

MAP

DOC # 20240038481

Map (Conveying Property) Page 1 of 10  
Gary Christensen Washington County Recorder  
12/04/2024 02:54:49 PM Fee \$ 266.00  
By SNOW JENSEN & REECE



**NAME: CORAL CANYON INFRASTRUCTURE FINANCING  
DISTRICT NO. 1**

**MAP: 5491 LOTS: 0 PARCELS: 0 COMMON: 0 CIVIC: 0**

**PARCEL NUMBER: SEE ATTACHED**

**AREA-1:**

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52" EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25" EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25" EAST 154.47 FEET; THENCE SOUTH 27°05'45" EAST 55.88 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03" EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03" EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

AREA-2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 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°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, 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; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 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.

AREA-3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

## CORAL CANYON IFD 1 - AREA-1

ACCOUNT	TAX ID
1238117	W-SOL-4-111-CC
1238124	W-SOL-4-112-CC
1238131	W-SOL-4-113-CC
1238148	W-SOL-4-114-CC
1238155	W-SOL-4-115-CC
1238162	W-SOL-4-116-CC
1238179	W-SOL-4-117-CC
1238186	W-SOL-4-118-CC
1238193	W-SOL-4-119-CC
1238201	W-SOL-4-120-CC
1238218	W-SOL-4-121-CC
1238225	W-SOL-4-122-CC
1238232	W-SOL-4-123-CC
1238249	W-SOL-4-124-CC
1238256	W-SOL-4-125-CC
1238263	W-SOL-4-126-CC
1238270	W-SOL-4-127-CC
1238287	W-SOL-4-128-CC
1238294	W-SOL-4-129-CC
1238302	W-SOL-4-130-CC
1238319	W-SOL-4-131-CC
1238326	W-SOL-4-132-CC
1238333	W-SOL-4-133-CC
1238340	W-SOL-4-134-CC
1238357	W-SOL-4-135-CC
1238364	W-SOL-4-136-CC
1238371	W-SOL-4-137-CC
1238388	W-SOL-4-138-CC
1238395	W-SOL-4-139-CC
1238403	W-SOL-4-140-CC
1238410	W-SOL-4-141-CC
1238427	W-SOL-4-142-CC
1238434	W-SOL-4-143-CC
1238441	W-SOL-4-144-CC
1238458	W-SOL-4-145-CC
1238465	W-SOL-4-146-CC
1238472	W-SOL-4-147-CC
1238489	W-SOL-4-148-CC
1238496	W-SOL-4-149-CC
1238504	W-SOL-4-150-CC
1238511	W-SOL-4-151-CC
1238528	W-SOL-4-152-CC
1238535	W-SOL-4-153-CC
1238542	W-SOL-4-OPEN-A-CC
1238559	W-SOL-4-OPEN-B-CC

## CORAL CANYON IFD 1 - AREA-2

ACCOUNT	TAX ID
1151605	W-4-2-5-232-CC
1207256	W-4-2-8-400-CC
1207270	W-4-2-8-402-CC
1207287	W-4-2-8-403-CC
NONE	STATE LAND - NO TAX ID
1236591	W-ICC-2-4-CC
1236609	W-ICC-2-5-CC
1236616	W-ICC-2-6-CC
1236623	W-ICC-2-7-CC
1236630	W-ICC-2-8-CC
1236647	W-ICC-2-9-CC
1236654	W-ICC-2-10-CC
1236661	W-ICC-2-11-CC
1236678	W-ICC-2-12-CC
1236685	W-ICC-2-13-CC
1236692	W-ICC-2-14-CC
1236700	W-ICC-2-15-CC
1236717	W-ICC-2-16-CC
1236724	W-ICC-2-17-CC
1236731	W-ICC-2-18-CC
1236748	W-ICC-2-19-CC
1236755	W-ICC-2-20-CC
1236762	W-ICC-2-21-CC
1236779	W-ICC-2-22-CC
1236786	W-ICC-2-23-CC
1236793	W-ICC-2-24-CC
1236801	W-ICC-2-25-CC
1236818	W-ICC-2-26-CC
1236825	W-ICC-2-27-CC
1236832	W-ICC-2-28-CC
1236849	W-ICC-2-29-CC
1236856	W-ICC-2-30-CC
1236863	W-ICC-2-31-CC
1236870	W-ICC-2-32-CC
1236887	W-ICC-2-33-CC
1236894	W-ICC-2-34-CC
1236902	W-ICC-2-35-CC
1236919	W-ICC-2-36-CC
1236926	W-ICC-2-37-CC
1236933	W-ICC-2-38-CC
1236940	W-ICC-2-39-CC
1236957	W-ICC-2-OPEN-A-CC
1236964	W-ICC-2-COMMON-B-CC
1236971	W-ICC-2-COMMON-CC

ACCOUNT	TAX ID
1237392	W-ICC-3-40-CC
1237400	W-ICC-3-41-CC
1237417	W-ICC-3-42-CC
1237424	W-ICC-3-43-CC
1237431	W-ICC-3-44-CC
1237448	W-ICC-3-45-CC
1237455	W-ICC-3-46-CC
1237462	W-ICC-3-47-CC
1237479	W-ICC-3-48-CC
1237486	W-ICC-3-49-CC
1237493	W-ICC-3-50-CC
1237501	W-ICC-3-51-CC
1237518	W-ICC-3-52-CC
1237525	W-ICC-3-53-CC
1237532	W-ICC-3-54-CC
1237549	W-ICC-3-55-CC
1237556	W-ICC-3-56-CC
1237563	W-ICC-3-57-CC
1237570	W-ICC-3-58-CC
1237587	W-ICC-3-59-CC
1237594	W-ICC-3-60-CC
1237602	W-ICC-3-78-CC
1237619	W-ICC-3-79-CC
1237626	W-ICC-3-80-CC
1237633	W-ICC-3-81-CC
1237640	W-ICC-3-82-CC
1237657	W-ICC-3-83-CC
1237664	W-ICC-3-OPEN-A-CC
1237671	W-ICC-3-COMMON-C-CC
1237688	W-ICC-3-COMMON-CC













