

Notice Page 1 of 5

Gary Christensen Washington County Recorder
03/19/2025 11:28:12 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Return to:

Cottonwood Title Insurance Agency, Inc.
1996 E. 6400 S., Suite 120
Salt Lake City, UT 84121

Parcel No. W-SOL-2B-50-CC and W-SOL-2B-OPEN-1-CC

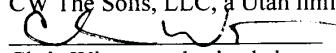
187243-MAF

NOTICE OF LOT LINE ADJUSTMENT APPROVAL

Notice is hereby given, in accordance with Utah Code 10-9a-608(5)(c), of Washington City's approval of a lot line adjustment as evidenced by the letter attached hereto as Exhibit A.

The legal description for both of the original properties is attached hereto as Exhibit B. The legal description for both of the resulting properties is attached hereto as Exhibit C.

DATED this 19th day of March 2025.

CW The Solis, LLC, a Utah limited liability company

Chris Winter, authorized signor

STATE OF UTAH
COUNTY OF WASHINGTON

On 19th day of March, 2025, before me, personally appeared Chris Winter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of CW The Solis, LLC, a Utah limited liability company

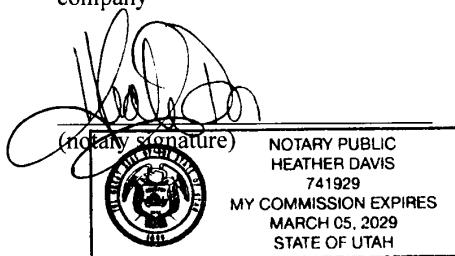


Exhibit A

Washington City

Where Dixie Began

**#1 Small City in America
to start a business****Washington City No. LLA-148****Lot Line Adjustment**

Applicant: Cole West Homes

Owner: Cole West Homes

Engineer: American Land Consulting

Owner site: Lot 50 and Open Space Parcel 1 of Solis at Coral Canyon, Phase 2B

Parcel ID: W-SOL-2B-50-CC and W-SOL-2B-OPEN-1-CC

Subdivision: Solis at Coral Canyon, Phase 2B

Washington City Community Development, Drew Ellerman, and staff have reviewed the request for a Lot Line Adjustment and do not object to the request. Please submit a recorded copy of the Warranty Deed or Quit Claim to Washington City Development to go into the file showing the request was completed.

Please note the following conditions of approval:

- The existing power infrastructure shall not be moved, relocated or covered in landscaping that would prohibit our crews from having access to the facilities.**
- The layout of home, drives, and other improvements by the property owner do not interfere with or require the change of any existing public infrastructure**

Date Approved: October 15, 2024

Washington City Community Development:

Exhibit B

Parcel 1:

Lot 50, SOLIS AT CORAL CANYON PHASE 2B, according to the official plat thereof as recorded in the office of the Washington County Recorder.

Parcel 2:

OPEN SPACE PARCEL 1, SOLIS AT CORAL CANYON PHASE 2B, according to the official plat thereof as recorded in the office of the Washington County Recorder.

Exhibit C

Parcel 1:

Lot 50, SOLIS AT CORAL CANYON PHASE 2B, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TOGETHER WITH a tract of land specifically described as:

Beginning at a point that lies North 89°01'27" West 51.77 feet along the Section Line, and South 324.40 feet, from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 12°03'10" East 45.92 feet; thence South 87°26'02" East 107.83 feet; thence southerly along a 532.50 foot radius non-tangent curve to the left, (center point lies South 80°58'22" East) through a central angle of 04°39'31", a distance of 43.30 feet; thence North 88°30'58" West 112.30 feet to the point of beginning.

Containing 4,849 Square Feet or 0.11 Acres.

Parcel 2:

OPEN SPACE PARCEL 1, SOLIS AT CORAL CANYON PHASE 2B, according to the official plat thereof as recorded in the office of the Washington County Recorder.

LESS AND EXCEPTING a tract of land specifically described as:

Beginning at a point that lies North 89°01'27" West 51.77 feet along the Section Line, and South 324.40 feet, from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 12°03'10" East 45.92 feet; thence South 87°26'02" East 107.83 feet; thence southerly along a 532.50 foot radius non-tangent curve to the left, (center point lies South 80°58'22" East) through a central angle of 04°39'31", a distance of 43.30 feet; thence North 88°30'58" West 112.30 feet to the point of beginning.

Containing 4,849 Square Feet or 0.11 Acres.