

**DOC # 20240001665**

Map (Conveying Property) Page 1 of 3  
Gary Christensen Washington County Recorder  
01/19/2024 10:15:58 AM Fee \$ 138.00  
By SOUTHERN UTAH TITLE COMPANY

**MAP**



**NAME: DESERT RESERVE – PHASE 3**

**LOTS: 19 MAP: 5267**

**PARCEL NUMBER: SG-6745-G-27 SG-6745-M-1**

**DESERT CANYON DEVELOPMENT, INC.**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE DESERT RESERVE - PHASE 1 & 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 1422.185 FEET AND NORTH 88°49'11" WEST 443.278 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 32°15'25" WEST 92.095 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 97°20'46", A DISTANCE OF 33.980 FEET; (3) NORTH 50°23'48" EAST 55.513 FEET; AND (4) NORTH 32°15'25" WEST 142.010 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF SAID SUBDIVISION AND THE SOUTHWESTERLY BOUNDARY CORNER OF THE DESERT PROVIDENCE - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, THE SOUTHERLY BOUNDARY OF THE DESERT PROVIDENCE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, AND LINE EXTENDED, THE FOLLOWING (6) SIX COURSES: (1) NORTH 57°44'35" EAST 17.500 FEET; (2) NORTH 32°15'25" WEST 6.446 FEET; (3) NORTH 50°23'48" EAST 73.421 FEET; (4) NORTH 47°14'10" EAST 125.732 FEET; (5) NORTH 41°36'01" EAST 193.500 FEET; AND (6) NORTH 39°52'26" EAST 63.102 FEET; THENCE NORTH 37°40'14" EAST 278.926 FEET; THENCE NORTH 46°19'11" EAST 50.000 FEET; THENCE SOUTH 43°40'49" EAST 44.572 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 275.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°10'22", A DISTANCE OF 0.829 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°55'35", A DISTANCE OF 26.116 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 60.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°05'10", A DISTANCE OF 27.317 FEET; THENCE SOUTH 47°41'37" EAST 75.359 FEET; THENCE SOUTH 08°38'53" EAST 55.435 FEET; THENCE SOUTH 82°15'16" WEST 62.602 FEET; THENCE SOUTH 55°56'54" WEST 38.606 FEET; THENCE SOUTH 01°02'09" WEST 119.839 FEET; THENCE SOUTH 03°09'34" WEST 27.914 FEET; THENCE SOUTH 08°08'02" WEST 17.621 FEET; THENCE SOUTH 39°35'28" WEST 24.725 FEET; THENCE SOUTH 39°26'53" WEST 316.197 FEET; THENCE SOUTH 51°12'35" WEST 176.846 FEET; THENCE SOUTH 56°45'30" WEST 63.015 FEET; THENCE SOUTH 41°39'59" WEST 86.729 FEET TO THE POINT OF BEGINNING.

CONTAINS 206,739 SQ. FT., (4.746 ACRES)



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N32°15'25"W	37.050'
L2	N41°36'01"E	17.153'
L3	N37°40'14"E	17.153'
L4	N52°19'46"W	2.500'
L5	N41°36'01"E	12.731'
L6	S76°33'22"W	14.366'
L7	S76°33'22"W	9.126'
L8	S74°18'22"W	24.061'
L9	S68°12'24"W	19.030'
L10	S69°57'20"W	19.589'
L11	S51°53'44"W	21.415'
L12	S35°10'39"W	28.983'
L13	S77°09'28"E	20.111'
L14	S57°44'35"W	32.598'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	20,000'	33.980'	97°20'47"	N80°55'49"W	30.038'
C2	600,000'	92.115'	8°47'47"	N45°59'54"E	92.025'
C3	500,000'	34.293'	3°55'47"	N39°38'07"E	34.286'
C4	45,000'	68.999'	87°51'02"	N06°15'17"W	62.435'
C5	300,000'	34.033'	6°29'59"	S46°55'49"E	34.014'
C6	60,000'	148.412'	141°43'22"	N02°55'05"W	113.367'
C7	50,000'	26.418'	30°16'22"	S52°48'25"W	26.112'
C8	325,000'	36.969'	6°29'59"	S46°55'49"E	36.849'
C9	20,000'	30.666'	87°51'02"	N06°15'17"W	27.749'
C10	522,500'	28.597'	3°08'09"	N39°14'19"E	28.654'
C11	522,500'	7.239'	0°47'38"	N41°12'12"E	7.239'
C12	477,500'	32.749'	3°55'47"	N39°38'07"E	32.743'
C13	577,500'	65.024'	6°27'05"	N44°49'33"E	64.990'
C14	577,500'	23.637'	2°20'42"	N49°13'26"E	23.635'
C15	622,500'	19.855'	1°49'39"	N42°30'50"E	19.854'
C16	622,500'	70.148'	6°27'24"	N49°39'21"E	70.111'
C17	622,500'	5.566'	0°30'44"	N50°08'25"E	5.566'
C18	20,000'	33.980'	97°20'47"	S80°55'49"E	30.038'
C19	20,000'	28.852'	82°39'13"	S09°04'11"W	26.414'

Subdivision Final Plat for  
**DESERT RESERVE - PHASE 3**  
 Located in the Northeast 1/4 of Section 35, and the Northwest 1/4 of Section 36  
 Township 43 South, Range 15 West, SLBAM

