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B: 1518 P: 1720 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 2 of 2
11/18/2020 03:57:20 PM By ART & VADA ARMBURST FAMILY P



Parcel B-1857-0002-0000 Minor Lot

NEW MINOR LOT PARCEL

BEGINNING AT A POINT S00°05'17"E 1640.10' ALONG THE EAST SECTION LINE, AND S89°54'43"W 50.00' FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; SAID POINT IS ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE N00°05'17"W 338.00'; THENCE DEPARTING SAID R.O.W. LINE S89°54'43"W 240.00'; THENCE S00°05'17"E 363.00'; THENCE N89°54'43"E 205.00' TO THE POINT-OF-CURVATURE (P.C.) OF A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 35.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 54.98' TO A POINT ON SAID R.O.W. LINE AND POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 1.99 ACRES.

SUBJECT TO A 40' LIVE STOCK TRAIL EASEMENT (BK 1425 PG 557).

REMAINDER PARCEL

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CROSS HOLLOW ROAD; SAID POINT IS N89°59'01"W 50.00' ALONG THE EAST-WEST QUARTER SECTION LINE, AND N00°05'17"W 21.83' ALONG SAID R.O.W. LINE FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE LEAVING SAID R.O.W. LINE, S89°54'43"W 700.00'; THENCE N00°05'17"W 1851.71' TO A POINT ON THE SOUTHERLY R.O.W. LINE OF 125 SOUTH STREET; THENCE ALONG SAID R.O.W. LINE N89°50'57"E 664.96' TO THE POINT-OF-CURVATURE (P.C.) OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 55.02', WITH A 35.00' RADIUS AND CENTRAL ANGLE OF 90°04'08" TO A POINT ON SAID R.O.W. LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE S00°05'17"E 447.00'; THENCE DEPARTING SAID R.O.W. S89°54'43"W 240.00'; THENCE S00°05'17"E 363.00'; THENCE N89°54'43"E 205.00' TO THE P.C. OF A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 35.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 54.98' TO A POINT ON SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE S00°05'17"E 1042.44' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 27.76 ACRES.

SUBJECT TO A 40' LIVE STOCK TRAIL EASEMENT (BK 1425 PG 557).

Parcel B-1857-0003-0000 Minor Lot

NEW MINOR LOT PARCEL

BEGINNING AT A POINT N00°06'13"W 2342.93' ALONG THE EAST SECTION LINE, AND S89°53'47"W 50.00' FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; SAID POINT IS ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE S00°06'13"E 1129.49'; THENCE DEPARTING SAID R.O.W. LINE S89°54'06"W 700.00'; THENCE N00°06'13"W 1129.62'; THENCE N89°54'43"E 700.00' TO A POINT ON SAID R.O.W. LINE AND POINT-OF-BEGINNING AND CONTAINS 18.15 ACRES.

SUBJECT TO A 40' LIVE STOCK TRAIL & 20' PEDESTRIAN TRAIL EASEMENT (BK 1425 PG 555 & 557), AND A 33' RIGHT-OF-WAY EASEMENT (BK 1290 PG 388) ALONG THE NORTH PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.

REMAINDER PARCEL

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION, N89°43'14"W 1542.23'; THENCE LEAVING SAID SECTION LINE, N00°16'47"E 601.60'; THENCE N71°03'52"E 413.73'; THENCE N40°34'55"E 608.35'; THENCE N00°06'13"W 6.73'; THENCE N89°54'06"E 700.00' TO A POINT ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE S00°06'13"E 537.70' TO THE POINT-OF-CURVATURE (P.C.) OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID R.O.W. LINE AND ALONG THE ARC OF SAID CURVE 218.49', WITH A 650.00' RADIUS AND CENTRAL ANGLE OF 19°15'35"; THENCE N89°54'06"W 4.24' TO A NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS N70°45'38"E); THENCE ALONG THE ARC OF SAID CURVE 49.19', WITH A RADIUS OF 654.00' AND CENTRAL ANGLE OF 4°18'35", TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID SECTION LINE S00°06'13"E 415.53' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 25.17 ACRES.

EXCEPTING THEREFROM THE CEDAR CITY CORP. POND PARCEL (B-1754, BK 701 PG 858).

SUBJECT TO A 40' LIVE STOCK TRAIL & 20' PEDESTRIAN TRAIL EASEMENT (BK 1425 PG 555 & 557), A 70' POWER LINE EASEMENT (BK 1162 PG 1469), A 10' POWER EASEMENT (BK 1162 PG 1469), AND A 33' RIGHT-OF-WAY EASEMENT (BK 1290 PG 388) ALONG THE NORTH PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.