



MAP

NAME WASHINGTON PARKWAY & OPEN SPACE

UNITS 0 #2581 FILE 12

#W-PL

UTAH STATE

**OPEN SPACE LEGAL DESCRIPTIONS**

Open Space Tract 2A

Beginning at a point which is South 00°54'18" West 955.85 feet from the North Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being on the Washington Parkway Right-of-Way line; running thence along the said Washington Parkway Right-of-Way for the following five (5) courses: South 88°58'52" East 164.82 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 01°01'08" West 156.00 feet; thence South 04°41'30" East 169.10 feet to the point of curvature of a 35.00 foot radius curve concave to the right; thence Southwesterly 3.49 feet along the arc of said curve through a central angle of 5°42'38" to the point of tangency; thence South 01°01'08" West 608.01 feet; thence North 88°58'52" West 204.91 feet to the Center Section line of said Section 13; thence along said Center Section North 00°54'18" East 960.76 feet to the point of beginning.

Containing: 4.43 Acres

Open Space Tract 2B

Beginning at the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; running thence along the Center Section line North 01°05'21" East 170.35 feet to the point on the Washington Parkway Right-of-Way line, thence along said Washington Parkway for the following eight (8) courses: South 89°37'38" East 249.06 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Southeasterly 43.63 feet along the arc of said curve through a central angle of 100°00'00" to the point of tangency; thence South 10°22'22" West 193.62 feet to the point of curvature of a 2558.00 foot radius curve concave to the left; thence Southwesterly 292.00 feet along the arc of said curve through a central angle of 6°32'25" to the point of tangency; thence South 03°49'57" West 164.68 feet; thence South 01°01'08" West 349.23 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 88°58'52" West 176.98 feet to the point of the Center Section line of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence along said Center Section line North 00°54'18" East 875.85 feet to the South Quarter Corner of said Section 12, said point also being the point of beginning.

Containing: 5.32 Acres

Open Space Tract 2C

Beginning at a point which is North 01°05'21" East 250.36 feet from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; running thence along the Center Section line North 01°05'21" East 1007.29 feet; thence North 74°17'34" East 232.21 feet to the point on the Washington Parkway Right-of-Way line, thence along said Washington Parkway for the following five (5) courses: South 15°42'10" East 284.87 feet to the point of curvature of a 1142.00 foot radius curve concave to the right; thence Southwesterly 519.73 feet along the arc of said curve through a central angle of 26°04'33" to the point of tangency; thence South 10°22'22" West 266.65 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Southwesterly 34.91 feet along the arc of said curve through a central angle of 80°00'00" to the point of tangency; thence North 89°37'38" West 270.98 to Center Section line, said point also being the point of beginning.

Containing: 7.57 Acres

**ROADWAY LEGAL DESCRIPTION**

A parcel of land located in the South Half of Section 12 and the East Half of Section 13 all in Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, State of Utah, more particularly described as follows:

Beginning at a point North 00°54'18" East 2203.62 feet along the West line of the East Half of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian and North 90°00'00" East 280.42 feet from the South Quarter Corner of said Section 13; said point also being the Northerly Right-of-Way line of Telegraph Road, as described in that certain Record of Survey, titled Telegraph Road, Right-of-Way Acquisition, Prepared by Sunrise Engineering, Inc., Recorded December 10, 1997 of the Washington County Recorder, in said County, State of Utah; running thence North 04°36'52" West 617.65 feet to the point of curvature of a 3563.00 foot radius curve concave to the right; thence Northeasterly 350.32 feet along the arc of said curve through a central angle of 05°38'00" to the point of tangency; thence North 01°01'08" East 833.95 feet to the point of curvature of a 35.00 foot radius curve concave to the left; thence Northwesterly 3.49 feet along the arc of said curve through a central angle of 5°42'38" to the point of tangency; thence North 04°41'30" West 169.10 feet; thence North 01°01'08" East 156.00 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 88°58'52" West 164.82 feet to said West line of the East Half of said Section 13; thence along said West line North 00°54'18" East 80.00 feet; thence South 88°58'52" East 176.98 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Northeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 01°01'08" East 349.23 feet; thence North 03°49'57" East 164.68 feet to the point of curvature of a 2558.00 foot radius curve concave to the right; thence Northeasterly 292.00 feet along the arc of said curve through a central angle of 6°32'25" to the point of tangency; thence North 10°22'22" East 193.62 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Northwesterly 43.63 feet along the arc of said curve through a central angle of 100°00'00" to the point of tangency; thence North 89°37'38" West 249.06 feet to the West line of the East Half of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence along said West line North 01°05'21" East 80.01 feet; thence South 89°37'38" East 270.98 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence 34.91 feet along the arc of said curve through a central angle of 80°00'00" to the point of tangency; thence North 10°22'22" East 266.65 feet to the point of curvature of a 1142.00 foot radius curve concave to the left; thence Northwesterly 519.73 feet along the arc of said curve through a central angle of 26°04'33" to the point of tangency; thence North 15°42'10" West 335.87 feet; thence North 74°17'50" East 7.00 feet; thence North 15°42'10" West 83.89 feet to the point of curvature of a 85.50 foot radius curve concave to the left; thence Northwesterly 75.49 feet along the arc of said curve through a central angle of 50°35'19" to the point of reverse curvature of a 129.50 foot radius curve concave to the right, the radius point of which bears North 23°42'30" East; thence Northwesterly 34.90 feet along the arc of said curve through a central angle of 15°26'28" to the point of reverse curvature of a 55.50 foot radius curve concave to the left, the radius point of which bears South 39°08'58" West 55.50 feet along the arc of said curve through a central angle of 54°51'11" to the point of tangency; thence South 74°17'48" West 155.65 feet; thence North 15°42'12" West 102.00 feet; thence North 74°17'48" East 140.81 feet to the point of curvature of a 85.50 foot radius curve concave to the left; thence Northeasterly 75.49 feet along the arc of said curve through a central angle of 50°35'19" to the point of reverse curvature of a 129.50 foot radius curve concave to the right, the radius point of which bears South 66°17'32" East; thence Northeasterly 30.57 feet along the arc of said curve through a central angle of 13°31'32" to the point of reverse curvature of a 55.50 foot radius curve concave to the left, the radius point of which bears North 52°46'00" West; thence Northeasterly 51.28 feet along the arc of said curve through a central angle of 52°56'11" to the point of tangency; thence North 15°42'10" West 8.23 feet to the Southeasterly line of the Utah Department of Transportation Parcel No. 15-1:1:A of Project No. \*SP-15-1(20)13; thence along said Southeasterly line North 74°17'42" East 113.05 feet to the point of non-tangency of a 105.50 foot radius curve concave to the left, the radius point of which bears North 66°12'15" East; thence Southeasterly 77.49 feet along the arc of said curve through a central angle of 42°05'10" to the point of compound curvature of a 60.50 foot radius curve concave to the left, the radius point of which bears North 24°07'05" East; thence Southeasterly 52.43 feet along the arc of said curve through a central angle of 49°39'03" to the point of tangency; thence North 64°28'02" East 152.94 feet; thence South 25°31'58" East 102.00 feet; thence South 64°28'02" West 140.81 feet to the point of curvature of a 85.50 foot radius curve concave to the left; thence Southwesterly 75.49 feet along the arc of said curve through a central angle of 50°35'19" to the point of reverse curvature of a 129.50 foot radius curve concave to the right, the radius point of which bears North 76°07'17" West; thence Southwesterly 57.12 feet along the arc of said curve through a central angle of 25°16'17" to the point of reverse curvature of a 55.50 foot radius curve concave to the left, the radius point of which bears South 50°51'00" East; thence Southeasterly 53.13 feet along the arc of said curve through a central angle of 54°51'11" to the point of tangency; thence South 15°42'10" East 98.73 feet; thence North 74°17'50" East 7.00 feet; thence South 15°42'10" East 335.87 feet to the point of curvature of a 1258.00 foot radius curve concave to the right; thence Southwesterly 572.52 feet along the arc of said curve through a central angle of 26°04'33" to the point of tangency; thence South 10°22'22" West 592.28 feet to the point of curvature of a 2442.00 foot radius curve concave to the left; thence Southeasterly 398.67 feet along the arc of said curve through a central angle of 9°21'14"; thence South 04°41'30" East 190.95 feet; thence South 01°01'08" West 198.15 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00"; thence South 09°32'59" West 80.89 feet to the point of a non-tangent; said point also being a point of curvature of 25.00 foot radius curve concave to the left, the radius point of which bears South 01°01'08" West; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 01°01'08" West 419.92 feet; thence South 04°07'04" West 129.49 feet; thence South 01°01'08" West 612.48 feet to the point of curvature of a 3447.00 foot radius curve concave to the left; thence Southeasterly 338.91 feet along the arc of said curve through a central angle of 5°38'00" to the point of tangency; thence South 04°36'52" East 617.64 feet to the said Northerly Right-of-Way line of Telegraph Road; thence along said Right-of-Way South 85°23'00" West 116.00 feet to the point of beginning.

Containing: 691,898 square feet or 15.88 acres, more or less.

