

MAP

DOC # 20190016401

Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
05/01/2019 02:45:40 PM Fee \$ 44.00
By ZITER JAMES



NAME: TUSCAN HILLS PHASE 4 SUBDIVISION

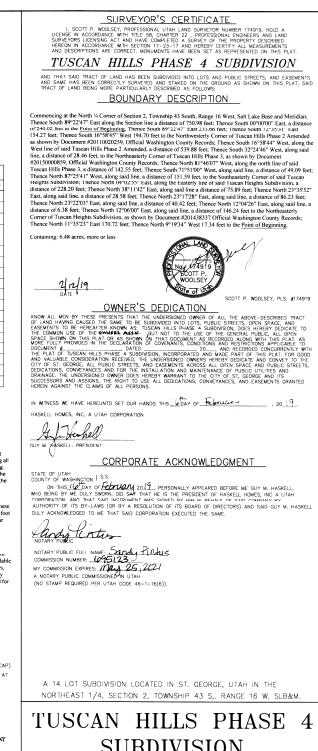
LOTS: 14 MAP: 4171


PARCEL: SG-6-3-2-14112

HASKELL HOMES, INC

Commencing at the North $\frac{1}{4}$ Corner of Section 2, Township 43 South, Range 16 West, Salt Lake Base and Meridian; Thence South $89^{\circ}22'47''$ East along the Section line a distance of 750.98 feet; Thence South $00^{\circ}00'00''$ East, a distance of 240.02 feet to the Point of Beginning, Thence South $89^{\circ}22'47''$ East 233.66 feet; Thence South $72^{\circ}35'31''$ East 154.27 feet; Thence South $16^{\circ}58'45''$ West 194.70 feet to the Northwestern Corner of Tuscan Hills Phase 2 Amended as shown by Document #20110020259, Official Washington County Records; Thence South $16^{\circ}58'44''$ West, along the West line of said Tuscan Hills Phase 2 Amended, a distance of 539.88 feet; Thence South $32^{\circ}24'46''$ West, along said line, a distance of 28.46 feet, to the Northeasterly Corner of Tuscan Hills Phase 3, as shown by Document #20150000859, Official Washington County Records; Thence North $81^{\circ}46'07''$ West, along the north line of said Tuscan Hills Phase 3, a distance of 142.55 feet; Thence South $71^{\circ}51'00''$ West, along said line, a distance of 49.09 feet; Thence North $87^{\circ}25'41''$ West, along said line, a distance of 151.59 feet, to the Southeasterly Corner of said Tuscan Heights Subdivision; Thence North $04^{\circ}02'55''$ East, along the Easterly line of said Tuscan Heights Subdivision, a distance of 228.20 feet; Thence North $38^{\circ}11'42''$ East, along said line a distance of 75.89 feet; Thence North $23^{\circ}35'52''$ East, along said line, a distance of 28.58 feet; Thence North $23^{\circ}17'28''$ East, along said line, a distance of 86.23 feet; Thence North $23^{\circ}22'03''$ East, along said line, a distance of 40.42 feet; Thence North $12^{\circ}04'26''$ East, along said line, a distance of 6.38 feet; Thence North $12^{\circ}06'00''$ East, along said line, a distance of 146.24 feet to the Northeasterly Corner of Tuscan Heights Subdivision, as shown by Document #201438337 Official Washington County Records; Thence North $11^{\circ}35'23''$ East 170.72 feet; Thence North $9^{\circ}19'34''$ West 17.34 feet to the Point of Beginning.

Containing: 6.48 acres, more or less



7/13/2016 4:56 PM; FILED; FILED (2/20/2016) 4:56 PM	Approval of the Community Development Director	Engineer's Approval	Approval as to Form	Approval of the Planning Commission	Approval and Acceptance by the City of St. George, Utah	Treasurer Approval	DOC # 20190016401
 <p>Alpha Engineering</p> <p>415 South 100 West, Suite 100 • St. George, Utah 84770 Phone: 435.636.6100 • Fax: 435.636.6101 • www.alphaengineering.com</p>	<p>1. Community Development Director of the City of St. George has reviewed the 2nd page of the <u>Subdivision Plat</u> and approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> Community Development Director City of St. George, Utah</p>	<p>The Engineer Subdivision Plat has been reviewed and approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> Engineer City of St. George, Utah</p>	<p>Approved as to Form: This is a true and correct copy of the <u>Subdivision Plat</u> and has been reviewed and approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> City Attorney City of St. George, Utah</p>	<p>On the <u>21st</u> day of <u>November</u>, A.D. 2016, the Planning Commission of the City of St. George, Utah, has reviewed the <u>Subdivision Plat</u> and has approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> Chairman Planning Commission City of St. George, Utah</p>	<p>We, the Mayor and City Council of the City of St. George, Utah, have reviewed the <u>Subdivision Plat</u> and have approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> Mayor City of St. George, Utah</p>	<p>Washington County Treasurer, certify that the <u>Subdivision Plat</u> has been reviewed and approved in accordance with the information on the 2nd page of the <u>Subdivision Plat</u> and has recommended the same to the acceptance by the City of St. George, Utah.</p> <p><i>[Signature]</i> Washington County Treasurer</p>	<p>DOC # 20190016401</p> <p><i>[Signature]</i> Washington County Recorder</p>