

DOC # 20240017468

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
06/04/2024 12:13:51 PM Fee \$ 124.00
By BAUM LISA



MAP

NAME: SOLIS AT CORAL CANYON PHASE 2B

LOTS: 11 OPEN: 1 MAP: 5375

PARCEL NUMBER: W-4-2-7-140-CC W-4-2-7-143-CC

CW THE SOLIS, LLC (UTAH LIMITED LIABILITY CO)

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°17'43" WEST ALONG THE CENTER SECTION LINE 266.24 FEET; THENCE SOUTHEASTERLY ALONG A 332.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 36°16'17" WEST) THROUGH A CENTRAL ANGLE OF 11°15'17", A DISTANCE OF 65.31 FEET; THENCE EASTERLY ALONG A 25.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 47°31'34" EAST) THROUGH A CENTRAL ANGLE OF 82°58'46", A DISTANCE OF 36.21 FEET; THENCE NORTH 54°32'48" EAST 71.42 FEET; THENCE SOUTH 35°27'12" EAST 130.00 FEET; THENCE SOUTH 09°11'53" EAST 311.41 FEET; THENCE SOUTH 01°29'02" WEST 123.77 FEET; THENCE SOUTH 88°30'58" EAST 6.72 FEET; THENCE SOUTH 01°29'02" WEST 130.00 FEET; THENCE SOUTH 16°06'23" EAST 2.62 FEET; THENCE NORTH 88°30'58" WEST 134.19 FEET; THENCE NORTHERLY ALONG A 467.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 85°15'29" EAST) THROUGH A CENTRAL ANGLE OF 06°27'32", A DISTANCE OF 52.70 FEET; THENCE NORTH 67°21'27" WEST 68.98 FEET; THENCE NORTH 88°30'58" WEST 511.26 FEET; THENCE NORTH 13°27'52" WEST 331.28 FEET; THENCE SOUTH 89°01'27" EAST 527.80 FEET; TO THE POINT OF BEGINNING.

CONTAINING 301,985 SQUARE FEET OR 6.93 ACRES.

SOLIS AT CORAL CANYON PHASE 2B

SE1/4 SEC 6 & N1/2 SEC 7 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN WASHINGTON CITY, WASHINGTON COUNTY, UTAH

MORTGAGEE'S CONSENT TO RECORD

I, AMERICAN CONSULTING & ENGINEERING, the mortgagee of said tract of land does hereby consent for said tract of land to be sold to the highest bidder at public auction, for the purpose of the sale of the property, and hereby waives all rights of redemption and consequences.

MORTGAGEE'S ACKNOWLEDGEMENT

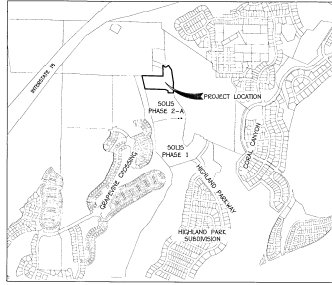
I, AMERICAN CONSULTING & ENGINEERING, do hereby acknowledge that I am the duly authorized officer of said company, and that I am duly qualified to execute and acknowledge this instrument for the purposes herein set forth. My commission expires 8/18/2025.

NOTES:

- 1) APPROVAL FROM THE PROPERTY OWNER IS REQUIRED.
- 2) ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED.
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- 10) ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION AND REPORT BY A REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR THIS PROJECT. THE INVESTIGATION RESULTS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.



VICINITY MAP SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, AMERICAN CONSULTING & ENGINEERING, do hereby certify that I am a professional land surveyor, and that I hold license No. 900344. I have prepared the plat of this property, and I have surveyed and staked the tract of land into lots in accordance with the laws of the State of Utah. My commission expires 8/18/2025.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, BEING THE NORTH 61.12747 WEST ALONG THE CENTER SECTION LINE DEEPA FEET; THENCE SOUTHWEST ALONG A 200.00 FEET ARCADE FROM THE CENTER SECTION LINE TO THE WEST QUARTER CORNER OF THE SECTION, BEING THE WEST 61.12747 SOUTH ALONG THE CENTER SECTION LINE; THENCE SOUTHWEST ALONG THE WEST QUARTER SECTION LINE TO THE WEST QUARTER CORNER OF THE SECTION, BEING THE WEST 61.12747 SOUTH ALONG THE CENTER SECTION LINE; THENCE SOUTHWEST ALONG THE WEST QUARTER SECTION LINE TO THE WEST QUARTER CORNER OF THE SECTION, BEING THE WEST 61.12747 SOUTH ALONG THE CENTER SECTION LINE.



OWNER'S DECLARATION

I, AMERICAN CONSULTING & ENGINEERING, do hereby declare that I am the duly authorized officer of said company, and that I am duly qualified to execute and acknowledge this instrument for the purposes herein set forth.

UNLIMITED LIABILITY ACKNOWLEDGEMENT

I, AMERICAN CONSULTING & ENGINEERING, do hereby acknowledge that I am the duly authorized officer of said company, and that I am duly qualified to execute and acknowledge this instrument for the purposes herein set forth. My commission expires 8/18/2025.

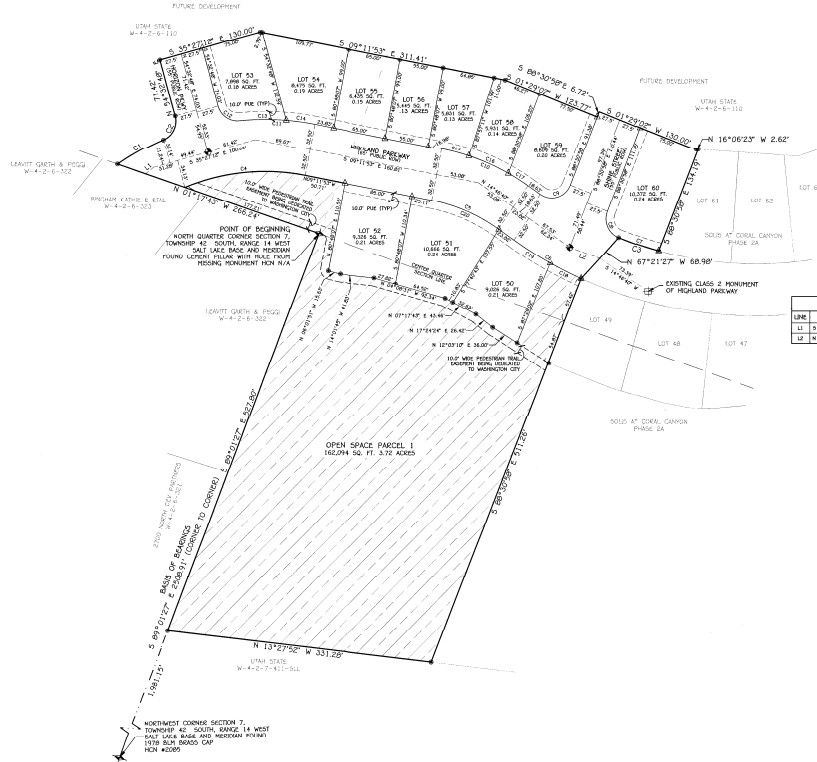
SOLIS AT CORAL CANYON PHASE 2B

SE1/4 SEC 6 & N1/2 SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN WASHINGTON CITY, WASHINGTON COUNTY, UTAH SHEET 1 OF 2

<p>AMERICAN CONSULTING & ENGINEERING 1575 S 200 W, SUITE 200, WASHINGTON CITY, UTAH 84002 DATE: 02/01/2024 FILE: PP-2142.DWG</p>	<p>ENGINEER'S APPROVAL: THE DESIGN SUBMISSION HAS BEEN REVIEWED AND IS APPROVED FOR CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. <i>Parth Mehta</i> CITY ENGINEER WASHINGTON CITY, UTAH</p>	<p>APPROVAL OF PUBLIC WORKS THE DESIGN SUBMISSION HAS BEEN REVIEWED AND IS APPROVED FOR CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. <i>Scott Hill</i> PUBLIC WORKS WASHINGTON CITY, UTAH</p>	<p>BY THE CITY OF WASHINGTON, UTAH: THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE DESIGN SUBMISSION AND HAVE APPROVED THE DESIGN FOR CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. <i>John Pate</i> MAYOR WASHINGTON CITY, UTAH</p>	<p>APPROVAL AS TO FORM: I HAVE REVIEWED THE DESIGN SUBMISSION AND HAVE APPROVED THE DESIGN FOR CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. <i>Riley Seiff</i> CITY ATTORNEY WASHINGTON CITY, UTAH</p>	<p>TREASURER APPROVAL: I HAVE REVIEWED THE DESIGN SUBMISSION AND HAVE APPROVED THE DESIGN FOR CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. <i>David ...</i> TREASURER WASHINGTON COUNTY, UTAH</p>	<p>RECORDED NO. DOC # 20240017468 <i>Laura ...</i> COUNTY RECORDER WASHINGTON COUNTY, UTAH</p>
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SOLIS AT CORAL CANYON PHASE 2B

SE1/4 SEC 6 & N1/2 SEC 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH



LINE	BEARING	DISTANCE
L1	S 89°59'47" E	35.88'
L2	N 00°50'47" W	36.97'

CURVE	LENGTH	RADIUS	DELTA
C1	19.37'	130.50'	211°17'37"
C2	30.21'	25.00'	108°16'40"
C3	52.70'	407.50'	108°17'37"
C4	124.90'	100.00'	102°16'30"
C5	91.01'	211.50'	103°16'31"
C6	96.74'	150.50'	102°14'47"
C7	50.50'	407.50'	108°17'37"
C8	39.17'	21.00'	109°14'50"
C9	44.87'	21.00'	100°17'38"
C10	110.11'	190.50'	102°16'31"
C11	99.87'	200.50'	103°16'31"

CURVE	LENGTH	RADIUS	DELTA
C12	33.80'	25.00'	100°07'34"
C13	50.89'	332.50'	103°06'00"
C14	30.21'	25.00'	108°16'40"
C15	20.89'	100.00'	102°16'30"
C16	53.89'	200.50'	103°16'31"
C17	25.10'	200.50'	100°14'00"
C18	43.50'	500.50'	101°17'37"
C19	53.44'	532.50'	105°14'32"
C20	91.01'	211.50'	103°16'31"



- LEGEND:**
- ⊕ SOLID, PERMANENT UTILITY MARKER (1" TO 1/2" DIA. OR THE PLACE)
 - ⊙ BOUNDARY SURVEY CONTROL, PERMANENT AS NOTED (3/4" DIA. & 1/2" DIA.)
 - ⊙ BOUNDARY SURVEY CONTROL, PERMANENT AS NOTED (3/4" DIA. & 1/2" DIA.)
 - ⊙ EXISTING SURVEY CONTROL, PERMANENT AS NOTED (3/4" DIA. & 1/2" DIA.)
 - ⊙ POINT PROPERTY CORNER OFFSET (DASH IN TOP FACE, CLASS AS NOTED AND OR PERMANENT AND CORNERING)
 - BOUNDARY LINE
 - LOT LINE
 - ASCENDING LOT LINE
 - POINT CENTER LINE
 - PUBLIC UTILITY (AS NOTED)
 - OPEN SPACE

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 CONSULTING & ENGINEERING
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