

- SPECIFIES COMMON AREA = 91,667 SQ FT OR 2.10 ACRES
- SPECIFIES LIMITED COMMON AREA = 13,732 SQ FT OR 0.32 ACRE
- SPECIFIES PRIVATE ELEMENT = 95,942 SQ FT OR 2.20 ACRES
- SPECIFIES UN-IRRIGATED COMMON AREA = 30,779 SQ FT OR 0.71 ACRES
- SPECIFIES PRIVATE STREET AREA = 48,299 SQ FT OR 1.11 ACRES

NORTHWEST CORNER, SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE BASE AND
MERIDIAN
1978 BLM BRASS CAP
HCN POINT NO. 2087



N 1°02'42" E
334.67'

NORTHEAST CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP

S 0°56'49" W
1479.28'

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

LEGEND



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).



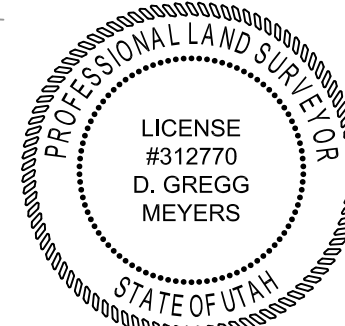
SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).



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.



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION
C1	366.00	52.53	8.22	26.31	S5°07'50\"W
C2	366.00	58.36	9.14	29.24	S13°48'36\"W
C3	366.00	59.05	9.24	29.59	S22°59'59\"W
C4	366.00	24.31	3.81	12.16	S29°31'27\"W
C5	167.00	38.79	13.31	19.48	S38°04'52\"W
C6	167.00	47.37	16.25	23.84	S52°51'40\"W
C7	179.00	13.20	4.22	6.60	N58°52'28\"E
C8	179.00	92.71	29.68	47.42	N41°55'28\"E
C9	179.00	23.33	7.47	11.68	N23°21'11\"E
C10	20.00	16.18	46.35	8.56	N3°33'23\"W
C11	35.00	36.49	59.74	20.10	S3°08'20\"W
C12	35.00	41.07	67.23	23.27	S66°37'29\"W
C13	35.00	15.60	25.54	7.93	N66°59'20\"W
C14	20.00	12.14	34.77	6.26	S71°36'02\"E
C15	20.00	11.16	31.97	5.73	N75°01'52\"E
C16	35.00	21.94	35.91	11.34	S77°00'05\"W
C17	5.00	14.56	166.90	43.54	S73°43'03\"W
C18	20.00	26.73	76.57	15.79	N50°41'59\"W
C19	2.50	5.08	116.53	4.04	N45°51'06\"E
C20	35.00	77.44	126.77	69.85	N21°39'30\"W
C21	20.00	11.34	32.49	5.83	S25°28'56\"W
C22	2.50	3.92	89.82	2.49	S35°40'27\"E
C23	444.00	170.49	22.00	86.31	N20°24'54\"E
C24	2.75	6.63	138.11	7.18	S52°21'36\"W
C25	2.50	5.35	122.61	4.57	N78°00'03\"W
C26	425.00	26.77	3.61	13.39	N42°29'55\"E
C27	425.00	9.40	1.27	4.70	N44°56'12\"E
C28	425.00	61.72	8.32	30.91	N49°43'50\"E
C29	425.00	6.87	0.93	3.44	N54°21'14\"E
C30	133.00	108.55	46.76	57.50	S31°26'09\"W
C31	133.00	16.33	7.04	8.18	S4°32'12\"W
C32	332.00	45.56	7.86	22.82	S4°57'02\"W
C33	332.00	68.96	11.90	34.60	S14°49'58\"W
C34	332.00	22.12	5.95	11.07	N58°00'44\"E
C35	133.00	19.83	8.54	9.93	S35°41'49\"W
C36	133.00	48.79	21.02	24.67	S50°28'37\"W
C37	213.00	22.12	5.95	11.07	N58°00'44\"E
C38	213.00	54.23	14.59	27.26	N47°44'38\"E
C39	213.00	50.02	13.45	25.12	N33°43'23\"E
C40	213.00	46.83	12.60	23.51	N20°41'54\"E
C41	20.00	26.74	76.62	15.80	S52°42'30\"W
C42	49.00	47.84	55.94	26.02	N61°00'43\"W
C43	20.00	14.95	42.84	7.85	S54°27'37\"E
C44	20.00	31.85	91.24	20.44	N30°15'47\"W
C45	391.00	68.04	9.97	34.11	N20°20'24\"E
C46	391.00	68.45	10.03	34.31	N30°20'26\"E
C47	391.00	61.06	8.95	30.59	N39°49'46\"E
C48	455.00	57.17	7.20	28.62	S5°48'22\"W
C49	386.00	45.93	6.82	22.99	S5°49'59\"W
C50	455.00	57.54	7.25	28.81	S14°55'03\"W
C51	386.00	46.55	6.91	23.30	S14°55'24\"W
C52	455.00	58.40	7.35	29.24	S24°06'22\"W
C53	386.00	47.27	7.02	23.67	S24°06'47\"W
C54	386.00	10.63	1.58	5.32	S30°38'15\"W
C55	455.00	13.91	1.75	6.96	S30°32'53\"W

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION
C56	187.00	43.44	13.31	21.82	S38°04'52\"W
C57	15.00	14.44	55.15	7.83	S58°59'57\"W
C58	90.00	43.60	27.76	22.24	N72°41'40\"E
C59	187.00	38.04	11.65	19.08	S55°09'34\"W
C60	159.00	11.72	4.22	5.86	N58°52'28\"E
C61	159.00	67.35	24.27	34.19	N39°13'15\"E
C62	90.00	31.59	20.11	15.96	N39°11'52\"E
C63	159.00	5.72	2.06	2.86	N20°38'58\"E
C64	55.00	57.35	59.74	31.59	S3°08'20\"W
C65	90.00	56.72	36.11	29.34	N1°31'29\"E
C66	55.00	49.49	51.55	26.56	S74°27'44\"W
C67	55.00	8.74	9.11	4.38	N58°46'16\"W
C68	55.00	34.47	35.91	17.82	S77°00'05\"W
C69	445.00	49.62	6.39	24.84	N48°45'53\"E
C70	113.00	76.94	39.01	40.03	S35°18'42\"W
C71	445.00	7.19	0.93	3.60	N54°21'14\"E
C72	113.00	13.88	7.04	6.95	S4°32'12\"W
C73	312.00	42.82	7.86	21.44	S45°02'02\"W
C74	312.00	49.80	9.15	24.95	S16°12'36\"W
C75	312.00	42.96	7.89	21.51	S27°28'56\"W
C76	113.00	26.44	13.41	13.28	S54°17'01\"W
C77	233.00	24.19	5.95	12.11	N58°00'44\"E
C78	233.00	44.32	10.90	22.23	N45°53'58\"E
C79	233.00	39.71	9.76	19.90	N31°52'43\"E
C80	233.00	36.22	8.91	18.15	N18°51'12\"E
C81	371.00	49.56	7.65	24.82	N19°10'54\"E
C82	371.00	49.95	7.71	25.01	N29°10'56\"E
C83	371.00	50.44	7.79	25.26	N39°15'01\"E
C84	29.00	9.81	19.39	4.95	N79°17'25\"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S88°58'52\"E	20.00
L2	S88°58'52\"E	20.00
L3	S80°45'29\"E	20.00
L4	S71°37'19\"E	20.00
L5	S62°22'42\"E	20.00
L6	S58°34'24\"E	20.00
L7	S45°15'53\"E	20.00
L8	S33°14'15\"E	20.00
L9	S62°54'48\"E	20.00
L10	S56°59'24\"E	20.00
L11	S10°14'22\"W	20.00
L12	S10°08'58\"W	20.00
L13	S10°08'58\"W	20.00
L14	S4°57'23\"W	20.00
L15	N44°25'47\"W	20.00
L16	N36°06'33\"W	20.00
L17	N81°56'43\"W	20.00
L18	N88°58'52\"W	20.00
L19	S54°38'39\"E	20.00
L20	S64°40'29\"E	20.00
L21	S74°38'43\"E	20.00
L22	N75°35'59\"W	20.00
L23	N63°00'14\"W	20.00

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	N49°32'59\"W	20.00
L25	N34°57'44\"W	20.00
L26	N50°01'57\"W	20.00
L27	N58°34'24\"W	20.00
L28	N69°13'01\"W	20.00
L29	N81°07'04\"W	20.00
L30	N88°58'52\"W	20.00
L31	N10°10'08\"E	5.53
L32	N31°25'36\"E	7.00
L33	S43°58'52\"E	14.05
L34	N31°25'36\"E	3.39
L35	S31°25'27\"W	5.05
L36	S31°25'36\"W	7.00
L37	S10°10'08\"E	6.86
L38	N10°10'08\"E	4.77
L39	S80°35'08\"E	16.51
L40	S58°35'05\"E	14.63
L41	N16°41'43\"W	48.36
L42	N21°56'59\"E	78.46
L43	S16°41'43\"E	71.01
L44	S75°52'51\"E	37.49
L45	S88°59'02\"E	18.93
L46	S75°52'51\"E	38.05

LADERA AT SIENNA HILLS PHASE 2

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

APPROVAL OF PUBLIC WORKS THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20____	ENGINEER'S APPROVAL THE HERON 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____	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	APPROVAL OF THE PLANNING COMMISSION 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.	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH 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.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ 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.	RECORDED No. ____
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 RECORDER

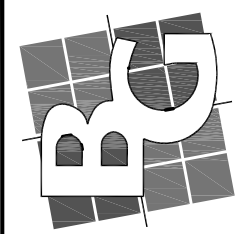
LADERA AT SIENNA HILLS PHASE 2

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

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (435) 733-3161
www.bushandgudgell.com



Drawn : E.W. / C.W. Date : OCT. 2017

Email : gmgay@bushandgudgell.com

Checked : J.G.M.

Approved : J.G.M.

Scale : 1" = 40'

Job No : 161157

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 HOLDINGS 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)

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 2

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 CONVEYANCES.

BRENNAN HOLDINGS NO. 200, LLC

(A UTAH LIMITED LIABILITY COMPANY)

JAMES A. RAINES, AUTHORIZED AGENT

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 2

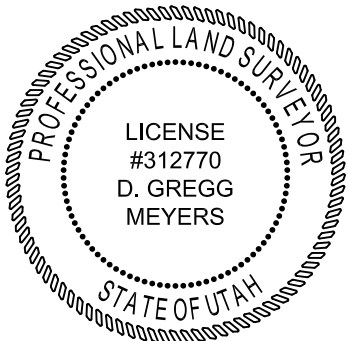
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

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, AND RUNNING THENCE N 88°58'52" W 174.13 FEET; THENCE N 1°01'08" E 102.66 FEET, TO A POINT ON A 133.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 124.88 FEET THROUGH A CENTRAL ANGLE OF 53°47'54", TO A POINT ON A 425.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 77.99 FEET THROUGH A CENTRAL ANGLE OF 10°30'49"; THENCE N 45°41'48" W 125.41 FEET; THENCE S 46°03'09" W 45.72 FEET; THENCE S 56°07'10" W 13.99 FEET; THENCE S 57°44'22" W 39.94 FEET; THENCE S 31°25'36" W 52.44 FEET; THENCE S 28°02'34" W 53.72 FEET; THENCE S 16°12'36" W 50.38 FEET; THENCE S 5°21'58" W 33.50 FEET; THENCE S 3°18'20" W 15.39 FEET; THENCE S 1°01'08" W 147.70 FEET; THENCE N 88°58'52" W 89.00 FEET; THENCE N 1°01'08" E 43.13 FEET; THENCE N 88°58'52" W 34.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 88°58'52" W; THENCE ALONG THE ARC OF SAID CURVE 32.75 FEET THROUGH A CENTRAL ANGLE OF 93°49'21"; THENCE N 85°09'31" W 59.07 FEET, TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.08 FEET THROUGH A CENTRAL ANGLE OF 86°10'30", 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 ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) THENCE N 1°00'59" E 110.41 FEET, TO A POINT ON A 465.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 246.78 FEET THROUGH A CENTRAL ANGLE OF 30°24'28"; (3) THENCE N 31°25'27" E 140.21 FEET, TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 24.06 FEET THROUGH A CENTRAL ANGLE OF 55°09'00", TO A POINT ON A 80.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (5) THENCE ALONG THE ARC OF SAID CURVE 154.01 FEET THROUGH A CENTRAL ANGLE OF 110°18'01", TO A POINT ON A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC OF SAID CURVE 24.06 FEET THROUGH A CENTRAL ANGLE OF 55°09'00"; (7) THENCE N 31°25'27" E 37.67 FEET; THENCE S 88°59'02" E 375.25 FEET; THENCE S 2°52'19" E 58.46 FEET, TO THE NORTHWEST CORNER OF ARROYO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES, (1) THENCE S 2°52'19" E 139.62 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 54.08 FEET THROUGH A CENTRAL ANGLE OF 30°59'02"; (3) THENCE S 28°06'43" W 73.56 FEET; (4) THENCE S 18°59'13" W 206.26 FEET; (5) THENCE S 2°18'59" W 130.41 FEET, TO THE POINT OF BEGINNING.

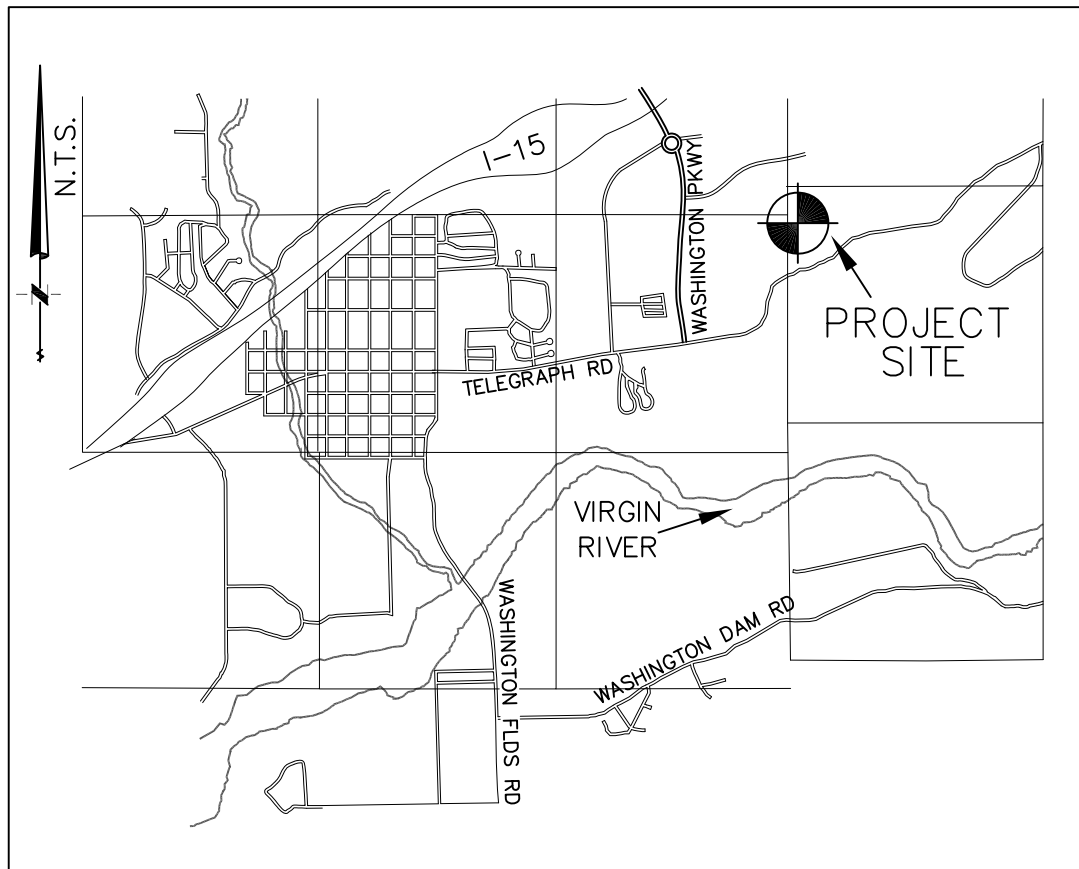
CONTAINS 280,419 SQ FT OR 6.44 ACRES MORE OR LESS

DATE: _____
BUSH AND GUDGELL INC.



D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

VICINITY MAP



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.

LADERA AT SIENNA HILLS PHASE 2

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

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SHEET

2

2

SHEETS

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