ROADWAY DEDICATION

NAME   MIDDLETON DRIVE EXTENSION

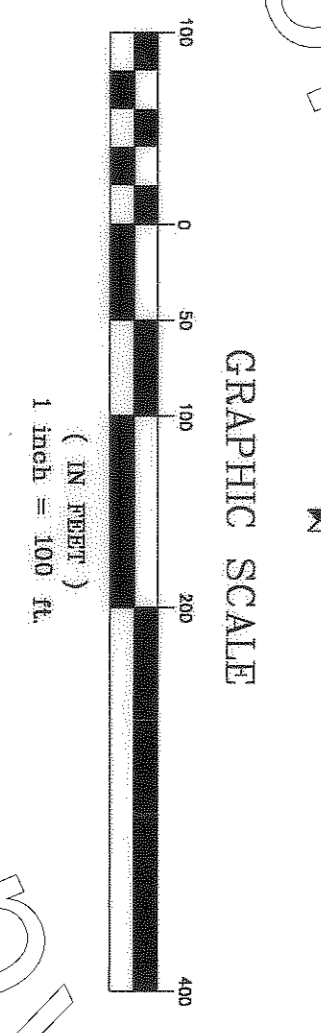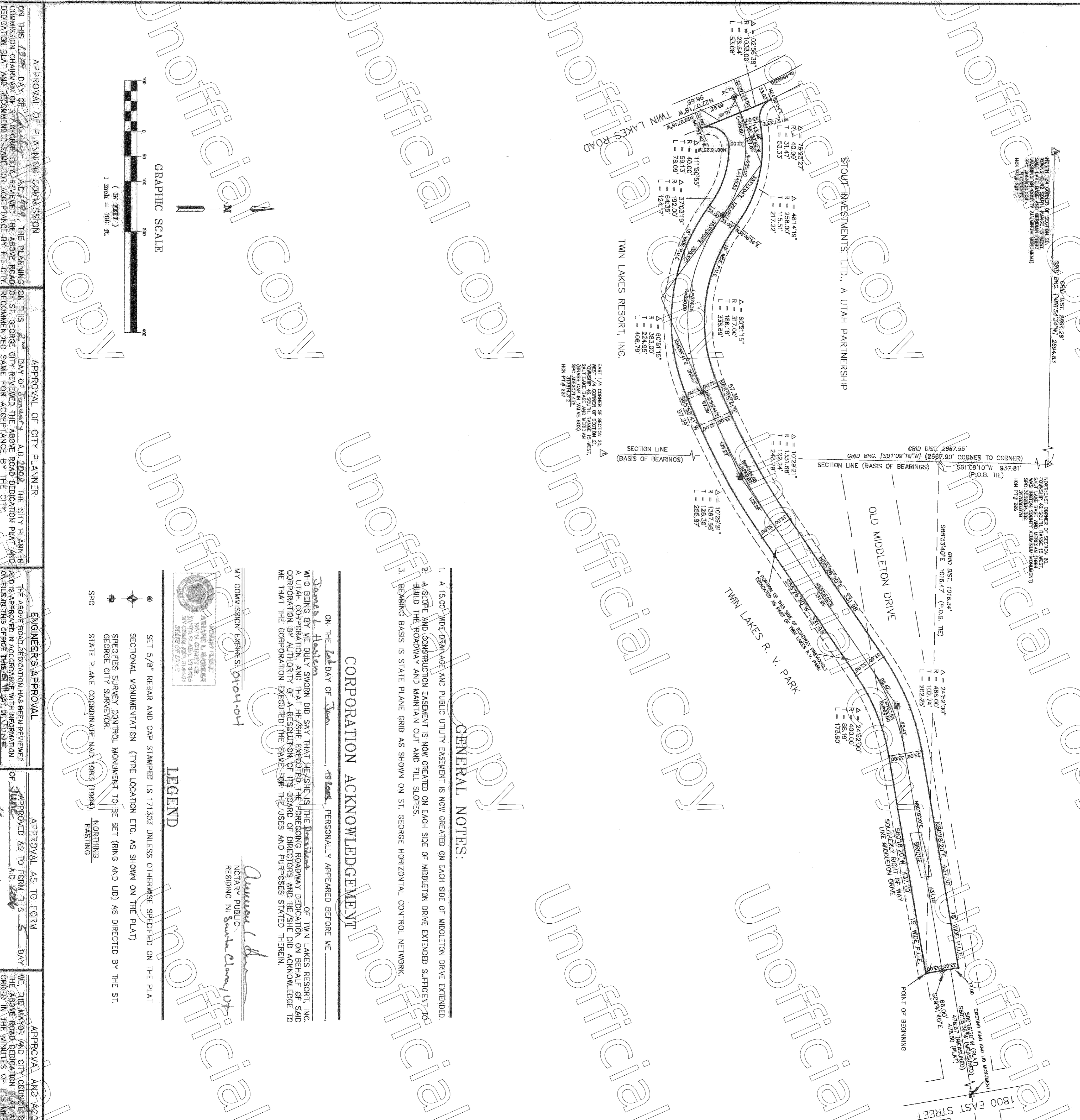UNITS #0   MAP #2658   FILE 12

STOUT INVESTMENTS LTD

TWIN LAKES RESORT INC

RIGHT-OF-WAY BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MIDDLETON DRIVE, SAID POINT BEING LOCATED S01°09'10"W 937.81 FEET ALONG THE SECTION LINE AND S88°33'40"E 1016.47 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S80°18'20"W 437.70 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF A 400.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 173.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°52'00" TO THE POINT OF TANGENCY; THENCE S55°26'20"W 331.98 FEET TO THE POINT OF A 1397.68 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 255.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'21" TO THE POINT OF TANGENCY; THENCE S65°55'41"W 57.39 FEET TO THE POINT OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 406.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°51'15" TO THE POINT OF A 192.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S36°46'56"W; THENCE NORTHWESTERLY 124.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°03'19" TO THE POINT OF A 40.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S00°16'23"E; THENCE SOUTHWESTERLY 78.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°50'55" TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TWIN LAKES ROAD; THENCE N22°07'18"W 96.66 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF A 1033.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 53.08 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 2°56'38" TO A POINT ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N64°56'04"E; THENCE SOUTHEASTERLY 53.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'27" TO THE POINT OF A 258.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S11°27'23"E; THENCE SOUTHEASTERLY 217.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°14'19" TO THE POINT OF A 317.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N36°46'56"E; THENCE SOUTHEASTERLY 336.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°51'15" TO THE POINT OF TANGENCY; THENCE N65°55'41"E 57.39 FEET TO THE POINT OF A 1331.68 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 243.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'21" TO THE POINT OF TANGENCY; THENCE N55°26'20"E 331.98 FEET TO THE POINT OF A 466.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 202.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°52'00" TO THE POINT OF TANGENCY; THENCE N80°18'20"E 437.70 FEET; THENCE S09°41'40"E 66.00 FEET TO THE POINT OF BEGINNING.

MIDDLETON DRIVE EXTENSION
ROAD DEDICATION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

N

GENERAL NOTES:

1. A 15.00' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT IS NOW CREATED ON EACH SIDE OF MIDDLETON DRIVE EXTENDED.

2. A SLOPE AND CONSTRUCTION EASEMENT IS NOW CREATED ON EACH SIDE OF MIDDLETON DRIVE EXTENDED SUFFICIENT TO BUILD THE ROADWAY AND MAINTAIN CUT AND FILL SLOPES.

3. BEARING BASIS IS STATE PLANE GRID AS SHOWN ON ST. GEORGE HORIZONTAL CONTROL NETWORK.

LEGEND

⦿ SET 5/8" REBAR AND CAP STAMPED LS 171303 UNLESS OTHERWISE SPECIFIED ON THE PLAT

✦ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT

SPC SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (RING AND LID) AS DIRECTED BY THE ST. GEORGE CITY SURVEYOR.

STATE PLANE COORDINATES NAD 1983 (1999)
NORTHING
EASTING

CORPORATION ACKNOWLEDGEMENT

ON THE 2nd day of June, 19 2002, PERSONALLY APPEARED BEFORE ME James L. Haslam, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE President OF TWIN LAKES RESORT, INC., A UTAH CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING ROADWAY DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 01-04-04

NOTARY PUBLIC
RESIDING IN: Santa Clara, Ut

PARTNERSHIP ACKNOWLEDGEMENT

ON THE 22 DAY OF May, 19 2006 PERSONALLY APPEARED BEFORE ME Ronald K. Stout WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE GENERAL PARTNER OF STOUT INVESTMENTS, LTD, A UTAH PARTNERSHIP AND THAT HE/SHE EXECUTED THE FOREGOING ROADWAY DEDICATION IN BEHALF OF SAID PARTNERSHIP BEING DULY AUTHORIZED AND EMPOWERED TO DO SO BY THE PARTNERSHIP AGREEMENT OF STOUT INVESTMENTS, LTD, A UTAH PARTNERSHIP AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 3/23/2009

NOTARY PUBLIC
RESIDING IN:

OWNER'S ROADWAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY QUIT-CLAIM AND DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AS PUBLIC HIGHWAYS, UTILITIES, EASEMENTS, OR OTHER PUBLIC USE AS MAY BE DETERMINED BY APPROPRIATE PUBLIC AUTHORITY, SAID RIGHT-OF-WAY WIDTHS ARE AS SHOWN ON THIS PLAT AND DESCRIBED IN THE HEREON DESCRIPTION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

TWIN LAKES RESORT, INC.
(A UTAH CORPORATION)

STOUT INVESTMENTS, LTD.
(A UTAH PARTNERSHIP) (GENERAL PARTNER)

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 334569 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT THE RIGHT-OF-WAY SHOWN ON THIS MAP IS BOUNDED AND DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLETON DRIVE, SAID POINT BEING LOCATED S01°09'10"W 937.81 FEET ALONG THE SECTION LINE AND S88°33'40"E 1016.47 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING ...

DATE: 5/30/06
JAMES A. RAINES
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 334569

APPROVAL OF PLANNING COMMISSION

ON THIS ___ DAY OF _____ A.D. ____, THE PLANNING COMMISSION CHAIRMAN OF ST. GEORGE CITY REVIEWED THE ABOVE ROAD DEDICATION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

ST. GEORGE CITY PLANNING COMMISSION

APPROVAL OF CITY PLANNER

ON THIS 23 DAY OF January A.D. 2002, THE CITY PLANNER OF ST. GEORGE CITY REVIEWED THE ABOVE ROAD DEDICATION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

ST. GEORGE CITY PLANNER

ENGINEER'S APPROVAL

THE ABOVE ROAD DEDICATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF JUNE A.D. 2006

ST. GEORGE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 5 DAY OF June, 2006

ST. GEORGE CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE CITY DO HEREBY ACCEPT, WITH ALL COMMITMENTS AND OBLIGATIONS OF ITS MEETING ORDERED IN THE MINUTES OF THE ABOVE ROAD DEDICATION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, REC-OMMENDS THAT SAID CITY RECEIVE ALL COMMITMENTS AND OBLIGATIONS APPURTENANT THERETO.

ST. GEORGE CITY RECORDER

ATTEST CITY RECORDER

ST. GEORGE CITY MAYOR

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
205 EAST TABERNACLE STREET #4
ST. GEORGE, UTAH 84770
PHONE (801) 673-2337

Drawn	CG	Date	4-5-99
Designer	TE		
Checked			
Approved			
Scale	1"= 100.00'		
Job No	5-6883		

MIDDLETON DRIVE EXTENSION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

No	Date	By	Revision
	5-31-06	CG	REVISED SURVEYOR INFORMATION
	4-6-00		ADDED 3RD SHEET FOR SIGNATURES OF MORTGAGEES OF RECORD
	1-6-00		ROTATED PLAT TO FIT GRID AS REQUESTED BY THE CITY

FILE 6883RD
SHEETS 1
SHEET 1