

NAME: 2170 West Roadway Dedication

UNITS: MAP: 1335 FILE: 9

Hurricane City

00557534 Bk 1076 Pg 0486

RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1997 FEB 14 16:53 PM FEE \$1.00 BY JRG  
FOR: HURRICANE CITY

### ROADWAY DESCRIPTION

BEGINNING AT A POINT S89°48'37"E, 367.00 FEET ALONG THE SECTION LINE FROM THE NORTH WEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°48'37"E, 66.00 FEET; THENCE S0°04'05"W, 2109.51 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH IS N89°55'55"W, 434.50 FEET; THENCE SOUTH WESTERLY 291.56 FEET ALONG THE ARC OF SAID CURVE; THENCE S38°30'53"W, 107.19 FEET TO A POINT OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS S51°29'07"E, 265.26 FEET; THENCE SOUTH WESTERLY 177.99 FEET ALONG THE ARC OF SAID CURVE; THENCE S0°04'05"W, 0.20 FEET TO A POINT ON THE 1/4 SECTION LINE; THENCE RUNNING ALONG THE 1/4 SECTION LINE N89°45'37"W, 66.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH IS N89°55'55"W, 331.26 FEET; THENCE NORTHERLY AND EASTERLY 222.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N38°30'53"E, 107.19 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS N51°29'07"W, 368.50 FEET; THENCE NORTHERLY AND EASTERLY 247.27 FEET ALONG THE ARC OF SAID CURVE; THENCE N0°04'05"E, 2109.65 FEET TO THE POINT OF BEGINNING. CONTAINING 4.07 acres more or less.

25  
29  
33  
37  
47  
54  
55  
56  
57

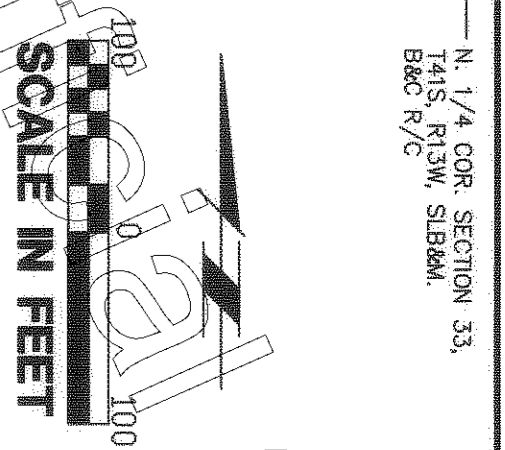
1650

LEGEND

- SET BACK REBAR & CAP (AS NOTED)
- FOUND REBAR & CAP (AS NOTED)
- SECTION CORNER (AS NOTED)
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY

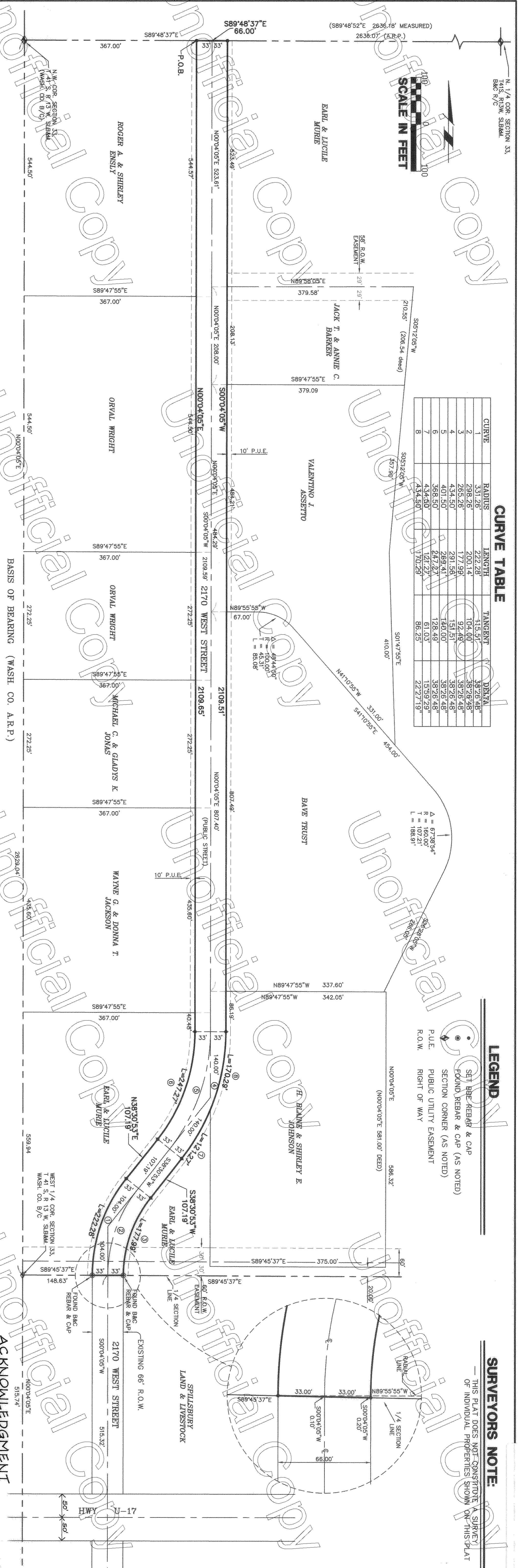
SURVEYORS NOTE

THIS PLAT DOES NOT CONSTITUTE A SURVEY OF INDIVIDUAL PROPERTIES SHOWN ON THIS PLAT



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	331.26	222.26	115.57	58.2648
2	298.26	200.14	104.80	58.2648
3	265.26	177.99	92.49	58.2648
4	434.50	291.58	151.51	58.2648
5	401.50	269.41	140.00	58.2648
6	368.50	247.27	128.49	58.2648
7	434.50	127.27	61.03	15.9929
8	434.50	170.29	86.25	22.2719



SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7329 AS PRESIDENT UNDER THE LAWS OF THE STATE MADE BY THE UTAH LEGISLATURE IN 1936 AND THE AUTHORITY OF THE BOARD OF SURVEYORS OF THE ROADWAY SHOWN ON THIS PLAT AND DESCRIBED BELOW HEREFTER TO BE KNOWN AS:

2170 WEST STREET

ROADWAY DESCRIPTION

BEGINNING AT A POINT S89°48'37"E 457.00 FEET ALONG THE SECTION LINE FROM THE NORTH WEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°48'37"E 66.00 FEET; THENCE S00°04'05"W 2109.51 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH IS N89°55'55"W 434.50 FEET; THENCE SOUTH WESTERLY 291.58 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH WESTERLY 107.19 FEET TO A POINT OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS S51°29'07"E 265.26 FEET; THENCE SOUTH WESTERLY 177.99 FEET ALONG THE ARC OF SAID CURVE; THENCE S00°04'05"W 0.20 FEET; TO A POINT ON THE 1/4 SECTION LINE; THENCE RUNNING ALONG THE 1/4 SECTION LINE N89°45'37"W 66.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH IS S89°45'37"E 434.50 FEET; THENCE SOUTH WESTERLY 128.49 FEET ALONG THE ARC OF SAID CURVE; THENCE N89°30'53"E 107.19 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS N51°29'07"W 368.50 FEET; THENCE NORTHERLY AND EASTERLY 247.27 FEET ALONG THE ARC OF SAID CURVE; THENCE N00°04'05"E 2109.65 FEET TO THE POINT OF BEGINNING, CONTAINING 4.07 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED ROADWAY, TO BE HEREAFTER KNOWN AS:

2170 WEST STREET

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 31th DAY OF AUGUST, A.D. 1996.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THE 31st DAY OF AUGUST, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, THE SIGNERS OF THE OWNER'S DEDICATION BEING: IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3-21-98

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THE 30th DAY OF AUGUST, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, THE SIGNERS OF THE TRUSTEE'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-22-99

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THE 16th DAY OF SEPTEMBER, 1996, PERSONALLY APPEARED BEFORE ME, DAVID KETTER, TRUSTEE OF THE BAYE FAMILY TRUST, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE HEREBY OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 3-21-98

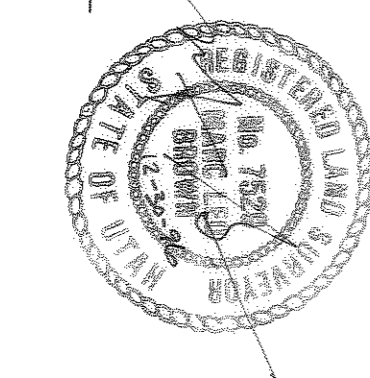
ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THE 31st DAY OF AUGUST, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, MICHAEL C. JONAS & GLADYS K. JONAS THE SIGNERS OF THE OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 02-15-97

2170 WEST STREET ROAD DEDICATION PLAT

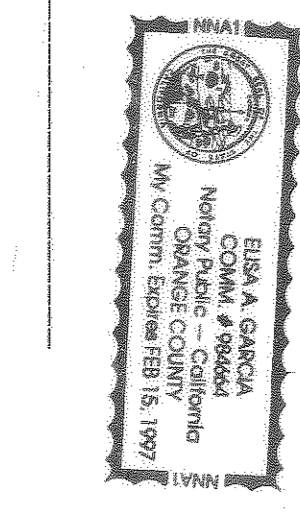
LOCATED IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, HURRICANE CITY, UTAH.



MARC L. BROWN  
 REG. #7329

MICHAEL C. JONAS  
 DAVID KETTER, TRUSTEE

APPROVED AS TO FORM THIS 21st DAY OF AUGUST, A.D. 1996



LYNN BEATTY  
 NOTARY PUBLIC

RECORDED # 557534



**BULLOCH BROTHERS ENGINEERING INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS

P.O. BOX 1405  
 CEDAR CITY, UTAH 84720  
 (801) 585-9892

P.O. BOX 925  
 MESQUITE, NEVADA 89024  
 (702) 346-5101

APPROVED THIS 31st DAY OF AUGUST, A.D. 1996 BY THE HURRICANE CITY PLANNING COMMISSION.

I HEREBY CERTIFY THAT THIS DEDICATION HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: 8/31/96

APPROVED AS TO FORM THIS 21st DAY OF AUGUST, A.D. 1996

PRESENTED TO THE HURRICANE CITY COUNCIL ON THE 19th AT

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED IN THE RECORDS OF HURRICANE CITY.

DATE: 02-14-97 TIME: 6:53 PM BOOK: 1076 PAGE: 486

FEE: \$ 00