

MAP

DOC # 20250008641

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
03/17/2025 10:28:37 AM Fee \$ 168.00
By COTTONWOOD TITLE INSURANCE AGENCY INC



NAME: RISE AT CORAL CANYON PHASE 2

MAP: 5562 LOTS: 0 UNITS: 62 COMMON: 1 OPEN: 1

PARCEL NUMBER: W-4-2-8-111-CC W-4-2-8-113-CC

CW THE RISE II, LLC

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°50'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

SECTION 8 TOWNSHIP 42 S, RANGE 14 W, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

