

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

PINION HILLS - PHASE III 2ND AMENDED AND EXTENDED PARTIAL AMENDMENT "A"

DO HEREBY DEDICATE AND CONVEY TO WASHINGTON COUNTY FOR THE USE OF THE PUBLIC, PUBLIC DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON COUNTY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 20__.

PINION HILLS DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

RICHARD DOWNER - MANAGER LYNN STRATFORD - MANAGER

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME RICHARD DOWNER, A NOTARY PUBLIC, PERSONALLY APPEARED ____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME LYNN STRATFORD, A NOTARY PUBLIC, PERSONALLY APPEARED ____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

STODDARD LAND COMPANY, L.L.C. LENDER OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF 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.

BROOKS PACE - MANAGER

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME BROOKS PACE, A NOTARY PUBLIC, PERSONALLY APPEARED ____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED STODDARD LAND COMPANY, L.L.C. EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

EXPIRATION DATE: _____

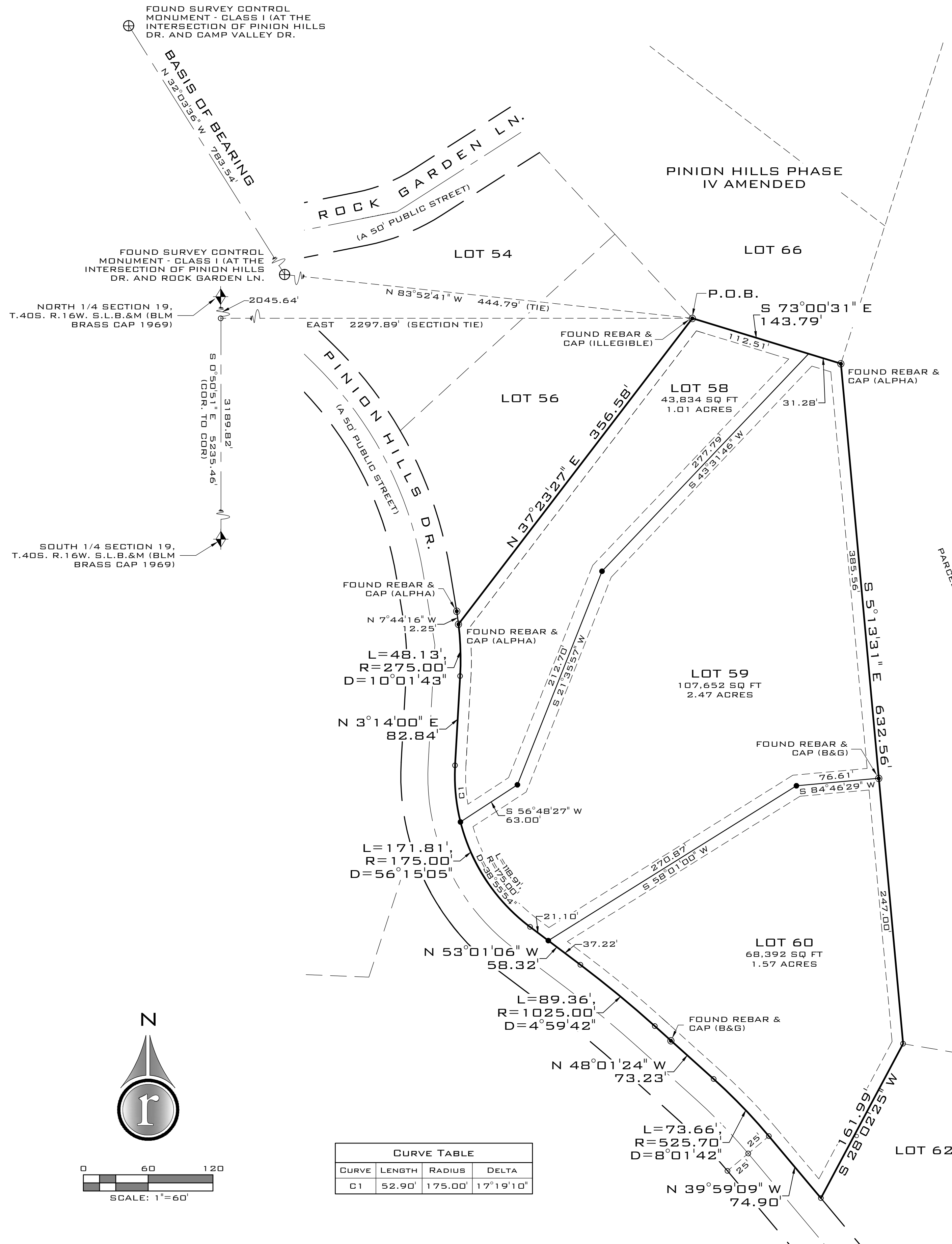
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

AMENDMENT NOTE:

THE PURPOSE OF AMENDING LOTS 58-61, PINION HILLS PHASE III AMENDED AND EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOC. NO. 20170025720, IS TO RECONFIGURE THE INTERIOR LINES OF SAID FOUR LOTS TO CREATE THREE NEW LOTS AND TO CREATE NEW PUBLIC UTILITY & DRAINAGE EASEMENTS BETWEEN SAID LOTS.

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY, AND DRAINAGE EASEMENT ALONG THE FRONT, REAR AND SIDE LOT LINES.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	52.90'	175.00'	17°19'10"

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

PINION HILLS - PHASE III 2ND AMENDED AND EXTENDED PARTIAL AMENDMENT "A"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 56, PINION HILLS PHASE III, 2ND AMENDED AND EXTENDED, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF PINION HILLS PHASE 4 AMENDED, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING S 0°50'51" E 2045.64 FEET AND EAST 2297.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 40 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE SOUTH 73°00'31" EAST 143.79 FEET ALONG THE SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF LOT 66 OF SAID PINION HILLS PHASE 4 AMENDED, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE;
THENCE SOUTH 05°13'31" EAST 632.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 62, SAID PINION HILLS PHASE III, 2ND AMENDED AND EXTENDED;
THENCE SOUTH 28°02'25" WEST 161.99 FEET ALONG THE WESTERLY LINE SAID LOT 62 TO THE NORTHEASTERLY LINE PINION HILLS DRIVE;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF PINION HILLS DRIVE THE FOLLOWING (8) COURSES:
THENCE NORTH 39°59'09" WEST 74.90 FEET;
THENCE NORTHWESTERLY 73.66 FEET ALONG AN ARC OF A 525.70 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 50°00'28" WEST, LONG CHORD BEARS NORTH 44°00'23" WEST 73.60 FEET WITH A CENTRAL ANGLE OF 08°01'42");
THENCE NORTH 48°01'24" WEST 73.23 FEET;
THENCE NORTHWESTERLY 89.36 FEET ALONG AN ARC OF A 1,025.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 41°58'36" WEST, LONG CHORD BEARS NORTH 50°31'15" WEST 89.33 FEET WITH A CENTRAL ANGLE OF 04°59'42");
THENCE NORTH 53°01'06" WEST 58.32 FEET;
THENCE NORTHWESTERLY 171.81 FEET ALONG AN ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 36°58'55" EAST, LONG CHORD BEARS NORTH 50°31'15" WEST 164.99 FEET WITH A CENTRAL ANGLE OF 56°15'05");
THENCE NORTH 03°14'00" EAST 82.84 FEET;
THENCE NORTHERLY 48.13 FEET ALONG AN ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 06°46'00" WEST, LONG CHORD BEARS NORTH 01°46'51" WEST 48.07 FEET WITH A CENTRAL ANGLE OF 10°01'43"); TO THE SOUTHERLY CORNER OF SAID LOT 56;
THENCE NORTH 37°23'27" EAST 356.58 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 56 TO THE POINT OF BEGINNING.

CONTAINING 219,879 SQUARE FEET OR 5.05 ACRES.

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ⊙ FOUND AS NOTED
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ⚡ SECTION MONUMENT AS DESCRIBED

PINION HILLS PHASE III 2ND AMENDED AND EXTENDED PARTIAL AMENDMENT "A" (LOTS 58-61)

LOCATED IN THE N.E. 1/4 OF SECTION 19, TOWNSHIP 40 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH.



WASHINGTON COUNTY WATER CONSERVANCY CERT. OF APPROVAL
ON THIS THE ____ DAY OF ____ A.D. 20 __, I ZACHARY RENSTROM, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT AGREEMENTS AND INFORMATION ON FILE IN THIS OFFICE AND THAT I RECOMMEND APPROVAL.
ZACHARY RENSTROM

APPROVAL OF THE PLANNING COMMISSION
ON THIS THE ____ DAY OF ____ A.D. 20 __, THE PLANNING COMMISSION OF WASHINGTON COUNTY, HAVING REVIEWED THE ABOVE SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE WASHINGTON COUNTY PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON COUNTY, UT.
CHAIRMAN PLANNING COMMISSION WASHINGTON COUNTY

COUNTY TREASURER CERTIFICATION
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20 __ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING FOR THIS FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY WASHINGTON COUNTY
WE, THE COMMISSIONERS OF WASHINGTON COUNTY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID COMMISSION, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____ A.D. 20 __ HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
ATTTEST: COUNTY CLERK WASHINGTON COUNTY COMMISSION CHAIRMAN WASHINGTON COUNTY

APPROVAL AS TO FORM
APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20 __.
WASHINGTON COUNTY ATTORNEY

PUBLIC WORKS DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: _____ PUBLIC WORKS DIRECTOR

RECORDED NUMBER
WASHINGTON COUNTY RECORDER

4045-21-013 SURVEY-LLA.DWG FILE NUMBER: 10/24/23 DATE: C.G.A. DRAWN: B.E.A. CHECKED: 1" = 60' SCALE: ZACHARY RENSTROM