



BRIO PHASE 3E BOUNDARY DESCRIPTION

BEGINNING AT A POINT 50°20'24"W, 1066.85 FEET ALONG THE SECTION LINE AND EAST, 663.37 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 3B SUBDIVISION FILED AS DOCUMENT NO. 20170046574 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: S72°39'12"E, 58.03 FEET TO THE POINT OF CURVE OF A 984.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 51.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°58'37"; THENCE N14°22'11"E, 31.00 FEET TO A POINT ON THE BOUNDARY OF BRIO PARKWAY, A 66.00 FOOT WIDE PROPOSED PUBLIC ROADWAY AS SHOWN ON THE MAIN STREET AND BRIO PARKWAY ROADWAY DEDICATION PLAT, AS CURRENTLY APPROVED BY WASHINGTON CITY, SAID POINT BEING THE POINT OF CURVE OF A 953.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N14°22'11"E; THENCE ALONG SAID BOUNDARY OF BRIO PARKWAY THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 212.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'00"; THENCE S88°25'49"E, 171.37 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 38.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°57'28" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET, AN 85.00 FOOT PUBLIC ROADWAY, AS SHOWN ON THE WASHINGTON PARKWAY & MAIN STREET ROADWAY DEDICATION PLAT FILED AS DOCUMENT NO. 20180022078 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: S1°06'28"W, 361.12 FEET TO THE POINT OF CURVE OF A 2457.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N88°54'57"W, THENCE SOUTHWESTERLY 114.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°39'56"; THENCE S3°36'56"W, 14.53 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING N89°59'57"E, 2.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MAIN STREET, A PROPOSED PUBLIC ROADWAY, AS SHOWN ON THE MAIN STREET AND BRIO PARKWAY ROADWAY DEDICATION PLAT, AS CURRENTLY APPROVED BY WASHINGTON CITY; THENCE S3°36'56"W, 308.02 FEET ALONG SAID WESTERLY BOUNDARY; THENCE LEAVING SAID BOUNDARY RUNNING N87°56'29"W, 378.46 FEET; THENCE N3°45'23"E, 46.45 FEET; THENCE N5°10'57"W, 59.74 FEET; THENCE N26°51'34"E, 72.37 FEET; THENCE N6°05'05"E, 27.43 FEET; THENCE N8°52'22"E, 106.44 FEET; THENCE N5°19'04"W, 58.12 FEET; THENCE S76°27'44"W, 20.87 FEET; THENCE N11°06'04"W, 96.01 FEET; THENCE N9°52'11"W, 50.01 FEET; THENCE N23°12'28"W, 67.58 FEET; THENCE N68°51'27"W, 57.68 FEET; THENCE N79°37'19"W, 73.98 FEET; THENCE N72°39'12"W, 60.63 FEET TO A POINT ON THE BOUNDARY OF BRIO 3D SUBDIVISION FILED AS DOCUMENT NO. 20180031651 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: N17°22'07"E, 95.00 FEET; THENCE S72°39'12"E, 45.20 FEET; THENCE N17°20'48"E, 50.00 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N17°20'48"E; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N17°20'48"E, 91.00 FEET THE POINT OF BEGINNING.

CONTAINING 8.233 ACRES.

BRIO PHASE 3F BOUNDARY DESCRIPTION (REVISED 6-26-2020)

BEGINNING AT A POINT 50°20'24"W, 1233.44 FEET ALONG THE SECTION LINE AND EAST, 291.69 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO 3D SUBDIVISION FILED AS DOCUMENT NO. 20180031651 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S72°39'12"E, 281.67 FEET; THENCE S72°39'12"E, 60.63 FEET; THENCE S72°39'12"E, 73.98 FEET; THENCE S68°51'27"E, 57.68 FEET; THENCE S23°12'28"E, 67.58 FEET; THENCE S95°21'1"E, 50.01 FEET; THENCE S11°06'04"E, 96.01 FEET; THENCE N76°27'44"E, 16.83 FEET; THENCE N83°21'19"E, 81.98 FEET; THENCE N89°20'57"E, 39.00 FEET; THENCE S87°05'40"E, 5.01 FEET; THENCE N87°05'40"E, 113.48 FEET; THENCE N72°39'12"W, 275.00 FEET; THENCE N17°20'48"E, 105.00 FEET; THENCE N72°39'12"W, 84.09 FEET; THENCE N17°20'48"E, 145.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.811 ACRES.

BRIO PHASE 3G BOUNDARY DESCRIPTION

BEGINNING AT A POINT N0°20'24"E, 1062.15 FEET ALONG THE SECTION LINE AND EAST, 675.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION, RUNNING THENCE ALONG THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION THE FOLLOWING FOUR (4) COURSES: S87°05'40"E, 5.01 FEET; THENCE N89°20'57"E, 39.00 FEET; THENCE N83°21'19"E, 81.98 FEET; THENCE N76°28'39"E, 20.87 FEET TO A POINT ON THE BOUNDARY OF BRIO 3E SUBDIVISION, THENCE ALONG THE BOUNDARY OF BRIO 3E SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: S5°19'04"E, 58.12 FEET; THENCE S8°52'22"W, 106.44 FEET; THENCE S6°05'05"W, 27.43 FEET; THENCE S26°51'34"W, 72.37 FEET; THENCE S5°10'57"E, 59.74 FEET; THENCE S3°45'23"W, 46.45 FEET; THENCE S87°56'29"E, 28.22 FEET TO A POINT ON THE BOUNDARY OF PARCEL 2 DESCRIBED IN VACATION ORDINANCE NO. 2018-28 FILED AS DOCUMENT NO. 20180048085 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION, THENCE ALONG SAID VACATION BOUNDARY AND BRIO PHASE 1-A SUBDIVISION THE FOLLOWING TWO (2) COURSES: S7°49'42"W, 99.31 FEET; THENCE S68°38'43"W, 87.68 FEET; THENCE LEAVING THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING SIX (6) COURSES: N84°21'43"W, 190.75 FEET; THENCE N5°25'01"E, 104.48 FEET; THENCE N28°54'56"E, 82.31 FEET; THENCE N28°46'35"E, 149.85 FEET TO THE POINT OF CURVE OF A 273.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 140.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°25'37"; THENCE N0°39'03"W, 16.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.182 ACRES.

LEGEND:

	EXISTING 8" SANITARY SEWER		PROPOSED CURB & GUTTER
	EXISTING 12" WATER		PROPOSED CONCRETE SIDEWALK / FLATWORK
	EXISTING 4" IRRIGATION		PROPOSED ROADWAY PAVEMENT
	EXISTING SEWER MANHOLE		LANDSCAPE AREAS/OPEN SPACE
	EXISTING WATER VALVE		EXISTING AND PROPOSED SEWER & ACCESS EASEMENT
	EXISTING FIRE HYDRANT		EXISTING MAJOR CONTOURS
	PROPOSED STORM DRAIN MANHOLE		EXISTING MINOR CONTOURS
	PROPOSED STORM DRAIN		
	PROPERTY BOUNDARY		
	PARCEL LINE		
	PROPOSED 8" SANITARY SEWER		
	PROPOSED 6" WATER		
	PROPOSED 4" IRRIGATION		
	PROPOSED WATER/IRRIGATION VALVE		
	PROPOSED FIRE HYDRANT		

APPLICANT/OWNER:



RREF II - JFH BRILLO, LLC (APPLICANT)
2250 N Coral Canyon Blvd. #200,
Washington, UT 84780 Phone:(435) 275-2901

BRIO PHASE 3E/3F TABULATION	
RESIDENTIAL LOTS	4.45 ACRES
OPEN SPACE/COMMON AREA	5.05 ACRES
R.O.W.	1.88 ACRES
PHASE 3E TOTAL	8.27 ACRES
PHASE 3F TOTAL	4.96 ACRES

HORROCKS ENGINEERS
2162 West Grove Parkway, Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
DATE	04/22/2019	
DESIGNED	AC	
DRAWN	TC	
CHECKED	SD	
PROJECT		

PRELIMINARY NOT FOR CONSTRUCTION

BRIO SUBDIVISION PHASE 3E, 3F & 3G
WASHINGTON, UT
AMENDED PRELIMINARY PLAT

PP-01
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