

MAP

DOC # 20240035447

Map (Conveying Property) Page 1 of 4
Gary Christensen Washington County Recorder
11/06/2024 03:56:59 PM Fee \$ 210.00
By BAUM LISA



NAME: THE ISLAND AT CORAL CANYON PHASE 3

MAP: 5472 LOTS: 27 PARCELS: 0 COMMON: 2 OPEN: 1

PARCEL NUMBER: W-4-2-8-401-CC W-4-2-8-406-CC

CW THE ISLAND LLC (UTAH LIMITED LIABILITY COMPANY)

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE ISLAND AT CORAL CANYON PHASE 3, AS ON FILE IN THE WASHINGTON COUNTY UTAH RECORDER'S OFFICE, SAID POINT LIES NORTH 00°14'54" WEST 560.69 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 1,214.86 FEET AND WEST 172.81 FEET TO THE POINT OF BEGINNING FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE WESTERLY LINE OF SAID THE ISLAND AT CORAL CANYON PHASE 2 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTHEASTERLY ALONG A 475.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 26°54'52", A DISTANCE OF 223.13 FEET, 2) SOUTH 09°44'11" EAST 60.76 FEET, 3) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 00°15'51" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 4) SOUTH 09°44'09" EAST 44.00 FEET, 5) SOUTH 00°15'51" WEST 10.54 FEET, 6) WESTERLY ALONG A 230.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 09°44'09" EAST) THROUGH A CENTRAL ANGLE OF 05°16'34", A DISTANCE OF 21.23 FEET, 7) SOUTH 54°50'05" EAST 9.39 FEET, 8) SOUTH 35°01'55" WEST 31.33 FEET, 9) NORTH 54°50'05" WEST 14.93 FEET, 10) SOUTH 32°16'48" WEST 8.64 FEET, 11) SOUTHWESTERLY ALONG A 211.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 24°14'35" EAST) THROUGH A CENTRAL ANGLE OF 07°35'23", A DISTANCE OF 28.02 FEET, AND 12) SOUTH 12°56'50" EAST 459.07 FEET TO THE NORTHERLY LINE OF THE ISLAND AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THIRTY ONE (31) COURSES: 1) WESTERLY ALONG A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°00'10" WEST) THROUGH A CENTRAL ANGLE OF 11°00'39", A DISTANCE OF 67.84 FEET, 2) SOUTH 56°30'58" WEST 17.22 FEET, 3) SOUTH 33°29'02" EAST 11.58 FEET, 4) NORTH 09°13'02" WEST 112.89 FEET, 5) NORTHEASTERLY ALONG A 6.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 00°45'23" EAST) THROUGH A CENTRAL ANGLE OF 90°54'47", A DISTANCE OF 9.52 FEET, 6) NORTH 00°47'06" EAST 48.64 FEET, 7) SOUTH 45°47'06" WEST 13.66 FEET, 8) NORTH 44°12'54" WEST 13.21 FEET, 9) NORTH 00°47'06" EAST 37.93 FEET, 10) NORTHERLY ALONG A 209.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 09°12'54" WEST) THROUGH A CENTRAL ANGLE OF 40°13'45", A DISTANCE OF 147.10 FEET, 11) NORTH 14°17'06" EAST 23.06 FEET, 12) NORTH 45°26'23" WEST 28.54 FEET, 13) WESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 39°58'16" WEST) THROUGH A CENTRAL ANGLE OF 95°12'36", A DISTANCE OF 26.59 FEET, 14) SOUTH 34°45'40" WEST 18.42 FEET, 15) SOUTH 05°14'20" EAST 14.49 FEET, 16) SOUTH 04°45'40" WEST 12.91 FEET, 17) SOUTH 34°45'40" WEST 162.54 FEET, 18) NORTH 05°14'20" WEST 21.94 FEET, 19) SOUTH 34°28'09" WEST 162.87 FEET, 20) SOUTHERLY ALONG A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 65°15'00" EAST) THROUGH A CENTRAL ANGLE OF 41°37'34", A DISTANCE OF 39.59 FEET, 21) SOUTH 82°03'39" WEST 39.28 FEET, 22) SOUTHERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 76°51'36" WEST) THROUGH A CENTRAL ANGLE OF 50°55'53", A DISTANCE OF 17.78 FEET, 23) NORTH 31°25'52" WEST 24.42 FEET, 24) SOUTH 58°34'12" WEST 28.33 FEET, 25) WESTERLY ALONG A 230.69 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 09°29'48" WEST) THROUGH A CENTRAL ANGLE OF 10°20'12", A DISTANCE OF 41.62 FEET, 26) SOUTHEASTERLY ALONG A 96.21 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 55°19'48" WEST) THROUGH A CENTRAL ANGLE OF 10°20'12", A DISTANCE OF 17.36 FEET, 27) NORTH 06°45'27" WEST 28.25 FEET, 28) NORTHWESTERLY ALONG A 16.85 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 07°36'33" EAST) THROUGH A CENTRAL ANGLE OF 83°07'41", A DISTANCE OF 24.45 FEET, 29) NORTH 72°48'15" EAST 17.51 FEET, 30) NORTHWESTERLY ALONG A 72.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 74°47'38" WEST) THROUGH A CENTRAL ANGLE OF 65°20'12", A DISTANCE OF 82.10 FEET, AND 31) NORTH 54°09'00" WEST 42.18 FEET; THENCE NORTH 41°41'48" EAST 270.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'59" EAST 138.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,656 SQUARE FEET OR 6.05 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 00°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.

