

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 & MERDIAN, 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 EASTERN 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

