

ROADWAY DEDICATION

DOC # 20130002798

Roadway Dedication Page 1 of 1
Russell Smith Washington County Recorder
01/24/2013 12:33:20 PM Fee \$ 30.00
By SOUTHERN UTAH TITLE CO



NAME: COMMERCE BOULEVARD

UNITS 0 MAP # 3248

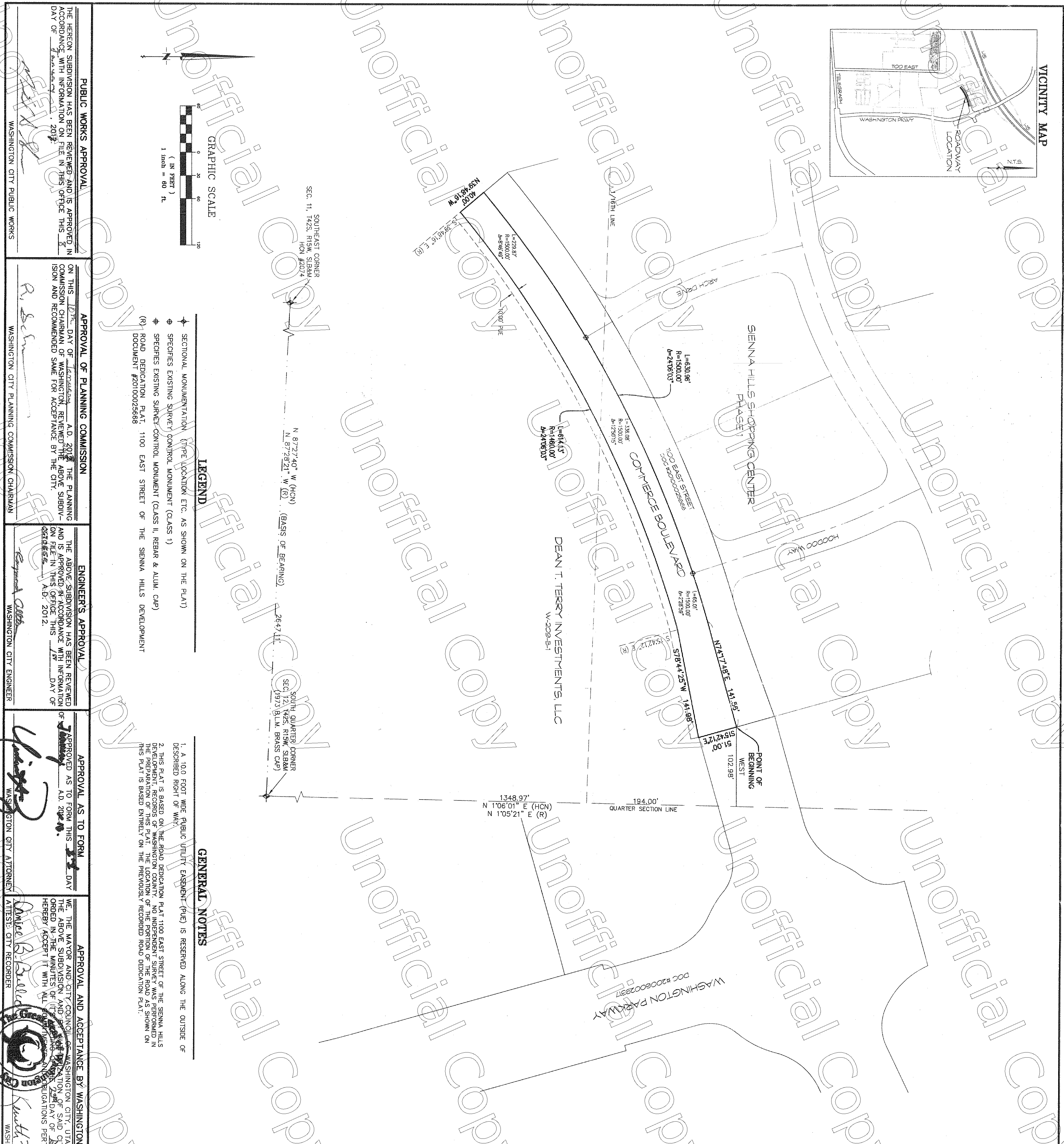
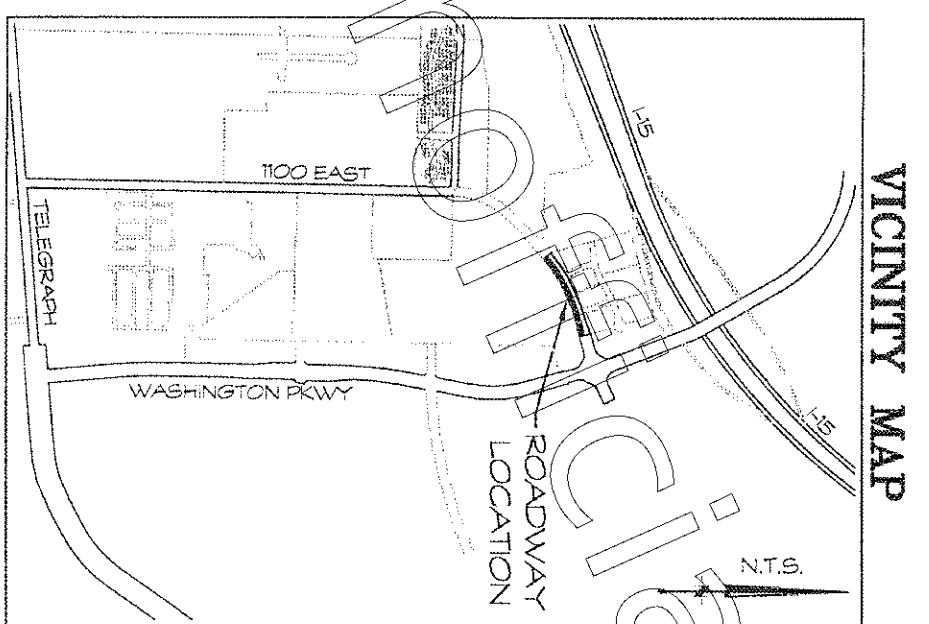
PARCEL NUMBER: W-209-D-1

DEAN T. TERRY INVESTMENTS, LLC

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF '1100 EAST STREET OF THE SIENNA HILLS DEVELOPMENT' ROAD DEDICATION PLAT, RECORDED AND ON FILE IN THE OFFICE OF WASHINGTON COUNTY RECORDER AND RUNNING THENCE S 15°42'12" E 51.00 FEET; THENCE S 78°44'25" W 141.98 FEET TO THE POINT OF A 1460.00 FOOT RADIUS CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 15°42'12" E; THENCE 614.13 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°06'03"; THENCE N 39°48'16" W 40.00 FEET TO THE POINT OF A 1500.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 39°48'16" E, THIS POINT ALSO BEING THE SOUTHWEST RIGHT OF WAY CORNER OF SAID ROAD DEDICATION PLAT, RECORDED AND ON FILE IN THE OFFICE OF WASHINGTON COUNTY RECORDER; THENCE 630.96 FEET NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°06'03"; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 74°17'48" E 141.56 FEET TO THE POINT OF BEGINNING

CONTAINS 0.72 ACRES



SURVEYOR'S CERTIFICATE
 I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6392432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SIENNA HILLS DEVELOPMENT ROAD DEDICATION PLAT, RECORDED AND ON FILE IN THE OFFICE OF WASHINGTON COUNTY RECORDER AND FINANCIAL SERVICES, BEING S 15°42'12\"/>



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND HEREAFTER KNOWN AS:

COMMERCE BOULEVARD

FOR GOOD AND VALUABLE CONSIDERATION, RECEIVED BY HEREBY HERETO AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND INTERESTS THEREIN AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE UTILITY EASEMENTS AS SHOWN ON THE MAP AND ON THE MONUMENTALITY HEREAFTER DESCRIBED AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE ROADWAY OR EASEMENTS DEDICATED HEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THIS 22ND DAY OF September, 2012.
 DEAN T. TERRY INVESTMENTS, LLC
 DEAN T. TERRY
 MANAGING MEMBER

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF Utah
 COUNTY OF Washington

ON THE 22ND DAY OF September, 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR SAID STATE AND COUNTY, DEAN T. TERRY, MANAGING MEMBER OF DEAN T. TERRY INVESTMENTS, LLC, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING, AND HE DID EXECUTE THE FOREGOING DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF DEAN T. TERRY INVESTMENTS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
 NOTARY PUBLIC: David S. Haggan
 NOTARY PUBLIC FULL NAME: David S. Haggan
 COMMISSION NUMBER: 579037
 MY COMMISSION EXPIRES: 6-5-2013
 A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMERCE BOULEVARD
 ROADWAY DEDICATION PLAT FOR

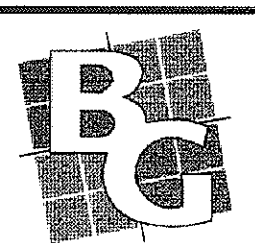
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
 Washington City, Utah - Washington County

TREASURER APPROVAL
 DOC # 20130002798

WASHINGTON COUNTY TREASURER
 WASHINGTON COUNTY

LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

Drawn: BLW Date: 9/19/12
 Designer: BLW
 Checked: RRH
 Approved: RRH
 Scale: 1" = 60'
 Job No: 121170



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2377 Fax (435) 673-1515
 www.bushandgudgell.com

No.	Date	By	Revision

PUBLIC WORKS APPROVAL
 THE HERBON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF September, 2012.
 WASHINGTON CITY PUBLIC WORKS

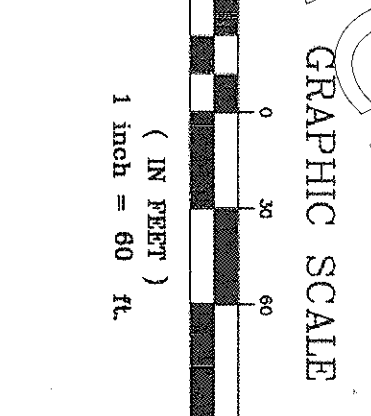
APPROVAL OF PLANNING COMMISSION
 ON THIS 17TH DAY OF September, A.D. 2012, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.
 WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

ENGINEER'S APPROVAL
 THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF September, A.D. 2012.
 WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 21ST DAY OF September, A.D. 2012.
 WASHINGTON CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY
 WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND CITY COUNCIL HAS ORDERED IN THE MINUTES OF ITS REGULAR MEETING OF September, 2012, THAT WE HEREBY ACCEPT IT WITH ALL THE OBLIGATIONS PERTAINING THERE TO.
 WASHINGTON CITY MAYOR

TREASURER APPROVAL
 WASHINGTON COUNTY TREASURER



- LEGEND**
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
 - SPECIES EXISTING SURVEY CONTROL MONUMENT (CLASS 1)
 - SPECIES EXISTING SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)
 - ROAD DEDICATION PLAT, 1100 EAST STREET OF THE SIENNA HILLS DEVELOPMENT DOCUMENT #20100025668

GENERAL NOTES

- A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS RESERVED ALONG THE OUTSIDE OF DESCRIBED RIGHT OF WAY.
- THIS PLAT IS BASED ON THE ROAD DEDICATION PLAT 1100 EAST STREET OF THE SIENNA HILLS DEVELOPMENT, RECORDS OF WASHINGTON COUNTY, UTAH, DOCUMENT #20100025668, WHICH IS ON FILE IN THIS OFFICE. THIS PLAT IS BASED ENTIRELY ON THE PREVIOUSLY RECORDED ROAD DEDICATION PLAT.