

MAP

DOC # 20240035446

Map (Conveying Property) Page 1 of 4
Gary Christensen Washington County Recorder
11/06/2024 03:56:59 PM Fee \$ 222.00
By BRAUN LISA



NAME: THE ISLAND AT CORAL CANYON PHASE 2

MAP: 5471 LOTS: 36 PARCELS: 0 COMMON: 0 OPEN: 0

PARCEL NUMBER: W-4-2-8-400-CC W-4-2-8-405-CC

CW THE ISLAND LLC (UTAH LIMITED LIABILITY COMPANY)

BEGINNING AT A POINT THAT LIES ON THE NORTHERLY LINE OF THE ISLAND @ CORAL CANYON PHASE 1, SAID POINT LIES NORTH 88°14'54" WEST 285.88 FEET ALONG THE SECTION LINE AND SOUTH 1,883.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (8) COURSES: 1) SOUTH 32°52'40" WEST 73.96 FEET, 2) SOUTH 64°04'41" WEST 83.87 FEET, 3) SOUTH 65°05'18" WEST 19.47 FEET, 4) SOUTH 66°34'45" WEST 112.97 FEET, 5) NORTH 52°42'42" WEST 17.63 FEET, 6) SOUTH 70°00'49" WEST 14.77 FEET, 7) NORTH 50°27'31" WEST 22.62 FEET, AND 8) WESTERLY ALONG A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 16°47'24" WEST) THROUGH A CENTRAL ANGLE OF 08°47'14", A DISTANCE OF 54.14 FEET; THENCE NORTH 12°56'50" WEST 459.07 FEET; THENCE NORTHEASTERLY ALONG A 211.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 31°49'59" EAST) THROUGH A CENTRAL ANGLE OF 07°35'23", A DISTANCE OF 28.02 FEET; THENCE NORTH 32°16'48" EAST 8.64 FEET; THENCE SOUTH 54°58'05" EAST 14.93 FEET; THENCE NORTH 35°01'55" EAST 31.33 FEET; THENCE NORTH 54°58'05" WEST 9.39 FEET; THENCE EASTERLY ALONG A 230.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 15°00'43" EAST) THROUGH A CENTRAL ANGLE OF 05°16'34", A DISTANCE OF 21.23 FEET; THENCE NORTH 80°15'51" EAST 10.54 FEET; THENCE NORTH 09°44'09" WEST 44.00 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 09°44'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE NORTH 09°44'09" WEST 60.76 FEET; THENCE NORTHWESTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 80°15'51" WEST) THROUGH A CENTRAL ANGLE OF 26°54'52", A DISTANCE OF 223.13 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET TO THE EASTERLY LINE OF PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 36°04'21" EAST 237.37 FEET, 2) SOUTH 02°58'29" EAST 305.77 FEET AND 3) SOUTH 23°08'01" EAST 298.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 248,703 SQUARE FEET OR 5.71 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

THE ISLAND AT CORAL CANYON PHASE 2

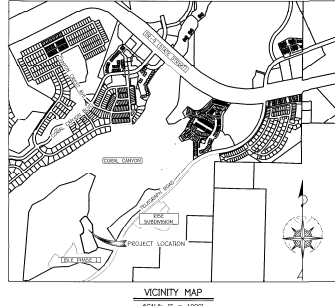
SECTION 8 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH

NOTES:

- 1) IMPROVEMENTS SHOWN ARE SUBJECT TO THE CITY OF WASHINGTON.
- 2) ALL CONVEYANCES SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON.
- 3) ALL CONVEYANCES SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON.
- 4) THE CITY OF WASHINGTON SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND IMPROVEMENTS SHOWN ON THIS PLAN.
- 5) THE CITY OF WASHINGTON SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND IMPROVEMENTS SHOWN ON THIS PLAN.
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- 12) THE CITY OF WASHINGTON SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND IMPROVEMENTS SHOWN ON THIS PLAN.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY [NAME] TO DETERMINE THE SUITABILITY OF THE PROPOSED DEVELOPMENT. THE INVESTIGATION REVEALED THAT THE SOILS ARE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE INVESTIGATION WAS CONDUCTED ON [DATE] AND THE RESULTS ARE AS FOLLOWS:



SURVEYOR'S CERTIFICATE

I, [NAME], A PROFESSIONAL LAND SURVEYOR, AND I HAVE BEEN LICENSED UNDER THE LAWS OF THE STATE OF UTAH. I HAVE BEEN LICENSED UNDER THE LAWS OF THE STATE OF UTAH. I HAVE BEEN LICENSED UNDER THE LAWS OF THE STATE OF UTAH.

THE ISLAND AT CORAL CANYON PHASE 2
LEGAL DESCRIPTION

BEING A PART THAT LIES ON THE WESTERN LINE OF THE ISLAND AT CORAL CANYON PHASE 2, SAID ISLAND BEING MORE OR LESS 200 FEET ALONG THE WESTERN LINE AND 100 FEET ALONG THE EASTERN LINE, BEING MORE OR LESS 200 FEET ALONG THE WESTERN LINE AND 100 FEET ALONG THE EASTERN LINE, BEING MORE OR LESS 200 FEET ALONG THE WESTERN LINE AND 100 FEET ALONG THE EASTERN LINE.

04/11/2024
 [Signature]
 [Name]

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACTS OF LAND HAVING LOCATED THE SAME TO BE DEDICATED TO THE PUBLIC USE OF THE CITY OF WASHINGTON, UTAH.

THE ISLAND AT CORAL CANYON PHASE 2

FOR THE SAID AND VALUABLE CONSIDERATION, THE UNDERSIGNED OWNERS OF THE SAID TRACTS OF LAND HAVE HEREBY DEDICATED THE SAME TO THE PUBLIC USE OF THE CITY OF WASHINGTON, UTAH. THE UNDERSIGNED OWNERS OF THE SAID TRACTS OF LAND HAVE HEREBY DEDICATED THE SAME TO THE PUBLIC USE OF THE CITY OF WASHINGTON, UTAH.

CW THE ISLAND LLC
 A UTAH LIMITED LIABILITY COMPANY

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF WASHINGTON, I, [NAME], A NOTARY PUBLIC, PERSONALLY APPEARED [NAME] AND [NAME] AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THE TRUE EXECUTION OF THE SAME VOLUNTARILY AND WITHOUT DURESS.

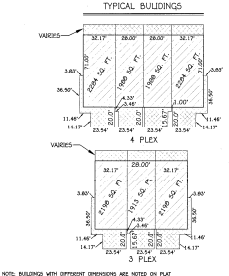
FINAL PLAT OF:
THE ISLAND AT CORAL CANYON PHASE 2

SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH SHEET 1 OF 3

AMERICAN CONSULTING & ENGINEERING	ENGINEER'S APPROVAL	APPROVAL OF PUBLIC WORKS	APPROVAL AND ACCEPTANCE BY THE CITY OF WASHINGTON, UTAH	APPROVAL AS TO FORM	TREASURER APPROVAL	RECORDED NO.
1115 S. 200 W. SUITE 200 CARRISBURG, UT 84302	THIS DESIGN SUBMISSION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS IS THE DATE OF APPROVAL: 04/11/2024 [Signature]	THIS DESIGN SUBMISSION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS IS THE DATE OF APPROVAL: 04/11/2024 [Signature]	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE ABOVE SUBMISSION AND HAVE HEREBY ACCEPTED THE SAME AS PART OF THE CITY'S PUBLIC WORKS. WE HEREBY ACCEPT THE HAD REVIEWED AND ACCEPTED THE CITY'S PUBLIC WORKS. WE HEREBY ACCEPT THE HAD REVIEWED AND ACCEPTED THE CITY'S PUBLIC WORKS. [Signature]	APPROVED AS TO FORM: [Signature] DATE: 04/11/2024	I, [NAME], TREASURER OF WASHINGTON COUNTY, UTAH, HAVE REVIEWED THE ABOVE SUBMISSION AND HAVE HEREBY ACCEPTED THE SAME AS PART OF THE COUNTY'S PUBLIC WORKS. I, [NAME], TREASURER OF WASHINGTON COUNTY, UTAH, HAVE REVIEWED THE ABOVE SUBMISSION AND HAVE HEREBY ACCEPTED THE SAME AS PART OF THE COUNTY'S PUBLIC WORKS. [Signature]	DOC # 20240035446 [Stamp]
JOB # 23-001-1516-020 FILE # 23-PPL-1516	DATE: 04/11/2024 SCALE: N/A	PUBLIC WORKS WASHINGTON CITY, UTAH	CITY ENGINEER WASHINGTON CITY, UTAH	CITY ATTORNEY WASHINGTON CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	FILE # WASHINGTON COUNTY, UTAH

THE ISLAND AT CORAL CANYON PHASE 2

SECTION 8 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH

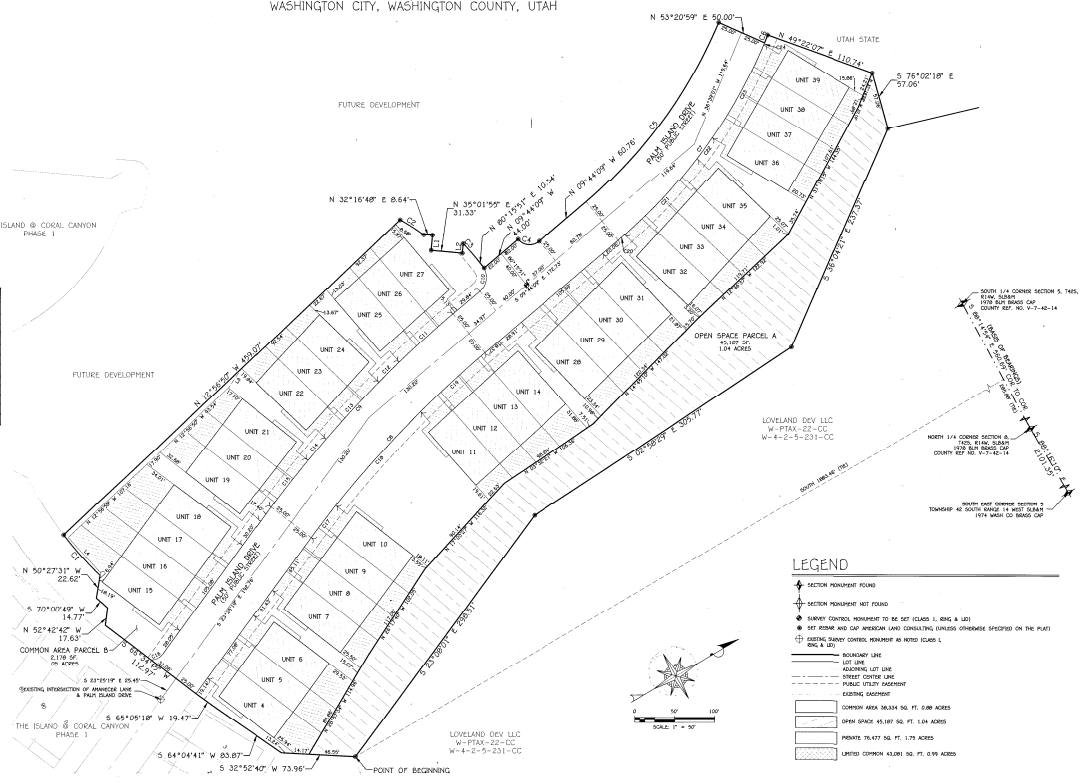


NOTE: BUILDING WITH DIFFERENT DIMENSIONS ARE NOTED ON PLAN

CURVE	LENGTH	RADIUS	DELTA
C1	54.14	933.07	000°47'14"
C2	29.92	211.50	000°39'37"
C3	32.02	230.52	000°18'14"
C4	23.59	15.00	000°00'00"
C5	526.13	497.00	000°59'00"
C6	6.13	505.00	000°32'39"
C7	24.84	263.00	000°34'00"
C8	252.37	108.00	000°41'37"
C9	556.14	110.00	000°41'37"
C10	28.97	18.00	000°00'00"
C11	75.99	110.00	000°42'37"
C12	28.27	110.00	001°27'27"
C13	77.10	110.00	002°58'07"

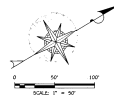
CURVE	LENGTH	RADIUS	DELTA
C14	28.12	110.00	001°27'00"
C15	56.89	110.00	003°04'30"
C16	23.96	15.00	000°00'00"
C17	25.38	108.00	002°01'39"
C18	138.47	108.00	000°59'00"
C19	26.72	108.00	004°12'31"
C20	8.49	565.00	000°32'39"
C21	108.67	565.00	001°51'17"
C22	25.44	565.00	002°48'37"
C23	105.28	565.00	001°04'34"
C24	21.47	565.00	000°33'39"

LINE	BEARING	DISTANCE
L1	S 54°56'29" E	14.50
L2	N 54°56'29" W	8.39
L3	S 89°51'19" W	23.19
L4	N 77°12'58" E	47.52



LEGEND

- SECTION PERMANENT FOUND
- SECTION PERMANENT NOT FOUND
- BARNEY CONTROL PERMANENT TO BE SET (CLAS 1, 80C & 80D)
- SET POINT AND CAP PERMANENT AND EXISTING (UNLESS OTHERWISE SPECIFIED ON THE PLAN)
- EXISTING BATTERY CONTROL PERMANENT AS NOTED (CLAS 1, 80C & 80D)
- BOUNDARY LINE
- LOT LINE
- ADJOINING LOT LINE
- STREET CENTER LINE
- PUBLIC UTILITY RIGHT-OF-WAY
- EXISTING ROADSIDE
- COMMON AREA 38,534 SQ. FT. 0.88 ACRES
- OPEN SPACE 40,187 SQ. FT. 0.92 ACRES
- PRIVATE 76,477 SQ. FT. 1.73 ACRES
- LIMITED COMMON 43,081 SQ. FT. 0.99 ACRES



AMERICAN
 CONSULTING & ENGINEERING
 1175 S. 200 W. 4500 ST. GEORGE, UT 84759

JOB # ARE-23-001 FILE #12 DATE: 04/11/2024
 FILE: PP-1911.DWG SCALE: 1"=50'

THE ISLAND AT CORAL CANYON PHASE 2

SECTION 8 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

MORTGAGEE CONSENT TO RECORD

Notation Herein: ALL a PORTION OF THE TRACT OF LAND SHOWN HEREON SHOWN ARE ARE TRACTS OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAN TO THE ACCORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL OF THE PROVISIONS AND COVENANTS.

BY: [Signature]
IN: Authorized Agent

MORTGAGEE ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Clark

ON THE 1st day of October 2024, I, [Signature] of the County of Clark State of Nevada do hereby acknowledge that I am the holder of the mortgage on the above described premises and I do hereby consent to the recording of this mortgage and I do acknowledge to the fact that the same is for the purpose and purpose stated herein.

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 8/31/2025
NOTARY PUBLIC FULL NAME: Greg L. Mann A NOTARY PUBLIC COMMISSIONED IN Nevada
COMMISSION NUMBER: 17-3272-1 STAMP IS NOT REQUIRED FOR UTM CODE 44-11-1610

AMERICAN
CONSULTING & ENGINEERING
1115 S. 200 W. SUITE 200
ST. GEORGE, UT 84770

JOB # AM23-001 FILED BY [Name] DATE: 04/11/2024
FILE: PP-PH1-DWG SCALE: 1"=50'

FINAL PLAT OF:
THE ISLAND AT CORAL CANYON PHASE 2
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH **SHEET 3 OF 3**