

MAP

DOC # 20210042512

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
05/18/2021 04:31:05 PM Fee \$ 142.00
By DIXIE TITLE CO



NAME: STONE CLIFF PHASE 17

LOTS: 21 MAP: 4648

PARCEL: SG-5-3-3-445

PURE STYLE CONSTRUCTION INC

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°21'05" E 813.39 FEET ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHWEST CORNER OF SAID SECTION 34, POINT BEING THE SOUTHEAST CORNER OF LOT 23 OF THE VIEW AT STONE MOUNTAIN PHASE 1, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1) N 0°38'50" E 170.12 FEET, (2) THENCE N 89°25'41" W 11.86 FEET, (4) THENCE N 0°36'55" E 136.59 FEET; THENCE S 89°21'10" E 182.92 FEET; THENCE S 0°40'38" W 25.75 FEET; THENCE S 89°19'05" E 745.75 FEET; THENCE S 0°40'55" W 214.54 FEET; THENCE N 56°13'14" E 54.90 FEET; THENCE S 33°48'34" E 329.59 FEET; THENCE S 56°11'28" W 781.00 FEET, TO THE SOUTHEAST CORNER OF STONE CLIFF SUBDIVISION PHASE 16A, ON FILE AND OF RECORD IN SAID OFFICE OF THE RECORDER; THENCE N 33°46'46" W 330.00 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION, TO THE SOUTHEAST CORNER OF STONE CLIFF SUBDIVISION PHASE 16B, ON FILE AND OF RECORD IN SAID OFFICE OF THE RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES, (1) N 33°46'46" W 140.00 FEET, (2) THENCE N 75°00'46" W 58.66 FEET, TO A POINT ON A 120.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 75°00'46" W, (3) THENCE ALONG THE ARC OF SAID CURVE 74.31 FEET THROUGH A CENTRAL ANGLE OF 35°28'49", TO THE POINT OF A 100.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 36.95 FEET THROUGH A CENTRAL ANGLE OF 21°10'14", (5) THENCE N 0°40'38" E 12.10 FEET, (6) THENCE N 89°19'22" W 40.00 FEET, (7) THENCE N 0°40'38" E 93.21 FEET ALONG SAID BOUNDARY AND THE EXTENTION OF SAID LINE, TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE N 89°21'05" W 130.82 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 14.80 ACRES MORE OR LESS

STATE OF Utah
COUNTY OF Washington } ss:

STATE OF Utah
COUNTY OF Washington } ss:

ON THE 2 DAY OF June 2021, PERSONALLY APPEARED BEFORE ME, KASON TRAVELER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PURE STYLE CONSTRUCTION, INC., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME

FOR THE PURPOSES STATED THEREIN.

Carole Anderson

NOTARY PUBLIC

COMMISSION NUMBER: 713804

NOTARY PUBLIC FULL NAME: Carole Anderson

MY COMMISSION EXPIRES: 6/29/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-908)

CAROLE ANDERSON

THE UNDERSIGNED, Kay M Traveller A MORTGAGEE FOR TRAVELLERSTONE CLIFF, L.C., A UTAH LIMITED LIABILITY COMPANY
DOES HEREBY GIVE CONSENT TO THE REFORMATION OF THE HEREIN ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND

THE UNDERSIGNED, Kay M Traveller A MORTGAGEE FOR TRAVELLERSTONE CLIFF, L.C., A UTAH LIMITED LIABILITY COMPANY
DOES HEREBY GIVE CONSENT TO THE REFORMATION OF THE HEREIN ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND

PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

By AT Trueman
 Agent for Traveller / StoneCliff L.C.

STATE OF Utah } ss.
COUNTY OF Washington

STATE OF Utah } ss.
COUNTY OF Washington

ON THE 2 DAY OF June 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Kan. H. Travis AND BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGES TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

Carole Ande
NOTARY PUBLIC
NOTARY PUBLIC FIRST NAME Carole
COMMISSION NUMBER 713804
MY COMMISSION EXPIRES 8/28/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-102


 CAROL ANDERSON
 Notary Public, State of Utah
 Commission # 713904
 My Commission Expires On



I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 6481178, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 66 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE

PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-33-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREETS, COMMON SPACE AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

STONE CLIFF SUBDIVISION - PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN

T 2 241

DATE June 2, 1961
[Signature]
TRAINING MANAGER

BEGINNING AT A POINT S 89°10'52" E 813.38 FEET ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE SOUTHWEST CORNER OF SAID SECTION 34, POINT BEING THE SOUTH-EAST CORNER OF LOT 23 OF THE VIEW AT OTHER

[illegible]

BOUNDARY AND THE EXTENSION OF A
LINE, TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS, BEGINNING WITH THE FIRST, CONTAINING AREA AND BEING OF THE ORDER TO BE UNDEVELOPED, VIZ: 1/4.

STONE CLIFF SUBDIVISION - PHASE 17

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GRANTOR, PUBLIC, THE PRIVATE STRIPS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO THE STONE CUP DEVELOPMENT DATED MARCH 23, 1995. THE COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE STONE CUP DEVELOPMENT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE RESTRICTIONS ARE HEREBY INCORPORATED AND MAKE A PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONSIDERING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED. THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF ST. GEORGE, MISSISSIPPI, ALL CITY STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS IN THE PROPERTY SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, MUNICIPAL UTILITIES AND DRAINAGE FACILITIES. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL MUNICIPAL UTILITY EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

PURE STYLE CONSTRUCTION, INC.


(PRESIDENT) KASEIN TRAVELLER

1. THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE

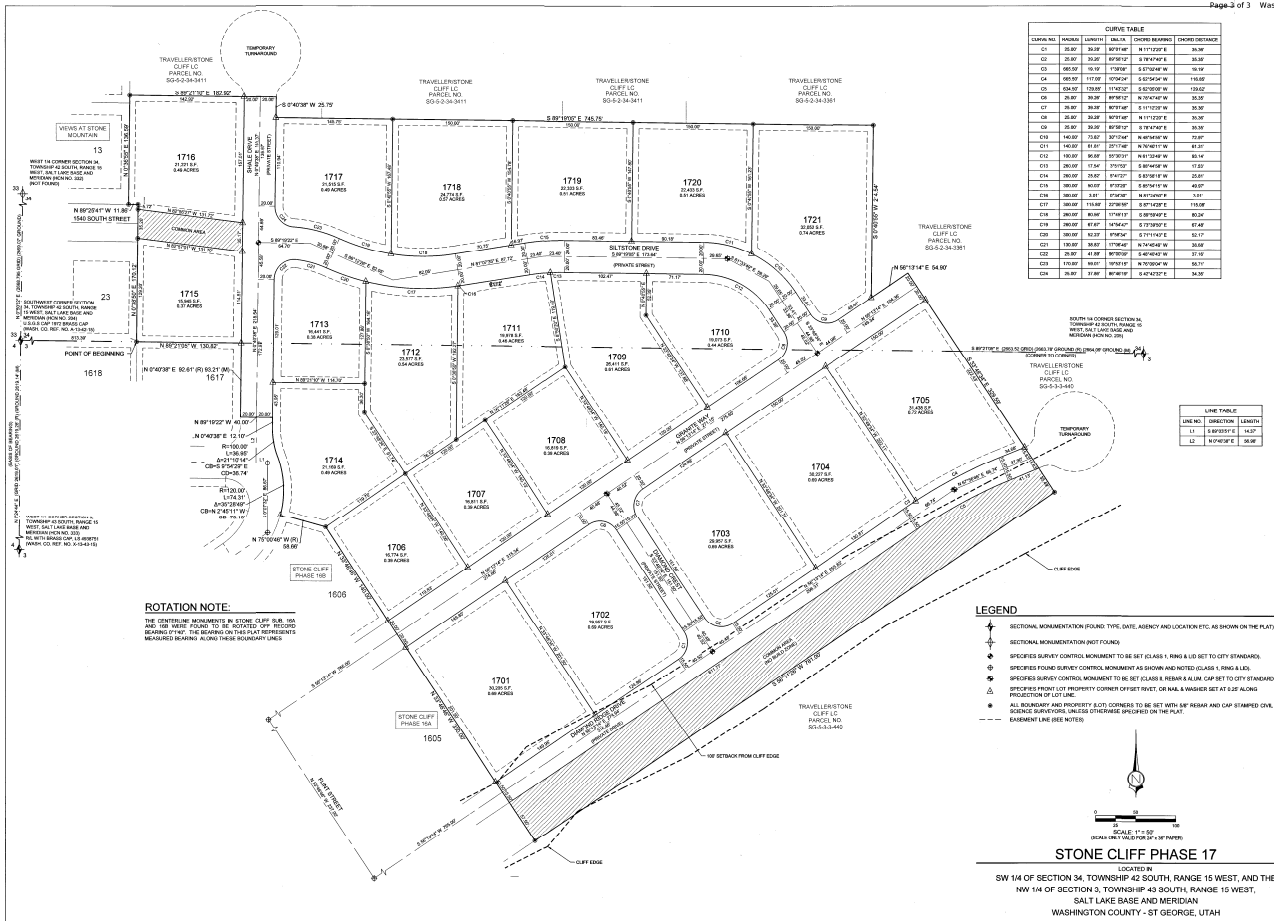
- [illegible]

LOCATED IN
SHIP 42.501

LOCATED IN
SW 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, AND THE
NW 1/4 OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - ST GEORGE, UTAH

STONE CLIFF SUBDIVISION - PHASE 17
LOCATED IN
OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, AND THE
NW 1/4 SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASIN & MERIDIAN

PROJECT: PP20151
DRAWN BY: PJW
DATE: 6-27-2015
CHECKED BY: TWS
SCALE OF SHEET
FOR SCALE: 1" = 50'
SHEET
1
OF
2



CURVE TABLE					
CURVE NO.	LENGTH	STARTING ELEVATION	ENDING ELEVATION	CHORD BEARING	CHORD DISTANCE
C-1	26.97	29.97	30.97146	N 11°27'52" E	36.39
C-2	26.97	30.97	31.97292	N 11°27'52" E	36.39
C-3	26.97	31.97	32.97438	N 11°27'52" E	36.39
C-4	655.92	11.07	12.07044	S 2°52'34" W	116.62
C-5	354.93	12.07	13.07202	S 2°52'34" W	116.62
C-6	26.97	32.97	33.97584	N 11°27'52" E	36.39
C-7	26.97	33.97	34.97730	N 11°27'52" E	36.39
C-8	26.97	34.97	35.97876	N 11°27'52" E	36.39
C-9	26.97	35.97	36.98022	N 11°27'52" E	36.39
C-10	26.97	36.97	37.98168	N 11°27'52" E	36.39
C-11	26.97	37.97	38.98314	N 11°27'52" E	36.39
C-12	100.97	38.97	39.97011	N 11°27'52" W	131.34
C-13	26.97	39.97	40.97157	N 11°27'52" W	36.39
C-14	26.97	40.97	41.97303	N 11°27'52" W	36.39
C-15	26.97	41.97	42.97449	N 11°27'52" W	36.39
C-16	26.97	42.97	43.97595	N 11°27'52" W	36.39
C-17	26.97	43.97	44.97741	N 11°27'52" W	36.39
C-18	26.97	44.97	45.97887	N 11°27'52" W	36.39
C-19	26.97	45.97	46.98033	N 11°27'52" W	36.39
C-20	26.97	46.97	47.98179	N 11°27'52" W	36.39
C-21	26.97	47.97	48.98325	N 11°27'52" W	36.39
C-22	130.97	48.97	49.97464	N 11°27'52" W	164.38
C-23	26.97	49.97	50.97610	N 11°27'52" W	36.39
C-24	130.97	50.97	51.97749	N 11°27'52" W	164.38
C-25	26.97	51.97	52.97895	N 11°27'52" W	36.39
C-26	26.97	52.97	53.98041	N 11°27'52" W	36.39

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 89°35'E	14.3
L2	N 74°03'E	58.9

STONE CLIFF SUBDIVISION - PHASE 17
LOCATED IN
SW 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, AND THE
NW 1/4 SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SAL T LAKE BASIN & MERRIDIAN

PROJ. # PP20181
DRAWN BY: PAN
DATE: 6-16-2021
CHECKED BY: TMM
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
2
OF
2