

MAP

DOC # 20220050067

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
11/16/2022 08:15:27 AM Fee \$ 128.00
By FIRST AMERICAN TITLE CO - SG



NAME: THE HOMESTEADS AT STUCKI FARMS PHASE 4

LOTS: 14 MAP: 5004

PARCEL NUMBER: W-5-3-11-119

SOUTH LANDING DEVELOPMENT, LLC

BEGINNING AT POINT N 1°08'32" E 4127.99 FEET AND N 88°51'28" W 491.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 65°45'45" W 362.37 FEET; THENCE N 24°11'51" E 157.73 FEET; THENCE N 29°30'17" E 141.26 FEET; THENCE N 28°56'45" E 131.02 FEET; THENCE N 31°23'55" E 131.33 FEET; THENCE N 31°52'41" E 20.86 FEET; THENCE N 34°00'42" E 114.73 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF "THE HOMESTEAD AT STUCKI FARMS PHASE 3A", RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 55°01'01" E 30.00 FEET, (2) THENCE N 35°57'16" E 105.94 FEET, TO THE SOUTHERN MOST POINT ON LOT 53 OF THE HOMESTEADS AT STUCKI FARMS PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES, (1) N 36°30'58" E 106.02 FEET, (2) THENCE S 51°07'55" E 152.56 FEET, TO A POINT ON A 2975.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 51°07'55" E, (3) THENCE ALONG THE ARC OF SAID CURVE 20.11 FEET THROUGH A CENTRAL ANGLE OF 0°23'14", (4) THENCE S 50°44'40" E 175.00 FEET, TO A POINT ON A 2800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°44'40" E; THENCE ALONG THE ARC OF SAID CURVE 747.00 FEET THROUGH A CENTRAL ANGLE OF 15°17'08"; THENCE S 23°58'11" W 91.68 FEET, TO THE POINT OF BEGINNING.

CONTAINS 305,623 SQ FT OR 7.02 ACRES MORE OR LESS

THE HOMESTEADS AT STUCKI FARMS PHASE 4

LOCATED IN
NE 1/4 OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

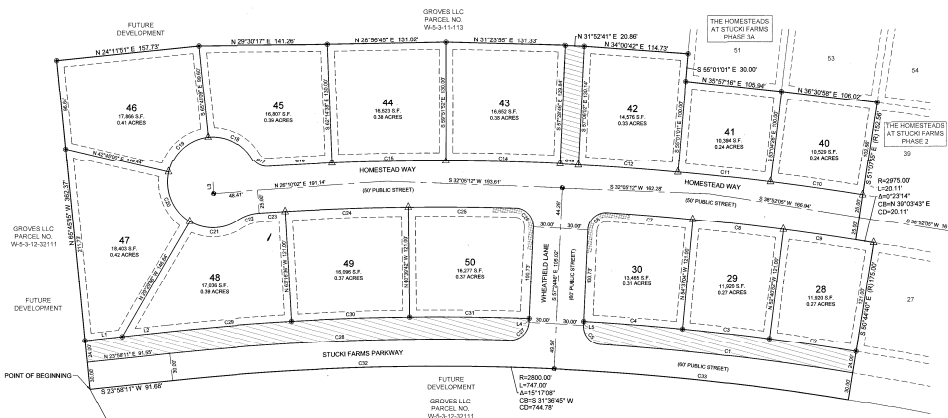


1453 S. DIXIE DRIVE, SUITE 100
SALT LAKE CITY, UT 84119
313.466.0000



THE HOMESTEADS AT STUCKI FARMS PHASE 4
LOCATED IN
NE 1/4 OF SECTION 11, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJECT # 2022
SUBMITTED BY CIVIVI
DATE RECEIVED 11/28/22
PROJECT # 20220050067
SHEET 1 OF 2



LINE TABLE

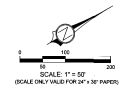
LINE NO.	LENGTH	BEARING
L1	41.36	S 27°54'11" E
L2	53.07	N 22°28'11" E
L3	12.00	N 87°00'00" E
L4	4.08	N 87°04'46" W
L5	4.28	N 87°24'46" W

CURVE TABLE

CURVE NO.	LENGTH	PIVOT	BEGINNING	CHORD BEARING	CHORD DISTANCE
C1	253.77	5888.00	S 30°25'00" W	259.88	
C2	66.46	4884.84	S 30°11'14" W	66.46	
C3	66.46	4884.84	S 30°21'12" W	66.46	
C4	108.33	8884.66	S 30°30'56" W	108.33	
C5	317.07	25000.00	S 29°54'11" N 76°03'16" E	268.04	
C6	317.07	25000.00	S 29°48'07" N 75°54'11" E	268.04	
C7	66.46	4884.84	S 30°30'56" W	66.46	
C8	108.33	8884.66	S 30°30'56" W	108.33	
C9	66.46	4884.84	S 30°30'56" W	66.46	
C10	108.33	8884.66	S 30°30'56" W	108.33	
C11	108.33	8884.66	S 30°30'56" W	108.33	
C12	110.87	9888.00	S 29°00'11" N 76°03'16" E	110.87	
C13	200.00	30000.00	S 22°44'11" N 76°03'16" E	200.00	
C14	108.33	8884.66	S 30°30'56" W	108.33	
C15	110.87	9888.00	S 22°44'11" N 76°03'16" E	110.87	
C16	70.39	6000.00	S 37°00'22" W	70.39	
C17	21.66	1800.00	S 87°00'00" E	21.66	
C18	56.16	4800.00	S 87°00'00" E	56.16	
C19	60.39	5000.00	S 17°00'00" E	60.39	
C20	60.39	5000.00	S 17°00'00" E	60.39	
C21	55.24	4600.00	S 17°00'00" E	55.24	
C22	20.17	1600.00	S 17°00'00" E	20.17	
C23	60.39	5000.00	S 17°00'00" E	60.39	
C24	120.78	10000.00	S 17°00'00" E	120.78	
C25	110.87	9888.00	S 17°00'00" E	110.87	
C26	317.07	25000.00	S 27°00'00" E	268.04	
C27	317.07	25000.00	S 27°00'00" E	268.04	
C28	317.07	25000.00	S 27°00'00" E	268.04	
C29	120.78	10000.00	S 27°00'00" E	120.78	
C30	110.87	9888.00	S 27°00'00" E	110.87	
C31	110.87	9888.00	S 27°00'00" E	110.87	
C32	401.14	30000.00	S 27°00'00" E	400.74	
C33	60.39	5000.00	S 27°00'00" E	60.39	

LEGEND

- SECTIONAL MONUMENTATION (TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAN)
- SECTIONAL SURVEY CONTROL MONUMENT TO BE SET (CLASS, RING & L&M SET TO CITY STANDARDS)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS, RING & L&M)
- SPECIES FOUND SURVEY CONTROL MONUMENT TO BE SET (CLASS, RING & ALUM. CAP SET TO CITY STANDARDS)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS, RING & ALUM. CAP)
- SPECIES FOUND FRONT LOT PROPERTY CORNER OFFSET FROM CORNER & W&M SET AT 5.00' ALONG PRODUCTION OF LOT LINE
- ALL BOUNDARY AND PROPERTY CORNER POINTS TO BE SET WITH 5/8" B&W AND CAP STAMPED CIVIL ENGINEER SURVEYORS UNLESS OTHERWISE SPECIFIED ON THE PLAN
- COMMON AREA = 11,442.52 SQ FT OR 0.46 ACRE
- NO DRIVEWAY ACCESS WITHIN 25 FT OF CURB RETURN



<p>APPROVAL OF PUBLIC WORKS</p> <p>THE ENGINE SUBMISSION HAS BEEN REVIEWED AND APPROVED. APPROVAL IS GRANTED ON THE CONDITION THAT ALL INFORMATION ON FILE IN THIS OFFICE IS ACCURATE.</p> <p><i>[Signature]</i> PUBLIC WORKS, WASHINGTON CITY</p>	<p>ENGINEER'S APPROVAL</p> <p>THE ENGINEER SUBMISSION FINAL PLAN HAS BEEN REVIEWED AND IS APPROVED AS ACCORDING TO THE INFORMATION ON FILE IN THIS OFFICE ON THE DATE OF SIGNATURE.</p> <p><i>[Signature]</i> ENGINEER, WASHINGTON CITY</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS THE 28th day of August, 2022.</p> <p><i>[Signature]</i> ATTORNEY, WASHINGTON CITY</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>ON THIS DATE, DAY OF _____, 2022, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND HAVING FOUND THAT IT COMPLES WITH THE REQUIREMENT OF THE CITY PLANNING ORDINANCE, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVES SAID SUBMISSION FOR ACCEPTANCE BY THE WASHINGTON CITY.</p> <p><i>[Signature]</i> CHIEF PLANNING COMMISSION WASHINGTON CITY, UTAH</p>	<p>APPROVAL AND ACCEPTANCE BY WASHINGTON CITY UTAH</p> <p>THE ENGINEER AND CITY COUNCIL OF THE WASHINGTON CITY HAVE REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND BY AUTHORITY OF THE WASHINGTON CITY COUNCIL, RECORD IN THE OFFICE OF THE CITY CLERK OF THE WASHINGTON CITY, UTAH, HEREBY ACCEPTS SAID FINAL PLAN WITH ALL COMMENTS AS SHOWN AND NOTED.</p> <p><i>[Signature]</i> CITY RECORDER, WASHINGTON CITY, UTAH</p>	<p>THE ASSURER'S APPROVAL</p> <p>I, THE ASSURER, HAVE REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND BY AUTHORITY OF THE ASSURER, HEREBY ACCEPTS SAID FINAL PLAN WITH ALL COMMENTS AS SHOWN AND NOTED.</p> <p><i>[Signature]</i> WASHINGTON COUNTY RECORDER</p>	<p>RECORDED NO.</p> <p>DOC # 20220050067</p> <p><i>[Signature]</i> WASHINGTON COUNTY RECORDER</p>
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