



MAP

NAME

1450 SOUTH STREET  
ROAD DEDICATION PLAT

UNITS 0 MAP #2826 FILE #12

SG-5-2-32-2300

SHEFCO LTD

LEGAL DESCRIPTION

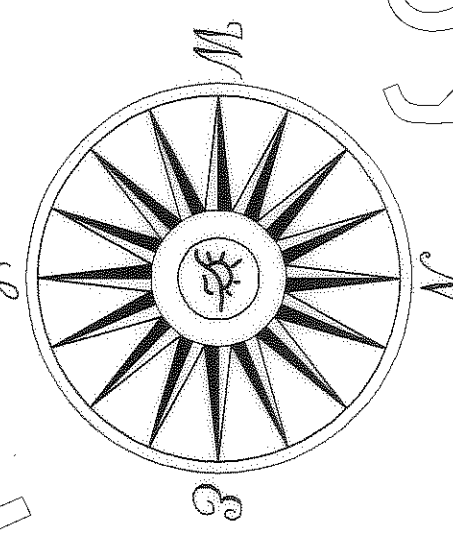
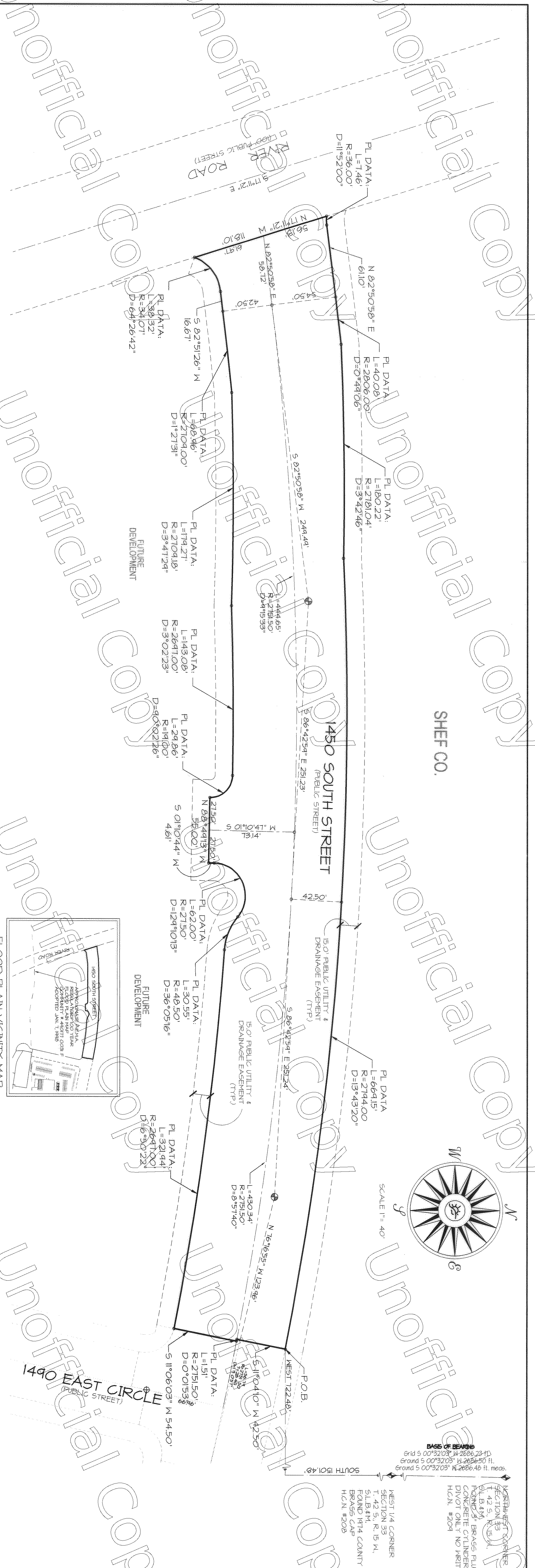
Beginning at a point on the Northwest corner of 1450 South Street and said point being South 1501.48 feet and West 722.48 feet from the West Quarter Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence Southwesterly the following (3) courses along said 1450 South Street;  
thence South 11°04'10" West 42.50 feet;  
thence easterly 1.51 feet along an arc of a 2,751.50 feet radius curve to the right (center bears South 11°04'10" West long chord bears South 78°54'53" East 1.51 feet with a central angle of 00°01'53");  
thence South 11°06'03" West 54.50 feet;  
thence westerly 321.94 feet along an arc of a 2,697.00 feet radius curve to the left (center bears South 11°06'03" West long chord bears North 82°19'08" West 321.75 feet with a central angle of 06°50'22");  
thence westerly 30.55 feet along an arc of a 48.50 feet radius curve to the right (center bears North 04°15'41" East long chord bears North 67°41'41" West 30.05 feet with a central angle of 36°05'16");  
thence southwesterly 62.00 feet along an arc of a 27.50 feet radius curve to the left (center bears South 40°20'57" West long chord bears South 65°45'51" West 49.68 feet with a central angle of 129°10'13");  
thence South 01°10'44" West 4.61 feet;  
thence North 88°49'13" West 55.00 feet;  
thence northwesterly 29.86 feet along an arc of a 19.00 feet radius curve to the left (center bears North 88°49'13" West long chord bears North 43°50'26" West 26.88 feet with a central angle of 90°02'26");  
thence westerly 143.08 feet along an arc of a 2,697.00 feet radius curve to the left (center bears South 01°08'21" West long chord bears South 89°37'10" West 143.07 feet with a central angle of 03°02'23");  
thence westerly 179.27 feet along an arc of a 2,709.18 feet radius curve to the left (center bears South 01°56'10" West long chord bears North 89°57'35" West 179.24 feet with a central angle of 03°47'29");  
thence westerly 68.96 feet along an arc of a 2,709.00 feet radius curve to the left (center bears South 05°41'32" East long chord bears South 83°34'43" West 68.96 feet with a central angle of 01°27'31");  
thence South 82°51'26" West 16.67 feet;  
thence southwesterly 38.32 feet along an arc of a 34.07 feet radius curve to the left (center bears South 05°35'18" East long chord bears South 52°11'21" West 36.33 feet with a central angle of 64°26'42"0 to a point on the east side of River Road;  
thence North 17°11'21" West 118.10 feet along the east side of River Road;  
thence easterly 7.46 feet along an arc of a 36.00 feet radius curve to the left (center bears North 04°42'58" East long chord bears North 88°46'58" East 7.44 feet with a central angle of 11°52'00");  
thence North 82°50'58" East 61.10 feet;  
thence easterly 40.08 feet along an arc of a 2,806.00 feet radius curve to the right (center bears South 01°09'02" East long chord bears North 83°15'31" East 40.08 feet with a central angle of 00°49'06");  
thence easterly 180.21 feet along an arc of a 2,781.04 feet radius curve to the right (center bears South 02°31'56" East long chord bears North 89°19'21" East 180.18 feet with a central angle of 03°42'46");  
thence easterly 669.15 feet along an arc of a 2,794.00 feet radius curve to the right (center bears South 02°39'10" East long chord bears South 85°47'29" East 667.56 feet with a central angle of 13°43'20") to the Point of Beginning.

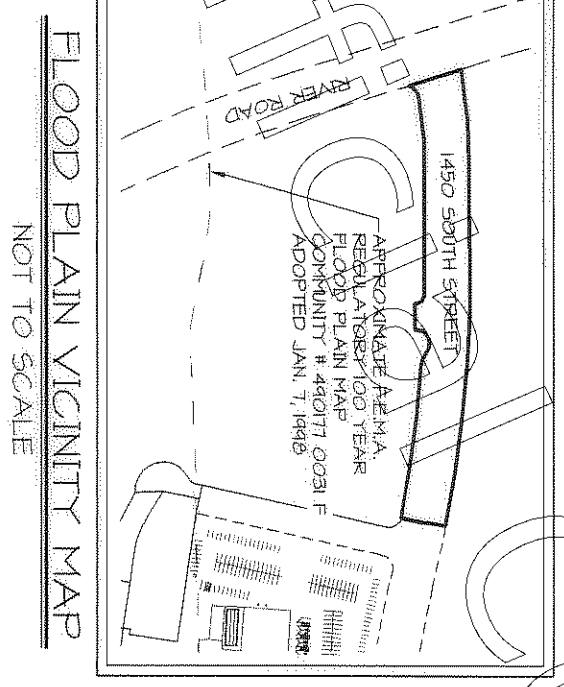
Containing 90,966 square feet or 2.088 acres.



SHELF CO.



NORTHWEST CORNER  
SECTION 33  
T. 42 S., R. 15 W.,  
FOUND 2\"/>



**SURVEYOR'S CERTIFICATE:**  
I, Brandon E. Anderson, St. George, Utah do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4438716. I further certify that the road right-of-way shown on this plat is bounded and described as follows:

Date: 0.15.2007



**LEGEND:**

- SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS 1 TO BE SET
- ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND STANDARD ST. GEORGE CITY SURVEY MONUMENT CLASS 1

**NOTICE OF FLOOD HAZARD**  
THE SOUTHERLY LINE OF THE FEMA REGULATORY 100 YEAR FLOOD PLAIN MAP ADOPTED AUG. 14, 1987 IS APPROXIMATELY 500 FEET TO THE SOUTH OF THE PROPOSED SOUTHERLY LINE OF 1450 SOUTH STREET.

**ROAD DEDICATION PLAT**  
**1450 SOUTH STREET**

BETWEEN RIVER ROAD AND 1490 EAST CIRCLE  
LOCATED IN SECTION 23, TOWNSHIP 42 SOUTH RANGE 16 WEST, SALT LAKE COUNTY, UTAH

**ROSENBERG ASSOCIATES**  
CONSULTING ENGINEERS  
AND LAND SURVEYORS  
305 East Broadway Blvd., Suite 102  
St. George, Utah 84790 (435) 875-8888

PLAT ROAD DEDICATION FILE NUMBER: <u>4438716-06-071</u>	DATE: <u>JUNE 20, 2007</u>	MR. D. BEA
SCALE: <u>1" = 40'</u>	CHECKED: <u>BEA</u>	

**PLANNING ENGINEERS APPROVAL:**

THE HERON ROAD DEDICATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF JUNE 20, AD 2007.

*[Signature]*  
CITY ENGINEER  
CITY OF ST. GEORGE, UTAH

**APPROVAL OF THE PLANNING COMMISSION:**

ON THIS THE 28 DAY OF JUNE, AD 2007 THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, UTAH HAS REVIEWED THE ABOVE PLAT AND HAS FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID ROAD DEDICATION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.

*[Signature]*  
PLANNING COMMISSION CHAIRMAN  
CITY OF ST. GEORGE, UTAH

**PLANNING AND ZONING ADMINISTRATOR:**

I, THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE ADMINISTRATIVE PLAN, HAVE HEREBY REVIEWED THE ABOVE ROAD DEDICATION PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.

*[Signature]*  
PLANNING AND ZONING ADMINISTRATOR  
CITY OF ST. GEORGE, UTAH

**APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH:**

THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH HAVE REVIEWED THE ABOVE PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 5 DAY OF JUNE, AD 2007 HEREBY ACCEPT THE SAID ROAD DEDICATION WITH ALL OBLIGATIONS AND ALL OBLIGATIONS PERTAINING THERE TO.

*[Signature]*  
MAYOR  
CITY OF ST. GEORGE, UTAH

**APPROVAL AS TO FORM:**

APPROVED AS TO FORM, THIS 25 DAY OF JUNE, AD 2007.

*[Signature]*  
CITY ATTORNEY  
CITY OF ST. GEORGE, UTAH

**RECORDED NO.:**

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF ROSENBERG ASSOCIATES DDC # 20070056668

*[Signature]*  
RECORDER  
WASHINGTON COUNTY RECORDER

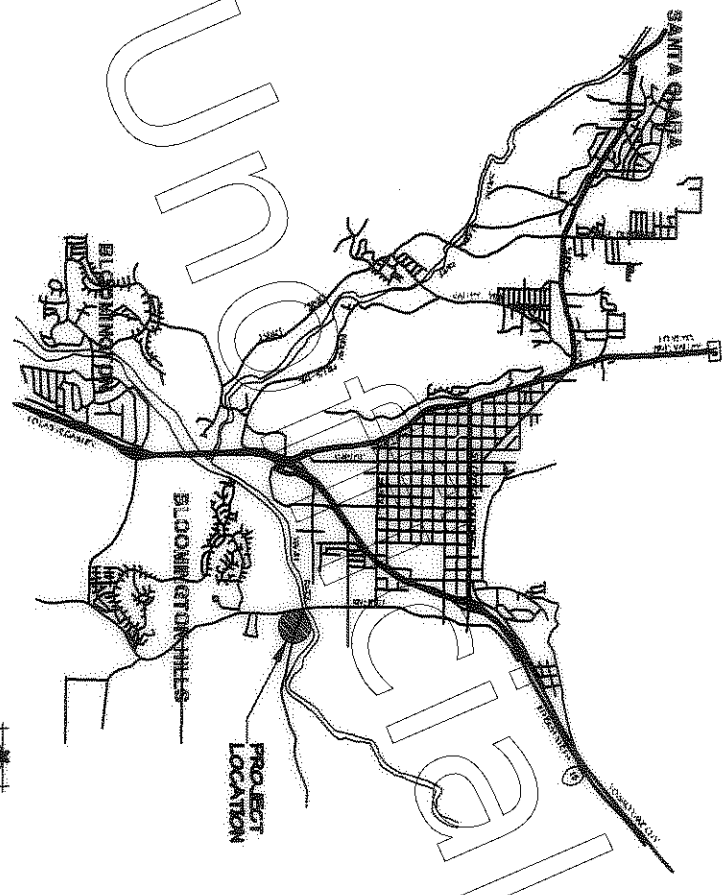
**OWNERS DEDICATION:**

I, KIM ALL MEN BY THESE PRESENTS that the undersigned owners of all the land hereinafter described do hereby dedicate to the City of St. George, for the perpetual use of the public, all parcels of land shown on this plat, as intended for the public use as a public street and easements, and other public-use as may be determined by appropriate public authority. Said right-of-way width is as shown on this plat and described in the hereto legal description. The owners do hereby warrant to the City of St. George and its successors and assigns title to all property dedicated and conveyed to the public use herein against the claims of all persons.

Shepikon Sheffield  
Shefco LTD

**LIMITED PARTNERSHIP ACKNOWLEDGEMENT:**

STATE OF UTAH } ss:  
County of Washington }  
On the 11 day of August, 2007, personally appeared before me Shepikon Sheffield, Notary Public, duly sworn in and holding the full power and authority of said limited partnership and its authorized and empowered to do so by the express consent of all the partners or the act is for carrying on the partnership business in the usual way.  
My Commission expires 11-21-07  
Notary Public Shepikon Sheffield  
Residing in Utah



**ROAD DEDICATION PLAT**  
**1450 SOUTH STREET**  
BETWEEN RIVER ROAD AND 1490 EAST CIRCLE

LOCATED IN SECTION 23  
TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
SALT LAKE BASE AND MERIDIAN