



Lots 201- 227

CRIMSON VISTAS PHASE 2 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Commencing at the East  $\frac{1}{4}$  corner of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian, North  $88^{\circ}57'16''$  West 1993.70 feet along the section line; thence South  $00^{\circ}43'55''$  West 356.78 feet to and along the west line of Lot 6, Block 3, R.C. Lund's Entry to the point of beginning, said point being the northwest corner of Lot 7, Block 3, R.C. Lund's Entry, and running thence South  $88^{\circ}53'27''$  East 664.41 feet along the north line of said Lot 7; thence South  $00^{\circ}45'30''$  West 540.37 feet; thence North  $89^{\circ}04'33''$  West 694.73 feet to the southeast corner of Crimson Vistas Phase 1 Subdivision; thence along the easterly line of said Phase 1 Subdivision the following seven (7) courses: thence North  $00^{\circ}57'24''$  East 114.99 feet; thence South  $89^{\circ}02'36''$  East 2.34 feet; thence North  $00^{\circ}57'24''$  East 161.24 feet; thence North  $88^{\circ}58'41''$  West 12.19 feet; thence North  $01^{\circ}05'56''$  East 111.39 feet; thence South  $88^{\circ}54'04''$  East 38.64 feet; thence North  $00^{\circ}43'55''$  East 154.99 feet to the point of beginning.

Tax Serial No.(s) SG-5-3-3-241, SG-5-3-3-244, SG-5-3-3-246 and SG-5-3-3-247

SG-CRVI-2-201 thru SG-CRVI-2-227

Lots 1 and 301-311

CRIMSON VISTAS PHASE 3 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

COMMENCING AT THE EAST  $\frac{1}{4}$  CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, NORTH  $88^{\circ}57'16''$  WEST 1329.14 FEET ALONG THE SECTION LINE; THENCE SOUTH  $00^{\circ}43'55''$  WEST 407.64 FEET ALONG THE CENTERLINE OF 3120 EAST STREET TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH  $88^{\circ}56'49''$  EAST 30.00 FEET; THENCE SOUTH  $00^{\circ}45'30''$  WEST 591.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}44'07''$ ; THENCE SOUTH  $01^{\circ}01'23''$  WEST 25.00 FEET; THENCE SOUTH  $88^{\circ}58'37''$  EAST 0.42 FEET; THENCE SOUTH  $01^{\circ}01'23''$  WEST 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH  $01^{\circ}01'23''$  WEST; THENCE SOUTHWESTERLY 31.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}15'53''$  AND A CHORD BEARING OF SOUTH  $45^{\circ}53'26''$  WEST 28.35 FEET; THENCE SOUTH  $00^{\circ}45'30''$  WEST 238.93 FEET; THENCE NORTH  $89^{\circ}00'15''$  WEST 30.00 FEET; THENCE NORTH  $00^{\circ}45'30''$  EAST 25.00 FEET; THENCE NORTH  $89^{\circ}00'15''$  WEST 50.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES NORTH  $00^{\circ}59'45''$  EAST; THENCE NORTHEASTERLY 31.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}14'15''$  AND A CHORD BEARING OF NORTH  $45^{\circ}52'37''$  EAST 28.34 FEET; THENCE NORTH  $00^{\circ}45'30''$  EAST 94.92 FEET; THENCE NORTH  $89^{\circ}00'15''$  WEST 109.75 FEET; THENCE SOUTH  $00^{\circ}45'30''$  WEST 115.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 2220 SOUTH STREET; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: NORTH  $89^{\circ}00'15''$  WEST 920.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}41'34''$ ; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH  $89^{\circ}18'43''$  WEST, A DISTANCE OF 22.50 FEET; THENCE NORTH  $00^{\circ}41'17''$  EAST 0.45 FEET; THENCE NORTH  $89^{\circ}18'15''$  WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES NORTH  $89^{\circ}17'53''$  WEST; THENCE SOUTHWESTERLY 31.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}17'38''$  AND A CHORD BEARING OF SOUTH  $45^{\circ}50'56''$  WEST 28.36 FEET; THENCE NORTH  $89^{\circ}00'15''$  WEST 140.98 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH  $00^{\circ}42'20''$  EAST 412.26 FEET TO THE SOUTHWEST CORNER OF CRIMSON VISTAS PHASE 1 SUBDIVISION AS RECORDED AS DOCUMENT 20210002588 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES: SOUTH  $89^{\circ}18'15''$  EAST 160.96 FEET; THENCE SOUTH  $00^{\circ}41'17''$  WEST 8.99 FEET; THENCE SOUTH  $89^{\circ}04'33''$  EAST 1126.08 FEET TO AND ALONG THE SOUTHERLY LINE OF CRIMSON VISTAS PHASE 2 SUBDIVISION; THENCE NORTH  $00^{\circ}45'30''$  EAST 490.24 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO THE POINT OF BEGINNING.

Tax Serial No(s). SG-5-3-3-246, SG-5-3-3-244, SG-5-3-3-245, SG-5-3-3-243, SG-5-3-3-228, SG-5-3-3-2481-SA, SG-5-3-3-2181.

SG-CRVI-3-1, SG-CRVI-3-301 thru SG-CRVI-3-311

LOTS 401- 425

CRIMSON VISTAS PHASE 4 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

ALL OF PARCEL 1, CRIMSON VISTAS PHASE 3 SUBDIVISION, RECORDED AS DOCUMENT 20230036499 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST  $\frac{1}{4}$  CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, NORTH  $88^{\circ}57'16''$  WEST 1329.14 FEET ALONG THE SECTION LINE; THENCE SOUTH  $00^{\circ}45'30''$  WEST 897.88 FEET ALONG THE CENTERLINE OF 3120 EAST STREET; THENCE NORTH  $89^{\circ}04'33''$  WEST 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 221, CRIMSON VISTAS PHASE 2 SUBDIVISION, RECORDED AS DOCUMENT 20220012292, AND RUNNING THENCE SOUTH  $00^{\circ}45'30''$  WEST 103.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}15'53''$ ; THENCE SOUTH  $01^{\circ}01'23''$  WEST 22.50 FEET; THENCE SOUTH  $88^{\circ}58'37''$  EAST 0.39 FEET; THENCE SOUTH  $01^{\circ}01'23''$  WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH  $01^{\circ}01'23''$  WEST; THENCE SOUTHEASTERLY 31.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}44'07''$  AND A CHORD BEARING OF SOUTH  $44^{\circ}06'34''$  EAST 28.22 FEET; THENCE SOUTH  $00^{\circ}45'30''$  WEST 101.64 FEET; THENCE NORTH  $89^{\circ}00'15''$  WEST 109.75 FEET; THENCE NORTH  $00^{\circ}45'30''$  EAST 9.57 FEET; THENCE NORTH  $89^{\circ}14'30''$  WEST 963.48 FEET; THENCE NORTH  $00^{\circ}41'17''$  EAST 9.23 FEET; THENCE NORTH  $89^{\circ}18'43''$  WEST 166.56 FEET; THENCE NORTH  $00^{\circ}47'35''$  EAST 163.67 FEET; THENCE NORTH  $12^{\circ}00'56''$  EAST 51.21 FEET; THENCE NORTH  $00^{\circ}47'39''$  EAST 69.55 FEET; THENCE SOUTH  $89^{\circ}18'15''$  EAST 133.57 FEET; THENCE SOUTH  $00^{\circ}41'16''$  WEST 8.99 FEET; THENCE SOUTH  $89^{\circ}04'33''$  EAST 1096.08 FEET TO THE POINT OF BEGINNING.

Tax Serial No. SG-CRVI-3-1