

DOC # 20170023734

Map (Conveying Property) Page 1 of 3
Russell Shirts Washington County Recorder
06/09/2017 09:10:22 AM Fee \$ 105.00
By WASHINGTON CITY



MAP

NAME: TOWN CENTER AT CORAL CANYON

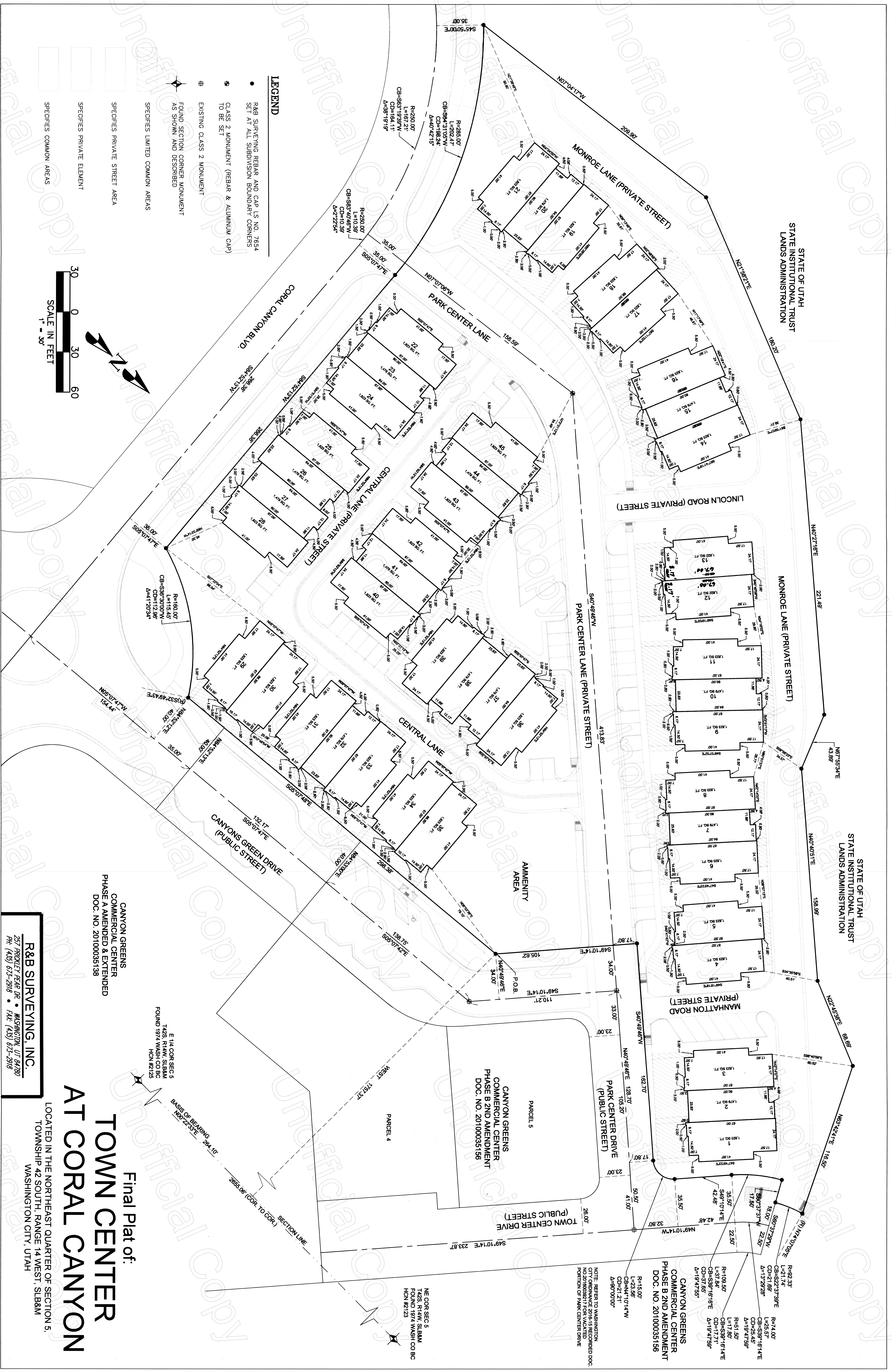
LOTS: 45 MAP #3837

PARCEL: W-CGCC-6-D-CC, W-4-2-5-220, W-4-2-5-221, W-CGCC-B-6-A-CC,
W-5-2-5-241, W-4-2-5-240

JACK FISHER CONSTRUCTION OF SOUTHERN UTAH LLC

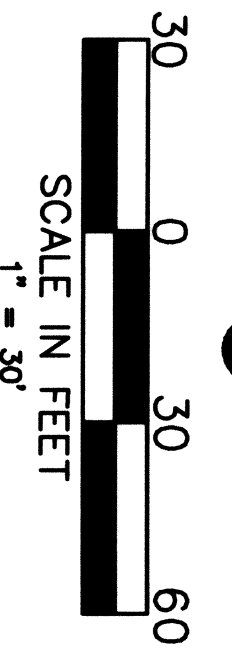
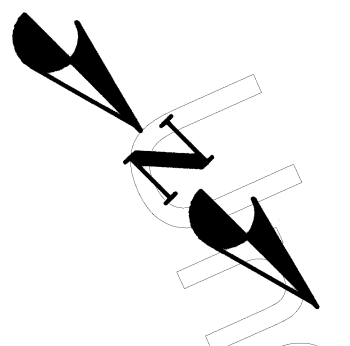
BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°22'33" EAST, 264.10 FEET ALONG THE SECTION LINE AND WEST 1757.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CANYON GREENS DRIVE, A PUBLIC ROADWAY, DEDICATED ON CANYON GREENS COMMERCIAL CENTER PHASE B, 2ND AMENDED SUBDIVISION, FILED AS DOCUMENT NO. 20100035156 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE SOUTH 5°07'48" EAST, 298.38 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE RIGHT OF WAY LINE OF CANYON GREENS DRIVE AS SHOWN ON THE CANYON GREENS COMMERCIAL CENTER PHASE A-AMENDED AND EXTENDED SUBDIVISION, FILED AS DOCUMENT NO. 20100035138 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND ALONG SAID RIGHT OF WAY LINE AS SHOWN ON CORAL CANYON DEVELOPMENT PHASE 1, FILED AS DOCUMENT NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER TO THE POINT OF CURVE OF A 160.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 32°49'43" EAST, SAID POINT BEING ON THE RIGHT OF WAY LINE OF CORAL CANYON BLVD., A PUBLIC ROADWAY, AS SHOWN ON SAID CORAL CANYON DEVELOPMENT PHASE 1; THENCE ALONG SAID RIGHT OF WAY OF CORAL CANYON BLVD. THE FOLLOWING THREE (3) COURSES: SOUTHWESTERLY ~~115.45~~ FEET ALONG ARC OF SAID 160 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 41°20'34"; THENCE SOUTH 84°52'13" WEST, 266.38 FEET TO THE POINT OF CURVE OF A 285.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 202.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°42'15"; THENCE NORTH 7°04'17" WEST, 209.90 FEET; THENCE NORTH 21°58'21" EAST, 180.20 FEET; THENCE NORTH 40°27'16" EAST, 221.49 FEET; THENCE NORTH 67°55'34" EAST, 43.89 FEET; THENCE NORTH 40°40'51" EAST, 158.99 FEET; THENCE NORTH 22°45'38" EAST, 68.69 FEET; THENCE NORTH 63°42'41" EAST, 116.50 FEET TO THE POINT OF CURVE OF A NON-TANGENT 92.33 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 74°07'05" EAST, SAID POINT BEING ON THE BOUNDARY OF CANYON GREENS COMMERCIAL CENTER PHASE B, 2ND AMENDED; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY 21.74 FEET ALONG THE ARC OF SAID 92.33 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 13°29'28"; THENCE SOUTH 60°37'37" WEST, 17.50 FEET TO THE POINT OF CURVE OF A 109.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 60°37'37" EAST, SAID POINT BEING ON THE RIGHT OF WAY LINE OF TOWN CENTER DRIVE, A PUBLIC ROADWAY, AS SHOWN ON SAID CANYON GREENS COMMERCIAL CENTER PHASE B, 2ND AMENDED; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 37.84 FEET ALONG THE ARC OF SAID 109.50 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 19°47'55"; THENCE SOUTH 49°10'14" EAST, 42.48 FEET ALONG SAID RIGHT OF WAY AND A VACATED PORTION OF PARK CENTER DRIVE TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT BEING ON SAID VACATED PORTION OF PARK CENTER DRIVE; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG SAID VACATED PORTION OF PARK CENTER DRIVE SOUTH 40°49'46" WEST, 162.70 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CANYON GREENS DRIVE, A PUBLIC ROADWAY, AS SHOWN ON SAID CANYON GREENS COMMERCIAL CENTER PHASE B, 2ND AMENDED SUBDIVISION; THENCE SOUTH 49°10'14" EAST, 105.62 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.



LEGEND

- R&B SURVEYING REBAR AND CAP L.S. NO. 7654 SET AT ALL SUBDIVISION BOUNDARY CORNERS
- ◆ CLASS 2 MONUMENT (REBAR & ALUMINUM CAP) TO BE SET
- ⊕ EXISTING CLASS 2 MONUMENT
- ⬆ FOUND SECTION CORNER MONUMENT AS SHOWN AND DESCRIBED
- ▨ SPECIES LIMITED COMMON AREAS
- ▩ SPECIES PRIVATE STREET AREA
- ▭ SPECIES PRIVATE ELEMENT
- ▭ SPECIES COMMON AREAS



CANYON GREENS
COMMERCIAL CENTER
PHASE A AMENDED & EXTENDED
DOC. NO. 20100035138

R&B SURVEYING, INC.
257 PROXYLET REBAR DR. • WASHINGTON, UT 84720
PH: (435) 675-2918 • FAX: (435) 675-2918

**Final Plat of:
TOWN CENTER
AT CORAL CANYON**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
WASHINGTON CITY, UTAH