

TAXING DISTRICT

NAME: CORRECTED GATEWAY AT SAND HOLLOW
PUBLIC INFRASTRUCTURE DISTRICT NO. 1

LOTS: 0 MAP: 4723

HURRICANE CITY

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°09'26"E 1052.31 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF STATE ROUTE SR-9; RUNNING THENCE N74°46'22"E, ALONG SAID BOUNDARY LINE, 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S23°29'18"E 81.97 FEET; THENCE WESTERLY ALONG THE ARC OF A 585.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S70°52'58"W 79.79 FEET, CENTER POINT LIES N23°01'39"W), THROUGH A CENTRAL ANGLE OF 07°49'13" A DISTANCE OF 79.85 FEET; THENCE S74°47'34"W 72.38 FEET; THENCE S50°56'34"W 264.95 FEET; THENCE S39°38'00"W 186.58 FEET; THENCE S54°55'10"W 219.45 FEET; THENCE S63°52'48"W 234.43 FEET; THENCE S44°24'42"W 185.48 FEET; THENCE S43°06'48"E 193.15 FEET; THENCE N88°56'53"E 154.60 FEET; THENCE S19°58'08"E 55.42 FEET; THENCE S69°07'16"W 172.46 FEET; THENCE S75°48'20"W 350.23 FEET; THENCE N49°23'55"W 225.11 FEET; THENCE N61°08'29"W 141.01 FEET; THENCE S79°20'00"W 158.99 FEET; THENCE N57°24'10"W 39.02 FEET; THENCE S65°45'38"W 251.51 FEET; THENCE N87°40'07"W 427.72 FEET; THENCE S47°01'49"W 315.47 FEET; THENCE S00°00'39"W 153.25 FEET; THENCE S48°21'27"W 90.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S47°56'22"E 96.95 FEET, CENTER POINT LIES N48°21'25"E), THROUGH A CENTRAL ANGLE OF 12°35'34" A DISTANCE OF 97.15 FEET; THENCE S54°14'09"E 438.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 633.55 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S26°43'15"E 385.92 FEET, CENTER POINT LIES S36°51'06"W), THROUGH A CENTRAL ANGLE OF 52°51'19" A DISTANCE OF 399.95 FEET; THENCE S01°22'30"W 1762.81 FEET; THENCE S01°11'07"W 1322.06 FEET TO A POINT ON THE EAST-WEST 1/16TH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°24'20"W, ALONG SAID LINE, 1290.05 FEET TO A POINT ON THE NORTH-SOUTH 1/16TH SECTION LINE OF SECTION 12; THENCE S01°12'47"W, ALONG SAID SECTION LINE, 1617.40 FEET; THENCE N88°29'57"W 2484.48 FEET; THENCE WESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S79°00'48"W 216.23 FEET, CENTER POINT LIES S01°30'03"W), THROUGH A CENTRAL ANGLE OF 24°58'30" A DISTANCE OF 217.95 FEET; THENCE S66°31'33"W 453.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N31°16'29"W 542.90 FEET, CENTER POINT LIES S66°31'33"W), THROUGH A CENTRAL ANGLE OF 15°36'04" A DISTANCE OF 544.58 FEET; THENCE N39°04'31"W 289.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N41°13'55"W 189.98 FEET, CENTER POINT LIES S50°55'29"W), THROUGH A CENTRAL ANGLE OF 04°18'49" A DISTANCE OF 190.00 FEET; THENCE N43°23'20"W 370.58 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 12; THENCE N01°07'24"E, ALONG SAID SECTION LINE, 1195.02 FEET; THENCE N88°50'38"W 997.47 FEET; THENCE N01°06'28"E 238.23 FEET; THENCE S88°51'06"E 26.64 FEET; THENCE N03°04'53"E 551.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 398.16 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N26°30'07"E 316.52 FEET, CENTER POINT LIES S86°55'07"E), THROUGH A CENTRAL ANGLE OF 46°50'28" A DISTANCE OF 325.51 FEET; THENCE N49°39'18"E 250.77 FEET; THENCE N43°53'59"E 146.42 FEET; THENCE N36°48'28"E 152.80 FEET; THENCE NORTHERLY ALONG THE ARC OF A 250.01 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N18°13'52"E 159.29 FEET, CENTER POINT LIES N53°11'32"W), THROUGH A CENTRAL ANGLE OF 37°09'12" A DISTANCE OF 162.12 FEET; THENCE S88°50'24"E 241.62 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAND HOLLOW ROAD; THENCE N52°30'29"E, ALONG SAID BOUNDARY LINE, 1048.00 FEET; THENCE N01°21'58"E 1258.10 FEET; THENCE S88°25'54"E 1991.79 FEET TO A POINT ON THE NORTH-SOUTH 1/4TH SECTION LINE OF SECTION 1; THENCE N01°24'30"E, ALONG SAID SECTION LINE, 1349.06 FEET TO THE SOUTH BOUNDARY LINE OF STATE ROUTE SR-9; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: S88°43'14"E 254.06 FEET; THENCE N74°37'27"E 1096.69 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°12'52"E 27.05 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°14'09"E 62.96 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE N15°13'38"W 90.00 FEET; THENCE N74°46'23"E 999.99 FEET; THENCE N15°13'38"W 1306.80 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 31,371,655 SQUARE FEET OR 720.194 ACRES.

LESS AND EXCEPTING PARCEL H-4-2-1-131 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S1°22'57"W, ALONG THE EAST SECTION LINE 1943.36; THENCE WEST 1481.24 FEET TO THE POINT OF BEGINNING, THENCE S36°37'52"W 50.00 FEET; THENCE N53°22'08"W 75.00 FEET; THENCE N36°37'52"E 50.00 FEET; THENCE S53°22'08"E 75.00 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 3,750 SQUARE FEET OR 0.086 ACRES.

LESS AND EXCEPTING A PORTION OF PARCEL H-3-2-6-340 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°22'30"W, ALONG THE EAST SECTION LINE, 1560.84 FEET; THENCE N88°37'30"W 35.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1534.36 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 940.20 FEET THROUGH THE CENTRAL ANGLE OF 35°06'32", RADIAL BEARING: S36°49'38"E (CHORD BEARS: S35°37'06"W 925.56 FEET); THENCE S88°30'20"E 41.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1494.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 871.96 FEET THROUGH THE CENTRAL ANGLE OF 33°26'24", RADIAL BEARING: S71°28'55"E (CHORD BEARS: N35°14'17"E 859.63 FEET); THENCE N01°22'30"E 51.39 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 36,275 SQUARE FEET OR 0.833 ACRES.

PARCEL NUMBER:

- H-4-2-1-1103
- H-3-2-6-1406
- H-4-2-12-2113
- H-4-2-1-1107
- H-4-2-1-1123
- H-4-2-1-3340
- H-3-2-6-431
- H-4-2-11-21121
- H-4-2-1-1108
- H-4-2-1-234
- H-4-2-1-4203
- H-4-2-12-1102
- H-3-2-6-33
- H-4-2-11-31031
- H-4-2-1-1104
- H-4-2-11-125
- H-4-2-1-1109
- H-3-2-6-1402
- H-4-2-12-1113
- H-4-2-11-2112
- H-4-2-1-11131
- H-4-2-1-330
- H-4-2-12-1103

