

DOC # 20220040183

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Gary Christensen Washington County Recorder
08/22/2022 04:41:07 PM Fee \$ 112.00
By SOUTHERN UTAH TITLE CO

MAP



NAME: CRIMSON PARK PHASE 3 SUBDIVISION

LOTS: 31 MAP: 4930

PARCEL NUMBER: W-5-3-2-125 W-5-3-2-126 W-5-3-2-127

**DEVELOPMENT SOLUTIONS GROUP, INC.
DESERT CANYONS DEVELOPMENT, INC
CRIMSON PARK TOWNHOMES, L.L.C.**

BEGINNING AT THE NORTHEASTERLY BOUNDARY CORNER OF THE CRIMSON PARK - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°14'29" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1773.891 FEET AND NORTH 00°44'19" EAST 344.996 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), AND RUNNING THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID CRIMSON PARK - PHASE 2 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 54°16'12" WEST 229.382 FEET; AND (2) NORTH 89°16'29" WEST 87.620 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE CRIMSON PARK - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 00°43'31" EAST 77.500 FEET; (2) SOUTH 89°16'29" EAST 36.465 FEET; (3) NORTH 00°43'31" EAST 126.277 FEET; (4) SOUTH 89°16'29" EAST 39.919 FEET; AND (5) NORTH 00°43'31" EAST 139.723 FEET TO THE SOUTHERLY BOUNDARY OF THE BEDFORD SUBDIVISION AND CENTERLINE OF TREASURE VALLEY ROAD, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°16'29" EAST ALONG SAID SUBDIVISION BOUNDARY AND ROAD CENTERLINE, A DISTANCE OF 238.585 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID BEDFORD SUBDIVISION AND THE WESTERLY BOUNDARY OF THE 4200 SOUTH STREET EXTENSION ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID ROADWAY DEDICATION THE FOLLOWING (3) THREE COURSES: (1) SOUTH 00°43'31" WEST 30.000 FEET; (2) SOUTH 89°16'29" EAST 26.205 FEET TO A POINT OF CURVATURE; (3) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 280.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°06'46", A DISTANCE OF 137.385 FEET; THENCE SOUTH 41°13'00" EAST 28.513 TO SAID 4200 SOUTH STREET EXTENSION ROADWAY DEDICATION AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 80°53'42" WEST); THENCE ALONG SAID ROADWAY DEDICATION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING SOUTHERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°50'05", A DISTANCE OF 19.563 FEET; (2) SOUTH 54°16'12" EAST 35.500 FEET; AND (3) SOUTH 54°37'50" EAST 4.000 FEET; THENCE SOUTH 35°44'05" WEST 426.825 FEET TO THE POINT OF BEGINNING.

CONTAINS 154,407 SQ. FT., (3.545 ACRES)

