DOC # 20220050067

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
11/16/2022 08:15:27 AM Fee \$ 128.00
By FIRST AMERICAN TITLE CO - SG

NAME: THE HOMESTEADS AT STUCKI FARMS PHASE 4

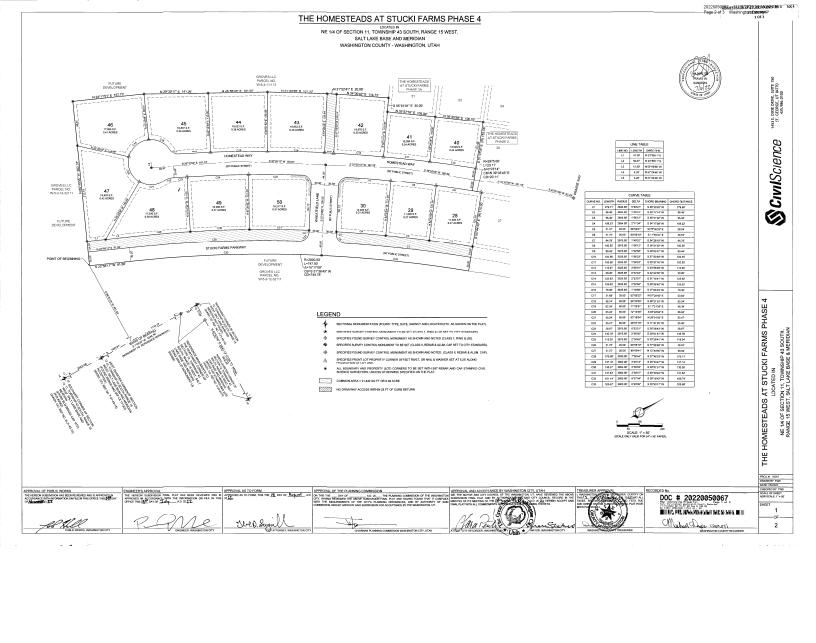
LOTS: <u>14</u> MAP: <u>5004</u>

PARCEL NUMBER: W-5-3-11-119

SOUTH LANDING DEVELOPMENT, LLC

BEGINNING AT POINT N 1°08'32" E 4127.99 FEET AND N 88°51'28" W 491.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 11. TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 65°45'45" W 362.37 FEET: THENCE N 24°11"51" E 157.73 FEET: THENCE N 29°30'17" E 141.26 FEET; THENCE N 28°56'45" E 131.02 FEET; THENCE N 31°23'55" E 131.33 FEET; THENCE N 31°52'41" E 20.86 FEET; THENCE N 34°00'42" E 114.73 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF "THE HOMESTEAD AT STUCKI FARMS PHASE 3A". RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH: THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 55°01'01" E 30.00 FEET, (2) THENCE N 35°57'16" E 105.94 FEET, TO THE SOUTHERN MOST POINT ON LOT 53 OF THE HOMESTEADS AT STUCKI FARMS PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES, (1) N 36°30'58" E 106.02 FEET, (2) THENCE S 51°07'55" E 152.56 FEET, TO A POINT ON A 2975.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 51°07'55" E, (3) THENCE ALONG THE ARC OF SAID CURVE 20.11 FEET THROUGH A CENTRAL ANGLE OF 0°23'14", (4) THENCE S 50°44'40" E 175.00 FEET, TO A POINT ON A 2800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°44'40" E; THENCE ALONG THE ARC OF SAID CURVE 747.00 FEET THROUGH A CENTRAL ANGLE OF 15°17'08"; THENCE S 23°58'11" W 91.68 FEET, TO THE POINT OF BEGINNING.

CONTAINS 305,623 SQ FT OR 7.02 ACRES MORE OR LESS



PHASE 4

SURVEYOR'S CERTIFICATE

THE HOMESTEADS AT STUCKI FARMS PHASE 4

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CONTAINS 306,623 SQ FT OR 7.02 ACRES MORE OR LESS

OWNER'S DEDICATION

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SUBJURIED BY LOTS, COMMON AND, PUBLIC STREETS, AND EASEMENTS TO HEREOF TES BE INCOME AS:

THE HOMESTEADS AT STUCKI FARMS PHASE 4

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2.A GEOTECHNICA, WYSTROTTON WAS PERFORMED BY APPLIED GEOTECHNICA, ENGINEERING CONSULTANTS, INC. (A.G.E.C.). THE INVESTIGATION
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3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON. CITY UP TO AND INCLUDING THE METERS, ALL FIRE HYDRAITS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. 4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

S. ALL COMMON AREA SHOWN ON THIS PLAY ARE SUBJECT TO A PUBLIC UTILITIES AND DEVINAGE RASEMENT FOR RETALLATION AND MARITEMANCE OF IMPROVEMENTS AND SOLD EMBERSTS SALL SE SUBJECT TO THE RIGHT OF THE CITY OF WARRINATION TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR UNBOSMAND, ETC., WHEN RESIDED TO MENAL OR REPLACE THE PUBLIC UTILITIES. 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 CLERANCE".

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THE MARKOWERS ASSOCIATION.

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ASSOCIATION FOR OR SPORCED THIS MATHEMATICAL PROPERTY OF THE MAINTINANCE PROPERTY OWNERS AND/OR THE HOMOGOVERS. 16. SIGNED TO A DEVELOPMENT ADDRESMENT FOR STUDIO FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC. A WYOMNO LIMITED LIMBLITY COMEMNY, IN FAVOR OF WASHINGTON CITY, A MEMICIPAL CORPORATION, RECORDED JULY 28, 2012, AS D.C., NO. 2012/06/08/07, OFFICIAL MISSINISTON COUNTY RECORDS.

AIRPORT NOTE

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THE HOMESTEADS AT STUCKI FARMS PHASE 4

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SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

VICINITY MAP

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LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTA-16

COUNTY OF MASSAURGHAN

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MORTGAGEE'S CONSENT TO RECORD

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MORTGAGEE ACKNOWLEDGMENT

MORTGAGEE'S CONSENT TO RECORD

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