20210020905
reying Property)
tensen Washington County Recorder
03:05 31 PM Fee \$ 228.00

DESERT VILLAGE TOWNHOMES - PHASE 1 NAME:

LOTS: <u>64</u> MAP: 4579

PARCEL: SC-6-2-9-440121

DESERT VILLAGEPARTNERSHIP, L.P.

28, St. George and Santa Clara Bench Trrigation Survey, said POINT BEING SOUTH OO'37'37" FEET ALONG THE SECTION LINE 89°22'23" FAST 30.00 FEET FROM THE NORTHWEST CORNER OF SECTION 9, SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENES SOUTH 89°11'13" EAST \$\$1.82 FEET ALONG THE NORTHERLY LINE OF SAID LOT THENCE SOUTH 45°53'15" EAST 65.23 FEET;

WHENCE SOUTHEAST 194.52 FEET ALONG AN ARC OF \$25.00 FOOT RADIUS CURVE TO THE RIBHT (CENTER BEARS SOUTH) 44°06'45" WEST, LONG BHARS SOUTH 35% 5'05" EAST 93.80 FEET WITH A CENTRAL ANGLE OF 21°16'20"); (1)

THENCE SOUTH 24"36'55" EAST 140.96 FEET;

THENCE SOUTHEAST 98.90 FEET ALONG AN ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 65°23'05" EAST, LONG CHORD BEARS SOUTH 30°34'49" EAST 98.73 FEET WITH A CENTRAL ANGLE OF 11°55'48");

THENCE SOUTH 53°27'17" WEST 129.22 FEET; THENCE SOUTH 15°40'05" WEST 43.81 REET;

THENCE WEST 34.65 FEET ALONG AN VARC OF A 132.00 FOR ADIUS CURVE TO THE LEG (CENTER REARS SOUTH 15°40'05" WEST, LONG CHORD BEARS WORTH 81°51'09" WEST 34.55 FEET WITH A CENTRAL ANGLE OF 150228");

THENCE NORTH 89°22'23" WEST 3 9.01 FEET:

THENCE SOUTHWEST 31.31 (REST ALONG AN ARC OF A ZOLO)O FOOT RADIUS CURVE ROSE LEFT CENTER BEARS SOUTH DD 3737" WEST, LONG CHORD BEARS SOUTH 45°46'30 WEST 28.21 FEET WITH A CENTRAL ANGLE OF 89°42'13");

THENCE NORTH 89°40' NOWEST 40.00 FEET;

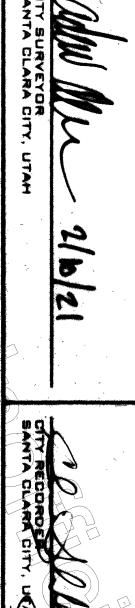
THENCE NORTHWEST 31/52 FEET ALONG AN ARC DE A 20.00 FOOT RADIUS CHRVE TO THE LEFT (CENTER BEARS NORTH 89°04'37" WEST, LONG CHORD BEARS NORTH 44°13'30" WEST 28.36 FEET WITH A CENTRAL ANGLE OF 90°17'47");

THENCE NORTH 89°22'23" WEST 56.39 FEET;

THENCE SOUTHWEST 31.42 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS) SOUTH OO°37'40" WEST WOOD CHORD BEARS SOLE 4045°37'38" WEST 28. 28 FEET WITH A BENTRAL ANGLE OF 90°000000 TO SAID EASTERLY LINE BE RACHEL DRIVE;

THENGE WORTH DO'37'37" EAST 550.86 FEET ALONG SAID EXSTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 274,689 SQUARE RET OR 6.31 ACRES.

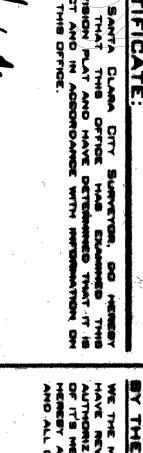


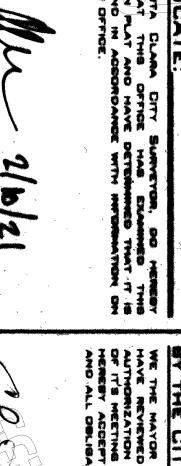
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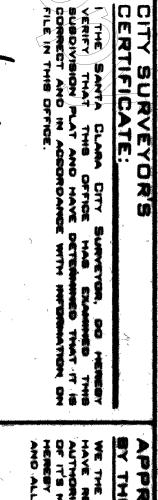
ENGINEER SANTA CLARA

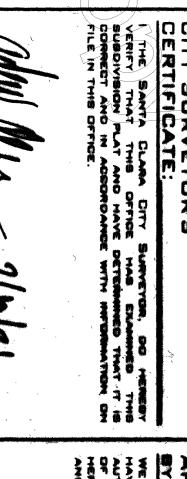
SANTA CLARA CITY,

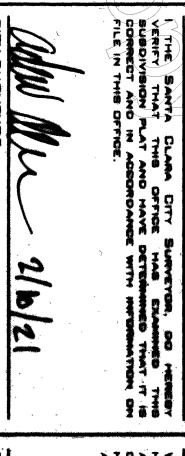
PLANNING COMMISSION

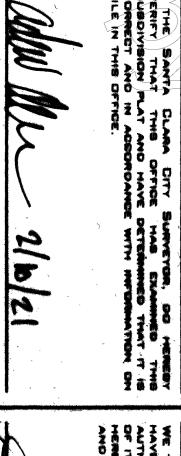


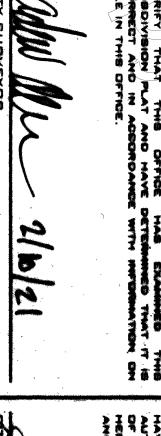


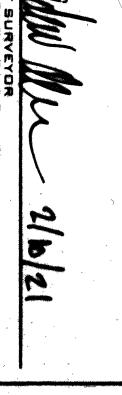


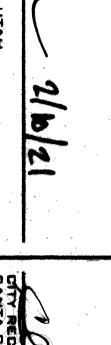


























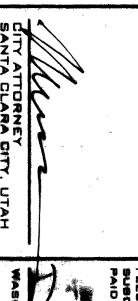


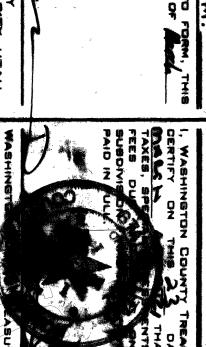


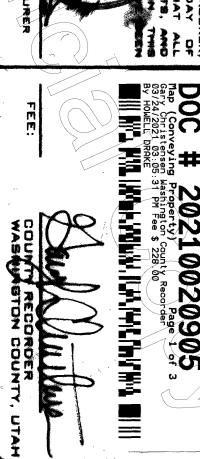












Map (Convey Gary Christer 03/24/2021

20210020905 g Property) n Washington County Recorder 5:31 PM Fee \$ 228,00

TO THE USE OF THIS PLAT, IN IN AND LIMITED CONDITIONS AND THE OFFICE OF THE OFFICE OF AND THE OFFICTIONS MADE TO SAID CONSIDERATION CONSIDERATION FOR SEMENTS OVER, STALLATION AND UBLIC ROADS, BRANDON E. ANDERSO

(June)

The (a) # 190ve Introduction of the contraction of	WINES PER UTAM GOD	OMMISSIONED MEN	DATE: NALINIAGAA	NO.	SONOT:	SIGNATURE:
Nota	# 46-1-16 (6) # ABOV	3 -	2022	×	relations	as for
	FINTORMATIO	10.00	Notary Public State of Utah Comm. No. 7034 7	SAVANNAH LIRAN		Trested



38.00

THENCE SOUTH 45°33'15" EAST 351.82 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4
THENCE SOUTH 45°33'15" EAST 65.23 FEET;
THENCE SOUTHEAST 194.92 FEET ALONG AN ARC OF A 525.00 FOOT RADIUS CURVE TO THE
RIGHT (CENTER BEARS SOUTH 44°06'45" WEST, LONG CHORD BEARS SOUTH 35°15'05" EAST
193.80 FEET WITH A CENTRAL ANGLE OF 21°16'20");
THENCE SOUTH 24'36'55" EAST 1.40.96 FEET;
THENCE SOUTH 35'36'55" EAST 1.40.96 FEET;
THENCE SOUTH 35'46'17" WEST 1.40.96 FEET;
THENCE SOUTH 36'22'10" WEST 1.29.22 FEET;
THENCE SOUTH 15'40'05" WEST 43.81 FEET;
THENCE SOUTH 15'40'05" WEST 43.81 FEET;
THENCE SOUTH 15'40'05" WEST 1.29.22 FEET;
THENCE SOUTH 15'40'05" WEST 1.29.22 FEET;
THENCE SOUTH 99'22'23" WEST 31.9.01 FEET;
THENCE NORTH 99'22'23" WEST 31.9.01 FEET;
THENCE NORTH 99'22'23" WEST 31.0.00 FEET;
THENCE NORTHWEST 31.31 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT
(DENTER BEARS SOUTH 00'37'37" WEST, LONG CHORD BEARS SOUTH 45'46'30" WEST 28.21
FEET WITH A CENTRAL ANGLE OF 80'04'37" WEST, LONG CHORD BEARS SOUTH 45'46'30" WEST 28.29
FEET WITH A CENTRAL ANGLE OF 80'04'37" WEST, LONG CHORD BEARS SOUTH 45'30'30" WEST 28.36
FEET WITH A CENTRAL ANGLE OF 90'04'37" WEST, LONG CHORD BEARS SOUTH 44'13'30" WEST 28.36
FEET WITH A CENTRAL ANGLE OF 90'01'47');
THENCE NORTH 99'22'23" WEST 56.39 FEET;
THENCE NORTH 99'22'23" WEST 56.39 FEET;
THENCE NORTH 99'22'23" WEST 56.39 FEET;
HENCE NORTH 99'22'23" WEST 56.39 FEET ALONG CHORD BEARS SOUTH 44'13'3'0" WEST 28.36
FEET WITH A CENTRAL ANGLE OF 90'0'149');
HE ET WITH A CENTRAL ANGLE OF 9

PORTIONS OF THIS DEVELOTMENT ARE LOCATED WITHIN MANAGE SITY IN 2014 BASED ON THE EROSION HAZARD SOUNDARY SERVENCERING FESTIVARY 2014. THE EROSION HAZARD 20 ADJACENT TO THE RIVER CHANNEL LIKELY TO SUFFER FLOOD SERVES OF FLOOD EVENTS OVER A 60 YEAR PERIOD, PLUS THE THE ALSO INCLUDES AREA AVULUSON.

TUAGAHN WASH HAZARD NOTICE:

46 - 50 2900.8 2897.6¹ 2895.7¹

TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY WASHINGTON COUNTY UTAH. RECORDED NO.

SHEET 1 OF 2

LEGAL DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF RACHEL DRIVE AND THE NORTHERLY

LINE OF LOT 4, BLOCK 28, ST. GEORGE AND SANTA CLARA BENCH IRRIBATION SURVEY, SAID

BOUTH BEING SOUTH DD 37'37" WEST 670.40 FEET ALONG THE SECTION LINE AND SOUTH

89°22'23" EAST 30.00 FEET FROM THE HORTH WEST. GORNER OF SECTION 4, TOWNSHIP 42

BOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

COODADANOM WITH TIM IMAMON CONNOCTON DENVEYED AN IOMMO

