

MAP

NAME: Commerce Drive Extension

UNITS: MAP # 11 FILE: 2055

The School and Institutional Trust Lands Administration

LEGAL DESCRIPTION

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 17 and the Northwest $\frac{1}{4}$ of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian, being more particularly described as follow:

Commencing at the South $\frac{1}{4}$ Corner of said Section 17, and running thence North $88^{\circ}45'22''$ West, 1769.96 feet along the south line of said Section 17;

Thence South, 160.33 feet to the True Point of Beginning;

Thence North $47^{\circ}15'29''$ East, 99.92 feet to the point of a 1450.00 foot radius curve to the right;

Thence Northeasterly, 777.03 feet along the arc of said curve through a central angle of $30^{\circ}42'13''$ to a point on the west line of Commerce Drive;

Thence South $01^{\circ}16'13''$ West, 82.34 feet along said west line to a point on a 1370.00 foot radius curve to the left the radius point of which bears South $12^{\circ}49'51''$ East;

Thence Southwesterly, 622.99 feet along the arc of said curve through a central angle of $26^{\circ}03'16''$ to the point of a 35.00 foot radius compound curve to the left;

Thence Southerly, 56.76 feet along the arc of said curve through a central angle of $92^{\circ}55'10''$;

Thence South $48^{\circ}53'21''$ West, 66.00 feet to the point of a 35.00 foot radius curve to the left, the radius point of which bears South $48^{\circ}11'42''$ West;

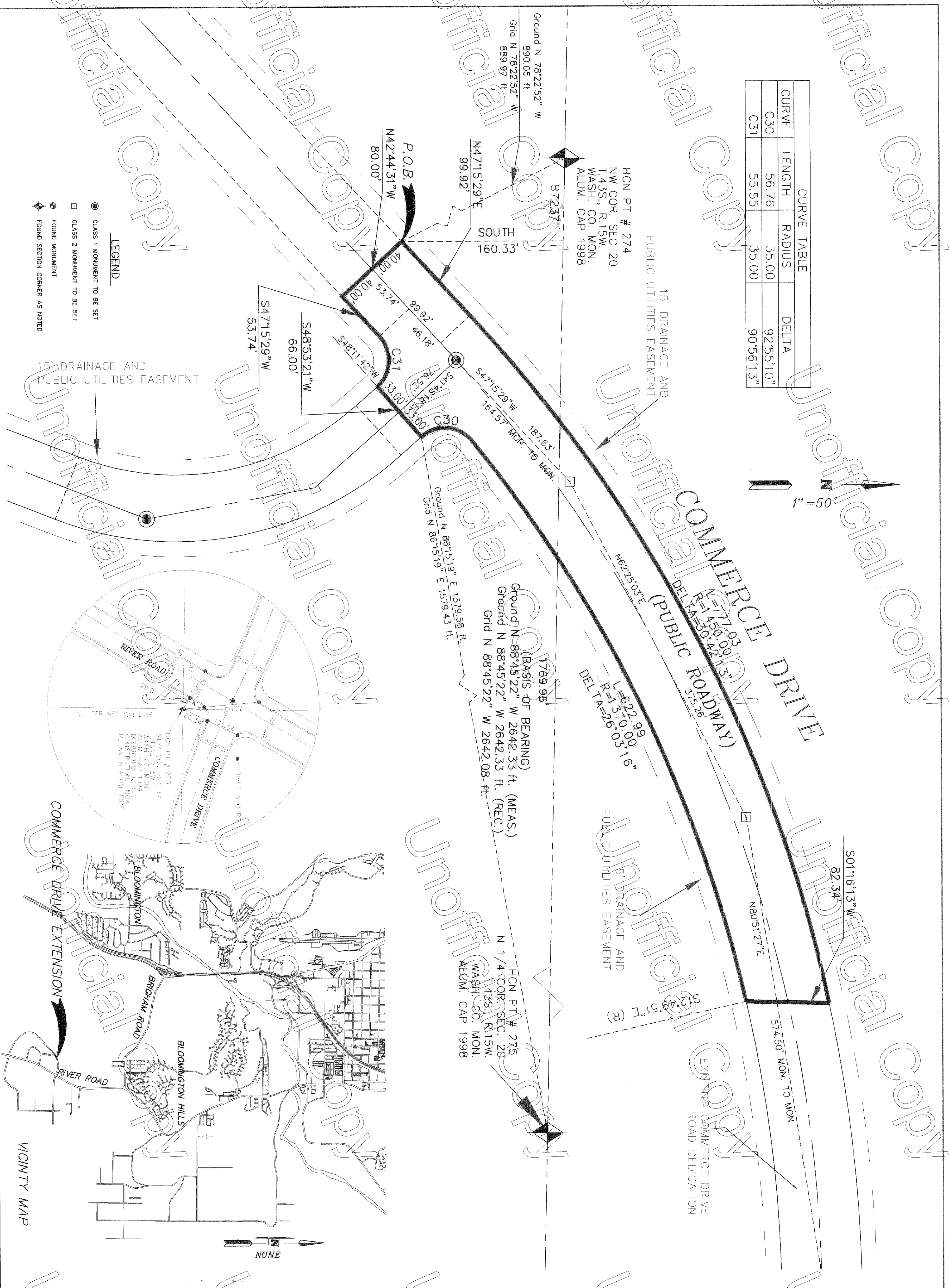
Thence Westerly, 55.55 feet along the arc of said curve through a central angle of $90^{\circ}56'13''$;

Thence South $47^{\circ}15'29''$ West, 53.74 feet;

Thence North $42^{\circ}44'31''$ West, 80.00 feet to the True Point of Beginning.

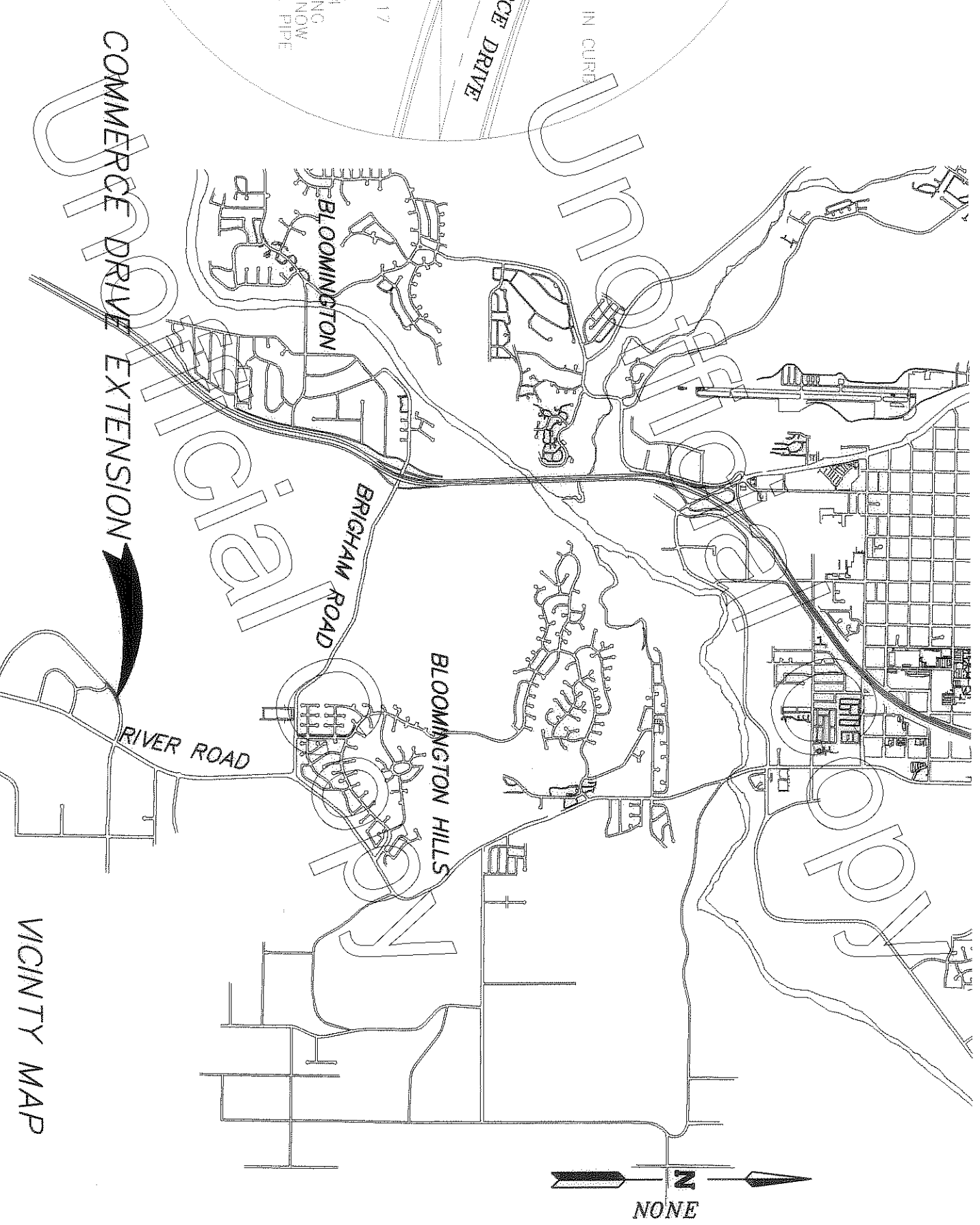
Contains 1.622 acres more or less.

CURVE	LENGTH	RADIUS	DELTA
C30	56.76	35.00	92°55'10"
C31	55.55	35.00	90°56'13"



- LEGEND**
- CLASS 1 MONUMENT TO BE SET
 - CLASS 2 MONUMENT TO BE SET
 - ◆ FOUND SECTION CORNER AS NOTED

15' DRAINAGE AND PUBLIC UTILITIES EASEMENT



ALPHA ENGINEERING CO.
 148 EAST TABERNACLE
 ST. GEORGE, UTAH 84770
 Tel: (435) 628-6500
 049-JABED.DWG (COMMERCE DRIVE WEST) (MAY 20, 2002)

PLANNING AND ZONING ADMINISTRATOR
 APPROVED THIS 27TH DAY OF MAY A.D. 2003
 BY THE PLANNING AND ZONING ADMINISTRATOR
Mark Brubaker
 PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION
 APPROVED THIS 10TH DAY OF DECEMBER A.D. 2002
 BY THE CITY PLANNING COMMISSION
David L. Demas
 CITY ENGINEER

CITY ENGINEER'S APPROVAL
 APPROVED AS TO FORM THIS 30TH DAY OF JUNE A.D. 2003
 BY THE CITY ATTORNEY
David L. Demas
 CITY ATTORNEY

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 30TH DAY OF JUNE A.D. 2003
 BY THE CITY ATTORNEY
David L. Demas
 CITY ATTORNEY

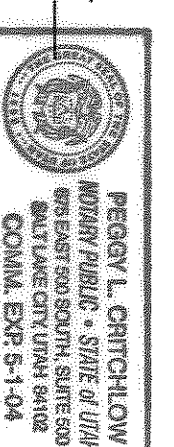
ACCEPTANCE
 PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 19TH DAY OF DECEMBER A.D. 2002 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED
Paul Caplan
 CITY RECORDER
David L. Demas
 MAYOR

RECORDED # 828420
 STATE OF UTAH, COUNTY OF WASHINGTON
 RECORDED AND FILED AT THE REQUEST OF:
 ST. GEORGE CITY
 DATE: 7 JUL 2003 TIME: 16:12 BOOK: 1561 PAGE: 895
 FEE \$ 0.00
C.B. Smith
 COUNTY RECORDER

COMMERCE DRIVE EXTENSION DEDICATION PLAT

ON THIS 13 DAY OF May, 2002, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, STATE OF UTAH, COUNTY OF WASHINGTON, David L. Demas, WHO BEING DULY SWORN, DID SAY HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 5-1-2004
 NOTARY PUBLIC - STATE OF UTAH
 COUNTY OF WASHINGTON
 RESIDING IN: SC COUNTY



ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PARCELS OF LAND, HAVE HERETO SET OUR HANDS THIS 13 DAY OF May, A.D. 2002.

IN WITNESS WHEREOF, I HAVE HERETO SET OUR HANDS THIS 13 DAY OF May, A.D. 2002.

David L. Demas
 DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

OWNER'S DEDICATION

A parcel of land located in the Southwest 1/4 of Section 17 and the Northwest 1/4 of Section 20, Township 43 South, Range 13 West, Salt Lake Base & Meridian, being more particularly described as follows:
 Commencing at the South 1/4 Corner of said Section 17 and running thence North 88°45'22" West, 1768.80 feet along the south line of said Section 17;
 Thence South 160.33 feet to the True Point of Beginning; a 1450.00 foot radius curve to the right;
 Thence North 47°15'29" East, 99.92 feet to the arc of a 1450.00 foot radius curve to the right;
 Thence Northeastly, 777.03 feet along the arc of said curve through a central angle of 30°42'13" to a point on the west line of Commerce Drive;
 Thence South 01°18'13" West, 82.34 feet along said west line to a point on a 1370.00 foot radius curve to the left the radius point of which bears South 12°32'30" East, along the arc of said curve through a central angle of 26°09'16" to the point of a 35.00 foot radius compound curve to the left;
 Thence Southerly, 56.76 feet along the arc of said curve through a central angle of 92°55'10";
 Thence South 48°53'21" West, 66.00 feet to the point of a 35.00 foot radius curve to the left, the radius point of which bears South 48°11'42" West;
 Thence westerly, 55.55 feet along the arc of said curve through a central angle of 90°56'13";
 Thence South 47°15'29" West, 53.74 feet;
 Thence South 47°15'29" West, 80.00 feet to the True Point of Beginning.

Contains 1.822 acres more or less.

W. WAYNE GUDGELL, L.S. 151972
 DATE: 5-23-02
 W. WAYNE GUDGELL, Notary Public - State of Utah, Commission Expires 05-23-04

SURVEYOR'S CERTIFICATE
 I, W. WAYNE GUDGELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 151972, AS PRESCRIBED UNDER THE PROVISIONS OF THE UTAH SURVEYING ACT, AND THAT THE SURVEY AND THE OWNERS HAVE MADE A SURVEY OF THE ROADWAYS SHOWN ON THIS PLAT AND DESCRIBED BELOW HEREAFTER TO BE KNOWN AS
COMMERCE DRIVE EXTENSION
 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED UPON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION