

MAP

DOC # 20220028500

Map (Conveying Property) Page 1 of 5
Gary Christensen Washington County Recorder
05/27/2022 09:05:21 AM Fee \$ 284.00
By OLD REPUBLIC TITLE



NAME: BLACK RIDGE COVE PHASE 5 AMENDED

LOTS: 42 MAP: 4879

**PARCEL NUMBER: SG-BRC-5-501 THRU SG-BRC-5-542
SG-BRC-5-OPEN
SG-BRC-5-COMMON**

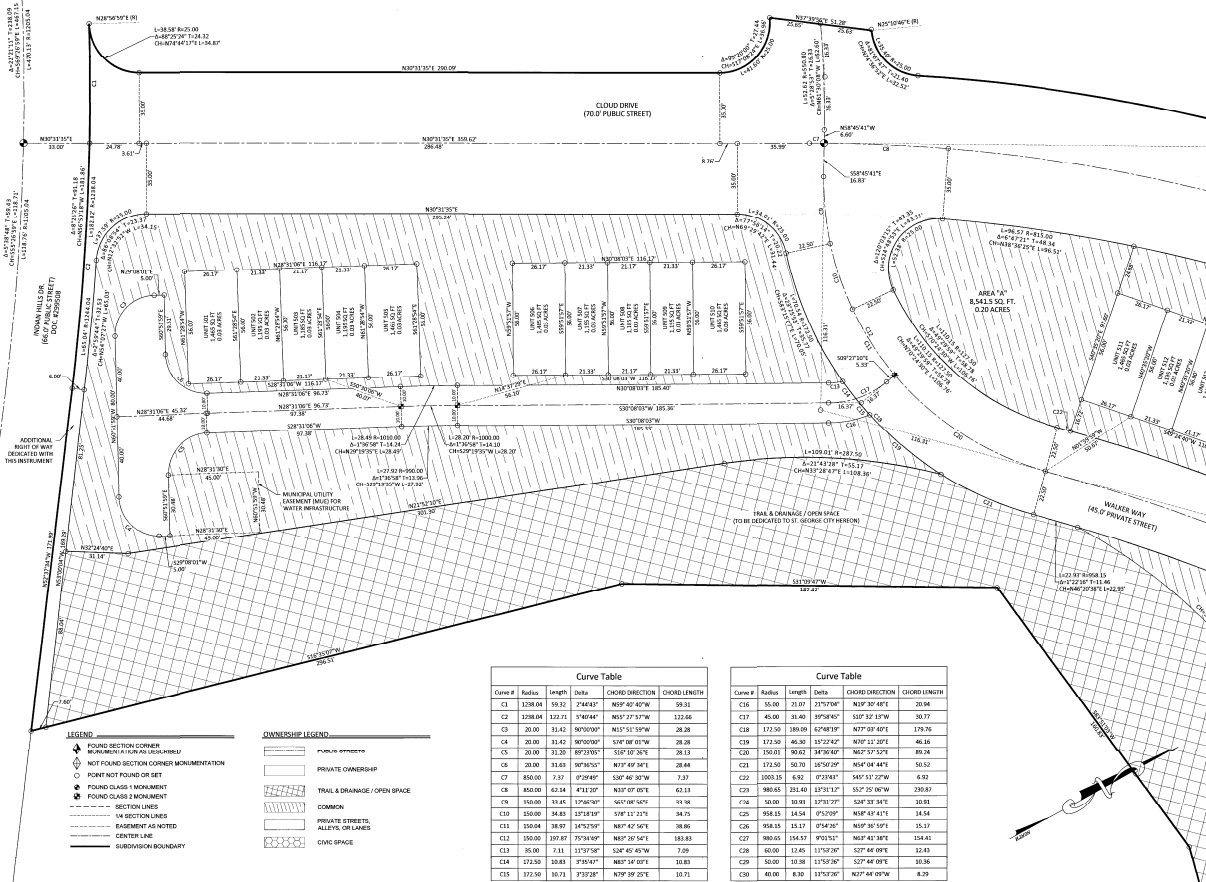
**BLACK RIDGE KD-DAI LLC
BLACK RIDGE COVE LLC**

LEGAL DESCRIPTION

Beginning at a point which is North 88°42'05" West 2064.37 feet along the North section line and South 00°00'00" East 1999.56 feet from the North 1/4 of Section 36, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North 30°31'35" East 290.09 feet to the point of curvature of a curve to the left having a radius of 25.00 feet; thence Northwesterly 41.60 feet along the arc of said curve through a central angle of 95°20'00" to a point of non-tangency; thence North 37°39'56" East 51.28 feet to a point on the arc of a curve to the left having a radius of 25.00 feet; thence Northeasterly 35.40 feet along the arc of said curve through a central angle of 81°07'47", the radial direction bears North 25°10'46" East, to the point of curvature of a curve to the right having a radius of 885.00 feet; thence Northeasterly 980.49 feet along the arc of said curve through a central angle of 63°28'41" to the point of compound curvature of a curve to the right having a radius of 485.00 feet; thence Southeasterly 248.43 feet along the arc of said curve through a central angle of 29°20'55" to a point of non-tangency; thence South 36°52'35" West 70.00 feet to a point on the arc of a curve to the left having a radius of 415.00 feet; thence Northwesterly 212.58 feet along the arc of said curve through a central angle of 29°20'55", the radial direction bears South 36°52'35" West, to the point of compound curvature of a curve to the left having a radius of 815.00 feet; thence Northwesterly 43.89 feet along the arc of said curve through a central angle of 03°05'08" to a point of non-tangency; thence South 03°14'28" East 115.30 feet to the point of curvature of a curve to the right having a radius of 275.00 feet; thence Southwesterly 364.66 feet along the arc of said curve through a central angle of 75°58'33" to a point of non-tangency; thence South 17°15'55" East 68.33 feet; thence North 74°40'43" West 238.88 feet; thence South 83°51'03" West 160.83 feet; thence South 31°09'47" West 187.47 feet; thence South 16°35'07" West 304.12 feet to a point on the Northeasterly Right of Way of Indian Hills Drive as shown on the official plat thereof recorded as Document No. 2299508 in the office of the Washington County Recorder, in said County, in the State of Utah; thence along said Right of Way through the following two (2) courses: North 52°37'34" West 171.99 feet to the point of curvature of a curve to the left having a radius of 1238.04 feet; thence Northwesterly 182.02 feet along the arc of said curve through a central angle of 08°25'26" to a point on the arc of a curve to the left having a radius of 25.00 feet; thence Northeasterly 38.58 feet along the arc of said curve through a central angle of 88°25'24", the radial direction bears North 28°56'59" East, to the point of tangency said point also being the point of beginning.

Contains 9.66 acres.



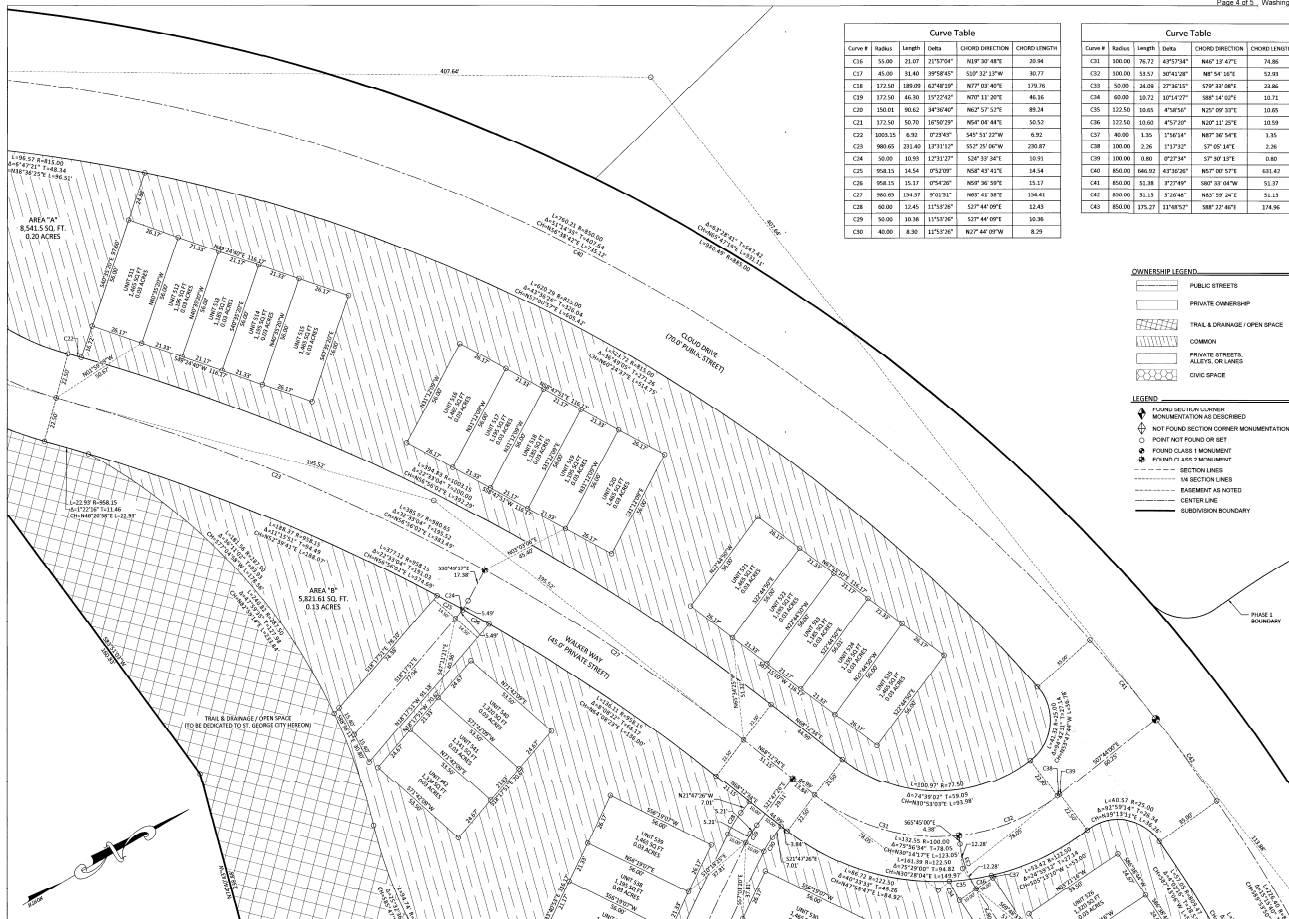


Curve #	Radius	Length	CHORD	CHORD LENGTH
C1	1208.04	19.32	2744.43	N59° 07' 40"W 59.31
C2	1208.04	19.32	5740.44	N57° 27' 57"W 122.86
C3	20.00	21.42	90.90	N15° 51' 50"W 3.26
C4	20.00	21.42	90.90	S45° 04' 50"W 3.26
C5	20.00	31.25	90.90	S55° 23' 55"W 26.13
C6	20.00	31.25	90.90	S47° 34' 36"W 20.44
C7	850.00	7.37	97.2949	S50° 40' 30"W 7.37
C8	850.00	6.24	47.1127	N07° 00' 00"E 6.23
C9	1540.00	14.16	1746.90	S67° 04' 52"E 94.94
C10	1540.00	14.88	1321.38	S17° 22' 21"E 31.16
C11	300.00	18.99	347.9259	N47° 46' 56"E 18.86
C12	300.00	7.11	737.9136	N47° 46' 56"E 7.08
C13	272.50	10.01	737.9137	N45° 11' 00"E 10.83
C14	272.50	10.71	737.9137	N39° 59' 20"E 10.71

Curve Table				
Curve #	Radius	Length	CHORD CORRECTION	CHORD LENGTH
C16	56.00	2107.740'	N13° 04' 48" E	20.94
C17	45.00	1840.950'	S13° 32' 12" W	30.24
C18	172.50	189.960'	N6° 00' 00" E	179.76
C19	172.50	189.960'	N6° 00' 00" E	46.12
C20	150.00	962.340'	N67° 52' 57" E	80.24
C21	172.50	50.700'	N54° 48' 48" E	50.52
C22	1000.00	6.270'	S33° 15' 27" W	6.24
C23	980.65	234.000'	S52° 06' 06" W	230.87
C24	50.00	9.010'	S13° 34' 36" E	10.94
C25	958.15	14.540'	N58° 43' 12" E	14.51
C26	908.35	13.170'	S24° 26' 00" W	13.17
C27	908.35	14.510'	N61° 00' 00" E	14.51
C28	50.00	1.340'	S27° 04' 00" E	15.63
C29	50.00	10.380'	S27° 04' 00" E	10.36
C30	40.00	8.300'	N27° 44' 00" W	8.29

BLACK RIDGE COVE PHASE 5 FINAL PLAT AMENDED

BLACK RIDGE KD-DAL, LLC
LOCATED IN SECTION 36
TOWNSHIP 42 SOUTH, RANGE 16 WEST SUB
CITY OF ST. GEORGE, WASH. CO. UTAH



Curve Table				
Curve #	Radius	Length	Bearing	CHORD LENGTH
C16	31.00	21.07	S73°54'42\"	20.94
C17	45.00	31.40	S75°54'42\"	30.77
C18	172.50	189.00	S77°02'48\"	179.76
C19	172.50	46.50	S77°02'48\"	46.36
C20	160.00	60.00	S76°54'42\"	60.24
C21	172.50	50.76	S76°54'42\"	50.52
C22	1000.00	6.92	S45°52'22\"	6.92
C23	800.00	231.40	S77°11'27\"	230.87
C24	50.00	10.00	S77°11'27\"	10.00
C25	100.00	15.54	S75°27'00\"	15.54
C26	100.00	15.54	S75°27'00\"	15.54
C27	800.00	134.07	S77°11'27\"	134.07
C28	400.00	124.07	S77°11'27\"	124.07
C29	50.00	10.00	S77°11'27\"	10.00
C30	40.00	8.30	S77°11'27\"	8.29

Curve Table				
Curve #	Radius	Length	Bearing	CHORD LENGTH
C31	1000.00	78.72	S77°11'27\"	78.66
C32	1000.00	53.53	S76°54'42\"	53.33
C33	50.00	24.06	S77°02'48\"	24.06
C34	60.00	20.72	S77°02'48\"	20.72
C35	122.50	13.65	S76°54'42\"	13.65
C36	122.50	10.00	S76°54'42\"	10.00
C37	40.00	1.35	S76°54'42\"	1.35
C38	100.00	2.26	S76°54'42\"	2.26
C39	100.00	1.60	S76°54'42\"	1.60
C40	800.00	446.92	S77°02'48\"	443.42
C41	800.00	53.38	S77°02'48\"	53.37
C42	800.00	53.38	S77°02'48\"	53.37
C43	800.00	175.27	S77°02'48\"	174.96

OWNERSHIP LEGEND

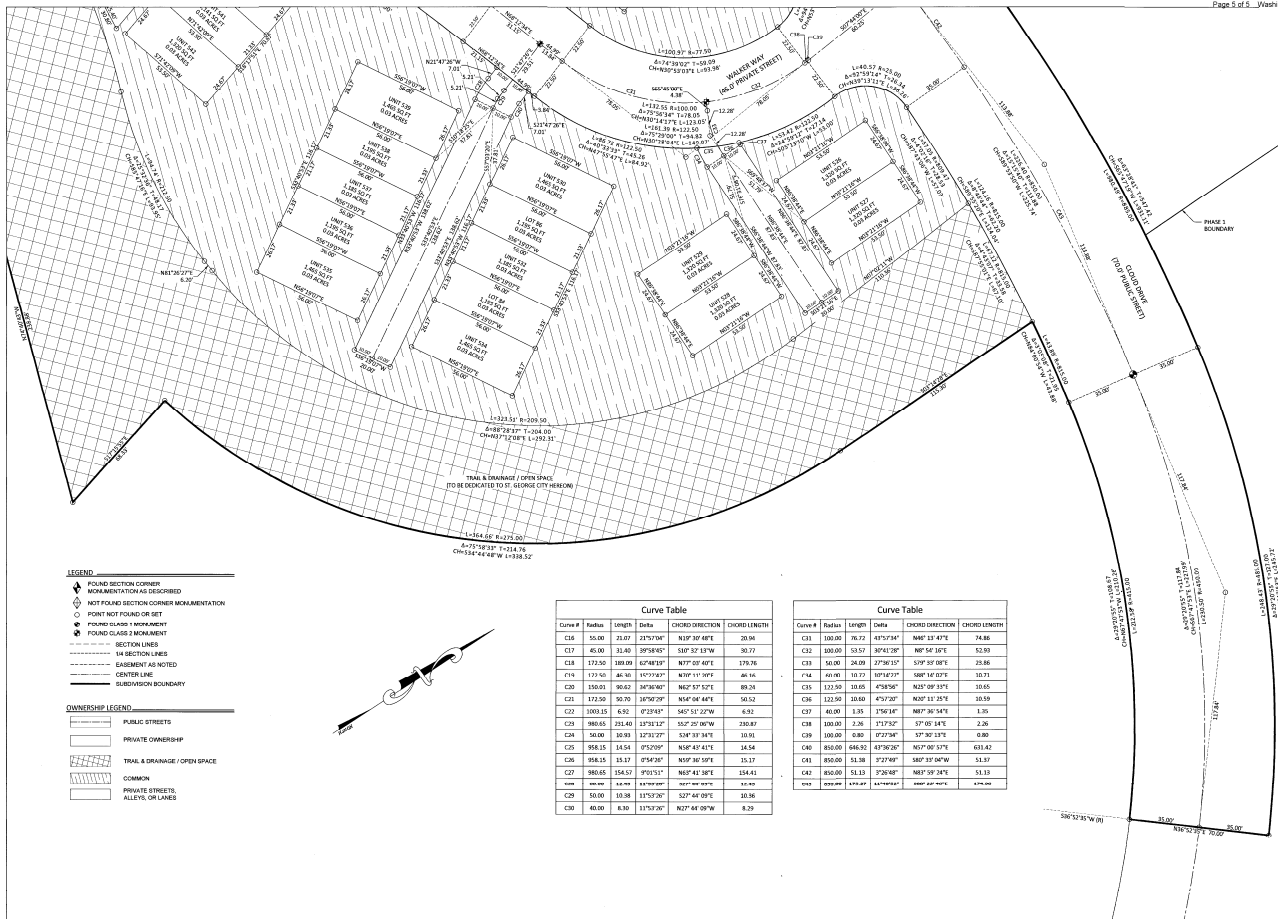
- PUBLIC STREETS
- PRIVATE OWNERSHIP
- TRAIL & DRAINAGE (OPEN SPACE)
- COMMON
- PRIVATE STREETS
- ALLEYS OR LINES
- CIVIC SPACE

LEGEND

- PLANNING SECTION CORNER MONUMENTATION AS DESCRIBED
- NOT FOUND SECTION CORNER MONUMENTATION
- POINT NOT FOUND ON SET
- FOUND CLASS 1 MONUMENT
- FOUND CLASS 2 MONUMENT
- SECTION LINES
- 1/4 SECTION LINES
- BOUNDARY AS SHOWN
- CENTER LINE
- SUBDIVISION BOUNDARY

BLACK RIDGE COVE PHASE 5 FINAL PLAT AMENDED
FOR
BLACK RIDGE COVE, LLC
LOCATED IN SECTION 34
TOWNSHIP 10 NORTH, RANGE 12 WEST,
COUNTY OF ST. GEORGE, WISCONSIN
SHEET
3
OF 4 SHEETS

ALLIANCE CONSULTING
A Planning and Engineering Firm
2301 East Center Rd., Suite 200, Wausau, WI 54980-1400
TEL: 715.849.1234 FAX: 715.849.1235
WWW.ALIANCECONSULTING.COM



- LEGEND**
- FOUND SECTION CORNER
 - MONUMENTATION AS DESCRIBED
 - NOT FOUND SECTION CORNER MONUMENTATION
 - POINT NOT FOUND OR SET
 - FOUND CLASS 2 MONUMENT
 - 1/4 SECTION LINES
 - 1/4 SECTION LINES
 - EASEMENT AS NOTED
 - CENTER LINE
 - SUBDIVISION BOUNDARY

- OWNERSHIP LEGEND**
- PUBLIC STREETS
 - PRIVATE OWNERSHIP
 - TRAIL & DRAINAGE / OPEN SPACE
 - COMMON
 - PRIVATE STREETS, ALLEYS OR LINES

Curve Table				
CURVE #	Radius	Length	CHORD DIRECTION	CHORD LENGTH
C16	52.00	23.07	275°27'16"	50.39
C17	45.00	31.40	30°56'45"	30.73
C18	173.50	189.09	62°48'19"	179.76
C19	173.50	46.36	8°57'52"	46.36
C20	180.00	90.00	30°56'45"	80.26
C21	173.50	90.70	30°56'45"	90.52
C22	1000.00	6.52	0°23'41"	6.52
C23	980.00	215.40	17°13'12"	230.87
C24	50.00	10.00	17°13'12"	10.00
C25	958.15	14.54	0°54'20"	14.54
C26	958.15	15.17	0°54'20"	15.17
C27	980.00	154.57	17°13'12"	154.41
C28	40.00	4.00	0°00'00"	4.00
C29	50.00	10.38	17°13'12"	10.38
C30	40.00	8.30	17°13'12"	8.30

Curve Table				
CURVE #	Radius	Length	CHORD DIRECTION	CHORD LENGTH
C31	100.00	78.72	45°57'44"	78.86
C32	100.00	53.57	30°41'28"	52.00
C33	50.00	24.09	27°36'15"	23.86
C34	40.00	10.77	10°14'23"	10.73
C35	123.50	10.00	4°59'56"	10.00
C36	123.50	10.00	4°59'56"	10.00
C37	40.00	1.35	17°13'12"	1.35
C38	100.00	2.26	17°13'12"	2.26
C39	100.00	8.80	17°13'12"	8.80
C40	800.00	646.62	43°36'20"	633.42
C41	800.00	51.38	37°27'49"	51.37
C42	800.00	51.13	37°26'48"	51.13
C43	800.00	51.13	37°26'48"	51.13

BLACK RIDGE COVE PHASE 5 FINAL PLAT AMENDED
FOR
BLACK RIDGE CO-DAI, LLC
TOWNSHIP 45 SOUTH RANGE 16 WEST SUBMA,
CITY OF ST. LOUIS, MISSOURI, USA

SHEET
4
OF 4 SHEETS

ALLIANCE CONSULTING
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DATE: 01/19/2022
DRAWN BY: CJA
CHECKED BY: MWS
13-1-21
4888-17
SCALE: 1" = 30'
JOB NUMBER: 20220028500