

**DOC # 20230001978**

Map (Conveying Property) Page 1 of 2  
Gary Christensen Washington County Recorder  
01/24/2023 12:01:52 PM Fee \$ 106.00  
By SOUTHERN UTAH TITLE CO

**MAP**



**NAME: WEBB ACRES PHASE 2 SUBDIVISION**

**LOTS: 28 MAP: 5049**

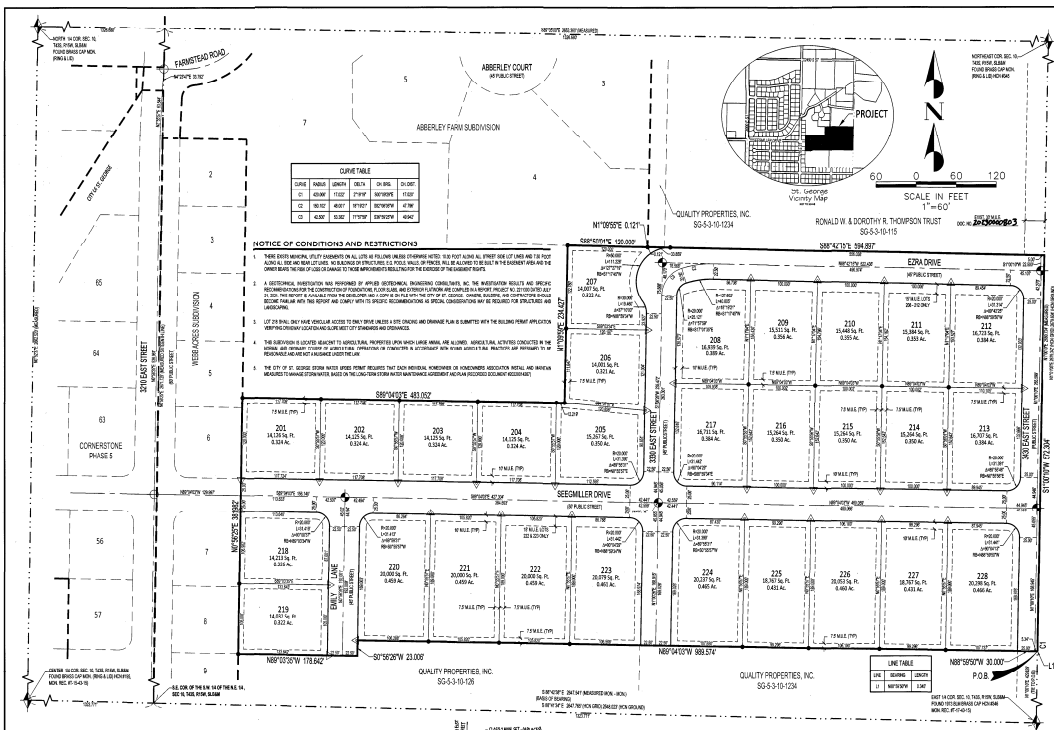
**PARCEL NUMBER: SG-5-3-10-121 SG-5-3-10-126 SG-5-3-10-1234**

**QUALITY PROPERTIES INC  
ABBERLEY FARM LLC**

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 01°00'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 429.829 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°59'50" WEST 30.000 FEET; THENCE NORTH 89°04'03" WEST 989.574 FEET; THENCE SOUTH 00°56'26" WEST 23.006 FEET; THENCE NORTH 89°03'35" WEST 178.642 FEET TO THE EASTERLY BOUNDARY OF THE WEBB ACRES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°56'25" EAST ALONG SAID EASTERLY SUBDIVISION BOUNDARY, A DISTANCE OF 381.982 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE ABBERLEY FARM SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°04'03" EAST 483.052 FEET; (2) NORTH 01°09'59" EAST 234.427 FEET; (3) SOUTH 88°50'01" EAST 120.000 FEET; AND (4) NORTH 01°09'55" EAST 0.121 FEET; THENCE SOUTH 88°42'15" EAST 594.897 FEET TO THE SECTION LINE; THENCE SOUTH 01°00'10" WEST ALONG SAID SECTION LINE, A DISTANCE OF 572.304 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°19'19", A DISTANCE OF 17.022 FEET; THENCE NORTH 88°59'50" WEST 0.345 FEET TO THE POINT OF BEGINNING.

CONTAINS 600,636 SQ. FT., (13.789 ACRES)



GRID	NORTH	EAST	SOUTH	WEST
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

NOTICE OF CONDITIONS AND RESTRICTIONS  
THESE RECORDS, PLATS, SUBDIVISIONS, AND LOTS, ARE HEREBY GRANTED AND ACCEPTED AS A CONDITION OF THE SALE OF LAND AND ARE TO BE CONSIDERED PART OF THE DEED IN WHICH THE SAME ARE CONVEYED. THE BUYER SHALL BE BOUND BY THE TERMS AND CONDITIONS OF THE DEED IN WHICH THE SAME ARE CONVEYED, AND SHALL NOT BE ENTITLED TO REVOKE OR REScind THE SAME.

### SURVEYOR'S CERTIFICATE

I, JAMES W. HERRON, being duly sworn, certify that I am a Professional Surveyor and Lic. No. 1122, State of Washington, and a member in good standing with the Washington State Surveyors Association. I have examined the original field notes and plans, and the data hereon shown, and find that the same are correct and true in accordance with the laws and regulations of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

**WEBB ACRES - PHASE 2 SUBDIVISION**

**OWNERS DEDICATION:**  
I, the undersigned, hereby dedicate to the public use and enjoyment of the people of the State of Washington, the easements, rights and appurtenances hereunto in and to the above described tract of land, to-wit: the easements, rights and appurtenances hereunto in and to the above described tract of land, to-wit: the easements, rights and appurtenances hereunto in and to the above described tract of land, to-wit: the easements, rights and appurtenances hereunto in and to the above described tract of land.

### LEGAL DESCRIPTION

BEING MORE IN PARTICULAR A PORTION OF THE SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M. CO. 10, WASHINGTON COUNTY, WASHINGTON, AS SHOWN ON THE ORIGINAL PLAT HEREON RECORDED IN THE OFFICE OF THE COUNTY CLERK, WASHINGTON COUNTY, WASHINGTON, UNDER THE NAME OF JAMES W. HERRON, SURVEYOR, ON THE 12TH DAY OF APRIL, 1978, AND AS SHOWN ON THE ORIGINAL PLAT HEREON RECORDED IN THE OFFICE OF THE COUNTY CLERK, WASHINGTON COUNTY, WASHINGTON, UNDER THE NAME OF JAMES W. HERRON, SURVEYOR, ON THE 12TH DAY OF APRIL, 1978, AND AS SHOWN ON THE ORIGINAL PLAT HEREON RECORDED IN THE OFFICE OF THE COUNTY CLERK, WASHINGTON COUNTY, WASHINGTON, UNDER THE NAME OF JAMES W. HERRON, SURVEYOR, ON THE 12TH DAY OF APRIL, 1978, AND AS SHOWN ON THE ORIGINAL PLAT HEREON RECORDED IN THE OFFICE OF THE COUNTY CLERK, WASHINGTON COUNTY, WASHINGTON, UNDER THE NAME OF JAMES W. HERRON, SURVEYOR, ON THE 12TH DAY OF APRIL, 1978.

### ACKNOWLEDGMENT

I, the undersigned, hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### ACKNOWLEDGMENT

I, the undersigned, hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### LEGEND

MUNICIPAL UTILITY LINES	CLASSIFICATION BY CITY OF ST. GEORGE
SEWER LINE	SEWER LINE
WATER MAIN	WATER MAIN
STORM SEWER	STORM SEWER
PROPERTY BOUNDARY	PROPERTY BOUNDARY
SECTION CORNER	SECTION CORNER
ADJACENT LANDS	ADJACENT LANDS
CITY BOUNDARY	CITY BOUNDARY

**DSG ENGINEERING, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
113 S. 2ND STREET, SUITE 102  
ST. GEORGE, UT 84770  
PHONE (435) 636-1111  
WWW.DSGENGINEERING.COM

### COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

I hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### CITY ENGINEER APPROVAL

I hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### CITY ATTORNEY APPROVAL

I hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### LAND USE AUTHORITY APPROVAL

I hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

### TREASURER APPROVAL

I hereby certify that the above described tract of land is being conveyed to the public use and enjoyment of the people of the State of Washington, and that the same are correct and true in accordance with the laws and regulations of the State of Washington.

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