

MAP

DOC # 20230017569

Map (Conveying Property) Page 1 of 3  
Gary Christensen Washington County Recorder  
06/15/2023 08:30:01 AM Fee \$ 108.00  
By SILVERADO DEVELOPMENT



NAME: SILVERADO SANTA CLARA

LOTS: 4 MAP: 5138

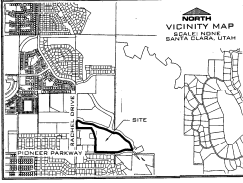
PARCEL NUMBER: SC-6-2-9-43051212

SILVERADO STORAGE SG, LLC ( UTAH LIMITED LIABILITY COMPANY)

BEGINNING AT THE NORTHWEST CORNER OF THE HARMONS SANTA CLARA SUBDIVISION, AS FOUND ON RECORD WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20160002079, SAID POINT BEING ON THE EASTERLY LINE OF RACHEL DRIVE AS FOUND ON RECORD WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 852034, SAID POINT ALSO BEING NORTH 00°37'37" EAST 857.89 FEET ALONG THE SECTION LINE AND EAST 30.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 00°37'37" EAST 250.27 FEET ALONG SAID EASTERLY LINE OF RACHEL DRIVE;  
THENCE SOUTH 86°54'29" EAST 18.83 FEET;  
THENCE EASTERLY 99.80 FEET ALONG AN ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 03°05'31" WEST, LONG CHORD BEARS SOUTH 72°36'43" EAST 98.77 FEET WITH A CENTRAL ANGLE OF 28°35'31");  
THENCE SOUTH 58°18'58" EAST 59.95 FEET;  
THENCE EASTERLY 85.48 FEET ALONG AN ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 31°41'02" EAST, LONG CHORD BEARS SOUTH 70°33'36" EAST 84.83 FEET WITH A CENTRAL ANGLE OF 24°29'16");  
THENCE SOUTH 82°48'14" EAST 264.30 FEET;  
THENCE EASTERLY 89.00 FEET ALONG AN ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 07°11'46" WEST, LONG CHORD BEARS SOUTH 70°03'19" EAST 88.27 FEET WITH A CENTRAL ANGLE OF 25°29'49");  
THENCE EASTERLY 279.62 FEET ALONG AN ARC OF A 750.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 32°41'35" EAST, LONG CHORD BEARS SOUTH 67°59'16" EAST 278.00 FEET WITH A CENTRAL ANGLE OF 21°21'41");  
THENCE EASTERLY 183.63 FEET ALONG AN ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 11°19'54" WEST, LONG CHORD BEARS SOUTH 71°39'15" EAST 183.17 FEET WITH A CENTRAL ANGLE OF 14°01'42");  
THENCE SOUTH 64°38'24" EAST 265.08 FEET;  
THENCE EAST 19.96 FEET TO THE EASTERLY LINE OF BLOCK 28, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY;  
THENCE NORTH 81°14'21" EAST 50.27 FEET TO THE EASTERLY LINE OF A 49.50 FOOT RIGHT-OF-WAY AS SHOWN ON THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY;  
THENCE SOUTHEASTERLY 184.13 FEET ALONG AN ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 06°10'53" WEST, LONG CHORD BEARS SOUTH 64°58'48" EAST 180.83 FEET WITH A CENTRAL ANGLE OF 37°40'38");  
THENCE SOUTH 46°08'29" EAST 192.07 FEET;  
THENCE SOUTHEASTERLY 115.93 FEET ALONG AN ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 43°51'31" EAST, LONG CHORD BEARS SOUTH 53°12'27" EAST 115.63 FEET WITH A CENTRAL ANGLE OF 14°07'56");  
THENCE SOUTH 60°16'25" EAST 39.82 FEET;  
THENCE SOUTHEASTERLY 104.85 FEET ALONG AN ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 29°43'35" WEST, LONG CHORD BEARS SOUTH 36°14'35" EAST 101.81 FEET WITH A CENTRAL ANGLE OF 48°03'39");  
THENCE SOUTHERLY 94.14 FEET ALONG AN ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 77°47'14" EAST, LONG CHORD BEARS SOUTH 17°53'25" EAST 93.98 FEET WITH A CENTRAL ANGLE OF 11°21'19");  
THENCE SOUTH 23°34'05" EAST 60.89 FEET;  
THENCE SOUTHERLY 94.81 FEET ALONG AN ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 66°25'55" WEST, LONG CHORD BEARS SOUTH 01°50'17" EAST 92.56 FEET WITH A CENTRAL ANGLE OF 43°27'36") TO THE NORTHERLY LINE OF PIONEER PARKWAY;  
THENCE WESTERLY THE FOLLOWING (4) COURSES ALONG SAID NORTHERLY LINE OF PIONEER PARKWAY  
THENCE WESTERLY 337.48 FEET ALONG AN ARC OF A 482.91 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 18°24'18" WEST, LONG CHORD BEARS SOUTH 88°23'05" WEST 330.65 FEET WITH A CENTRAL ANGLE OF 40°02'26");  
THENCE SOUTH 68°21'52" WEST 53.92 FEET;  
THENCE WESTERLY 160.68 FEET ALONG AN ARC OF A 402.91 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 21°38'09" WEST, LONG CHORD BEARS SOUTH 79°47'19" WEST 159.61 FEET WITH A CENTRAL ANGLE OF 22°50'56");  
THENCE NORTH 88°47'13" WEST 703.18 FEET TO THE SOUTHEAST CORNER OF SAID HARMONS SANTA CLARA SUBDIVISION;  
THENCE THE FOLLOWING (4) COURSES ALONG SAID HARMONS SANTA CLARA SUBDIVISION  
THENCE NORTH 00°37'37" EAST 469.19 FEET (469.39 RECORD);  
THENCE NORTH 16°36'53" WEST 238.27 FEET;  
THENCE NORTH 28°38'27" WEST 146.96 FEET;  
THENCE NORTH 89°22'23" WEST 504.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 903,522 SQUARE FEET OR 20.74 ACRES.



**TUACAMN & LAVA FLOW HAZARD NOTICE**

WHEREAS THE SUBDIVISION IS LOCATED WITHIN THE TUACAMN WASH FLOOD HAZARD DISTRICT; THE FLOOD HAZARD REGULATORY SCHEME WAS ADOPTED BY SANTA CLARA CITY OF 2014 BASED ON THE FLOOD HAZARD STUDY CONDUCTED BY GEORGE ENGELBERG ENGINEERS, INC. IN 2014. THE FLOOD HAZARD REGULATORY SCHEME WAS ADOPTED BY SANTA CLARA CITY OF 2014 BASED ON THE FLOOD HAZARD STUDY CONDUCTED BY GEORGE ENGELBERG ENGINEERS, INC. IN 2014. THE FLOOD HAZARD REGULATORY SCHEME WAS ADOPTED BY SANTA CLARA CITY OF 2014 BASED ON THE FLOOD HAZARD STUDY CONDUCTED BY GEORGE ENGELBERG ENGINEERS, INC. IN 2014.

**NOTES:**

- 1. THE SUBDIVISION IS LOCATED WITHIN THE TUACAMN WASH FLOOD HAZARD DISTRICT. THE FLOOD HAZARD REGULATORY SCHEME WAS ADOPTED BY SANTA CLARA CITY OF 2014 BASED ON THE FLOOD HAZARD STUDY CONDUCTED BY GEORGE ENGELBERG ENGINEERS, INC. IN 2014.
- 2. THE SUBDIVISION IS LOCATED WITHIN THE TUACAMN WASH FLOOD HAZARD DISTRICT. THE FLOOD HAZARD REGULATORY SCHEME WAS ADOPTED BY SANTA CLARA CITY OF 2014 BASED ON THE FLOOD HAZARD STUDY CONDUCTED BY GEORGE ENGELBERG ENGINEERS, INC. IN 2014.

**OWNER'S DECLARATION**

I, **SILVERADO SANTA CLARA**, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DONOR HEREBY RESOLVE AND CONVEY TO SANTA CLARA CITY FOR PUBLIC USE OF THE PUBLIC, ALL INTERESTS IN THE LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND PUBLIC UTILITIES AND RESERVE TITLE TO THE REMAINDER OF SAID LANDS TO THE UNDERSIGNED DONOR AND HEIR, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF I HAVE HERETOBY SET OUR HANDS THIS 18 DAY OF May, 2023.

SILVERADO STORAGE LLC, A UTAH LIMITED LIABILITY COMPANY  
BY: [Signature]  
MANAGING MEMBER, SILVERADO STORAGE LLC  
ACKNOWLEDGMENT: [Signature] S.B.  
COUNTY CLERK OF SANTA CLARA COUNTY, UTAH

**SURVEYOR'S CERTIFICATE:**

I, **BRANDON E. ANDERSON**, PROFESSIONAL LAND SURVEYOR NUMBER 498718, HOLD A LICENSE TO PRACTICE AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND HAVE FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE INSTRUMENT REFERRED TO IN THESE RECORDS. I HAVE MADE A SEARCH OF THE PUBLIC RECORDS AND HAVE FOUND NO OTHER INSTRUMENTS AFFECTING THE SAME.

**SILVERADO SANTA CLARA**  
I HAVE FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE INSTRUMENT REFERRED TO IN THESE RECORDS. I HAVE MADE A SEARCH OF THE PUBLIC RECORDS AND HAVE FOUND NO OTHER INSTRUMENTS AFFECTING THE SAME.

LEGAL DESCRIPTION:  
BEING THAT THE UNDERSIGNED DONOR HEREBY RESOLVE AND CONVEY TO SANTA CLARA CITY FOR PUBLIC USE OF THE PUBLIC, ALL INTERESTS IN THE LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND PUBLIC UTILITIES AND RESERVE TITLE TO THE REMAINDER OF SAID LANDS TO THE UNDERSIGNED DONOR AND HEIR, SUCCESSORS AND ASSIGNS.

THESE RIGHTS ARE RESERVED TO THE UNDERSIGNED DONOR HEREBY RESOLVE AND CONVEY TO SANTA CLARA CITY FOR PUBLIC USE OF THE PUBLIC, ALL INTERESTS IN THE LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND PUBLIC UTILITIES AND RESERVE TITLE TO THE REMAINDER OF SAID LANDS TO THE UNDERSIGNED DONOR AND HEIR, SUCCESSORS AND ASSIGNS.

THE FINAL PLAT FOR  
**SILVERADO SANTA CLARA**  
LOCATED IN THE N.W. 1/4 OF SECTION 9,  
TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS  
350 EAST RIVERSIDE DRIVE, SUITE A-9, SALT LAKE CITY, UTAH 84103  
PH: 801-488-8888 WWW.RA-CO.COM

**ENGINEER'S APPROVAL:**  
I, [Signature], ENGINEER, WASHINGTON COUNTY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

**APPROVAL OF THE PLANNING COMMISSION:**  
I, [Signature], CHAIRMAN OF THE PLANNING COMMISSION, SANTA CLARA CITY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

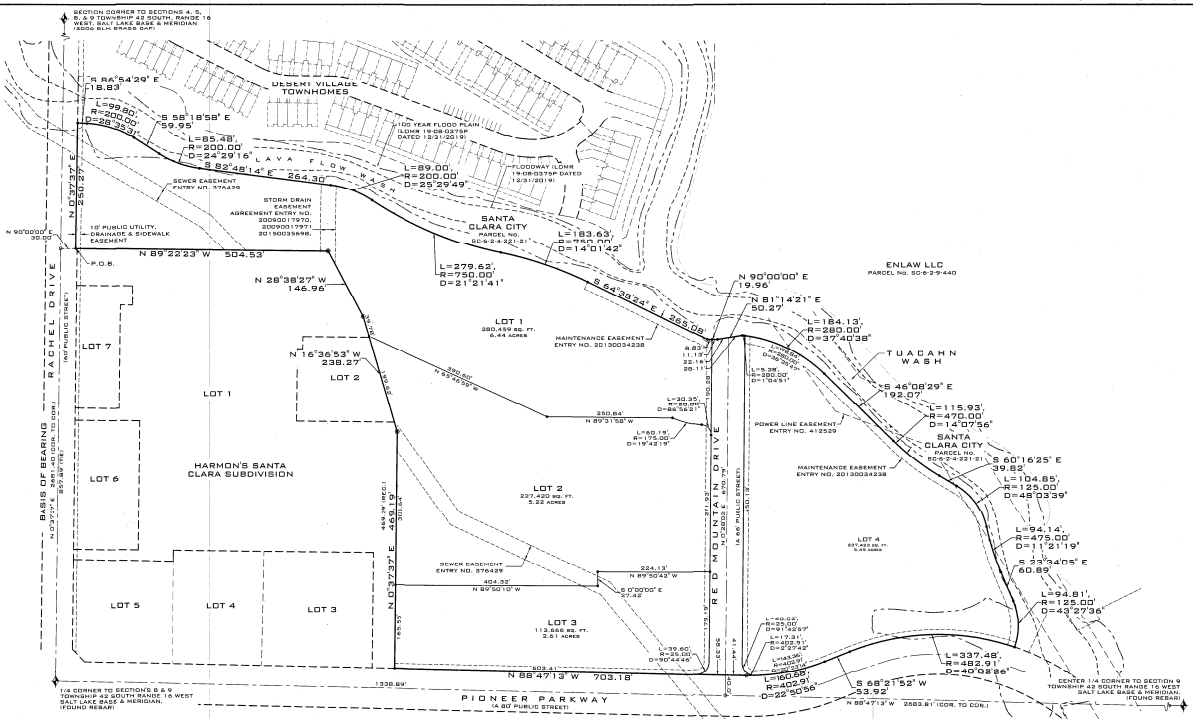
**CITY SURVEYOR'S CERTIFICATE:**  
I, [Signature], CITY SURVEYOR, WASHINGTON COUNTY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

**APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:**  
I, [Signature], MAYOR, SANTA CLARA CITY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

**APPROVAL AS TO FORM:**  
I, [Signature], CITY ATTORNEY, WASHINGTON COUNTY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

**TREASURER APPROVAL:**  
I, [Signature], TREASURER, WASHINGTON COUNTY, UTAH, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING ACT.

**RECORDED IN:**  
DOC # **20230017569**  
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, UTAH.



**ROSENBERG ASSOCIATES**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 353 EAST RIVERDALE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
 PH: (435) 673-9585 • WWW.RACHIL.COM

PLAT NUMBER	0302/2023	S.E.A.
FILE NUMBER	0302	CREATED
DATE	06/15/23	CHECKED
JOB NUMBER	13475-21-001	DATE



**LEGEND**

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- SET CORNER: 5/8" X 3/4" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FOUND REBAR & CAP (X)

**THE FINAL PLAT FOR  
 SILVERADO  
 SANTA CLARA**

LOCATED IN THE N.W. 1/4 OF SECTION 9,  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASIN AND MERIDIAN,  
 SANTA CLARA CITY | WASHINGTON COUNTY | UTAH.