE 15 WEST
 SALT LAKE BASE & MERIDIAN
 (NOTHING FOUND)

LINE TABLE		CURVE TABLE				
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA
L1	25.40	N 79°58'23"E	C1	23.22	15.00	89°00'04"
L2	43.42	S 77°52'54"E	C2	23.95	15.00	91°30'00"
L3	51.06	N 74°50'03"E	C3	95.15	64.00	88°45'37"
L4	39.24	N 42°30'03"E	C4	55.77	36.00	88°45'37"
L5	23.17	S 14°13'42"E	C5	57.52	36.00	91°32'31"
C6	102.23	64.00	91°32'31"			
C7	23.14	15.00	92°00'44"			
C8	21.42	15.00	81°48'02"			
C9	77.82	15.00	82°04'27"			
C10	294.84	1516.40	11°05'19"			
C11	42.24	725.00	3°19'30"			
C12	51.87	725.00	3°34'00"			
C13	114.82	1499.10	4°39'30"			
C14	121.94	1499.10	4°39'31"			



WOODLAND ESTATES
 WASHINGTON
 FIFTH 112
 PARCEL NO. 20160009521

AMERICAN BEECH LANE
 (26 PRIVATE DRIVE)
 BLACK ALDER DRIVE
 (26 PRIVATE DRIVE)
 WOODLAND ESTATES
 PHASE 1A
 SUBDIVISION



SOUTHWEST CORNER
 SECTION 34
 TOWNSHIP 42 SOUTH
 RANGE 15 WEST
 SALT LAKE BASE & MERIDIAN
 FOUND 1372 BLM CAP
 DELTA 100' 00"

WINDMILL PLAZA LLC,
 ET AL
 PARCEL NO. 20160009521

THE FINAL PLAT FOR
**WOODLAND
 ESTATES**
 TOWNHOMES
 - PHASE 2 -

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH,
 RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN,
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS - LAND SURVEYORS
 343 EAST HERRING DRIVE, SUITE 4225, GEORGE, UTAH 84709
 PH: (435) 872-9999 FAX: (435) 872-9999 WWW.ROSENBERG.COM
 FILE # 1712 DWD 8/22/2019 S.E.A.
 DATE: 8/22/2019 DRAWN:
 8984-17 SCALE: 1"=30' CHECKED:
 JOB NUMBER:

LEGEND

○ NOTHING SET OR FOUND	□ COMMON AREA
⊕ SURVEY REPEATED OR RECONCILIATED AS SHOWN AND DESCRIBED	▨ LIMITED COMMON AREA
⊙ TO BE SET STANDARD CITY SURVEY MONUMENT CLASS 1	▩ PRIVATE AREA
⊙ FOUND SURVEY CONTROL MONUMENT CLASS 1	▨ PUBLIC STREET DEDICATED WITH THIS PLAT
⊕ TO BE SET STANDARD CITY SURVEY MONUMENT CLASS 1	