

DOC # 20080004930

Roadway Dedication Page 1 of 3
Russell Shirts Washington County Recorder
02/06/2008 02:19:35 PM Fee \$ 0.00
By ST GEORGE CITY



MAP

NAME FORT PIERCE AREA '2' STREET DEDICATIONS

UNITS 0 MAP #2852 FILE #12

SG-5-3-17-1101

**THE SCHOOL AND INSTITUTIONAL TRUST LANDS
ADMINISTRATION**

BOUNDARY DESCRIPTION

PARCEL 1

BEGINNING AT THE SOUTH END OF FACTORY DRIVE, SAID POINT BEING N 1° 05' 1" E 366.01 FEET ALONG THE SECTION LINE AND N 90° 00' 00" W 459.84 FEET FROM THE EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 52° 10' 31" W 66.00 FEET ON A RADIAL BEARING TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 38° 03' 01" AND 332.05 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S 0° 13' 32" E 58.62 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 87° 00' 58" AND 68.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 1321.91 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 5° 03' 26" AND 116.68 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S 81° 44' 00" W 100.17 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 93° 40' 36" AND 73.57 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S 81° 44' 00" W 100.17 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 93° 40' 36" AND 73.57 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S 4° 35' 24" E 153.48 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 86° 29' 50" W AND 67.93 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S 4° 35' 24" E 153.48 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 7° 17' 05" AND 70.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 0° 49' 47" W 242.70 FEET; THENCE S 89° 10' 09" W 66.00 FEET; THENCE S 0° 49' 47" E 238.01 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 93° 25' 03" AND 73.37 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 2678.70 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 4° 55' 32" AND 230.29 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 500.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 121° 37' 19" AND 1231.17 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 2758.70 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 121° 37' 19" AND 1231.17 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 2758.70 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15° 48' 52" AND 759.84 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 81° 44' 00" E 548.45 FEET TO THE POINT OF A 1241.91 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 4° 37' 59" AND 100.42 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 93° 24' 30" AND 73.36 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S 0° 13' 32" E 173.83 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 41° 00' 52" AND 35.79 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 262° 01' 43" AND 274.40 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 262° 01' 43" AND 274.40 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 18° 58' 50" AND 411.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S 67° 10' 48" E 256.90 FEET TO THE POINT OF A 6594.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 87° 38' 29" AND 68.83 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 41° 00' 52" AND 35.79 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 262° 01' 43" AND 274.40 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 41° 00' 52" AND 35.79 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 14° 53' 49" E 327.59 FEET TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 41° 00' 52" AND 35.79 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N 14° 53' 49" E 327.59 FEET TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 11° 10' 39" AND 135.52 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 6594.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 1° 10' 39" AND 135.52 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S 75° 16' 08" E 100.54 FEET TO A POINT ON THE WEST BOUNDARY OF ENTERPRISE DRIVE; THENCE N 14° 43' 52" E 80.00 FEET ALONG SAID BOUNDARY; THENCE N 75° 16' 08" W 100.54 FEET TO THE POINT OF A 6514.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 8° 05' 20" AND 919.63 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 67° 10' 48" W 256.90 FEET TO THE POINT OF A 1321.91 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 19° 29' 12" AND 449.59 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 86° 26' 29" AND 67.89 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 0° 13' 32" W 59.40 FEET TO THE POINT OF A 434.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 38° 03' 01" AND 288.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE SOUTH END OF COMMERCE DRIVE, SAID POINT BEING N 1°10'51" E 1189.04 FEET ALONG THE SECTION LINE AND N 90°00'00" W 483.47 FEET FROM THE EAST ½ CORNER OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 59°49'11" W 353.72 FEET TO THE POINT OF 934.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 64°24'35" AND 1049.97 FEET ALONG THE ARC OF SAID CURVE; THENCE S 85°24'36" W 86.00 FEET ON A RADIAL BEARING TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 44°32'25" AND 777.38 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 85°43'10" AND 67.32 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 45°46'09" W 117.38 FEET TO THE POINT OF A 3000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 3°57'34" AND 207.31 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 89°33'38" AND 70.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 1410.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 41°32'27" AND 1022.28 FEET ALONG THE ARC OF SAID CURVE; THENCE S 89°10'09" W 66.00 FEET ON A RADIAL BEARING TO A POINT ON A 1476.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 41°24'04" AND 1066.54 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 45.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 91°26'09" AND 71.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE N 50°51'53" W 373.37 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°00'00" AND 70.69 FEET ALONG THE ARC OF SAID CURVE; THENCE S 39°08'07" W 936.91 FEET; THENCE N 50°51'53" W 80.00 FEET; THENCE N 39°08'07" E 922.91 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°00'00" AND 70.69 FEET ALONG THE ARC OF SAID CURVE; THENCE N 50°51'53" W 272.63 FEET; THENCE N 55°38'13" E 83.44 FEET; THENCE S 50°51'53" E 889.75 FEET TO THE POINT OF A 3066.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 5°05'44" AND 272.68 FEET ALONG THE ARC OF SAID CURVE; THENCE S 45°46'09" E 117.38 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 85°43'10" AND 67.32 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N 59°49'11" E 353.72 FEET; THENCE S 30°10'49" E 86.00 FEET TO THE POINT OF BEGINNING.

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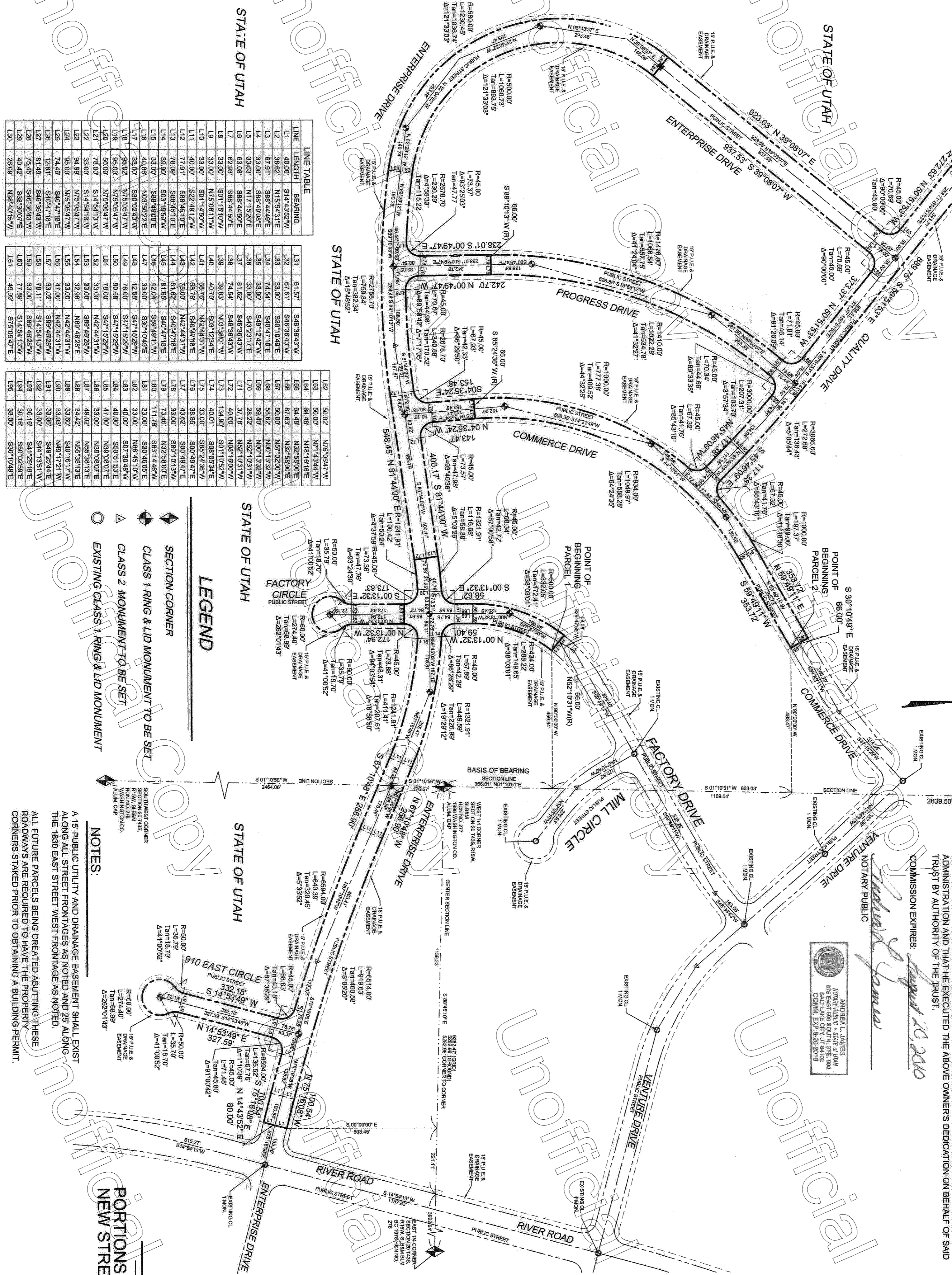
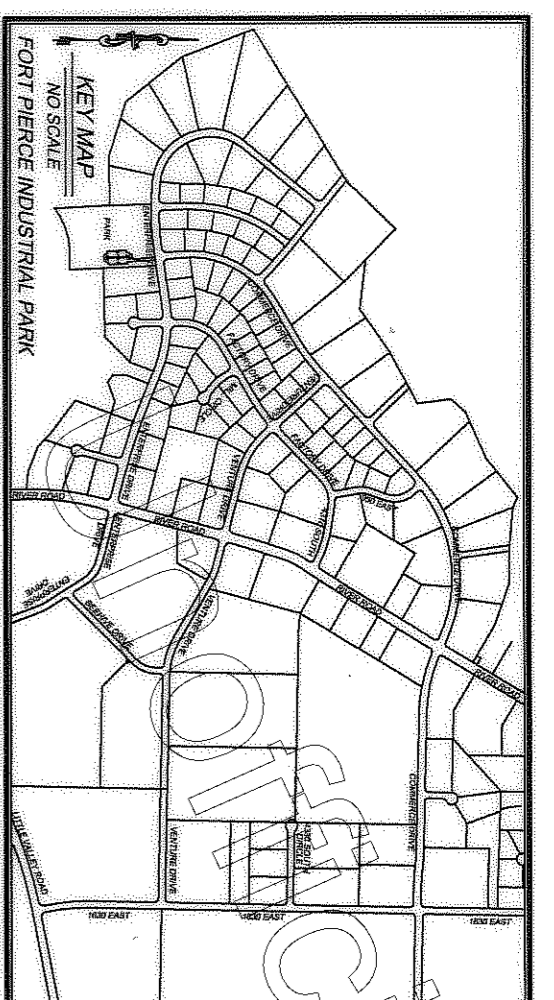
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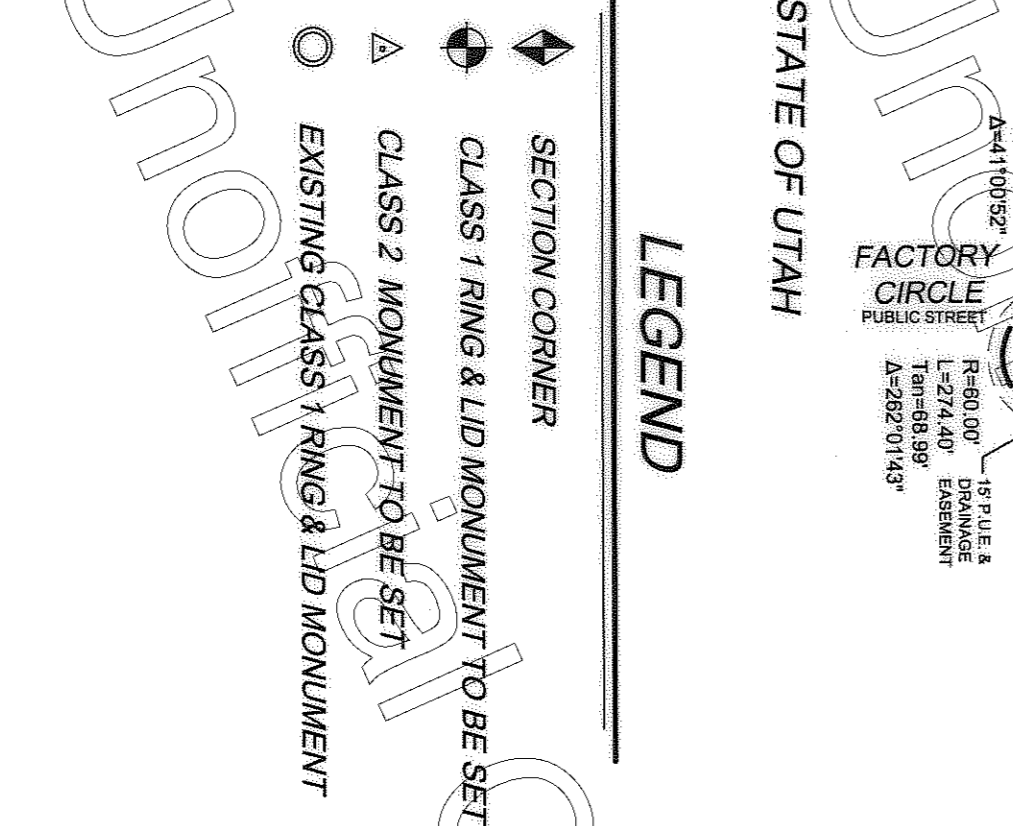
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LINE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 14° 43' 21" W	40.00'	S 14° 43' 21" W	40.00'
L2	S 86° 02' 15" W	51.43'	S 86° 02' 15" W	51.43'
L3	S 03° 54' 31" E	33.00'	S 03° 54' 31" E	33.00'
L4	S 88° 44' 48" E	74.54'	S 88° 44' 48" E	74.54'
L5	S 31° 05' 29" E	33.00'	S 31° 05' 29" E	33.00'
L6	S 88° 17' 02" E	63.92'	S 88° 17' 02" E	63.92'
L7	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L8	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L9	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L10	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L11	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L12	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L13	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L14	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L15	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L16	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L17	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L18	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L19	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L20	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L21	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L22	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L23	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L24	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L25	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L26	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L27	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L28	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L29	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'
L30	S 01° 15' 10" W	33.00'	S 01° 15' 10" W	33.00'



NOTES:

1. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL EXIST ALONG ALL STREET FRONTAGES AS NOTED AND 25' ALONG THE 1630 EAST STREET WEST FRONTAGE AS NOTED.

2. ALL FUTURE PARCELS BEING CREATED ADJUTING THESE ROADWAYS ARE REQUIRED TO HAVE THE PROPERTY CORNERS STAKED PRIOR TO OBTAINING A BUILDING PERMIT.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 17th DAY OF January, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KEVIN CARTER, WHO BEING BY THE DULY ADMONISHED AND TRUSTED SIGNATURE AND THE SIGNATURE OF THE ABOVE OWNERS OF SAID TRACT BY AUTHORITY OF THE TRUST:

COMMISSION EXPIRES: August 20 2010

NOTARY PUBLIC

GEOTECHNICAL NOTE:

A GEOTECHNICAL REPORT HAS BEEN DONE ON THIS AREA BY GTS PROJECT NO. 18106 ON FEBRUARY 21, 2006 AND REPORT IS AVAILABLE FROM THE CITY OF ST. GEORGE OR THE DEVELOPER. THE INFORMATION IS GENERAL INFORMATION AND A FULL GEOTECHNICAL REPORT SHOULD BE OBTAINED FOR EACH PARCEL OF PROPERTY AT TIME OF DEVELOPMENT.

BOUNDARY DESCRIPTION

AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS SHOWN ON THIS PLAT

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A PUBLIC STREET TO BE HEREBY KNOWN AS:

FORT PIERCE AREA '2' STREET DEDICATIONS

DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AND AS SHOWN ON THE ATTACHED MAPS AND PLATS, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, TO BE KNOWN AS FORT PIERCE AREA '2' STREET DEDICATIONS. THE UNDERSIGNED OWNERS HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS THE RIGHT TO USE ALL PUBLIC, RIGHT OF WAYS AND PUBLIC EASEMENTS GRANTED AGAINST THE CLAIMS OF ALL PERSONS IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS:

IN WITNESS WHEREOF, HEREBY SET OUR HAND THIS 17th DAY OF January, 2007.

KEVIN CARTER, DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 23rd DAY OF OCTOBER, 2007.

CITY ATTORNEY: ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 23rd DAY OF OCTOBER, 2007.

CITY ATTORNEY: ST. GEORGE

APPROVAL OF CITY PLANNER

ON THE 22nd DAY OF OCTOBER, 2007, THE CITY PLANNER OF THE CITY OF ST. GEORGE, UTAH, HAS REVIEWED THE ABOVE ROAD DEDICATION AND RECOMMENDS SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE.

CITY PLANNER: ST. GEORGE, UTAH

APPROVAL AND ACCEPTANCE

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE ROAD DEDICATION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING ON THE 15th DAY OF NOVEMBER, 2007, HEREBY ACCEPTS THE SAID ROAD DEDICATION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING HERETO.

MAYOR: ST. GEORGE

APPROVAL OF PLANNING COMMISSION

ON THIS 23rd DAY OF OCTOBER, 2007, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, UTAH, HAS REVIEWED THE ABOVE ROAD DEDICATION AND FINDS IT COMPLIES WITH REQUIREMENTS OF ST. GEORGE CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVES SAID ROAD DEDICATION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE.

CHAIRMAN: ST. GEORGE, UTAH

RECORDED NO.

DOC # 20080004930

1240 EAST 100 SOUTH #129, ST. GEORGE, UTAH 829-1696

L. R. POPE ENGINEERS & SURVEYORS