ing Property) Pag sen Washington County Recorder :00:32 PM Fee \$ 186.00

SOLISAT CORAL CANYON PHASE 1 NAME:

LOTS: <u>45</u> MAP: 4985

PARCEL NUMBER: W-4-2-6-110 W-4-2-7-100-CC

THE SOLIS, LLC
THE STATE OF UTABLE, ACTING THROUGHTHE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

BEGINNING AT A POINT BEING SOUTH $00^{\circ}32^{\circ}42^{\circ}$ East 1,022.12 FEET ALONG THE BENTER SECTION EAST 265 66 FEET FROM THE NORTH DUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE MERIDIAN, AND RUNNING;

THENCE SOUTH 81°01'28" EAST 113.20 FEET;

THENCE NORTH DB°5,8 32" EAST 15.56 FEET;

THENCE NORTH 8453 148 EAST 66.62 FEET; THENCE SOUTHEAST 37.80 FEET ALONG AN ARCOF A 25.00 FOOT RADIUS

CURVE TO THE LEGY CENTER BEARS SOUTH \$ 2023'49" EAST, LONG CHORD BEARS SOUTH 37°42'38" EAST 34.30 FEET WITH A CENTRAL ANGLE QF 86°37'39");

THENCE SOUTH 81°01'28" EAST 82.56 FEET;

THENCE EAST 8.08 FEET ALONG AN ARC OF A 172.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH (DB°58'32" EAST, LONG CHORD BEARS SOUTH 82°2800" EAST 8.08 FEET WITH A CENTRAL ANGLE OF 02°4804");

IHENCÉ SOUTH O6°17'28" WESK 1'30.33 FEET;

THENCE SOUTH 09°02'10 WEST 357.13 FEET;

THENCE SOUTH 10°17'26"EAST 112.43 FEET;

THENCE SOUTH 15°370 EAST 26.22 FEET; THENCE SOUTH 53 08 47 EAST 97.90 FEET;

THENCE NORTH 45 58 06 EAST 175.32 FEE

THENCE NORTHEAST 42.16 FEET ALONG AN ARC OF A 77.50 FOOT RADIUS CURVE TO THE WEFT (CENTER BEARS NORTH 44°01'54" WEST, LONG CHORD BEARS NORTH 30°23'05" EAST 41.64 FEET WITH A CENTRAL ANGLE OF 31°10'02");

THENCE NORTH 14°48'04" EAST 162.89 FEET;

THENCE SOUTH 75°11'56" EAST 150.00 FEET;

THENEE SOUTH 14°48'04" WEST 23.26 FEET;

THENDE SOUTH 75°1 1'56" EAST \$5.18 FEET;

THENCE SOUTH 17°42'52 WEST 3.50 FEET; #HENCE SOUTH 14°48'Q4" WEST 33.98 FEET;

THENCE SOUTH 75°1 1 5 E EAST 96.19 FEET;

THENCE SOUTH 13° 1227" WEST 25.56 FEET TENER NORTHERLY CORNER DE HIGHLAND PARK PHASE I AT THE CORAL CANYON BOMMUNITY AS FOUND AND THE

WASHINGTON COLMAN RECORDER'S OFFICE;
THENCE SOUTHWESTERLY THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID, HIGHLAND PARK PHASE 1 AT THE CORAL CANYON COMMUNITY;

THENCE SOUTHWEST 264.03 FEET ALDNO AND OF A 467.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH $81^{\circ}54^{\circ}29$ " West, Long Chord CENTRAL ANGLE OF BEARS SOUTH 24°16'17" WEST 260.54 FEET WITH A 32°2 **1**√32");

THENGE SOUTH 40°27'03" WES 267.97 FEET;

THENCE SOUTH 72°56'16" WEST 685.35 FEET; THENCE NORTH 40°28'45" WEST 327.21 FEET;

THENCE NORTH 46°25'46"WEST 171.31 FEET;

THENCE NORTH 04°14 38" WEST 576.08 FEET;
THENCE NORTH 132506" WEST 148.88 FEET

THENCE NORTH 76 34 54" EAST 541.19 FEET TO THE POINT OF BEGINNING

CONTAINING 993768 SQUARE FEET OR 2281

STATE OF UTAH, ADMINISTRATION

MANUELLE E. MODONKIE

NOWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, HOA TRACTS, PUBLIC UTILITIES AND THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, HOA TRACTS, PUBLIC UTILITIES AND THE SAME TO BE HEREAT ROLL OF LAND AND A PEDESTRIAN TRAIL EASEMENT TO THE GENERAL NOTES AND RESPRICTIONS CONTAINED ON THIS PLAT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDÉRSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY (EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN ON THIS PLAT, AS EASEMENTS OFFER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN ON THIS PLAT, AS EASEMENTS AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY (EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN ON THIS PLAT, AS EASEMENTS AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY (EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN ON THIS PLAT AS HOLD THE CENTRAL PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOLD TRACTS. THE STATE OF UTAH, PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOLD TRACTS. THE STATE OF UTAH, PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOLD TRACTS. THE STATE OF UTAH, PUBLIC STREETS, HOLD THE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, AND CASEMENTS, AND DARDERS AND DEDICATED AND CONVEYED PARCELS OF LAND. ALL LOTS, AND THE DEDICATE AND DEDICATED AND CONVEYED PARCELS OF LAND. ALL LOTS, AND THE DEDICATE OF CONTINUOUS AND PEDESTRIAN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTONWOOD COMMUNITY ASSOCIATION AS FOUND AND EAST OF THIS PLAT. CW
THE SOLIS, LLC SOLELY, DOES HEREBY WARRANT TO WASHINGTON CITY THIS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

STATE OF LIFE SOUNTY OF SALE LESS

ON THIS 19 DAY OF MIGHELLE E. MCCONKIE, V STATE OF UTAH SCHOOL A DULY ACKNOWLEDGE THAT STATE OF UTAH FOR THE U

COMMISSION NO.:

FULL NAME BIGNATURE

CW THE SOLIS, LLC

Z EF OF NGUM, 20 12

THE UNDERSIGNED AS LESSEE OF ALL THE DEVELOPMENT LEASE NO. 1075, DATED AND THE STATE OF LITAH ACTING THROL ADMINISTRATION, HEREBY JOINS IN AND CONVEYANSES רופי ררם

CHRIS WINTER, AUTHORIZED AGENT

CCEPTANCE OF LIMITED COMMON (NE

ACKNOWLEDGMENT: SHINGTON S.S.

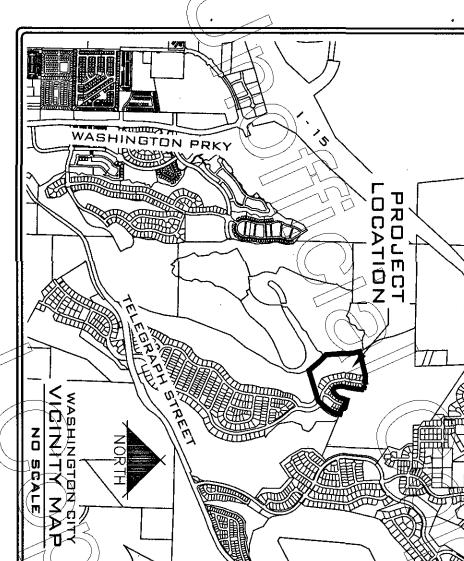
ON THIS 27TH DAY OF MIGUST IN THE YEAR 2022, BEFORE ME COPINE ME NOTARY PUBLIC, PERSONALLY APPEARED CHELL WINDS ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE:

COPINE ME DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

(STAMP NOT REQUIRED PER LITAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

A NOTARY PUBLIC COMMISSIONED



SIONED IN THE COUNTY OF

A NOTARY PUBLIC COMN

SENERAL NOTES

1. ALL LOTS HATHIS SUBDEASEMENT ALONG ALLE BLANKET PUBLIC UTILITY

2. DCCUPANCY RESTRICTION THIS COCCUPANCY ISSUED BY 10-3-4:8.1.M, W ACCORDINGLY, IT WITHOUT FIRST W WHICH RESTRICTS THE OCCUPANCY OF IS UNLAWFUL TO OCCUPY A BUILDING HAVING OBTAINED A CERTIFICATE OF

. THE ASSOCIATION SHAL HEREBY GRANTED THE LANDSCAPE AND DETEN VTAIN THE LANDSCAPE AND COMMON AREAS. WASHINGTON CITY IS TO ASSESS THE ASSOCIATION FOR FAILURE TO MAINTAIN THE VREAS.

THENCE SOUTH 81°01'28" EAST 113.20 FEET;
THENCE NORTH 88'58'32" EAST 15.56 FEET;
THENCE NORTH 88'58'32" EAST 66.52 FEET;
THENCE SOUTH 82'32'49" EAST 66.52 FEET;
THENCE SOUTH 82'32'49" EAST ALONG AN ARD OF A 25.00 FOOT RADIUS DURVE TO THE LEFT (DENTER BRASS SOUTH 86'37'39");
THENCE SOUTH 81'32'49" EAST 1.0NO DONORD BRASS SOUTH 37'42'38" EAST 34.30 FEET WITH A DENTRAL ANGLE OF 86'37'39");
THENCE SOUTH 81'01'28" EAST, LONG DONORD BRASS SOUTH 82'22'00" EAST 8.08 FEET WITH A DENTRAL ANGLE OF 86'37'39");
THENCE SOUTH 96'37'29" WEST, 130'33 FEET;
THENCE SOUTH 15'37'05' (EAST 16.28 FEET)
THENCE SOUTH 15'37'05' (EAST 15.00 FEET)
THENCE SOUTH 15'37'05' (EAST 15.00 FEET)
THENCE SOUTH 15'31'156' (EAST 15.00 F

ALL POWER, SEWER AN CITY, RESPECTIVELY, L APPURTENANCES WITH WASHINGTON CITY, FIR ASSOCIATION.

THE ASSOCIATION SH.
LANDSCAPING, OR OT
RESULTING FROM DAM.
MAINTAINING, REPAIRIN
IMPROVEMENTS.

IN ADDITION TO ANNUA NON-PUBLIC IMPROVEME LEVY SUCH ASSESSMEN REPLACE LANDSCAPII SUBDIVISION MAINTAININ INSTALLING MAINTAININ IMPROVEMENTS.

GEOVERNAYS SHALL E

GEOVECHNICAL INVENTANTS. THE PONSULTANTS. THE PONSULTANTS THE PONSULTANTS THE PONSULTANTS SHOUL RECOMMENDATIONS.

NOTE

ASHINGTON CITY OPERA ATER SUPPLY. APPRO JFFICIENT WATER WILL B PPLICANT MAY BE REQUI VAILABILITY OR PROVIDI ROPOSED USES. IF TH SSUMES THE ENTIRE RISK

LEGAL

DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH OO°32'42" EAST 1,022.12 FEET ALONG THE CENTER SECTION LINE AND EAST 265.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

33.60 10.56 6.01 18°19'59" 11°00'12" 1°40'50"

52.50' 30°12'24" 52.50' 17°34'13" 52.50' 15°33'24" 52.50' 11°11'02" 47.50' 19°11'38" 57.50' 21°06'24"

(D)

TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, WASHINGTON COUNTY, I UTAH. PAGE 7

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	AS TO FORM: APPROVED AS TO FORM, THIS BAY OF SCHELLEY A.D. 2022	> 0 0 0 0 1 1 1
PAID INTELL.	TREASURER APPROVAL I, WASHINGTON COUNTY FREASURER, CERTIFY ON THIS 3 DAX OF OCOD A.D. 2022 THAT ALL TAXES, PERIAL ASSESSMENTS, AND FEES DEE AND OWNING ON THIS SUBBINISH THANK BEEN	
	DOC #	

20220047410
ying Property)
Page 1 of 3
insen Washington County Recorder

FEE: Sepulum (DEPUTY)

GOUNTY RECORDER

WASHINGTON COUNTY, UTAH

352 East Riverside Drive, Suite A-2,St. Ph (435) 673-8586 Fx (435) 673-8397 - ** LAND ge, Utah 84790 ACIVIL.COM

E LENGTH DIRECTION

19.22' N 80°51'41" W

73.80' N 20°50'40" E

17.84' S 59°18'24" E

37.50' N 20°50'40" E

37.50' N 20°50'40" E

375.80' N 67°21'52" W

8 88.44' N 69°02'42" W

5.90' N 37°09'28" W

5 91.24' S 99'35'15" W

8 60 80 N 10°17'26" W

8 60 80 N 12°00'52" W

LINE LENGTH DIRECTION

L24 26.20' N 3°32'32" E

L25 29.16' N 9°35'46" E

L26 28.65' N 9°35'46" E

L27 28.48' N 23°28'58" E

L29 23.99' N 5°29'26" E

L30 33.07' N 16°40'29" E

L31 24.49' S 9°02'10" W

L32 31.89' S 10°17'26" E

L34 2.50' N 53°08'47" W

L35 17.70' N 45°58'06" E

L36 95.02' S 75°11'56" E

L39 25.56' S 13°12'27" W

L40 38.41' N 53°00'19" W

L41 25.54' N 10°17'26" W

L42 11.81' N 10°17'26" W

L43 33.56' N 84°31'48" E

5 27.72' S 6°17'28" W
6 27.28' S 6°17'28" W
6 27.28' S 6°17'28" W
7 4.86' S 53°00'19" E
8 2.26' S 69°02'42" E
2 7.23' N 28°04'47" E
7 18.43' S 20°50'40" E
7 18.43' S 20°50'40" E
9 38.10' S 28°04'47" W
9 38.10' S 28°04'47" W
1 7.23' N 80°02'54" W
1 149.65' N 10°17'26" W
2 162.38' N 10°17'26" W
3 129.44' N 12°00'52" W

72.06° 68.50° 91.94°

LINE TABLE

69.62' 42.40

12057-20 108 NUMBER

SCALE:

B.E.A. CHECKE

ENGINEER
WASHINGTON CITY, UTAH

ROSENBER

THE HEREON SUBDIVISION HAS BEEN REVIAND IS APPROVED IN ACCORDANCE IN THIS OFFICE, DAY OF AVANT , 2027

PUBLIC WORK
THE HERON SUBDIVISION APPROVED IN ACCORDA
IN THIS OFFICE THIS // 1

NAY OF ATOM EX. 20

REVIEWED AID CITY)AY OF

CITY ATTORNEY WASHINGTON CITY, UTA HATU

WASHINGTON David who haird (so) I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREOY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREOW OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO MADE A SURVEY OF THE TRACT OF LAND SHOWN AS:

SURVEYOR'S

CERTIFICATE:

THAT THE SAME HAS BEEN CORRECTLY SUWITH THE HEREON LEGAL DESCRIPTION.

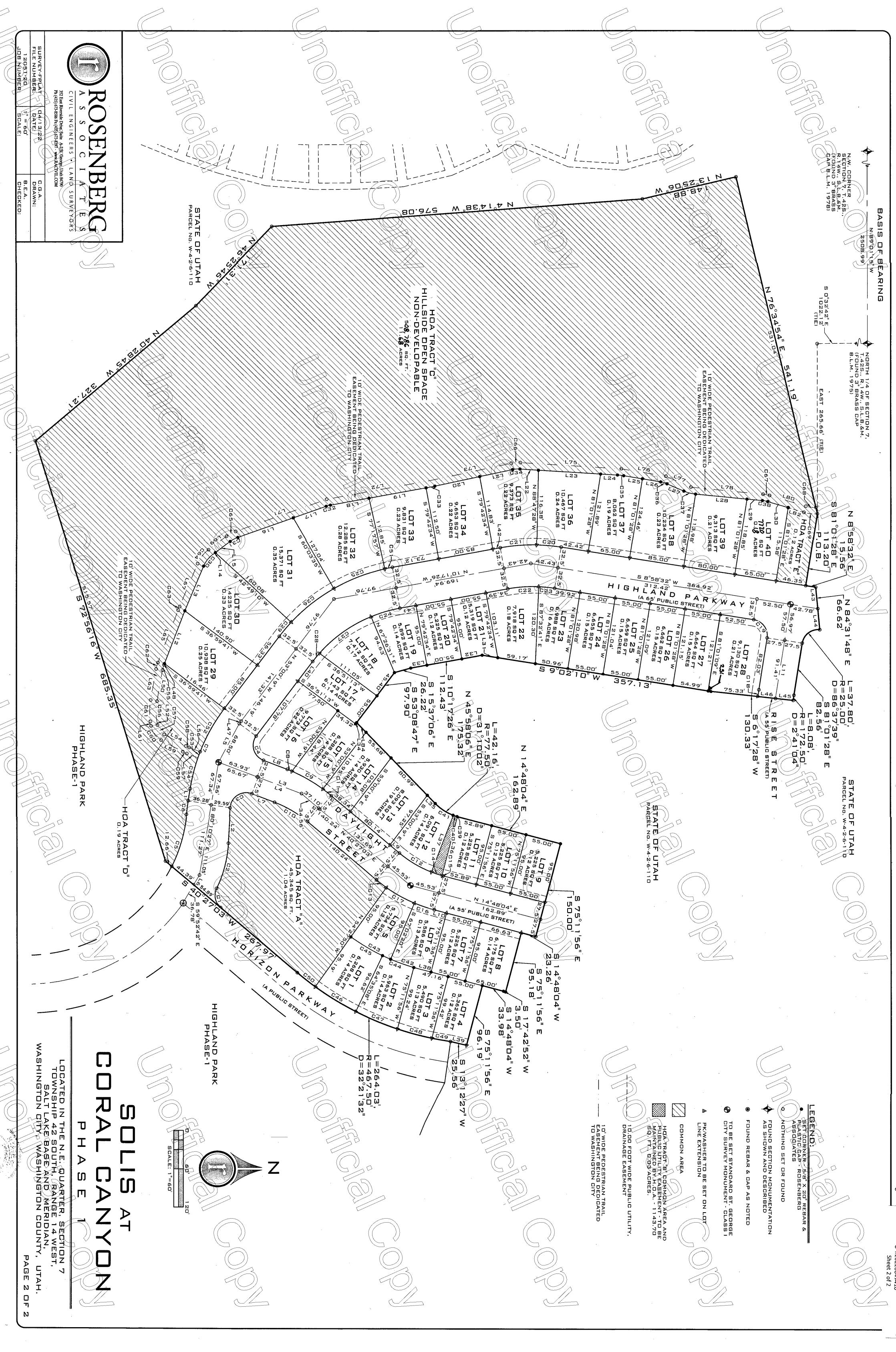
SOLIS AT CORAL CANYON PHASE 1

PONTSESTABUSHED

GROUND IN

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4985



2022004/74136lis 19/261429272,013619132 PM Page 3 of 3 Washingt#206296413410 Sheet 2 of 2