

MAP



NAME: THE ISLAND AT CORAL CANYON PHASE 1

MAP: 5500 LOTS: 0 UNITS: 28 COMMON: 2 OPEN: 2

PARCEL NUMBER: W-4-2-5-232-CC W-4-2-8-402-CC
W-4-2-8-403-CC W-4-2-8-430-CC
W-4-2-8-404-CC W-4-2-8-400-CC

CW THE ISLAND LLC

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC, SAID POINT LIES NORTH 00°14'54" WEST 295.00 FEET ALONG THE SECTION LINE AND SOUTH 1,003.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 76°49'15" EAST ALONG SAID EASTERLY LINE OF PARCEL W-4-2-5-231-CC 305.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG SAID NORTHWESTERLY LINE 34.63 FEET, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (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 263.00 FEET, 3) SOUTH 69°35'41" WEST 314.50 FEET, 4) SOUTH 09°57'02" WEST 146.07 FEET, 5) SOUTH 06°12'32" WEST 219.76 FEET, AND 6) SOUTH 62°00'00" WEST 75.99 FEET, THENCE NORTH 27°50'11" WEST 142.90 FEET, THENCE NORTH 40°34'41" EAST 107.06 FEET, THENCE NORTH 24°29'14" EAST 75.79 FEET, THENCE NORTH 41°41'45" EAST 121.99 FEET, THENCE SOUTH 54°05'00" EAST 42.19 FEET, THENCE SOUTHEASTERLY ALONG A 72.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 09°27'58" WEST) THROUGH A CENTRAL ANGLE OF 65°19'40", A DISTANCE OF 82.09 FEET, THENCE SOUTH 72°48'15" WEST 17.51 FEET, THENCE SOUTHEASTERLY ALONG A 16.85 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 09°15'46" EAST) THROUGH A CENTRAL ANGLE OF 83°07'41", A DISTANCE OF 24.45 FEET, THENCE SOUTH 06°45'27" EAST 28.25 FEET, THENCE NORTHWESTERLY ALONG A 96.21 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 65°40'00" WEST) THROUGH A CENTRAL ANGLE OF 10°20'12", A DISTANCE OF 17.36 FEET, THENCE EASTERLY ALONG A 230.69 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 00°50'24" EAST) THROUGH A CENTRAL ANGLE OF 10°20'12", A DISTANCE OF 41.62 FEET, THENCE NORTH 50°34'12" EAST 28.33 FEET, THENCE SOUTH 31°25'52" EAST 24.42 FEET, THENCE NORTHERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 52°12'31" WEST) THROUGH A CENTRAL ANGLE OF 50°55'53", A DISTANCE OF 17.78 FEET, THENCE NORTH 02°03'39" EAST 39.28 FEET, THENCE NORTHERLY ALONG A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 73°07'26" EAST) THROUGH A CENTRAL ANGLE OF 41°37'34", A DISTANCE OF 39.59 FEET, THENCE NORTH 34°28'09" EAST 162.87 FEET, THENCE SOUTH 05°14'20" EAST 21.94 FEET, THENCE NORTH 34°45'40" EAST 162.54 FEET, THENCE NORTH 04°45'40" EAST 12.91 FEET, THENCE NORTH 05°14'20" WEST 14.49 FEET, THENCE NORTH 34°45'40" EAST 18.42 FEET, THENCE EASTERLY ALONG A 16.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 55°14'20" EAST) THROUGH A CENTRAL ANGLE OF 95°12'36", A DISTANCE OF 28.59 FEET, THENCE SOUTH 46°26'23" EAST 28.54 FEET, THENCE SOUTH 14°17'06" WEST 23.06 FEET, THENCE SOUTHERLY ALONG A 209.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 50°33'21" WEST) THROUGH A CENTRAL ANGLE OF 40°13'45", A DISTANCE OF 147.10 FEET, THENCE SOUTH 00°47'06" WEST 37.93 FEET, THENCE SOUTH 44°12'54" EAST 13.21 FEET, THENCE NORTH 45°47'06" EAST 13.66 FEET, THENCE SOUTH 00°47'06" WEST 48.64 FEET, THENCE SOUTHWESTERLY ALONG A 6.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 09°50'36" WEST) THROUGH A CENTRAL ANGLE OF 90°54'47", A DISTANCE OF 9.52 FEET, THENCE SOUTH 09°13'02" EAST 112.89 FEET, THENCE NORTH 33°29'02" WEST 11.58 FEET, THENCE NORTH 56°30'58" EAST 17.22 FEET, THENCE EASTERLY ALONG A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 03°00'29" EAST) THROUGH A CENTRAL ANGLE OF 19°47'53", A DISTANCE OF 121.98 FEET, THENCE SOUTH 50°27'31" EAST 22.82 FEET, THENCE NORTH 70°00'49" EAST 14.77 FEET, THENCE SOUTH 52°42'42" EAST 17.63 FEET, THENCE NORTH 66°34'45" EAST 112.97 FEET, THENCE NORTH 65°05'18" EAST 19.47 FEET, THENCE NORTH 64°04'41" EAST 83.87 FEET, THENCE NORTH 32°52'40" EAST 73.96 FEET TO THE POINT OF BEGINNING.

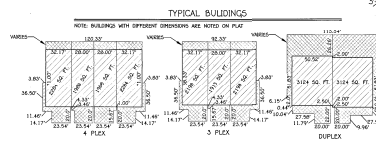
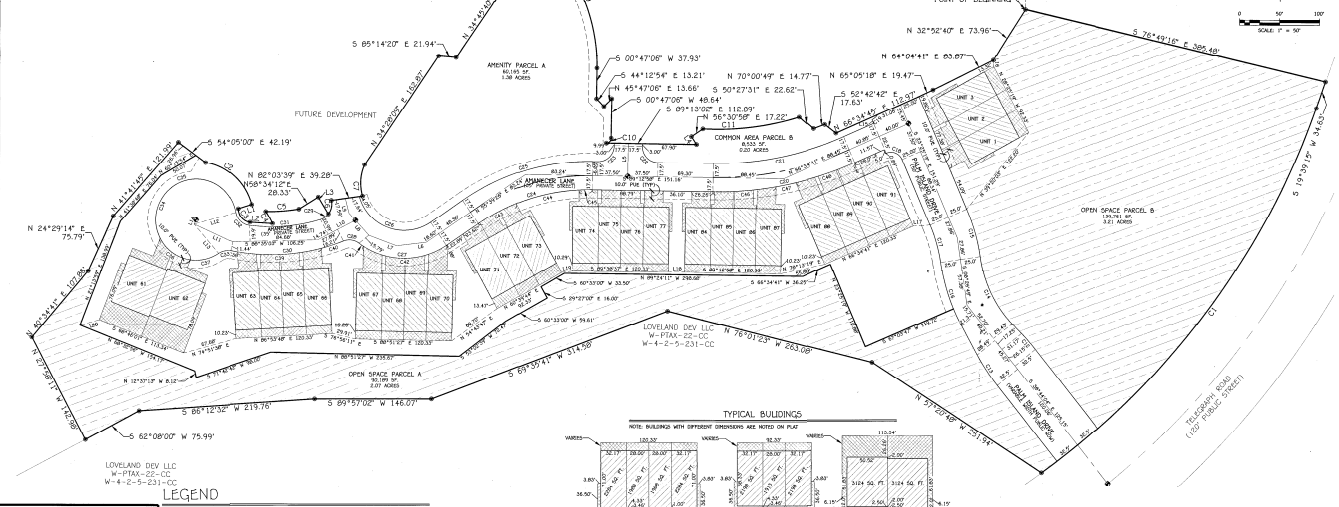
CONTAINING 521,785 SQUARE FEET OR 11.98 ACRES

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

THE ISLAND AT CORAL CANYON PHASE 1

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

CURVE TABLE	CURVE TABLE	LINE TABLE
CURVE LENGTH MAGNUS DELTA	CURVE LENGTH MAGNUS DELTA	LINE BEARING DISTANCE
C1 35.94 940.65 055.0937	C25 171.17 286.30 025.9237	L1 5 70'48.13" W 13.51
C2 82.09 72.00 085.0747	C26 110.31 30.50 025.9237	L2 5 31'25.50" E 18.42
C3 24.47 124.80 055.0747	C27 110.31 30.50 025.9237	L3 5 31'25.50" E 18.42
C4 17.28 18.21 055.0747	C28 29.49 35.00 025.9237	L4 5 31'25.50" E 18.42
C5 14.25 204.69 055.0747	C29 110.31 30.50 025.9237	L5 5 31'25.50" E 18.42
C6 17.28 20.00 055.0747	C30 143.13 44.00 025.9237	L6 5 31'25.50" E 18.42
C7 26.59 54.50 041.3734	C31 88.58 22.50 025.9237	L7 5 31'25.50" E 18.42
C8 18.89 33.00 041.3734	C32 25.35 30.00 025.9237	L8 5 31'25.50" E 18.42
C9 14.10 209.50 041.3734	C33 15.99 30.00 025.9237	L9 5 31'25.50" E 18.42
C10 5.82 6.00 025.9237	C34 258.81 50.50 025.9237	L10 5 31'25.50" E 18.42
C11 12.16 260.00 025.9237	C35 110.31 30.50 025.9237	L11 5 31'25.50" E 18.42
C12 26.87 207.50 025.9237	C36 48.22 50.50 025.9237	L12 5 31'25.50" E 18.42
C13 45.95 207.50 025.9237	C37 37.13 50.50 025.9237	L13 5 31'25.50" E 18.42
C14 24.49 148.11 025.9237	C38 8.44 147.00 025.9237	L14 5 31'25.50" E 18.42
C15 11.24 107.00 014.4829	C39 106.88 147.00 025.9237	L15 5 31'25.50" E 18.42
C16 18.45 207.50 025.9237	C40 28.89 147.00 025.9237	L16 5 31'25.50" E 18.42
C17 48.87 187.00 014.4829	C41 6.82 51.50 025.9237	L17 5 31'25.50" E 18.42
C18 23.56 15.00 025.9237	C42 108.87 50.50 025.9237	L18 5 31'25.50" E 18.42
C19 5.96 13.00 025.9237	C43 51.89 147.00 025.9237	L19 5 31'25.50" E 18.42
C20 181.86 430.00 025.9237	C44 86.53 24.50 025.9237	L20 5 31'25.50" E 18.42
C21 108.07 260.00 025.9237	C45 16.53 24.50 025.9237	L21 5 31'25.50" E 18.42
C22 31.45 20.00 025.9237	C46 73.53 43.00 025.9237	L22 5 31'25.50" E 18.42
C23 31.45 20.00 025.9237	C47 28.28 43.00 025.9237	L23 5 31'25.50" E 18.42
C24 188.51 430.50 025.9237	C48 70.52 43.00 025.9237	L24 5 31'25.50" E 18.42



AMERICAN CONSULTING & ENGINEERING

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 WASHINGTON, UTAH 84793
 PHONE: 801.225.1100
 FAX: 801.225.1101
 SCALE: 1"=50'

- LEGEND**
- SECTION MONUMENT FOUND
 - SECTION MONUMENT NOT FOUND
 - SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
 - NO SURVEY CONTROL AND ONE AMERICAN LAND CONSULTING PARCEL SPECIFICALLY SPECIFIED ON THE PLAT
 - EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
 - NO SURVEY CONTROL MONUMENT AS NOTED (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
 - EXISTING MONUMENT
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINING LOT LINE
 - RIGHT-OF-WAY LINE
 - COMMON AREA 134,000 SQ. FT. 3.07 ACRES
 - OPEN SPACE 209,500 SQ. FT. 5.28 ACRES
 - PRIVATE UTILITY EASEMENT 6" x 10"
 - PRIVATE 61,073 SQ. FT. 1.41 ACRES
 - UNITED COMMON 24,347 SQ. FT. .57 ACRES

FINAL PLAT OF:
THE ISLAND AT CORAL CANYON PHASE 1
 SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SHEET 2 OF 3

THE ISLAND AT CORAL CANYON PHASE I

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

MORTGAGEE CONSENT TO RECORD

Notwithstanding to the best of my knowledge and belief the execution of the foregoing of the said mortgage, deed, conditions and covenants, and the recording of the same, will not in any way prejudice the rights of the mortgagee, lender or beneficiary of the same.

By Richard M. Jones
Authorized Agent

MORTGAGEE ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Clerk

On this 18 day of October 2004, I, the undersigned, Richard M. Jones, of the County of Clerk, State of Utah, do hereby certify that the foregoing is a true and correct copy of the original as the same appears upon the records of the County of Clerk, State of Utah, and that the same has been duly recorded in the public records of the County of Clerk, State of Utah, in Book 17-3278-1, Page 1.
MONEY PUBLIC FILED: Richard M. Jones BY COMMISSIONER EXPIRES: 8/1/2005
COMMISSION NUMBER: 17-3278-1 A NEWSPAPER PUBLISHED IN: Utah
STAMP IS NOT REQUIRED FOR UTAH CODE 46-11-10(1)



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