

MAP

NAME: Desert Garden Estates Phase II

UNITS: 22 MAP # 1718 FILE: 9

Blackmore Construction Inc.

00696384 Bk 1379 Pg 2704
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2000 SEP 13 16:04 PM FEE \$52.00 BY BJ
FOR: SOUTHERN UTAH TITLE CO

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 89°46'21" E 1858.63 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF 'LOT 10 OF DESERT GARDEN ESTATES PHASE I' AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING 10 COURSES: N 12°44'50" E 313.79 FEET; THENCE N 06°11'46" W 104.30 FEET; THENCE N 47°02'21" W 122.83 FEET TO A 450.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 118.48 FEET; THENCE N 38°50'00" E 312.55 FEET; THENCE N 00°13'01" W 367.96 FEET; THENCE N 82°14'00" W 71.17 FEET; THENCE N 07°46'00" E 210.00 FEET; THENCE N 16°51'41" W 55.00 FEET; THENCE N 07°46'00" E 200.00 FEET; THENCE S 82°14'00" E 450.00 FEET; THENCE N 56°47'30" E 85.41 FEET; THENCE S 62°09'43" E 149.07 FEET TO A POINT ON A 400.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS N 42°50'35" E), SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 'SHEEP BRIDGE ROAD', A 100.00 FOOT PUBLIC STREET AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE RIGHT OF WAY OF SAID ROAD FOR THE FOLLOWING 3 COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 133.23 FEET THROUGH A CENTRAL ANGLE OF 19°05'00" TO THE POINT OF TANGENCY; THENCE S 66°14'25" E 85.12 FEET TO THE POINT OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 213.64 FEET THROUGH A CENTRAL ANGLE OF 34°58'23"; THENCE S 05°00'00" E 263.27 FEET; THENCE S 38°50'00" W 587.17 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SAID SHEEP BRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING 7 COURSES: S 45°18'01" W 3.13 FEET TO THE POINT OF A 450.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.87 FEET THROUGH A CENTRAL ANGLE OF 4°11'08" TO THE POINT OF TANGENCY; THENCE S 41°06'53" W 218.30 FEET TO THE POINT OF A 450.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.97 FEET THROUGH A CENTRAL ANGLE OF 7°07'36" TO THE POINT OF TANGENCY; THENCE S 33°59'17" W 189.47 FEET TO THE POINT OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 66.83 FEET THROUGH A CENTRAL ANGLE OF 10°56'22" TO THE POINT OF TANGENCY; THENCE S 44°55'39" W 241.71 FEET TO A POINT ON THE SECTION LINE; THENCE S 89°46'21" W 185.91 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING: 26.722 ACRES

NOTES:

- ALL PROPERTY CORNERS TO BE SET WITH 5/8" REBAR AND PLASTIC CAPS WITH L.R. POPE ENGINEERING LS 13368A
- SECTION CORNER
- CLASS A MONUMENTS ALUM CAP
- NAME MONUMENTS PROPERTY CORNERS
- REMARKS: 15.0 FOOT WIDE UTILITIES AND DRAINAGE EASEMENT IS LOCATED ALONG THE WEST LINE OF LOT 16.
- 10.0 FOOT WIDE UTILITIES AND DRAINAGE EASEMENT IS LOCATED ALONG THE SOUTHWEST CORNER OF LOT 16.
- ALL LOTS SHALL HAVE A 10' SIDE AND REAR BUILDING SETBACK AND A 25' FRONT SETBACK.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY SUBMITTANT ENGINEERS, INC. INVESTIGATION RESULTS AND RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLOORING ARE COMPILED IN A REPORT DATED NOV. 7, 1997. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE TOWN OF VIRGIN, UTAH. BUILDERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- NOTICE: ALL BEARING CLOSURES (B/C) TO MATCH "SHEEP BRIDGE ROAD" ROADWAY DEDICATION PLAT RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS CIVIL #970308 ON 1362, PG. 2701.

W 1/4 CORNER
SECTION 21, TOWNSHIP 41
SOUTH, RANGE 12 WEST,
SALT LAKE BASE & MERIDIAN
BLM ALUM CAP

1/16 CORNER
SECTION 21, TOWNSHIP 41
SOUTH, RANGE 12 WEST,
SALT LAKE BASE & MERIDIAN
BLM ALUM CAP

CONSENT OF MORTGAGEE TO RECORD

THE UNDERSIGNED, ROBERT J. LANGSTON & MARY E. LANGSTON, MORTGAGEE OF RECORD OF THE "DESERT GARDEN ESTATES PHASE 1" DOES HEREBY CONSENT TO THE RECONSTRUCTION OF THE PROPERTY ENTITLED:

DATE: **9-2-2000**

BY: *Robert J. Langston*
Mary E. Langston

R=450.00'
L=118.48'
D=1500.00'

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON / S.S.

ON THE **2nd** DAY OF **Sept.**, 2000, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, **MARY E. LANGSTON**, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THAT ROBERT J. LANGSTON & MARY E. LANGSTON SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: **10-6-2000**

NOTARY PUBLIC-WASHINGTON COUNTY: *Julia Larson*

SOUTHWEST CORNER
SECTION 21, TOWNSHIP 41
SOUTH, RANGE 12 WEST,
SALT LAKE BASE & MERIDIAN
BLM ALUM CAP

N 89°46'21" E
1336.51'

POINT OF BEGINNING

69,003 sq ft
1.58 acres

N 89°46'21" E
185.91'

FOUND & ACCEPTED REBAR
AT BOTTOM EDGE OF WASH

SECTION LINE

N 89°46'21" E

APPROVAL AS TO FORM

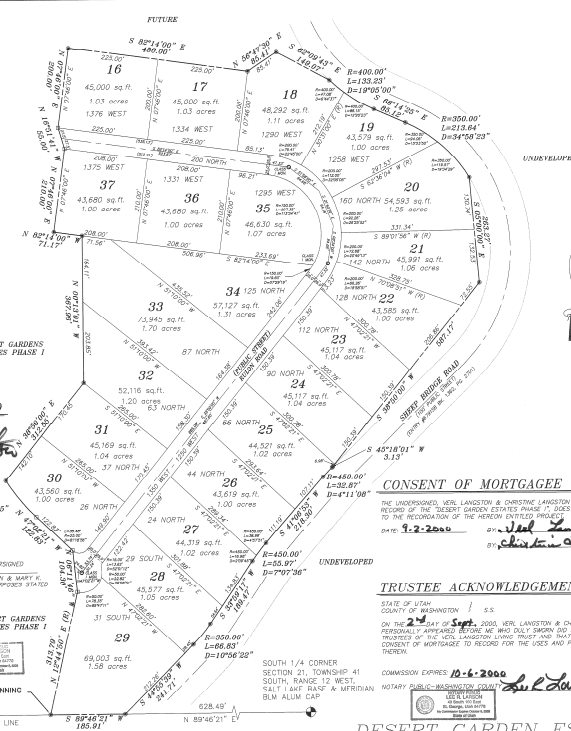
APPROVED AS TO FORM THIS **12th** DAY OF **Sept.**, 2000.

Carol O.
CITY ATTORNEY - VIRGIN TOWN

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS **2nd** DAY OF **SEPT.**, A.D. **2000**.

Julia Larson
CITY ENGINEER - VIRGIN TOWN, UTAH



CONSENT OF MORTGAGEE TO RECORD

THE UNDERSIGNED, VERN LANGSTON & CHRISTINE LANGSTON, MORTGAGEE OF RECORD OF THE "DESERT GARDEN ESTATES PHASE 1" DOES HEREBY CONSENT TO THE RECONSTRUCTION OF THE PROPERTY ENTITLED:

DATE: **9-2-2000**

BY: *Vern Langston*
Christine Langston

R=450.00'
L=118.48'
D=1500.00'

TRUSTEE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON / S.S.

ON THE **2nd** DAY OF **Sept.**, 2000, VERN LANGSTON & CHRISTINE LANGSTON, PERSONALLY APPEARED BEFORE ME AND DULY SWORN DO SAY THAT THEY ARE THE TRUSTEES OF THE VERN LANGSTON TRUST AND THAT THEY SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: **10-6-2000**

NOTARY PUBLIC-WASHINGTON COUNTY: *Julia Larson*

SOUTH 1/4 CORNER
SECTION 21, TOWNSHIP 41
SOUTH, RANGE 12 WEST,
SALT LAKE BASE & MERIDIAN
BLM ALUM CAP

N 89°46'21" E
1336.51'

POINT OF BEGINNING

69,003 sq ft
1.58 acres

N 89°46'21" E
185.91'

FOUND & ACCEPTED REBAR
AT BOTTOM EDGE OF WASH

SECTION LINE

N 89°46'21" E

DESERT GARDEN ESTATES PHASE II

SURVEYORS CERTIFICATE

I, LLOYD AND POPE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 13368A AS ISSUED BY THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE ENGINEER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS TO BE HEREINAFTER KNOWN AS:

DESERT GARDEN ESTATES PHASE II
BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 89°46'21" E 185.91 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 16 OF DESERT GARDEN ESTATES PHASE I AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND PLANNING THENCE ALONG THE EASTERN BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING COURSES: 1. S 1°49'40" E 313.79 FEET; 2. THENCE N 89°46'21" E 185.91 FEET; 3. THENCE N 89°46'21" E 185.91 FEET; 4. THENCE N 89°46'21" E 185.91 FEET; 5. THENCE N 89°46'21" E 185.91 FEET; 6. THENCE N 89°46'21" E 185.91 FEET; 7. THENCE N 89°46'21" E 185.91 FEET; 8. THENCE N 89°46'21" E 185.91 FEET; 9. THENCE N 89°46'21" E 185.91 FEET; 10. THENCE N 89°46'21" E 185.91 FEET; 11. THENCE N 89°46'21" E 185.91 FEET; 12. THENCE N 89°46'21" E 185.91 FEET; 13. THENCE N 89°46'21" E 185.91 FEET; 14. THENCE N 89°46'21" E 185.91 FEET; 15. THENCE N 89°46'21" E 185.91 FEET; 16. 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