MAP

DOC # 20220016365

Map (Conveying Property)

Gary Christensen Mash Instan County Recorder

03/22/2022 03:29 24 PM Fee \$ 180.00

By CW THE VIEWS 12LC

NAME: VIEWS AT CORAL CANYON PHASE 6

LOTS: <u>40</u> MAP: <u>4827</u>

PARCEL NUMBER: W-4-2-18-115 W-4-2-18-116

THE VIEWS 6, LLC THE STATE OF UTAH ACTING THROUGHTHE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

BEGINNING AT A POINT SO'53'56"W, 68437 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18) AND EAST 404.04 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLEEM, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT BOORAL CANYON PHASE 4 SUBDIVISION, RECORDED AS A QQCUMENT NO. 202100304到 THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE BOUNDARY OF VIEWS AN CORAL CANYON PHASE AND SUBDIVISION THE FOLLOWING EIGHT (8) COURSES: S30'39'24"E, 60.01 FEET; THENCE S30'46'24"E, 122.32 FEET; THENCE S59"13"36"W, 24.93 FEET; THENCE \$30"46'24"E, 180.31 FEET; THENCE S59"13'36"W, 8.13 FEET; THENCE S30"46'24"E, 125.30 FEET; THENCE S59"13'36"W, 2.58 FEET; THENCE S30'46'24"E, 472.71 FEET; THENGE S48"10'28"W, 262.85 FEET; THENCE S68'38'44"W, 449.22 FEET HENCE N83'50'44"W, 45555 FEET; THENCE N37'18'00"W, 111.62 FEET; THENCE N23°35'34"© 303.40 FEET; THENCE N3233'15"E, 351.72 FEET; THENCE N25°05'11"E, 385.01€ FEET TOWA POINT ON THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 3, RECORDED AS DOCUMENT NO. 20200049415 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER TO RUMNING THENCE ALONG THE BOUNDARY OF VIEWS AT CANYON PHASE 3 THE 第0LOWING FOUR (4) COURSES: S59'32'51"E, 154.37 库定计; THENCE N58'12'10"E, 184.68 FEET; THENCE S68'52'31"E, 5500 FEET; THENCE N21'07'29'E, 72.78 FEET TO THE ROINT OF BEGINNING.

CONTAINING 19.350 ACRES.

1. ALL LOT SETBACKS SHALL COMPLY WITH THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 00759602, BOOK 1459, PAGE 1213-1268 AND SHALL COMPLY WITH THE CORAL CANYON PCD MASTER PLAN AS APPROVED BY AND ON FILE WITH WASHINGTON CITY.

2. A GEOTECHNICAL INVESTIGATION WAS PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, P.C. 1420 SOUTH, 270 EAST, GEOTECHNICAL ENGINEERING CONSULTANTS, P.C. 1420 SOUTH, 270 EAST, SAINT GEORGE, UTAH 84790. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED JULY 15, 2016. THE REPORT IS AVAILABLE FROM THE DEVELOPER. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THE REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

3. TO THE EXTENT THAT WASHINGTON CITY, IN CONNECTION WITH REPAIR, REPLACEMENT OR MAINTENANCE OF PUBLIC UTILITIES, PROVIDES MAINTENANCE OR REPAIRS TO (a) COMMON AREA, OR (b) PRIVATE IMPROVEMENTS LOCATED WITHIN PUBLIC UTILITY EASEMENTS, WHICH MAINTENANCE OR REPAIRS REPRESENT AN UNSATISFIED OBLIGATION OF VIEWS AT CORAL CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE VIEWS AT CORAL CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, ASSESS ITS MEMBERS FOR THE PURPOSE OF REIMBURSING WASHINGTON CITY FOR THE REASONABLE EXPENSES OF ANY SUCH MAINTENANCE OR REPAIRS.

CONTAINING 19.350

SEWER LIFT STATION, AIR VAC VALVES, AND PRESSURIZED SEWER FACULTIES ARE LOCATED WITHIN 300 FEET OF THE PROJECT BOUNDARY.

5. TO.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES, 5.00 FOOT WIDE ALONG ALL SIDE LOT LINES AND 7.50 FOOT WIDE ALONG ALL REAR LOT LINES BY RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED. SIDE LOT LINE EASEMENTS ARE REDUCED TO 5.00 FEET IN WIDTH TO ALLOW FOR SIDE YARD SETBACKS ALLOWED IN THE CORAL CANYON PCD MASTER PLAN AS APPROVED BY AND ON FILE WITH WASHINGTON CITY.

6. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".

CURVE#

RADIUS

DELTA

CHORD LENGTH

CHORD BEARING

LENGTH

RADIUS

DELTA

78°01'08"

CHORD LENGTH
31.47'

CHORD BE

6°24'05"

67.00' 16.87' 84.38' 85.14'

CHORD LENGTH

40 18

665(00'

3027142"

40.17

CURVE #
C27
C28
C29

25.00' 25.00' 610.00'

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT SO:53'56"W, 684.3 WEST 1/4 CORNER AND THE SOUTHWEST FROM THE WEST 1/4 CORNER OF SECTION THE BOUNDARY OF VIEWS AT CORAL CAN DOCUMENT NO. 20210030431 W THE OFFI RUNNING THENCE ALONG THE BOUNDARY THE FOLLOWING EIGHT (8) COURSES: S30 FEET; THENCE S30'46'2 THENCE S50'32'5' THENCE S68'52'31"E, S5.00 FEET; THENCE S68'52'31"E, S5.00 FEET; THENCE S68'52'31"E, S5.00 FEET; THENCE BEGINNING. HWEST CORNER OF SECTION THE SECTION THE BETWEEN THE HWEST CORNER OF SECTION 18) AND EAST 404.04 FEET SECTION 18, T425, R14W, SLB&M, SAID POINT BEING ON AL CANYON PHASE 4 SUBDIVISION, RECORDED AS HE OFFICE OF THE WASHINGTON COUNTY RECORDER, NDARY OF VIEWS AT CORAL CANYON PHASE 4 SUBDIVISION S: S30'39'24"E, 60.01 FEET; THENCE S30'46'24"E, 122.32 FEET; THENCE S30'46'24"E, 122.32 FEET; THENCE S59'13'36"W, 2.58 FEET; THENCE S48'10'28"W, 262.85 FEET; THENCE S68'38'44"W, 455.55 FEET; THENCE N37'18'01"W, 111.62 FEET; THENCE N3'33'15"E, 351.72 FEET; THENCE N25'05'11"E, 385.01 NARY OF VIEWS AT CORAL CANYON PHASE 3, RECORDED AS HE OFFICE OF THE WASHINGTON COUNTY RECORDER, NDARY OF VIEWS AT CORAL CANYON PHASE 3 THE S9'32'51"E, 154.37 FEET; THENCE N58'12'10"E, 184.68 FEET; THENCE N21'07'29"E, 72.78 FEET TO THE POINT OF

DAVID URE, DIRECT

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH THE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, HOA TRACTS AND EASEMENTS HEREAFTER KNOWN AS:

SURVEYOR'S CERTIFICATE

20220016365 03/22/2022 03:29:24 PM Piews At Coral Capyon Ph 6 48/2 Page 2 920220018364ngton County

VIEWS AT CORAL CANYON PHASE 6

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

STATE OF UTAH

of Sat lake

ACKNOWLEDGMENT

ON THE LATE DAY OF LATE OF UTAH FOR THE USES AND STATED HEREIN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, HOA TRACTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

VIEWS AT CORAL CANYON PHASE-6

NOTARY PUBLIC FULL NAME: COMMISSION NUMBER: 100 487 MY COMMISSION EXPIRES: 5-16-22 Lisa S. Jines

NOTARY COMMISSIONED IN COUNTY OF Selt Lake STATE OF LITTLE (STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH TITLE 46, CHAPTER 1, SECTION 16) NOTARY CODE,

SUBJECT TO THE GENERAL NOTES, AND RESTRICTIONS CONTAINED ON THIS PLAT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY ATA WASHINGTON THE PUBLIC OVER THE PARCEL MARKED AS SUCH AND FASEMENTS OVER, ON, UNDERSIGNED OWNERS AND DO HEREBY DEDICATE AND CONVEY TO CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION, FOR THE USE OF ITS MEMBERS AND THE GENERAL PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS WASHEN TO CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION, FOR THE USE OF ITS MEMBERS AND THE GENERAL PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOA TRACTS. THE STATE OF UTAH, EXCEPTS AND EASTAFF, INCLUDING ALL COAL, OIL, AND GAS AND OTHER MINERALS, IN THE DEDICATED AND CONVEYED PARCELS OF LAND. ALL LOTS, PUBLIC ROADWAYS, HOA TRACTS AND EASTAFF, INCLUDING ALL COAL, OIL, AND GAS AND OTHER MINERALS, IN THE DEDICATED AND EXCEPTIVE AND EASTAFF, INCLUDING ALL COAL, OIL, AND GAS AND OTHER MINERALS, IN THE DEDICATED AND EXCEPTIVE AND EXCEPT

BY: MAN SAME CT. COMMERCIAL LOUSING 2-17-2022 WE, GOLDENWEST FEDERAL CREDIT UNION, A UTAH CORPORATION, MORT THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENTRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBE PLAT AND JOIN IN ALL DEDICATIONS.

CORPORATE ACKNOWLEDGMENT (CONSENT)

COUNTY OF WEBER

IN WITNESS WHEREOF THAVE HEREUNDO SET MY HAND THIS 1516 DAY OF February 2022.

DAY OF FEBRUARY, 2022, PERSONALLY SE ME DAYED GECKETI, WHO BEING BY ME DULY SWE IS VE OF GOLDENWEST FEDERAL CREDIT UNIC THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF ORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF D ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED USES AND PURPOSES STATED THEREIN. RECTORS AND THE SAME FOR SAY THAT HE

CW THE VIEWS

e, LTC

NOTARY COMMISSIONED IN STATE OF UTAH

(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED UTAH CODE, TITLE 46, CHARTER 1 SECTION 16) MY COMMISSION EXPIRES: 06/04/2023 COMMISSION NUMBER: NOTARY PUBLIC FULL NAME: ALEX 706616

EXISTING NATURAL GAS EASEMENT

NOTE

ON THE 15th DAY OF PERSONALLY APPEARED BEFORE ME CHRIS WINTER, WHO BEING DULY SWORN SAYS THAT HE IS AN AUTHORIZED AGENT OF CW THE VIEWS 6, LLC A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LYABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CW THE VIEWS 6, LLC AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

STATE OF UTAH

COUNTY OF IN ASHTNUTION } S.S.

S WINTER, AUTHORIZED AGENT

LIMITED LIABILITY (

COMPANY ACKNOWLEDGMENT

AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AN UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDING TO SERVE THIS DEVELOPMENT. THIS ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS ADDITIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVACIONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY THE CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY THE CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER CONDITIONS OF NATURAL GAS SERVICE, FOR FURTHER INFORMATION PLE. DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-89. QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH PROVES THIS PLAT INDARIES, COURSE AND EXISTING WARRANT OR AND EASEMENTS ORDED APPROVAL DOES
S APPROVAL DOES
IGHTS,
ROVAL DOES NOT
TERMS
R DEDICATION OR
PLEASE CONTACT
-8532.

VIEWS AT CORAL CANYON

PHASE 6

FINAL PLAT

MY COMMISSION EXPIRES:

FEBRUARY, 01 2025

CTXX

COMMISSION NUMBER:

10501

NOTARY PUBLIC FULL NAME:

STEVEN

MATTERATO

22 28

93.17' 68.66'

375.00'

14°14'06"

31.60' 67.07'

67.07'

430.00'

430.00'

C19

87.55

375.00'

9.75'

15.00'

37°13'50"

25.69' 9.58' 87.35'

S2°30'34"W

C44

236.21

637.50'

21°13'45")

234.86

S19°57'1

16.13

114.01

N25°50'

35(35)

C43

114.14

692.50'

C46

238.38' 2.17'

637.50' 637.50'

21°25'29" 0°11'43"

60.00'

016

63.50

60.00'

74,48

60,00

71°07'19"

69.79' 60.58'

S75°10'45"E

C41

56.12'

150.00'

21°26'16"

55.80'

C67

14°14'04"

61.95'

S41°37'01"W

89.93' 59.03' 8.13' 58.23'

N38°56'24"E

C42

35.43'

150.00'

60,00

14.88

C40

20.69'

7°54'12"

20.67

\$76°20'5 \(\0.32°42'0\) \(\0.576°20'5\) \(\0.75°48'3\) \(\0.75°48'3\) \(\0.75°48'3\)

88.32'

72.13¹ 24.22¹

28.18' 89.65'

15.00' 150.00' 150.00'

51

C10

66.52' 72.19'

60.00

63.17 67.91 13.96

60.00'

63°31'32"

င္ပ

66.52'

60.00

63°31'32"

63.17'

\$27°53'00"\N

\$35°38'32"E)

55.11'

177.50'

54.89

N68°07'

600.00'

30.95

S50°38'40"W

N89°11'

C61

600.00

3°26'43"

36.07

S47°26'38"W

83.79'

47.77

19.26'

1501

75.46'

177.50'

24°21'28"

C36 C37

5.80'

N63°57'06"E

C35 C33

21.01

80°14'59"

19.33

S61°14'8 N25°13'

060

83.86

C59

83

5.84

15.00'

C7

11.43

15.00

43°39'46"

11.16

N30°58'31"E

103.16

720.00'

8°12'34"

103.07

င္တ

65.30

665.00'

5°37'35"

65.28

S12°09'09''W

C32

15.51

720.00'

1°14'03"

15.51

N29°57"

C58

19.26'

600.00'

85.07

7°19'47"

85.01

S18°37'49"W

င္သ

61.27

610.00'

5845'19"

61.25

S27°41'2

C57

65.20'

6°13'33"

65.17'

S |

102.76

610.00'

\9°39'07'\

35.36' 64(03' 102.64'

\$29°59'15"W \$25°51'03"W

De Const Dominion Energy

HIS ISTOAK OF HEDRUMAN, 2022

SOUTHWEST

RESIDENTIAL

RESIDENTIAL SUBDIVISION LOCATED IN THE RESIDENTIAL SUBDIVISION 18, THOWNSHIP 19 SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SL

THOWNSHIP 42 SOUTH,

TOWNSHIP

R&B SURVEYING, INC.

7 PRICKLEY PEAR DR. • MASHINGTON, UT 84780
4: (435) 673-2918 • FAX: (435) 673-2918

APPROVAL APPROVED AS TO FORM, SA 7 FORM THIS THE

THE HEREON SUBDIVISION FINAL PLAT HAS REVIEWED AND IS APPROVED IN ACCORDANG THE INFORMATION ON FILE IN THIS OFFICE ... A.D. 2022.

ENGINEER'S

APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS LETTERS OF THE PROPERTY OF

PUBLIC

WORKS

APPROVAL

SHEET #1
SHEET #2

SUMMARY

COVER SHEET DETAIL DRAWING

C52

600.00'

80.76

600.00'

600.00'

0°31'15"

5.46'

S16°59'0

S13°11'01"W

C50

85.07'

600.01'

8°07'25"

38°06'06" 7°36'10"

236.99' 2.17' 262.76' 79.56' 85.00'

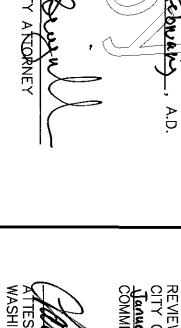
\$19°51'22"W \$9°14'29"W \$40°10'33"W \$12°55'23"W

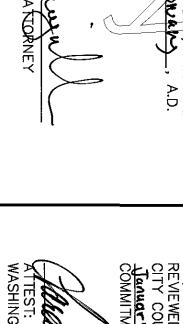
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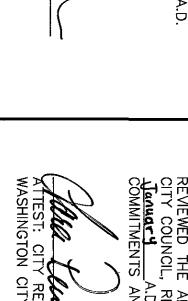
PUBLIC WORKS

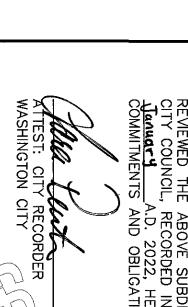
CITY

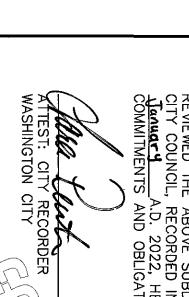
ENGINEER

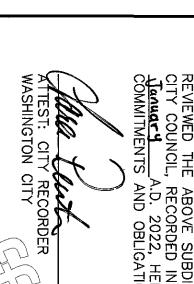






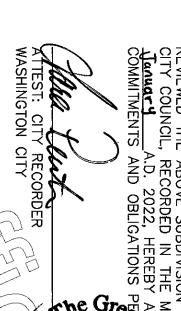


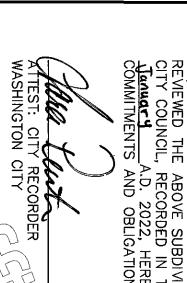


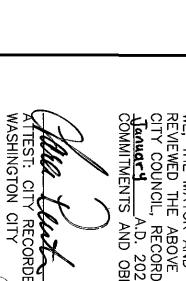


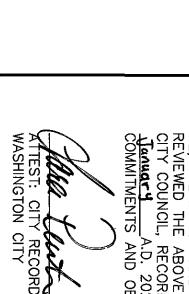


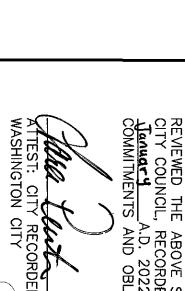


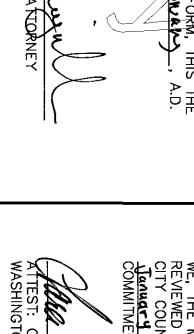


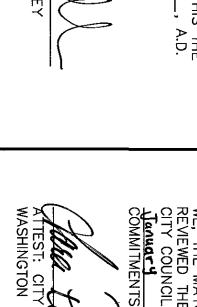


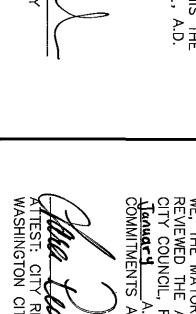


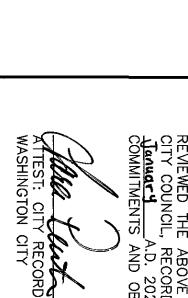


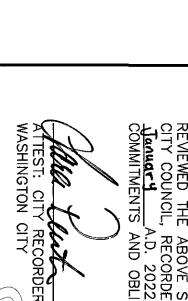


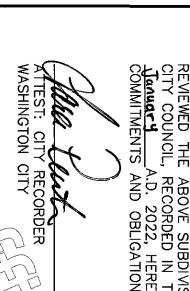


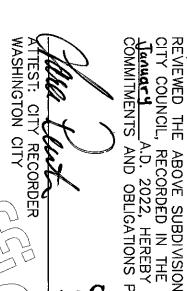


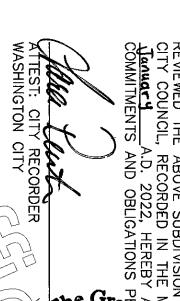






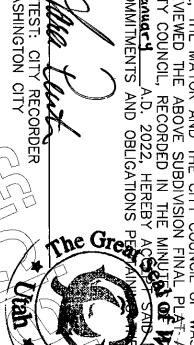


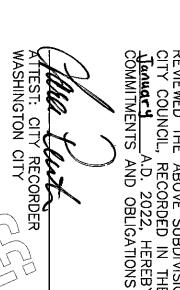


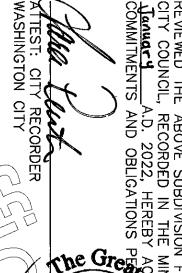


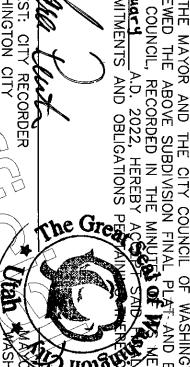










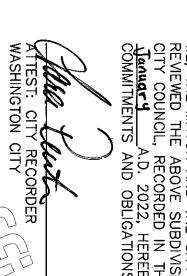


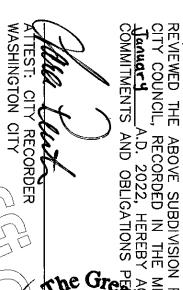


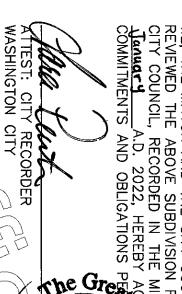


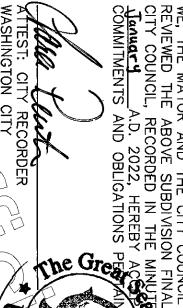


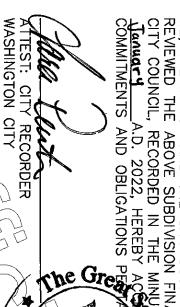


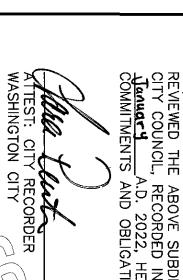


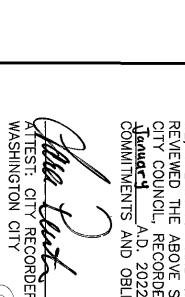




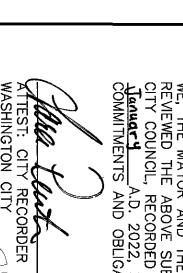


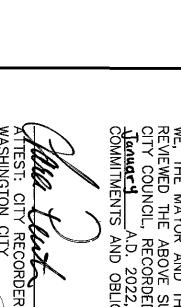


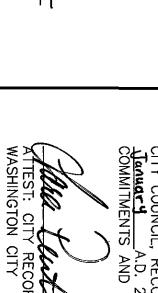


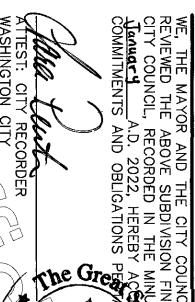


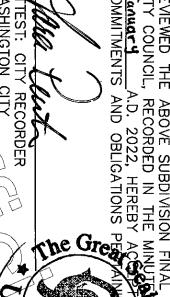




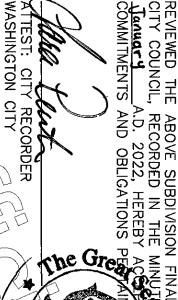
















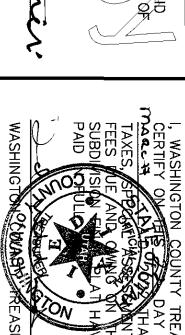


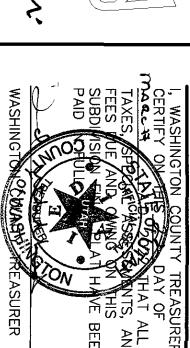




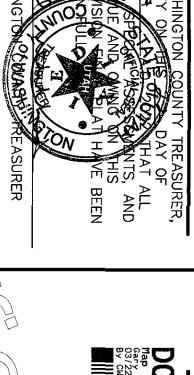






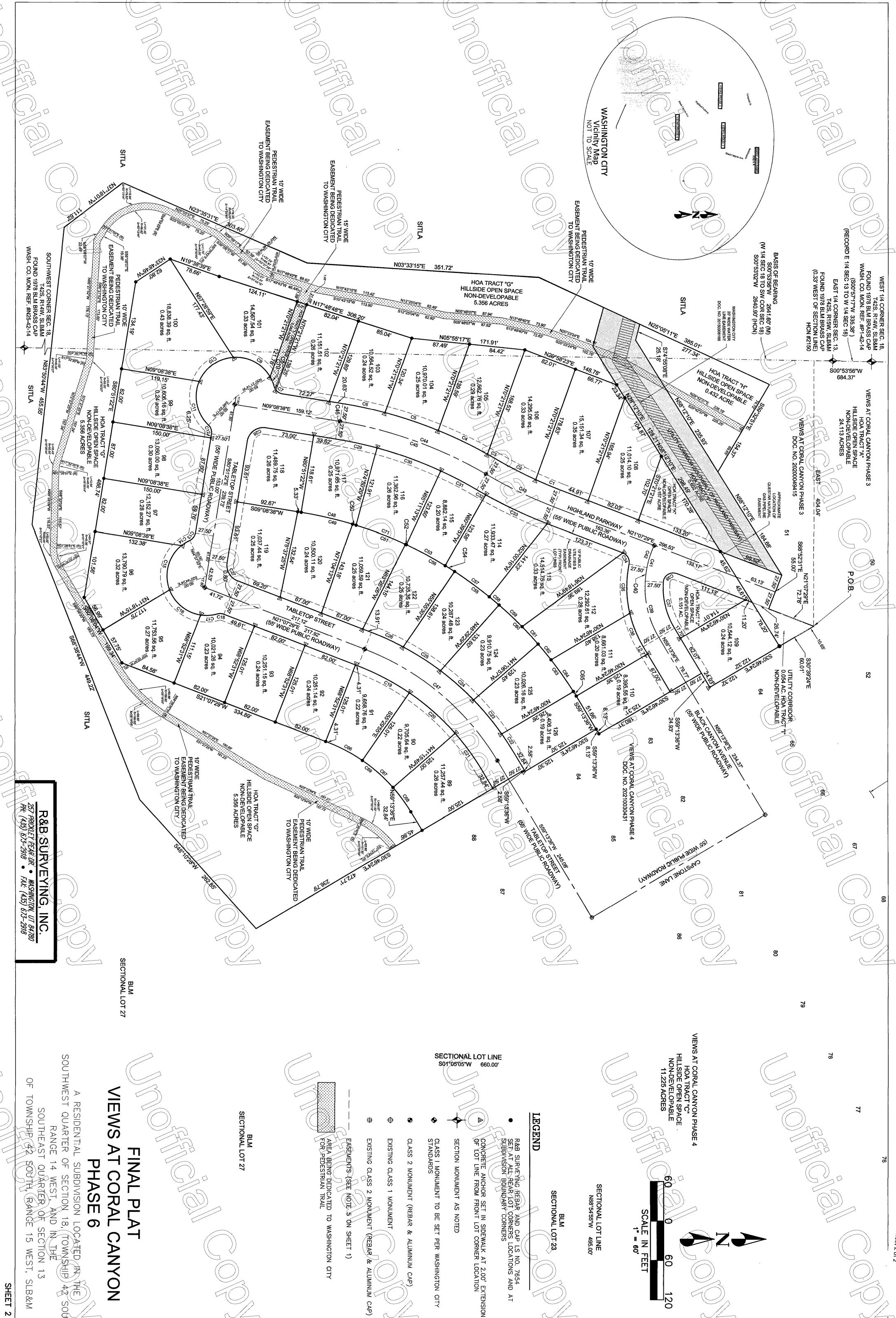








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