

When recorded mail deed to:  
Washington City Recorder  
111 North 100 East  
Washington, UT 84780

DOC # 20230033306

Deed Page 1 of 7  
Gary Christensen Washington County Recorder  
11/06/2023 02:20:52 PM Fee \$ 40.00  
By ROCKWELL HOMES



Tax Parcel ID Number:  
W-5-3-2-2111  
W-5-3-2-243  
W-5-3-2-245  
W-5-3-11-140

### DEED OF DEDICATION

#### KNOW ALL MEN BY THESE PRESENT:


That Rockwell Homes Utah, Inc., a Utah Corporation, and Riverwood Development, LLC, an Idaho Limited Liability Company, and AWE, LLC, a Utah Limited Liability Company, Grantors herein, in consideration of the sum of One Dollar and other good and valuable consideration to it in hand by Washington City, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, do hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all of its rights, title and interest in and to the following described property located in the County of Washington, State of Utah.

Those portions of future public roadway Weatherby Way identified on the attached map in the Washington City area (See Exhibit A- Legal Description and Exhibit B – Dedication Map).

TO HAVE AND TO HOLD such property to Grantee, Washington City, forever for the uses and purposes determined appropriate by Grantee, together with all rights, privileges, improvements and appurtenances thereunto belonging, and being subject to easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

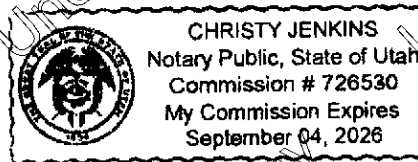
IN WITNESS WHEREOF, the Grantor has executed this instrument this 6<sup>th</sup> day of ~~September~~, 2023.  
~~NOVEMBER~~

GRANTOR: *Rockwell Homes Utah, Inc.*

  
By: J. PAUL JOHNSON  
Its: MANAGING MEMBER

STATE OF UTAH

)  
) :SS

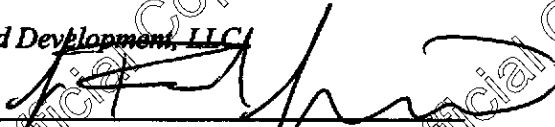


COUNTY OF WASHINGTON )

On the 6<sup>th</sup> day of November, 2023, before me, the undersigned notary, personally appeared Joy Paul Johnson, who duly acknowledged to and before me that they executed the foregoing instrument within this document and acknowledged to me that the signature was affixed with full authority of the Grantor herein.

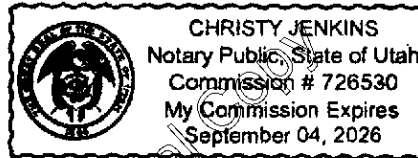
  
\_\_\_\_\_  
Notary Public

GRANTOR: *Riverwood Development, LLC*

  
By: J. PAUL JOHNSON  
Its: MANAGING MEMBER

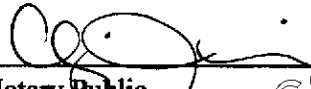
STATE OF UTAH

)  
) :SS



COUNTY OF WASHINGTON )

On the 6<sup>th</sup> day of November, 2023, before me, the undersigned notary, personally appeared Joy Paul Johnson, who duly acknowledged to and before me that they executed the foregoing instrument within this document and acknowledged to me that the signature was affixed with full authority of the Grantor herein.

  
\_\_\_\_\_  
Notary Public

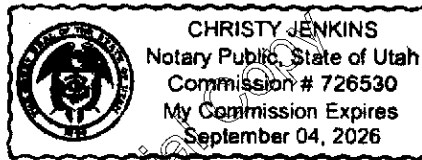
GRANTOR: Awe, LLC

By: [Signature]  
Its: RYAN ANDERSON  
MANAGING MEMBER

STATE OF UTAH )

) SS

COUNTY OF WASHINGTON )



On the 10<sup>th</sup> day of November, 2023, before me, the undersigned notary, personally appeared Ryan Anderson, who duly acknowledged to and before me that they executed the foregoing instrument within this document and acknowledged to me that the signature was affixed with full authority of the Grantor herein.

[Signature]  
Notary Public

**Exhibit A to Deed of Dedication****Legal Description****PARCEL 1:**

Beginning at the South Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 01°03'05" East along the Quarter Section line 30.00 feet; thence South 88°55'08" East 446.80 feet; thence easterly along a 370.00 foot radius curve to the left, (long chord bears North 78°45'45" East a distance of 157.88 feet), center point lies North 01°04'52" East through a central angle of 24°38'14", a distance of 159.10 feet; thence South 00°44'27" West 63.68 feet; thence South 88°55'08" East 3.19 feet; thence westerly along a 430.00 foot radius non-tangent curve to the right, (long chord bears South 80°18'58" West a distance of 160.63 feet), center point lies North 20°26'56" West through a central angle of 21°31'48", a distance of 161.58 feet; thence North 88°55'08" West 446.71 feet to a point on the Quarter Section line of Section 11, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence North 00°56'01" East 30.00 feet to the point of beginning.

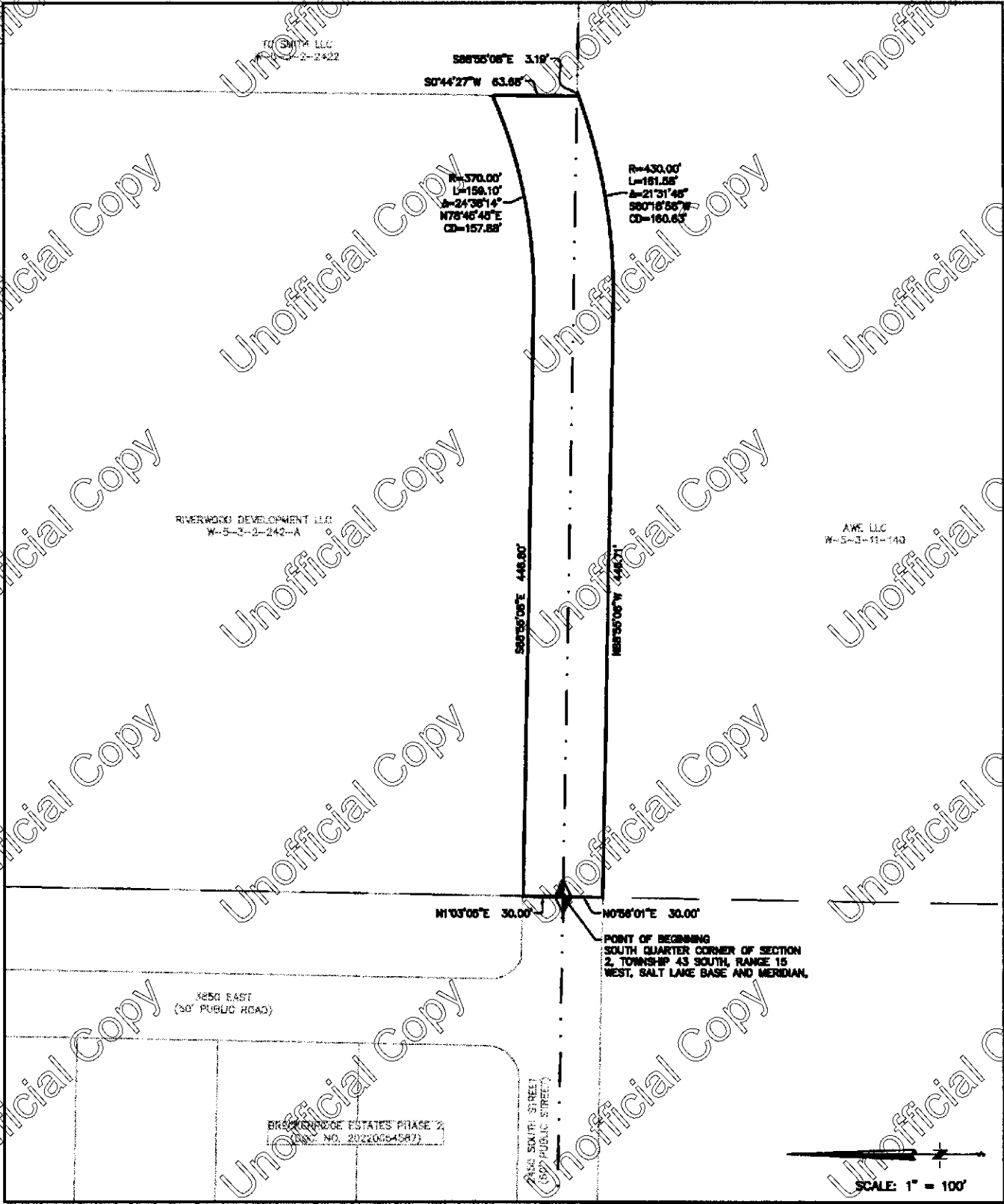
Containing 36,323 square feet or 0.83 acres.

**PARCEL 2:**

Beginning at a point on the west boundary line of Iron Horse Phase 1, Document No. 20170019496, Official Records, Washington County, Utah, said point lies South 01°03'08" West along the section line 135.69 feet and due East 108.42 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence along said boundary the following two (2) courses: 1) South 17°09'54" East 57.62 feet, and 2) southerly along a 697.00 foot radius curve to the right, (long chord bears South 17°04'01" East a distance of 2.38 feet), center point lies South 72°50'06" West through a central angle of 00°11'46", a distance of 2.38 feet; thence South 72°27'57" West 391.65 feet; thence southwesterly along a 420.00 foot radius curve to the left, (long chord bears South 54°26'45" West a distance of 259.85 feet), center point lies South 17°32'03" East through a central angle of 36°02'24", a distance of 264.19 feet; thence South 36°25'33" West 237.49 feet; thence southwesterly along a 530.00 foot radius curve to the right, (long chord bears South 44°05'25" West a distance of 141.37 feet), center point lies North 53°34'27" West through a central angle of 15°19'44", a distance of 141.80 feet; thence South 51°45'17" West 694.07 feet; thence southwesterly along a 270.00 foot radius curve to the left, (long chord bears South 26°14'52" West a distance of 232.53 feet), center point lies South 38°14'43" East through a central angle of 51°00'49", a distance of 240.40 feet; thence South 00°44'27" West 220.84 feet; thence North 89°15'33" West 30.00

feet; thence South  $00^{\circ}44'27''$  West 10.35 feet; thence southerly along a 400.00 foot radius curve to the right, (long chord bears South  $13^{\circ}36'49''$  West a distance of 178.23 feet), center point lies North  $89^{\circ}15'33''$  West through a central angle of  $25^{\circ}44'43''$ , a distance of 179.74 feet; thence North  $63^{\circ}30'45''$  West 30.00 feet; thence northerly along a 370.00 foot radius non-tangent curve to the left, (long chord bears North  $13^{\circ}36'49''$  East a distance of 164.86 feet), center point lies North  $63^{\circ}30'50''$  West through a central angle of  $25^{\circ}44'42''$ , a distance of 166.25 feet; thence North  $00^{\circ}44'27''$  East 231.19 feet; thence northeasterly along a 330.00 foot radius curve to the right, (long chord bears North  $26^{\circ}14'52''$  East a distance of 284.21 feet), center point lies South  $89^{\circ}15'33''$  East through a central angle of  $51^{\circ}00'49''$ , a distance of 293.82 feet; thence North  $51^{\circ}45'17''$  East 694.07 feet; thence northeasterly along a 470.00 foot radius curve to the left, (long chord bears North  $44^{\circ}05'25''$  East a distance of 125.37 feet), center point lies North  $38^{\circ}14'43''$  West through a central angle of  $15^{\circ}19'44''$ , a distance of 125.74 feet; thence North  $36^{\circ}25'33''$  East 237.49 feet; thence northeasterly along a 480.00 foot radius curve to the right, (long chord bears North  $54^{\circ}26'45''$  East a distance of 296.98 feet), center point lies South  $53^{\circ}34'27''$  East through a central angle of  $36^{\circ}02'24''$ , a distance of 301.93 feet; thence North  $72^{\circ}27'57''$  East 392.04 feet to the point of beginning.

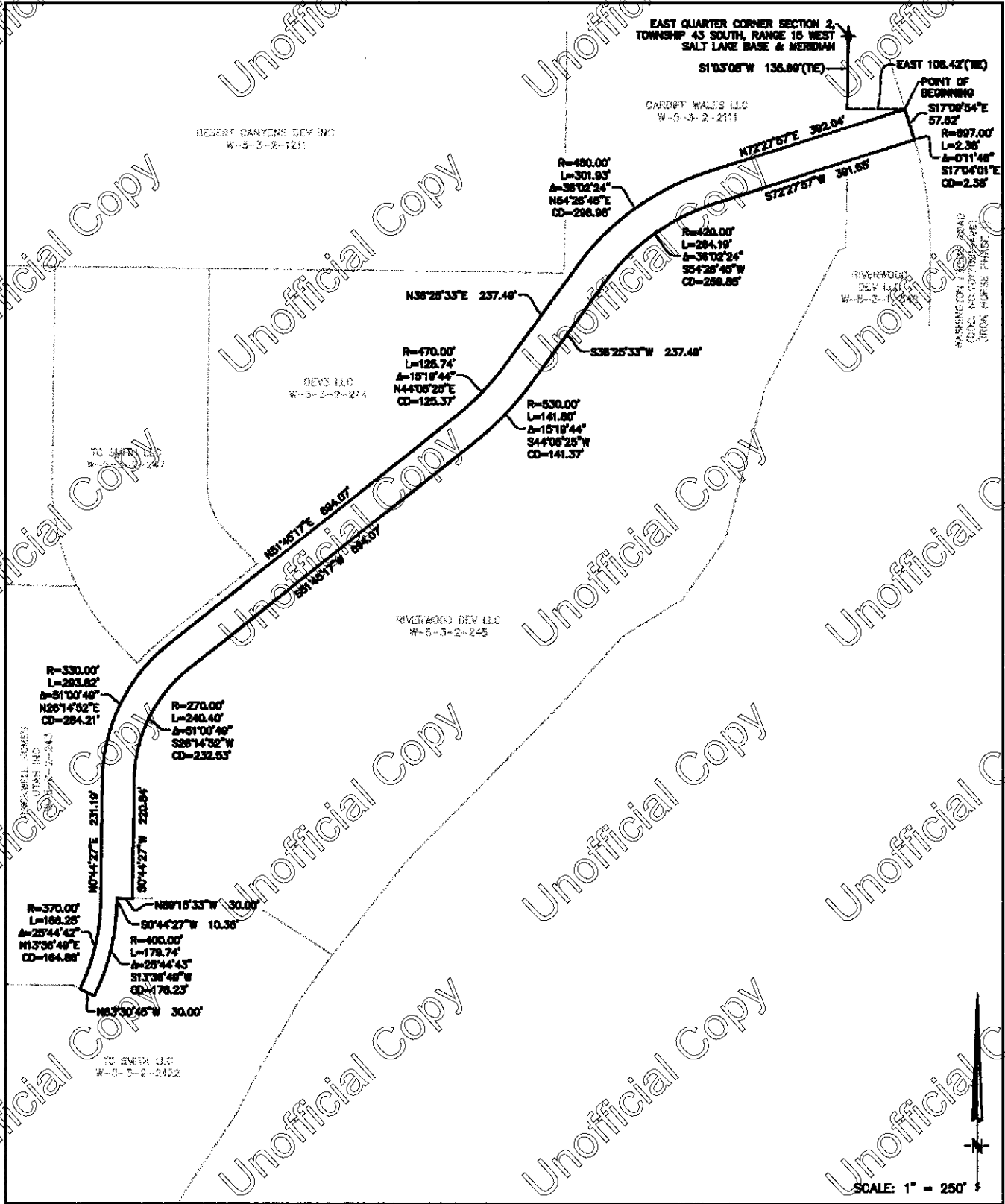
Containing 139,191 square feet or 3.20 acres.



**EXHIBIT B**  
**PARCEL 1**  
**B & G 231092**



**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 206 East Tabernade Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161



**EXHIBIT B**  
**PARCEL 2**  
**B & G 231092**



**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tabernacle Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161