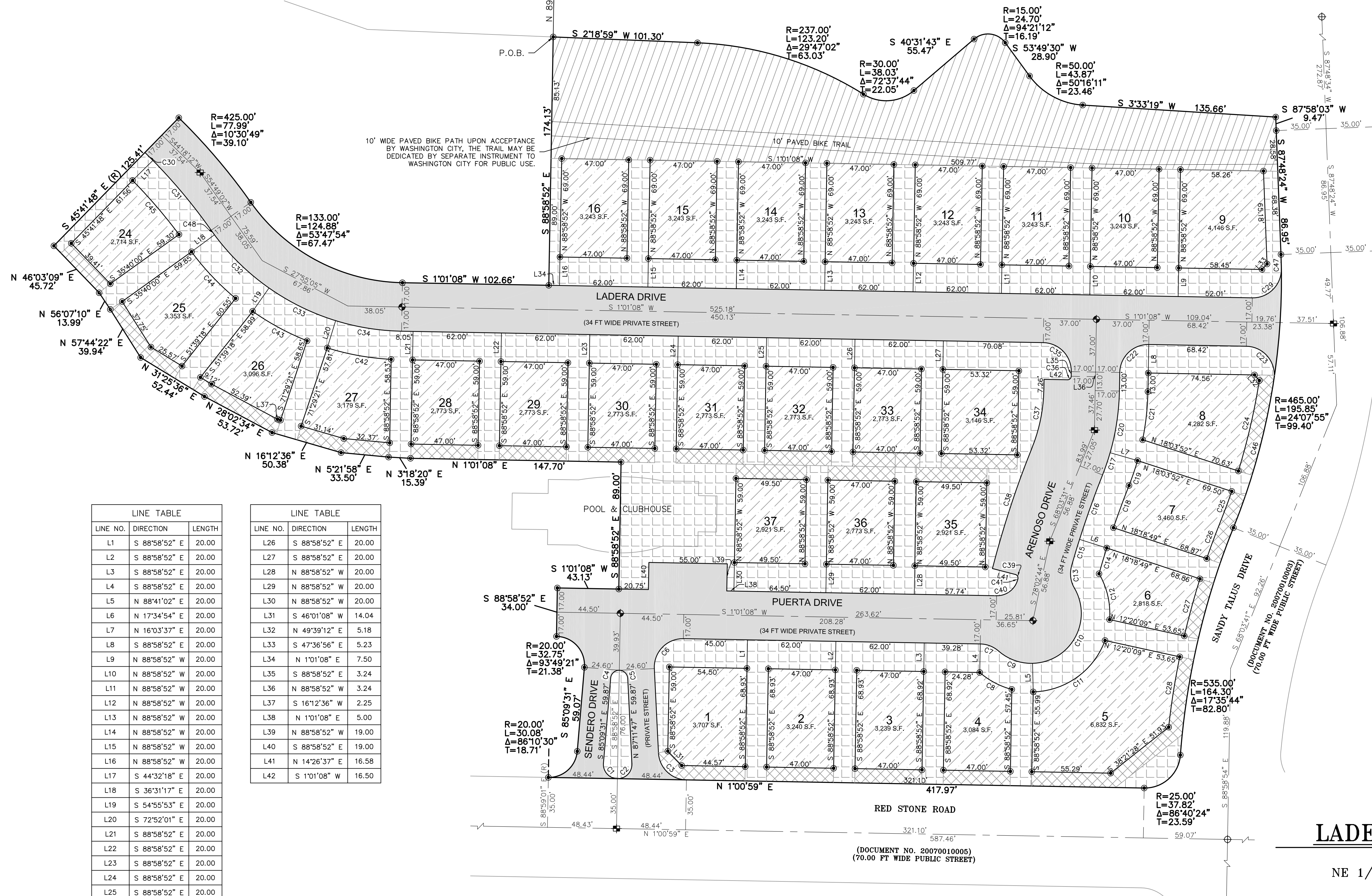












18
N 1°02'42" E
334.67'
12 13
1479.28'
S 0°56'49" W
(BASIS OF BEARING)
2641.23'
1161.95'
13

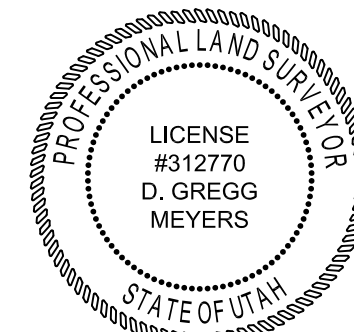
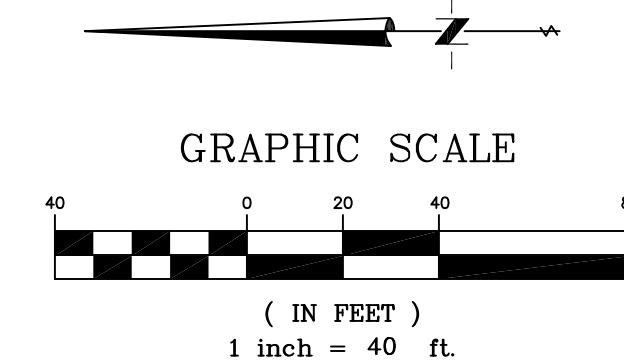
ARROYO AT SIENNA
HILLS PHASE 1
SUBDIVISION

EAST 1/4 CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND
MERIDIAN
1973 BLM BRASS CAP
HCN POINT NO. 2150



	SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
	SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
	SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
	ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

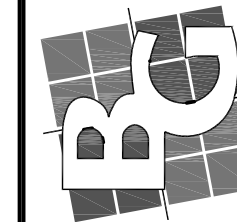
	SPECIFIES COMMON AREA = 80,210 SQ FT OR 1.84 ACRES
	SPECIFIES LIMITED COMMON AREA = 12,472 SQ FT OR 0.29 ACRE
	SPECIFIES PRIVATE ELEMENT = 98,248 SQ FT OR 2.26 ACRES
	SPECIFIES UN-IRRIGATED COMMON AREA = 32,230 SQ FT OR 0.74 ACRES
	SPECIFIES PRIVATE STREET AREA = 56,053 SQ FT OR 1.28 ACRES



LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED, AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tiberdade Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



Drawn by : PUW/MDR Date : OCT. 2017
 E-mail : GMeyers@shondagudell.com
 Checked : DGM
 Approved : DGM
 Scale : 1" = 40'
 Job No : 161157

LADERA AT SIENNA HILLS PHASE 1

LOCATED IN _____

ONE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
2
SHEETS

FILE: 161157FP1

STATE OF UTAH ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KEVIN S. CARTER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROBERT BRENNAN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF BRENNAN HOLDINGS NO. 200, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BRENNAN HOLDINGSN NO. 200, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	10.00	16.38	93.82	10.69	S 47°55'49" W	14.61
C2	10.00	16.38	93.82	10.69	S 45°53'33" E	14.61
C3	20.00	30.08	86.18	18.71	S 44°06'23" W	27.33
C4	6.00	9.02	86.18	5.61	N 42°04'11" W	8.20
C5	6.00	9.02	86.18	5.61	N 44°06'27" E	8.20
C6	20.00	32.75	93.82	21.38	N 45°53'33" W	29.21
C7	20.00	14.02	40.17	7.31	N 21°06'21" E	13.74
C8	55.00	25.69	26.76	13.08	S 27°48'46" W	25.45
C9	35.00	25.97	42.51	13.61	S 19°56'18" W	25.38
C10	35.00	72.76	119.11	59.55	S 60°52'19" E	60.35
C11	55.00	65.77	68.51	37.46	S 35°34'17" E	61.92
C12	55.00	33.53	34.93	17.30	N 77°02'07" E	33.01
C13	20.00	16.17	46.34	8.56	S 82°44'27" W	15.74
C14	644.57	18.81	1.67	9.41	N 73°15'16" W	18.81
C15	664.57	19.40	1.67	9.70	N 73°15'16" W	19.40
C16	664.57	47.96	4.14	23.99	N 70°21'02" W	47.95
C17	167.01	16.49	5.66	8.25	S 71°06'41" E	16.48
C18	644.57	31.52	2.80	15.76	N 69°41'02" W	31.52
C19	187.01	18.46	5.66	9.24	S 71°06'41" E	18.46
C20	167.01	43.84	15.04	22.05	S 81°27'38" E	43.72
C21	187.01	34.05	10.43	17.07	S 83°45'55" E	34.00
C22	20.00	31.42	90.00	20.00	N 43°58'52" W	28.28
C23	20.00	34.06	97.58	22.84	N 49°48'25" E	30.09
C24	455.00	65.16	8.21	32.64	S 76°58'33" E	65.11
C25	455.00	23.21	2.92	11.61	S 69°31'22" E	23.21
C26	545.00	27.09	2.85	13.55	N 69°29'07" W	27.08
C27	545.00	41.50	4.36	20.76	N 74°40'02" W	41.49
C28	545.00	49.92	5.25	24.98	N 81°02'58" W	49.90
C29	20.00	32.11	91.97	20.70	S 44°58'05" E	28.77
C30	391.00	7.90	1.16	3.95	N 44°52'57" E	7.90
C31	391.00	63.84	9.36	31.99	N 50°08'22" E	63.77
C32	167.00	53.66	18.41	27.06	S 44°16'25" W	53.43
C33	167.00	52.28	17.94	26.35	S 26°06'03" W	52.06
C34	167.00	46.97	16.11	23.64	S 9°04'33" W	46.81
C35	20.00	31.42	90.00	20.00	N 46°01'08" E	28.28
C36	2.50	3.93	90.00	2.50	S 43°58'52" E	3.54
C37	114.00	41.55	20.88	21.01	S 78°32'27" E	41.32
C38	687.00	89.40	7.46	44.76	N 71°49'42" W	89.34
C39	2.50	3.92	89.91	2.50	N 59°23'46" E	3.53
C40	15.00	20.09	76.72	11.87	S 37°20'27" E	18.62
C41	698.57	0.60	0.05	0.30	N 75°40'33" W	0.60
C42	187.00	45.64	13.98	22.93	S 10°08'27" W	45.53
C43	187.00	43.53	13.34	21.86	S 28°23'59" W	43.43
C44	187.00	45.08	13.81	22.65	S 46°34'21" W	44.97
C45	371.00	49.95	7.71	25.01	N 49°19'06" E	49.91
C46	465.00	108.29	13.34	54.39	S 74°43'59" E	108.05
C47	465.00	10.05	1.24	5.02	N 88°25'33" E	10.05
C48	167.00	3.90	1.34	1.95	S 54°08'52" W	3.90

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, AND COMMON AREAS, TO BE HEREAFTER KNOWN AS:

LADERA AT SIENNA HILLS PHASE I

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO LADERA AT SIENNA HILLS HOME OWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS AND TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LADERA AT SIENNA HILLS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE ____ DAY OF _____, DOCUMENT NO. _____, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR THE GENERAL USE OF THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS AND COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, RESERVING, HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

STATE OF UTAH

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DAVID URE - DIRECTOR

APPROVED AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY LOCATED IN SECTION 13 OF TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED IN THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NO. _____ DATED _____, 20____, BETWEEN BRENNAN HOLDINGS NO. 200, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATIONS AND HOLDINGS.

BRENNAN HOLDINGS NO. 200, LLC

(A UTAH LIMITED LIABILITY COMPANY)

JAMES A. RAINES, AUTHORIZED AGENT

GENERAL NOTES

1. THIS PLANNED DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STREETS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
6. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
7. ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE STREETS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
8. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MAY 29, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
9. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PRIVATE STREETS AND COMMON AREAS, HEREAFTER TO BE KNOWN AS:

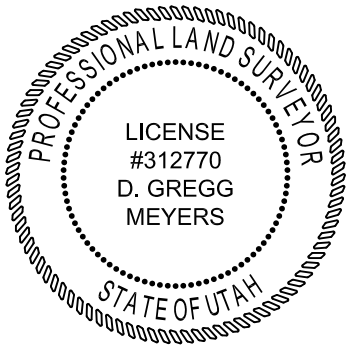
LADERA AT SIENNA HILLS PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 0°56'49" W 1479.28 FEET ALONG THE EAST LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 89°03'11" W 1285.51 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, POINT BEING ON THE WEST BOUNDARY OF ARROYO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES, (1) THENCE S 2°18'59" W 101.30 FEET, TO A POINT ON A 237.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 123.20 FEET THROUGH A CENTRAL ANGLE OF 29°47'02" TO A POINT ON A 30.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE 38.03 FEET THROUGH A CENTRAL ANGLE OF 72°37'44"; (4) THENCE S 40°31'43" E 55.47 FEET, TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; (5) THENCE ALONG THE ARC OF SAID CURVE 24.70 FEET THROUGH A CENTRAL ANGLE OF 94°21'12"; (6) THENCE S 53°49'30" W 28.90 FEET, TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; (7) THENCE ALONG THE ARC OF SAID CURVE 43.87 FEET THROUGH A CENTRAL ANGLE OF 50°16'11"; (8) THENCE S 3°33'19" W 135.66 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF SANDY TALUS DRIVE, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES, (1) THENCE S 87°58'03" W 9.47 FEET; (2) THENCE S 87°48'24" W 86.95 FEET, TO A POINT ON A 465.00 FOOT RADIUS CURVE TO THE RIGHT; (3) THENCE ALONG THE ARC OF SAID CURVE 195.85 FEET THROUGH A CENTRAL ANGLE OF 24°07'55", TO A POINT ON A 535.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (4) THENCE ALONG THE ARC OF SAID CURVE 164.30 FEET THROUGH A CENTRAL ANGLE OF 17°35'44", TO A POINT ON A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (5) THENCE ALONG THE ARC OF SAID CURVE 37.82 FEET THROUGH A CENTRAL ANGLE OF 86°40'24", TO A POINT ON THE EASTERLY RIGHT OF WAY OF RED STONE ROAD, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 1°00'59" E 417.97 FEET ALONG THE SAID RIGHT OF WAY, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 88°59'01" E; THENCE ALONG THE ARC OF SAID CURVE 30.08 FEET THROUGH A CENTRAL ANGLE OF 86°10'30; THENCE S 85°09'31" E 59.07 FEET, TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 32.75 FEET THROUGH A CENTRAL ANGLE OF 93°49'21"; THENCE S 88°58'52" E 34.00 FEET; THENCE S 1°01'08" W 43.13 FEET; THENCE S 88°58'52" E 89.00 FEET; THENCE N 1°01'08" E 147.70 FEET; THENCE N 3°18'20" E 15.39 FEET; THENCE N 5°21'58" E 33.50 FEET; THENCE N 16°12'36" E 50.38 FEET; THENCE N 28°02'34" E 53.72 FEET; THENCE N 31°25'36" E 52.44 FEET; THENCE N 57°44'22" E 39.94 FEET; THENCE N 56°07'10" E 13.99 FEET; THENCE N 46°03'09" E 45.72 FEET; THENCE S 45°41'48" E 125.41 FEET, TO A POINT ON A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 45°41'48" W; THENCE ALONG THE ARC OF SAID CURVE 77.99 FEET THROUGH A CENTRAL ANGLE OF 10°30'49", TO A POINT ON A 133.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 124.88 FEET THROUGH A CENTRAL ANGLE OF 53°47'54"; THENCE S 1°01'08" W 102.66 FEET; THENCE S 88°58'52" E 174.13 FEET, TO THE POINT OF BEGINNING.

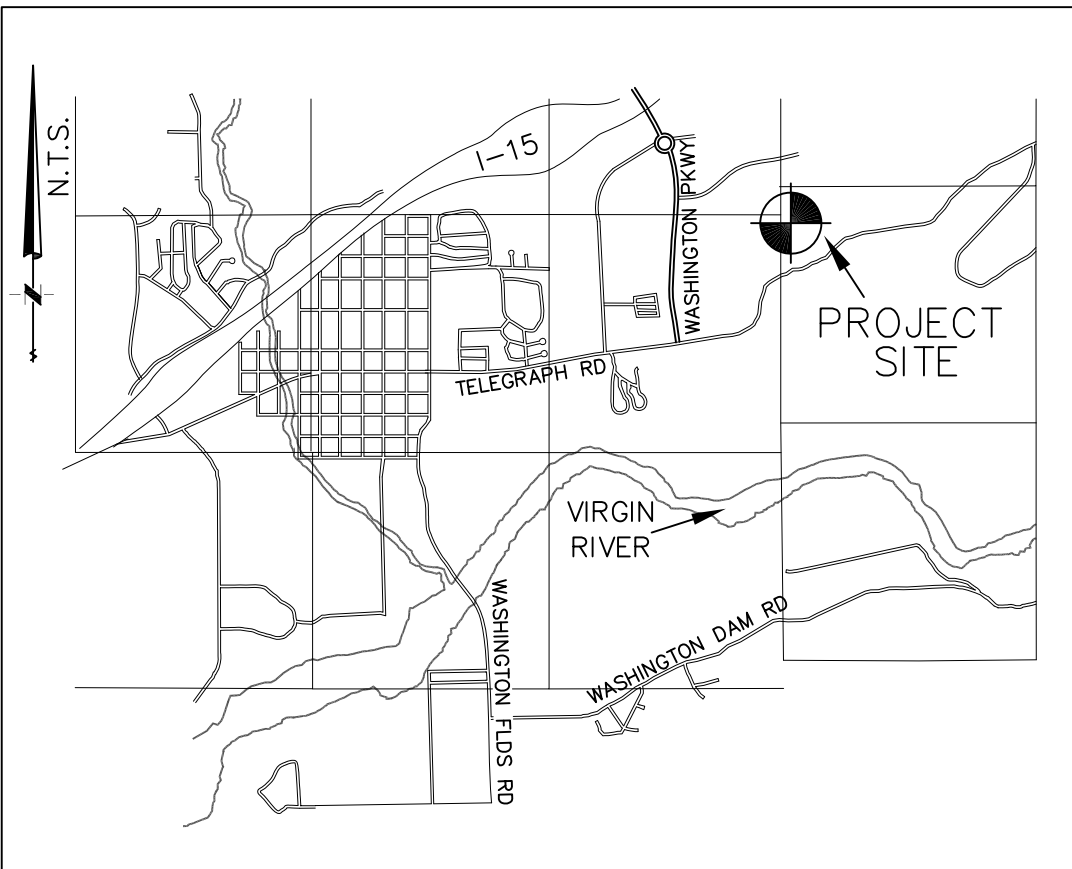
CONTAINS 279,213 SQ FT OR 6.41 ACRES MORE OR LESS



DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

VICINITY MAP

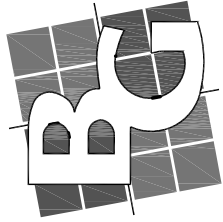


LADERA AT SIENNA HILLS PHASE 1

LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors



Drawn : B.W. / MDR Date : OCT. 2017
Email : _____
Checked : DGM
Approved : DGM
Scale : N.T.S.
Job No. : 161157

LADERA AT SIENNA HILLS PHASE 1

LOCATED IN

NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET

2

2

SHEETS

FILE: 161157FP1