

**DOC # 20240027047**

Map (Conveying Property) Page 1 of 2  
Gary Christensen Washington County Recorder  
08/28/2024 01:01:57 PM Fee \$ 82.00  
By BURGESS BRETT



**MAP**

**NAME: LAKESIDE AT DESERT SANDS - PHASE 3**

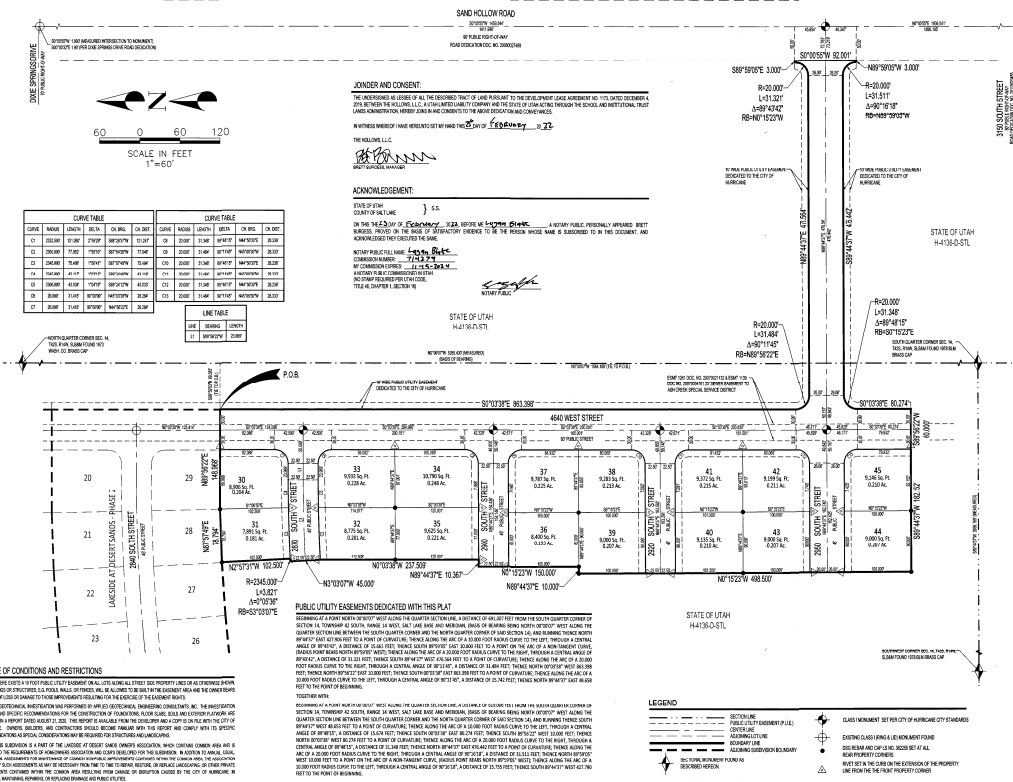
**MAP: 5419      LOTS: 16      COMMON: 0      OPEN: 0**

**PARCEL NUMBER: H-4136-D-SLL**

**UTAH STATE  
UTAH STATE SCHOOL & TRUST LANDS  
HOLLOWS LLC**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE LAKESIDE AT DESERT SANDS - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°00'07" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1564.168 FEET AND SOUTH 89°59'53" WEST 69.583 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 00°00'07" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14), AND RUNNING THENCE SOUTH 00°03'38" EAST 863.398 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°11'45", A DISTANCE OF 31.484 FEET; THENCE NORTH 89°44'37" EAST 476.564 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°43'42", A DISTANCE OF 31.321 FEET; THENCE SOUTH 89°59'05" EAST 3.000 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SAND HOLLOW ROAD DEDICATION, RECORDED AS DOC. NO. 20090004967 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°00'55" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 92.001 FEET; THENCE NORTH 89°59'05" WEST 3.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 89°59'05" WEST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°16'18", A DISTANCE OF 31.511 FEET; THENCE SOUTH 89°44'37" WEST 476.442 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°48'15", A DISTANCE OF 31.348 FEET; THENCE SOUTH 00°03'38" EAST 80.274 FEET; THENCE SOUTH 89°56'22" WEST 60.000 FEET; THENCE SOUTH 89°44'37" WEST 182.152 FEET; THENCE NORTH 00°15'23" WEST 498.500 FEET; THENCE NORTH 89°44'37" EAST 10.000 FEET; THENCE NORTH 00°15'23" WEST 150.000 FEET; THENCE NORTH 89°44'37" EAST 10.367 FEET; THENCE NORTH 00°03'38" WEST 237.509 FEET; THENCE NORTH 03°03'07" WEST 45.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 03°03'07" EAST); THENCE ALONG THE ARC OF A 2345.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°05'36", A DISTANCE OF 3.821 FEET; THENCE NORTH 02°57'31" WEST 102.500 FEET TO THE SOUTHERLY BOUNDARY OF SAID LAKESIDE AT DESERT SANDS - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 87°57'49" EAST 78.794 FEET; AND (2) NORTH 89°56'22" EAST 148.968 FEET TO THE POINT OF BEGINNING.

CONTAINS 270,575 SQ. FT., (6.212 ACRES)



**CURVE TABLE**

CURVE	BEARING	CHORD	ARC	CHORD	ARC
1	S88°51'00"W	100.000	100.000	100.000	100.000
2	S88°51'00"W	100.000	100.000	100.000	100.000
3	S88°51'00"W	100.000	100.000	100.000	100.000
4	S88°51'00"W	100.000	100.000	100.000	100.000
5	S88°51'00"W	100.000	100.000	100.000	100.000
6	S88°51'00"W	100.000	100.000	100.000	100.000
7	S88°51'00"W	100.000	100.000	100.000	100.000
8	S88°51'00"W	100.000	100.000	100.000	100.000
9	S88°51'00"W	100.000	100.000	100.000	100.000
10	S88°51'00"W	100.000	100.000	100.000	100.000

**NOTICE OF CONDITIONS AND RESTRICTIONS**

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS APPLICABLE TO THE LAND HEREIN, INCLUDING BUT NOT LIMITED TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS INSTRUMENT.

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA.

**JOINER AND CONSENT:**

THE UNDERSIGNED HAS BEEN FULLY ADVISED OF ALL THE RIGHTS AND INTERESTS IN THE PROPERTY AND HAS JOINED IN THIS INSTRUMENT WITH KNOWLEDGE AND VOLUNTARY CONSENT.

**ACKNOWLEDGEMENT:**

I, the undersigned, have been duly advised of the contents of this instrument and the legal consequences thereof, and I have signed and acknowledged this instrument of my own free will and without any duress, fraud, or coercion.

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**LEGEND**

---	SECTION LINE	---+---	CLASSIFICATION SET FOR CITY OF WASHINGTON CITY ENGINEER
-.-.-	PROPERTY LINE	+	EXISTING CURB AND GUTTER
---	PROPERTY LINE	+	EXISTING CURB AND GUTTER
---	PROPERTY LINE	+	EXISTING CURB AND GUTTER
---	PROPERTY LINE	+	EXISTING CURB AND GUTTER

**SURVEYORS CERTIFICATE**

I, the undersigned, have been duly advised of the contents of this instrument and the legal consequences thereof, and I have signed and acknowledged this instrument of my own free will and without any duress, fraud, or coercion.

**LAKESIDE AT DESERT SANDS - PHASE 3**

LEGAL DESCRIPTION

THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA.

**OWNERS DECLARATION**

I, the undersigned, have been duly advised of the contents of this instrument and the legal consequences thereof, and I have signed and acknowledged this instrument of my own free will and without any duress, fraud, or coercion.

**LAKESIDE AT DESERT SANDS - PHASE 3**

LEGAL DESCRIPTION

THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA.

**STATE OF UTAH ACKNOWLEDGEMENT:**

I, the undersigned, have been duly advised of the contents of this instrument and the legal consequences thereof, and I have signed and acknowledged this instrument of my own free will and without any duress, fraud, or coercion.

**Subdivision Final Plat for LAKESIDE AT DESERT SANDS - PHASE 3**

Located in the South One-Half of Section 14, Township 42 South, Range 14 West, S186M

**SHEET 1 OF 1**

**DG ENGINEERING, INC.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
 101 East 200 South, Suite 40  
 Salt Lake City, UT 84101  
 Phone: (801) 488-1234 | Fax: (801) 488-1235  
 www.dgsurveyors.com

**ASH GROVE SPECIAL SERVICE DISTRICT**

APPROVED BY RESOLUTION NO. 2024-01

**TREASURER APPROVAL**

WASHINGTON COUNTY, UTAH

**CITY ENGINEER APPROVAL**

WASHINGTON COUNTY, UTAH

**APPROVAL AS TO FORM**

WASHINGTON COUNTY, UTAH

**APPROVAL AND ACCEPTANCE BY HURON COUNTY**

WASHINGTON COUNTY, UTAH

RECORDED NUMBER: 20240207047  
 REC'D APR 10 2024  
 HURON COUNTY, UTAH