

**DOC # 20220043232**

Map (Conveying Property) Page 1 of 4  
Gary Christensen, Washington County Recorder  
09/16/2022 10:48:02 AM Fee \$ 236.00  
By CW DESERT VILLAGE PARTNERSHIP LP



**NAME: DESERT VILLAGE TOWNHOMES PHASE 3**

**LOTS: 68 MAP: 4956**

**PARCEL NUMBER: SC-6-2-9-440121**

**CW DESERT VILLAGE PARTNERSHIP LP**

BEGINNING AT A POINT BEING SOUTH  $00^{\circ}37'37''$  WEST 1,480.23 FEET ALONG THE SECTION LINE AND EAST 30.00 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY LINE OF RACHEL DRIVE, AND RUNNING;

THENCE NORTH  $00^{\circ}37'37''$  EAST 258.67 FEET ALONG SAID RACHEL DRIVE TO THE SOUTHWESTERLY CORNER OF DESERT VILLAGE TOWNHOMES PHASE 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID DESERT VILLAGE TOWNHOMES PHASE 1 THE FOLLOWING (4) COURSES;

THENCE NORTHEAST 31.42 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $89^{\circ}22'24''$  EAST, LONG CHORD BEARS NORTH  $45^{\circ}37'38''$  EAST 28.28 FEET WITH A CENTRAL ANGLE OF  $90^{\circ}00'04''$ );

THENCE SOUTH  $89^{\circ}22'23''$  EAST 56.39 FEET;

THENCE SOUTHEAST 31.52 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $00^{\circ}37'37''$  WEST, LONG CHORD BEARS SOUTH  $44^{\circ}13'30''$  EAST 28.36 FEET WITH A CENTRAL ANGLE OF  $98^{\circ}17'47''$ );

THENCE SOUTH  $89^{\circ}40'10''$  EAST 35.00 FEET TO A POINT ON THE WESTERLY LINE OF DESERT VILLAGE PHASE 2;

THENCE SOUTH  $00^{\circ}55'23''$  WEST 59.13 FEET ALONG THE WESTERLY LINE OF SAID DESERT VILLAGE PHASE 2 TO THE SOUTHWEST CORNER OF SAID DESERT VILLAGE PHASE 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID DESERT VILLAGE PHASE 2 THE FOLLOWING (9) COURSES;

THENCE SOUTH  $89^{\circ}22'23''$  EAST 241.32 FEET;

THENCE SOUTH  $86^{\circ}04'50''$  EAST 123.83 FEET;

THENCE SOUTH  $47^{\circ}37'40''$  EAST 208.22 FEET;

THENCE SOUTH  $59^{\circ}44'23''$  EAST 335.79 FEET;

THENCE NORTHEAST 72.24 FEET ALONG AN ARC OF A 139.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $13^{\circ}11'22''$  WEST, LONG CHORD BEARS NORTH  $61^{\circ}55'20''$  EAST 71.43 FEET WITH A CENTRAL ANGLE OF  $29^{\circ}46'36''$ );

THENCE SOUTH  $42^{\circ}57'58''$  EAST 35.00 FEET;

THENCE NORTHEAST 32.06 FEET ALONG AN ARC OF A 174.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $42^{\circ}57'58''$  WEST, LONG CHORD BEARS NORTH  $41^{\circ}45'18''$  EAST 32.02 FEET WITH A CENTRAL ANGLE OF  $10^{\circ}33'28''$ );

THENCE EAST 31.09 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $53^{\circ}31'26''$  EAST, LONG CHORD BEARS NORTH  $72^{\circ}06'07''$  EAST 29.12 FEET WITH A CENTRAL ANGLE OF  $71^{\circ}15'07''$ );

THENCE SOUTH  $72^{\circ}16'20''$  EAST 91.96 FEET;

THENCE SOUTH  $18^{\circ}21'25''$  WEST 217.98 FEET;

THENCE SOUTH  $62^{\circ}09'49''$  WEST 11.18 FEET;

THENCE NORTH  $60^{\circ}13'01''$  WEST 34.43 FEET;

THENCE WEST 85.79 FEET ALONG AN ARC OF A 232.59 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $29^{\circ}46'59''$  WEST, LONG CHORD BEARS NORTH  $70^{\circ}47'01''$  WEST 85.30 FEET WITH A CENTRAL ANGLE OF  $21^{\circ}08'01''$ );

THENCE WEST 85.10 FEET ALONG AN ARC OF A 799.73 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $08^{\circ}38'58''$  EAST, LONG CHORD BEARS NORTH  $78^{\circ}18'08''$  WEST 85.06 FEET WITH A CENTRAL ANGLE OF  $06^{\circ}05'48''$ );

THENCE WEST 25.94 FEET ALONG AN ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $21^{\circ}25'28''$  WEST, LONG CHORD BEARS NORTH  $70^{\circ}03'43''$  WEST 25.93 FEET WITH A CENTRAL ANGLE OF  $02^{\circ}58'20''$ );

THENCE NORTH  $71^{\circ}32'53''$  WEST 115.75 FEET;

THENCE NORTH  $69^{\circ}49'31''$  WEST 207.78 FEET;

THENCE WEST 54.64 FEET ALONG AN ARC OF A 157.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $20^{\circ}10'29''$  WEST, LONG CHORD BEARS NORTH  $79^{\circ}45'49''$  WEST 54.37 FEET WITH A CENTRAL ANGLE OF  $19^{\circ}52'36''$ );

THENCE NORTH  $89^{\circ}42'06''$  WEST 34.83 FEET;

THENCE WEST 43.21 FEET ALONG AN ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $05^{\circ}40'42''$  WEST, LONG CHORD BEARS NORTH  $86^{\circ}47'50''$  WEST 43.19 FEET WITH A CENTRAL ANGLE OF  $04^{\circ}57'05''$ );

THENCE NORTH  $89^{\circ}15'54''$  WEST 51.25 FEET;

THENCE WEST 71.25 FEET ALONG AN ARC OF A 842.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $04^{\circ}46'58''$  EAST, LONG CHORD BEARS NORTH  $82^{\circ}47'40''$  WEST 71.23 FEET WITH A CENTRAL ANGLE OF  $04^{\circ}50'44''$ );

THENCE NORTH  $80^{\circ}22'18''$  WEST 22.13 FEET;

THENCE WEST 76.79 FEET ALONG AN ARC OF A 192.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $09^{\circ}37'42''$  EAST, LONG CHORD BEARS NORTH  $68^{\circ}56'38''$  WEST 76.28 FEET WITH A CENTRAL ANGLE OF  $22^{\circ}51'19''$ );

THENCE NORTH 11.15 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $68^{\circ}58'46''$  EAST, LONG CHORD BEARS NORTH  $08^{\circ}14'22''$  WEST 11.06 FEET WITH A CENTRAL ANGLE OF  $25^{\circ}33'43''$ );

THENCE NORTHWEST 66.10 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $85^{\circ}27'31''$  WEST, LONG CHORD BEARS NORTH  $33^{\circ}19'48''$  WEST 61.39 FEET WITH A CENTRAL ANGLE OF  $75^{\circ}44'33''$ );

THENCE WEST 157.11 FEET ALONG AN ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $18^{\circ}47'56''$  WEST, LONG CHORD BEARS NORTH  $80^{\circ}12'11''$  WEST 156.47 FEET WITH A CENTRAL ANGLE OF  $18^{\circ}00'13''$ );

THENCE NORTH  $89^{\circ}12'18''$  WEST 28.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 276,821 SQUARE FEET OR 6.36 ACRES.



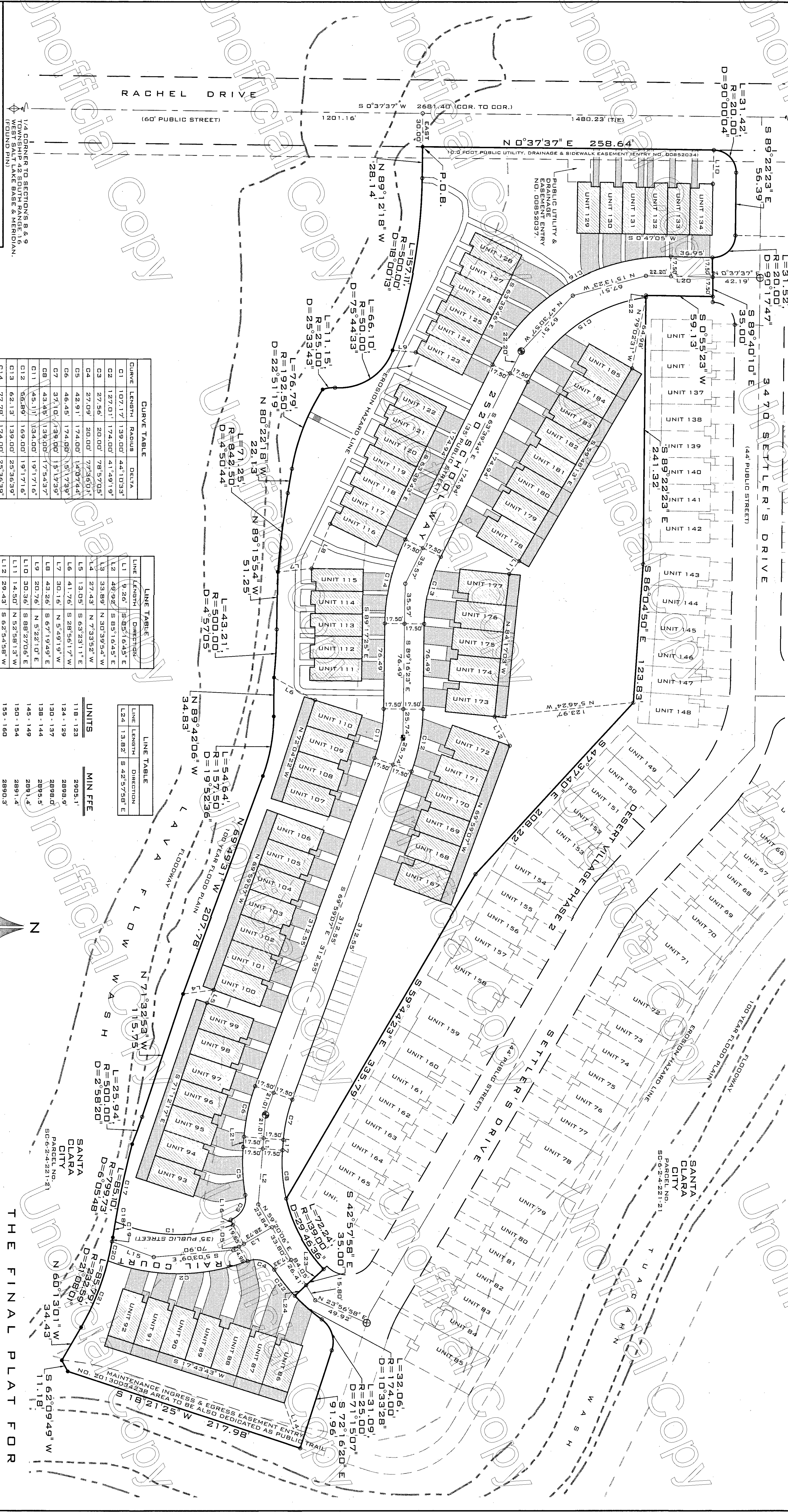
SECTION CORNER TO SECTIONS 4, 5, 8 & 9 TOWNSHIP 42 SOUTH RANGE 16 WEST SALT LAKE BASE & MERIDIAN (2006 BLM BRASS CAP)

N 89°19'28" W 2668.61' (COR. TO COR.)  
BASIS OF BEARING

1/4 CORNER TO SECTIONS 4 & 9 TOWNSHIP 42 SOUTH RANGE 16 WEST SALT LAKE BASE & MERIDIAN (FOUND 1989 BLM BRASS CAP)

**LEGEND**

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES



**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS  
352 EAST RIVERVIEW DRIVE SUITE A-22 ST. GEORGE, UTAH 84790  
PH (435) 673-5588 WWW.RA/CIVIL.COM

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	107.17	139.00	44°10'33"
C2	127.01	174.00	41°49'19"
C3	27.56	20.00	78°57'05"
C4	27.09	20.00	77°34'51"
C5	42.91	174.00	140°37'44"
C6	46.45	174.00	5°17'39"
C7	37.10	139.00	5°17'39"
C8	43.45	139.00	17°54'57"
C9	45.11	134.00	19°17'16"
C10	56.89	169.00	19°17'16"
C11	62.13	139.00	25°36'59"
C12	77.78	174.00	25°36'59"
C13	134.78	139.00	55°33'16"
C14	196.14	174.00	64°35'07"
C15	70.82	79.73	57°04'26"
C16	14.27	79.73	1°01'22"
C17	3.74	232.57	4°23'26"
C18	17.76	232.57	15°50'13"
C19	64.29	232.57	15°50'13"
C20	29.64	174.00	9°45'32"

**LINE TABLE**

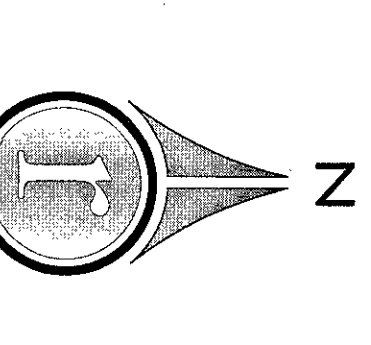
LINE	LENGTH	DIRECTION
L1	9.26	S 85°16'45" E
L2	48.92	S 85°16'45" E
L3	33.89	N 30°39'54" W
L4	27.43	N 7°33'52" W
L5	13.05	S 63°23'11" E
L6	41.76	S 28°56'17" W
L7	30.16	N 54°9'19" W
L8	43.36	S 67°19'49" E
L9	20.76	N 52°21'0" E
L10	30.35	S 88°27'06" E
L11	14.50	N 52°58'13" W
L12	29.43	S 62°54'58" W
L13	42.79	N 70°37'58" E
L14	39.78	S 20°33'56" W
L15	5.00	N 69°32'56" E
L16	9.26	S 85°16'45" E
L17	9.26	S 85°16'45" E
L18	9.26	S 85°16'45" E
L19	9.26	S 85°16'45" E
L20	9.26	S 85°16'45" E
L21	1.72	S 89°22'23" E
L22	21.18	S 42°57'58" E

**UNITS**

LINE	LENGTH	DIRECTION
L24	13.82	S 42°57'58" E

**MIN FFE**

UNITS	MIN FFE
118 - 123	2905.1'
124 - 129	2898.9'
130 - 137	2898.0'
138 - 144	2895.5'
145 - 149	2891.4'
150 - 154	2891.4'
155 - 160	2890.3'
161 - 164	2890.3'
165 - 171	2889.4'
172 - 178	2887.7'
179 - 185	2886.3'



**THE FINAL PLAT FOR DESERT VILLAGE TOWNHOME PHASE 3**

LOCATED IN SECTION 9 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA COUNTY, UTAH.