

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
02/27/2023 02:04:46 PM Fee \$40.00 By DHI TITLE
- UTAH

WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

Tax I.D. No: W- SRELV - 1 - 4051

ACCESSORY DWELLING UNIT DEED RESTRICTION

WHEREAS, in reliance upon the recording of this Deed Restriction, which is effective upon the date and time of its recording, a permit for an accessory dwelling unit was issued by Washington City to D R Horton, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 3506 E Staircase Way, and identified by the Washington County Recorder with the following Parcel ID #: W-SRELV-1-4051 and further described as follows:

See "Exhibit A - Site Plan for the Parcel"

THEREFORE, The Owner declares this Deed Restriction and agrees to strictly adhere to the regulations governing attached, detached, and internal accessory dwelling units within Washington City as set forth in the Washington City Code and Utah Code. The Owner also agrees to the complete and absolute prohibition of use of the accessory dwelling as a nightly rental, short-term rental, or vacation rental.

THE RECORDING OF THIS DEED RESTRICTION is recorded against the property at the discretion of Washington City and the Owner of the property, and shall be deemed to run with the land and with the property and shall be binding on all successors, and assigns.

IN THE WITNESS WHEREOF, the undersigned has set his/her hand this 27th day of February, 2023.

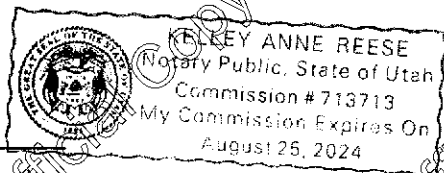
By: [Signature]

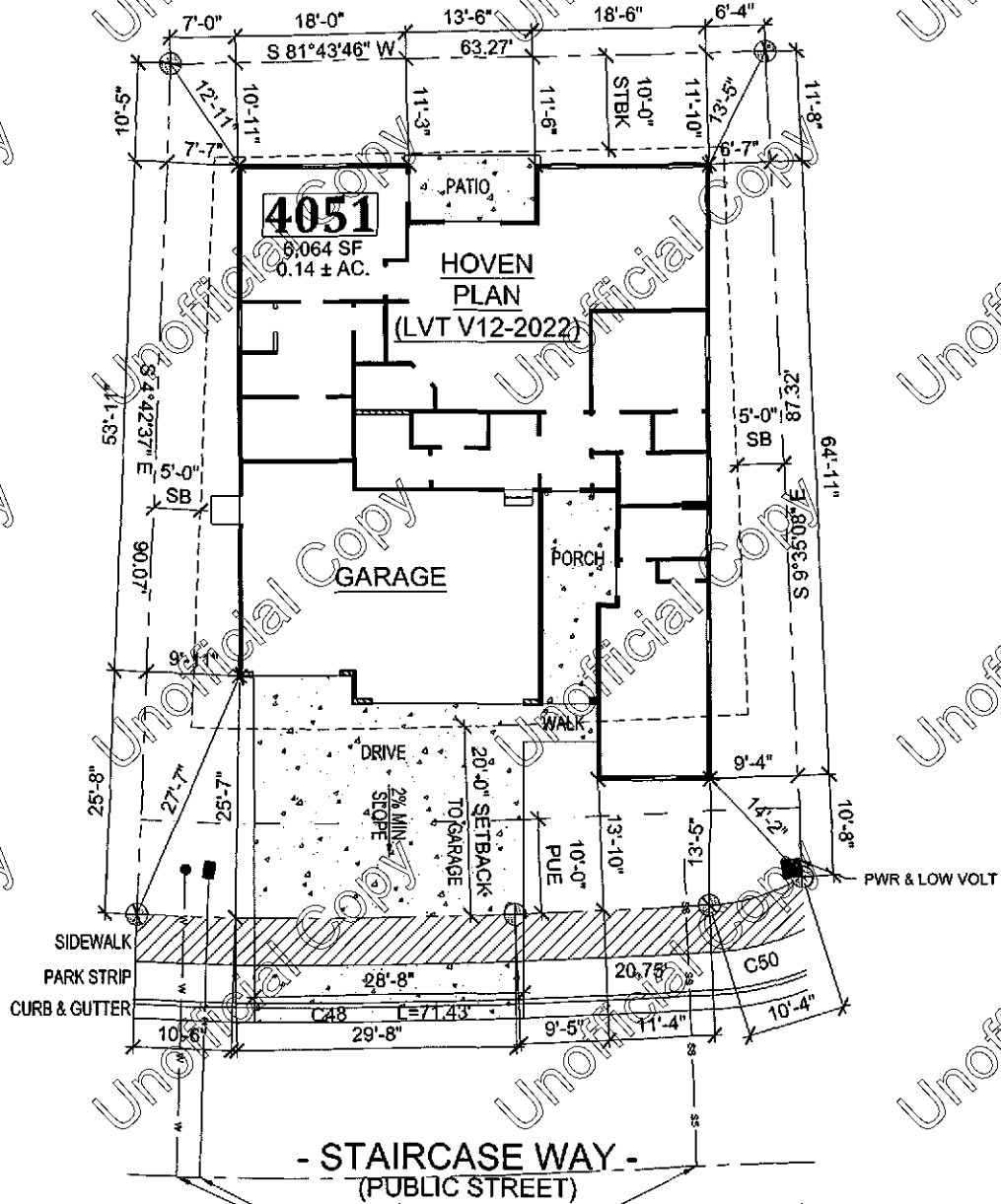
STATE OF UTAH

COUNTY OF WASHINGTON

On this 27 day of February, 2023, before me personally appeared, Adam R Loser whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the owner of the property described, and did duly acknowledge to me that the forgoing document was entered into and signed by him/her.

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County





NOTE:
FIELD VERIFY EXACT
UTILITY LOCATIONS

NOTE:
FINAL GRADING TO PROVIDE DRAINAGE
SO AS TO RETAIN ALL SURFACE WATER
ON LOT AND SLOPE AWAY FROM HOUSE
FOUNDATION AND NEIGHBORING LOTS

NOTE:
ALL DIMENSIONS ARE FROM
PROPERTY LINES ONLY

NOTE:
BACK OF SIDEWALK IS
NOT AT PROPERTY LINE

NOTE:
ALL LANDSCAPING MUST CONFORM TO ALL HOA, CC&R, AND
CITY CODES AND REQUIREMENTS. AS REQUIRED, PLANS
WILL NEED TO BE APPROVED BY HOA OR CITY DEPARTMENTS.
VERIFY BEFORE ANY CONSTRUCTION BEGINS.

LEGEND

- — — — — PROPERTY LINE
- - - - - SETBACK LINE
- - - - - EASEMENT LINE
- - - - - WATER LINE
- - - - - SEWER LINE

SIGNATURES / APPROVALS

BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____
 SALES: _____ DATE: _____
 SUPER: _____ DATE: _____

GENERAL NOTES:

- DRAINAGE SHALL FALL 6" IN FIRST 10'
- MIN. DRIVEWAY SLOPE - 2%, MAX. 12%
- CONSTRUCTION TOILET PROVIDED FOR EVERY 6 HOMES UNDER CONSTRUCTION. TO BE LOCATED AND ANCHORED BEHIND CURB AND IN COMPLIANCE WITH SWPPP BMP.
- TRASH CONTAINER TO BE LOCATED ON SIDE OF HOME
- FINAL GRADING TO MEET CODE AND CITY ORDINANCES
- ANY ALL TOPOGRAPHY AND ELEVATION CALL-OUTS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
- FOUNDATION DRAINS REQUIRED IF WHEN SPECIFIED BY CORRESPONDING SOILS REPORT

COMMUNITY:	STANDING ROCK PHASE ONE	ADDRESS:	3506 E STAIRCASE WAY
LOT NUMBER:	LVT 4051	LOT SIZE:	6,064 SQ. FT. = 0.14 ± AC.
HOME:	HOVEN 3-CAR GARAGE LEFT	NOTES:	
DATE:	JANUARY 13, 2022	SCALE:	1" = 30'-0"

D.R. HORTON
Americas Builder
 12551 S. GATEWAY PARK PLACE, SUITE 1100, DRAPER UTAH 84020
 Phone (801) 571-7101 Fax (801) 571-7102

Exhibit "A" Legal Description

Lot 4051, of Standing Rock East At Long Valley Phase 1, according to the official plat thereof as recorded in the office of the Washington County Recorder's Office.