



When Recorded Mail to:
Christina Fernandez
St. George City Recorder
175 E. 200 N.
St. George, UT 84770

**Notice of Adoption
of the Fort Pierce Community Development Project Area #2 Plan**

In accordance with Section 17C-4-107 of the Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann., the following information has been recorded with the Washington County Recorder, in regards to the adoption of a Project Area Plan for the Fort Pierce Community Development Project Area #2.

1. Description of the Land Within the Project Area

The boundaries of the Fort Pierce Community Development Project Area #2 are attached in **Exhibit A: Boundary Description**

2. Date of Adoption

The Project Area Plan, creating the Fort Pierce Community Development Project Area #2 was adopted by the Redevelopment Agency of St. George City by Resolution No. 2014-11-003R and by the St. George City Council by Ordinance No. 2014-11-009 on November 20, 2014.

3. Statement of Adoption

The Project Area Plan for the Fort Pierce Community Development Project Area #2 was adopted in accordance with the requirements of the Community Development and Renewal Agencies Act, Title 17C, Chapter 4 of the Utah Code Ann., on the 20th day of November 2014. A copy of the Plan is available in the office of the St. George City Recorder.

Jonathan T. Rice

Agency Chair

Redevelopment Agency of
St. George City

ATTEST:

Christina Fernandez

Secretary

Jonathan T. Rice

Mayor, St. George City

ATTEST:

Christina Fernandez

City Recorder



Exhibit A: Boundary Description

Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northernly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

Containing 2,485,014.05 square feet or 57.0481 acres, more or less.

The intent of this legal description is to include all of Lots 73, 74A, 74B, 75, 76, 77, 78, 79, 124, 127, and 128 into the Fort Pierce CDA#2.

Parcel #:

lot 73
lot 74a SG-5-3-19-111
lot 74b
lot 75 SG-5-3-19-110
lot 76 SG-5-3-19-120
lot 77 SG-5-3-19-131
lot 78 SG-5-3-19-132
lot 79 SG-5-3-19-121
lot 124
lot 127
lot 128

main parcel # SG-5-3-17-1101