

ROADWAY DEDICATION

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 Gary Christensen Washington County Recorder
 03/29/2023 01:07:23 PM Fee \$ 0.00
 By ST GEORGE CITY



NAME: QUARRY RIDGE DRIVE

LOTS: 0 MAP: 5087

PARCEL NUMBER: SG-PL

CITY OF ST. GEORGE

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LITTLE VALLEY HORSEMAN'S PARK SUBDIVISION, SAID POINT BEING NORTH 88°47'40" WEST 16.36 FEET ALONG THE SECTION LINE FROM THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 01°11'00" WEST 840.59 FEET ALONG THE WESTERLY LINE OF SAID LITTLE VALLEY HORSEMAN'S PARK SUBDIVISION; TO THE NORTHERLY LINE OF CRIMSON RIDGE DRIVE (EQUESTRIAN DRIVE ENTRY NO. 279153);

THENCE NORTH 88°49'00" WEST 95.03 FEET ALONG SAID NORTHERLY LINE OF CRIMSON RIDGE DRIVE;

THENCE NORTHEASTERLY 30.62 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°11'00" EAST, LONG CHORD BEARS NORTH 47°19'22" EAST 27.72 FEET WITH A CENTRAL ANGLE OF 87°43'16");

THENCE NORTHERLY 54.39 FEET ALONG AN ARC OF A 483.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°32'16" EAST, LONG CHORD BEARS NORTH 06°41'18" EAST 54.37 FEET WITH A CENTRAL ANGLE OF 06°27'09");

THENCE NORTHERLY 63.54 FEET ALONG AN ARC OF A 417.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°05'07" WEST, LONG CHORD BEARS NORTH 05°32'58" EAST 63.48 FEET WITH A CENTRAL ANGLE OF 08°43'49");

THENCE NORTH 01°11'00" EAST 1,186.18 FEET TO THE SOUTHWEST CORNER OF HORSEMAN PARK DRIVE (ENTRY NO. 20150037349);

THENCE SOUTH 88°47'15" EAST 66.00 FEET ALONG THE SOUTHERLY LINE OF SAID HORSEMAN PARK DRIVE TO SAID WESTERLY LINE OF LITTLE VALLEY HORSEMAN'S PARK SUBDIVISION;

THENCE SOUTH 01°11'00" WEST 482.17 FEET ALONG THE WESTERLY LINE OF LITTLE VALLEY HORSEMAN'S PARK SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 88,123 SQUARE FEET OR 2.02 ACRES.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF FIELDSTONE PHASE 4 SUBDIVISION (ENTRY NO. 20160030398), SAID POINT BEING NORTH 88°47'40" WEST 119.78 FEET ALONG THE SECTION LINE AND SOUTH 1515.74 FEET FROM THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 01°11'37" WEST 257.30 FEET;

THENCE NORTHERLY 226.39 FEET ALONG AN ARC OF A 783.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 74°37'40" EAST, LONG CHORD BEARS NORTH 07°05'21" WEST 225.60 FEET WITH A CENTRAL ANGLE OF 16°33'57");

THENCE NORTH 01°11'37" EAST 429.78 FEET;

THENCE NORTHERLY 120.98 FEET ALONG AN ARC OF A 483.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 88°48'23" EAST, LONG CHORD BEARS NORTH 08°22'08" EAST 120.66 FEET WITH A CENTRAL ANGLE OF 14°21'02");

THENCE NORTHERLY 89.72 FEET ALONG AN ARC OF A 417.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 74°27'21" WEST, LONG CHORD BEARS NORTH 09°22'49" EAST 89.55 FEET WITH A CENTRAL ANGLE OF 12°19'41");

THENCE NORTHWESTERLY 32.13 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°47'01" WEST, LONG CHORD BEARS NORTH 42°48'01" WEST 28.78 FEET WITH A CENTRAL ANGLE OF 92°01'59") TO THE SOUTHERLY LINE OF CRIMSON RIDGE DRIVE (EQUESTRIAN DRIVE ENTRY NO. 279153);

THENCE SOUTH 88°49'00" EAST 24.67 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHWEST CORNER OF SAID FIELDSTONE PHASE 4 SUBDIVISION;

THENCE SOUTH 01°11'37" WEST 624.80 FEET ALONG THE WESTERLY LINE OF SAID FIELDSTONE PHASE 4 SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 23,137 SQUARE FEET OR 0.53 ACRES.

