

**ROADWAY DEDICATION**



**NAME: WASHINGTON FIELDS RD. SOUTH MOUNTAIN PORTION**

**UNITS #0 MAP # 3112**

**PARCEL NUMBER: W-5-3-1-333 THROUGH W-5-3-1-336  
W-5-3-12-440 W-5-3-12-441 W-5-3-12-32111**

**THE GROVES LLC**

**RIGHT OF WAY BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT #20100023354, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, SAID POINT BEING LOCATED N 01°03'08" E 1785.05 FEET ALONG THE WEST SECTION LINE AND S 88°49'55" E 161.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 88°49'55" E, ALONG SAID BOUNDARY 53.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THENCE S 88°49'55" E 53.00 FEET; THENCE S 1°02'17" W 236.40 FEET TO A POINT ON A 1447.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT WHICH BEARS S 88°57'43" E; THENCE ALONG THE ARC OF SAID CURVE 1025.43 FEET, THROUGH A CENTRAL ANGLE OF 40°36'11" TO A POINT ON A 3303.00 FOOT REVERSE CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS N 50°26'06" E; THENCE ALONG THE ARC OF SAID CURVE 2330.43 FEET, THROUGH A CENTRAL ANGLE OF 40°25'30"; THENCE S 0°51'36" W 1140.41 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 89°08'24" E 847.09 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY S 4°43'03" E 90.43 FEET; THENCE N 89°08'24" W 855.87 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 89°08'20" W 106.00 FEET TO A POINT ON A 25.00 FOOT NON TANGENT CURVE TO THE LEFT, THE RADIUS POINT WHICH BEARS N 89°08'24" W; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 0°51'36" E 90.00 FEET TO A POINT ON A 25.00 FOOT NON TANGENT CURVE TO THE LEFT, THE RADIUS POINT WHICH BEARS N 0°51'36" E; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 0°51'36" E 1140.41 FEET TO A POINT ON A 3197.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT WHICH BEARS N 89°08'24" W; THENCE ALONG THE ARC OF SAID CURVE 2255.85 FEET, THROUGH A CENTRAL ANGLE OF 40°25'30" TO A POINT ON A 1553.00 FOOT REVERSE CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS S 50°26'06" W; THENCE ALONG THE ARC OF SAID CURVE 1100.55 FEET, THROUGH A CENTRAL ANGLE OF 40°36'11"; THENCE N 1°02'17" E 236.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.73 ACRES

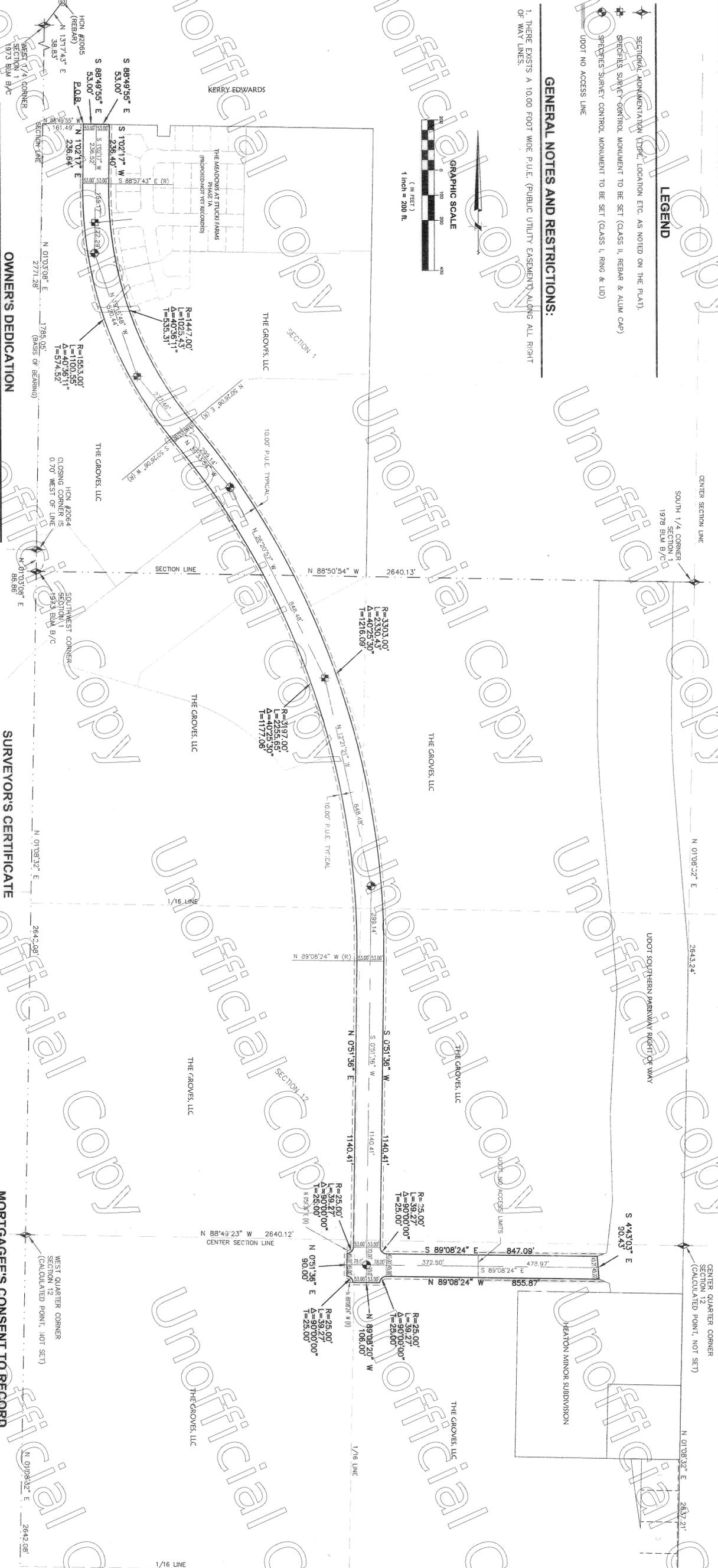
LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAN)
- SPRINKLER SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM GAN)
- PERMITS SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & U/D)
- UDOT NO ACCESS LINE

GENERAL NOTES AND RESTRICTIONS:

- THERE EXISTS A 10.00 FOOT WIDE P.U.E. (PUBLIC UTILITY EASEMENT) ALONG ALL RIGHT OF WAY LINES.

GRAPHIC SCALE



OWNERS' DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND BELOW HAVING CAUSED THE SAME TO BE DEDICATED AS A PUBLIC STREET TO HEREAFTER BE KNOWN AS WASHINGTON FIELDS ROAD DO HEREBY DEDICATE FOR A PERPETUAL USE OF THE PUBLIC THE SAID TRACT OF LAND SHOWN ON THIS MAP AND EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 3rd DAY OF February 2011.

THE GROOVES, LLC  
 (A WHOLLY OWNED LIMITED LIABILITY COMPANY)

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION, LICENSE NUMBER 134988, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE RIGHT OF WAY SHOWN ON THIS MAP IS BOUNDED AND DESCRIBED AS FOLLOWS:

RIGHT OF WAY BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH-BEING-NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT #00100023334, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, SAID POINT BEING LOCATED N 01°03'08\"/>

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Washington Fields, MORTGAGEE OF RECORD OF THE GROOVES, LLC, DOES HEREBY CONSENT TO THE RECORDED OF THE HERON ENTERED PROJECT AND JOINS IN THE DEDICATION OF PUBLIC STREETS AS NOTED HERON AND JOINS IN THE CONVEYANCE OF EASEMENTS HEREON.

FOR: ZIONS FIRST NATIONAL BANK

MORTGAGEE ACKNOWLEDGMENT

ON THIS 3 DAY OF February A.D. 2011, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, James A. Raines WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD OR THE USES AND PURPOSES STATED THEREIN.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE 3 DAY OF February A.D. 2011, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, James A. Raines WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF THE GROOVES, LLC AND THAT HE IS THE OWNER OF SAID GROOVES, LLC AND THAT HE HAS THE AUTHORITY TO EXECUTE AND DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

WASHINGTON FIELDS ROAD ROAD DEDICATION PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1 AND IN THE WEST HALF OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

STATE OF UTAH  
 COUNTY OF WASHINGTON



JAMES A. RAINES  
 PROFESSIONAL LAND SURVEYOR  
 UTAH LICENSE NUMBER 134988

DOC # 20110004479

WASHINGTON COUNTY RECORDER

PUBLIC WORKS APPROVAL

THE HERON ROAD DEDICATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF February 2011.

WASHINGTON CITY PUBLIC WORKS

APPROVAL OF PLANNING COMMISSION

ON THIS 20th DAY OF February A.D. 2011, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE ROAD DEDICATION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

ENGINEER'S APPROVAL

THE ABOVE ROAD DEDICATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 20th DAY OF February, A.D. 2011.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE ROAD DEDICATION AND ORDERED IN THE MINUTES ALL COMMISSIONERS' PERMISSIVE THEREIN TO BE RECORDED.

WASHINGTON CITY MAYOR

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY

WASHINGTON CITY