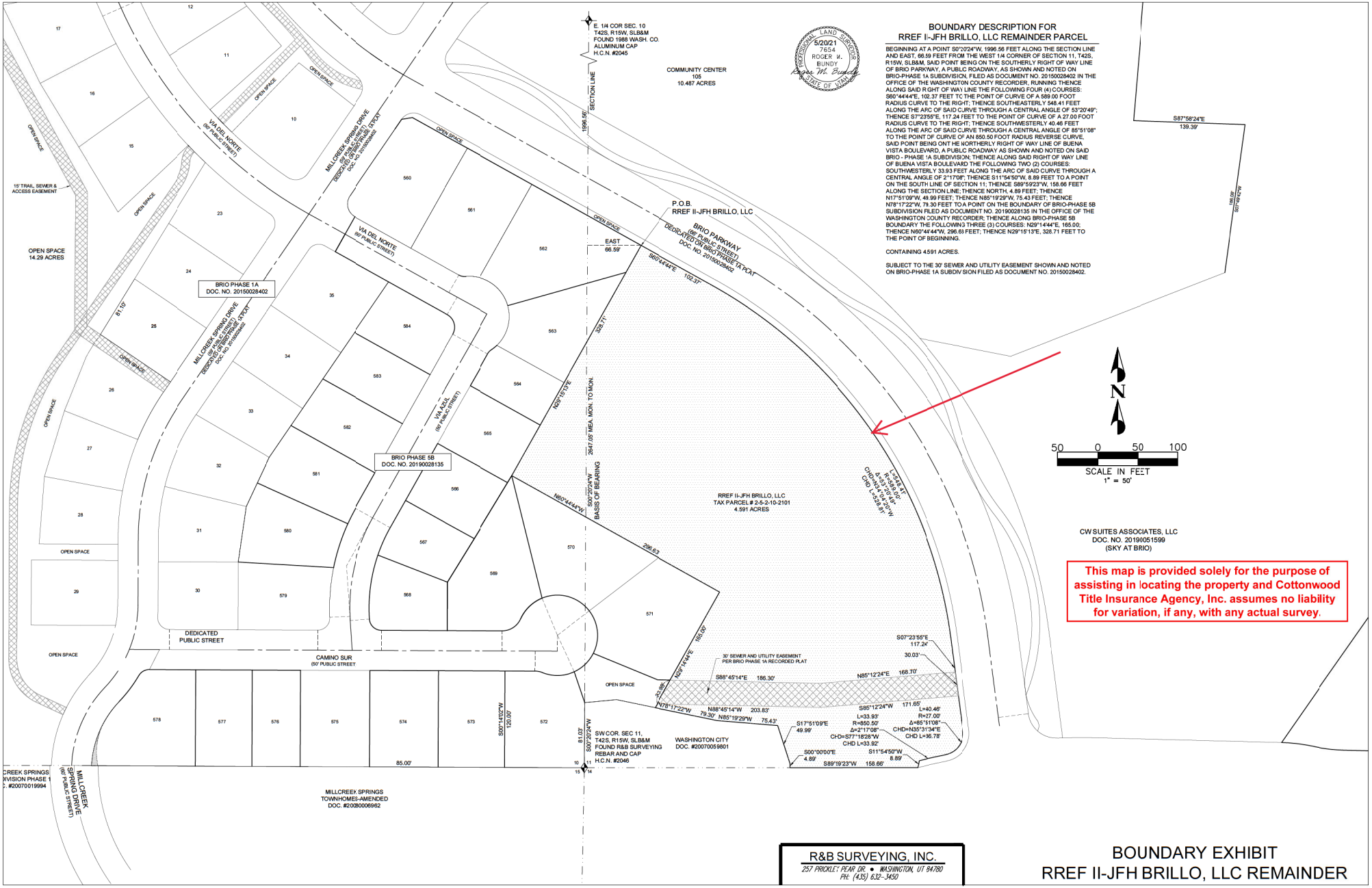
E. 1/4 COR SEC. 10
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
H.C.N. #2045
COMMUNITY CENTER
105
10.487 ACRES
SECTION LINE
1995.56'
PROFESSIONAL LAND SURVEYOR
5/20/21
7654
ROGER W. BUNDY
STATE OF UTAH
BOUNDARY DESCRIPTION FOR
RREF II-JFH BRILLO, LLC REMAINDER PARCEL
BEGINNING AT A POINT S0°20'24"W, 1996.56 FEET ALONG THE SECTION LINE AND EAST, 66.59 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BRIO PARKWAY, A PUBLC ROADWAY, AS SHOWN AND NOTED ON BRIO-PHASE 1A SUBDIVISION, FILED AS DOCUMENT NO. 20150028402 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID R GHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S60°44'44"E, 102.37 FEET TC THE POINT OF CURVE OF A 589.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 548.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°20'49"; THENCE S7°23'55"E, 117.24 FEET TO THE POINT OF CURVE OF A 27.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 40.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°51'08" TO THE POINT OF CURVE OF AN 850.50 FOOT RADIUS REVERSE CURVE, SAID POINT BEING ONT HE NORTHERLY RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD, A PUBLC ROADWAY AS SHOWN AND NOTED ON SAID BRIO - PHASE 1A SUBDIVISION; THENCE ALONG SAID RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD THE FOLLOWING TWO (2) COURSES: SOUTHWESTERLY 33.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°17'08"; THENCE S11°54'50"W, 8.89 FEET TO A POINT ON THE SOUTH LINE OF SECTION 11; THENCE S89°59'23"W, 158.66 FEET ALONG THE SECTION LINE; THENCE NORTH, 4.89 FEET; THENCE N17°51'09"W, 49.99 FEET; THENCE N85°19'29"W, 75.43 FEET; THENCE N78°17'22"W, 79.30 FEET TO A POINT ON THE BOUNDARY OF BRIO-PHASE 5B SUBDIVISION FILED AS DOCUMENT NO. 20190028135 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG BRIO-PHASE 5B BOUNDARY THE FOLLOWING THREE (3) COURSES: N29°14'44"E, 165.00; THENCE N60°44'44"W, 296.63 FEET; THENCE N29°15'13"E, 328.71 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.591 ACRES.
SUBJECT TO THE 30' SEWER AND UTILITY EASEMENT SHOWN AND NOTED ON BRIO-PHASE 1A SUBDIV SION FILED AS DOCUMENT NO. 20150028402.
P.O.B.
RREF II-JFH BRILLO, LLC
BRIO PARKWAY
(66' PUBLIC STREET)
DEDICATED ON BRIO PHASE 1A PLAT
DOC. NO. 20150028402
EAST
66.59'
S60°44'44"E
102.37'
S87°58'24"E
139.39'
165.09'
S29°49'42"W
N29°15'13"E
328.71'
2647.05' MEA. NON. TO MON.
S00°20'24"W
BASIS OF BEARING
N60°44'44"W
296.63'
165.00'
N29°14'44"E
L=548.41'
R=589.00'
Δ=53°20'49"
CHD=N34°04'20"W
CHD L=528.81'
S07°23'55"E
117.24'
30.03'
N85°12'24"E
168.70'
S85°12'24"W
171.65'
L=40.46'
R=27.00'
Δ=85°51'08"
CHD=N35°31'34"E
CHD L=36.78'
L=33.93'
R=850.50'
Δ=2°17'08"
CHD=S77°18'28"W
CHD L=33.92'
S11°54'50"W
8.89'
S89°59'23"W
158.66'
S00°00'00"E
4.89'
N17°51'09"W
49.99'
S17°51'09"E
N85°19'29"W
75.43'
N78°17'22"W
79.30'
N88°45'14"W
203.83'
S88°45'14"E
186.30'
30' SEWER AND UTILITY EASEMENT
PER BRIO PHASE 1A RECORDED PLAT
N29°14'44"E
23.98'
OPEN SPACE
14.29 ACRES
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
15' TRAIL, SEWER &
ACCESS EASEMENT
BRIO PHASE 1A
DOC. NO. 20150028402
BRIO PHASE 5B
DOC. NO. 20190028135
MILLCREEK SPRING DRIVE
(66' PUBLIC STREET)
DEDICATED ON BRIO PHASE 1A PLAT
DOC. NO. 20150028402
VIA DEL NORTE
(66' PUBLIC STREET)
VIA ACUL
(66' PUBLIC STREET)
DEDICATED
PUBLIC STREET
CAMINO SUR
(50' PUBLIC STREET)
RREF II-JFH BRILLO, LLC
TAX PARCEL # 2-5-2-10-2101
4.591 ACRES
CW SUITES ASSOCIATES, LLC
DOC. NO. 20190051599
(SKY AT BRIO)
WASHINGTON CITY
DOC. #20070059801
SW COR. SEC 11,
T42S, R15W, SLB&M
FOUND R&B SURVEYING
REBAR AND CAP
H.C.N. #2046
81.03'
S00°20'24"W
S00°14'02"W
120.00'
85.00'
MILLCREEK SPRINGS
TOWNHOMES-AMENDED
DOC. #20080006962
MILLCREEK SPRING DRIVE
(66' PUBLIC STREET)
CREEK SPRINGS
MISION PHASE 1
C. #20070019994
N
50 0 50 100
SCALE IN FEET
1" = 50'
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.
R&B SURVEYING, INC.
257 PRICKLEY PEAR DR • WASHINGTON, UT 84780
PH: (435) 632-3450
BOUNDARY EXHIBIT
RREF II-JFH BRILLO, LLC REMAINDER