



MAP

NAME: **FOOTHILL COMMONS**

UNITS #3 MAP # 3168

PARCEL NUMBER: **SG-5-3-5-22041**

**CORRY DEVELOPMENT, LLC
TIERRA DEVELOPMENT, INC**

BOUNDARY DESCRIPTION

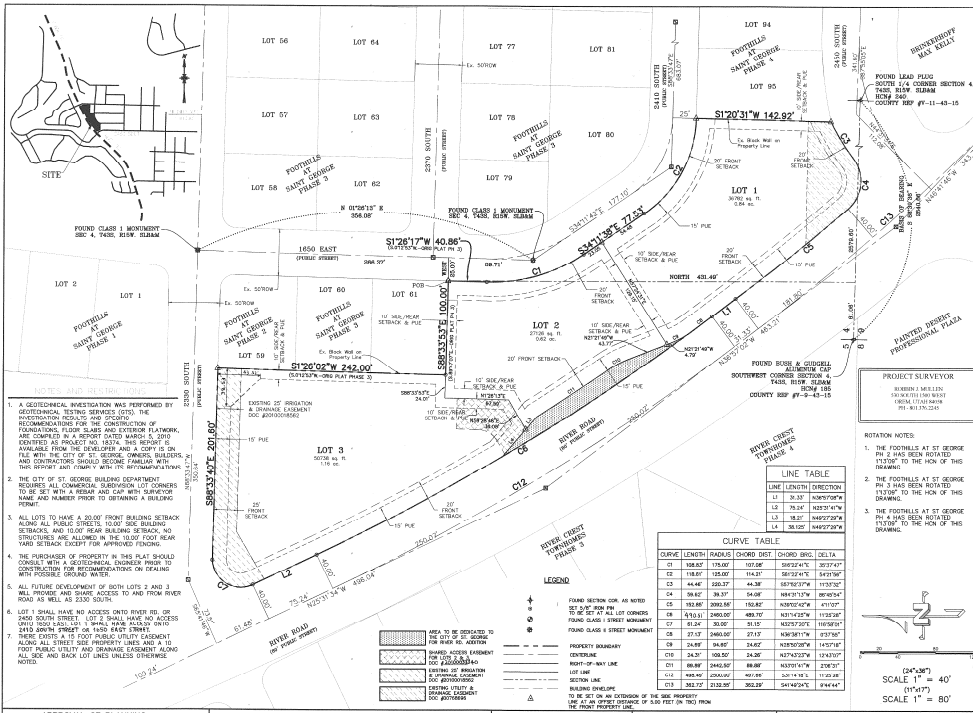
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, THE SOUTHWEST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF SECTION 4 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; THENCE S.88°39'36"E. 61.06 FEET ALONG THE SECTION LINE; THENCE NORTH 431.49 FEET TO THE REAL POINT OF BEGINNING;

(THE NEXT FOUR CALLS BEING ALONG THE WEST RIGHT-OF-WAY LINE OF 1650 EAST) THENCE S.01°26'17"W. FOR 40.86 FEET TO THE POINT OF CURVATURE OF A 175.00-FOOT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 108.83 FEET, HAVING AN ANGLE OF 35°37'47", WITH A CHORD BEARING S.16°22'41"E. 107.08 FEET; THENCE S.34°11'38"E. 77.53 FEET TO THE POINT OF CURVATURE OF A 125.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 118.61 FEET, HAVING AN ANGLE OF 54°21'56", WITH A CHORD BEARING S.61°22'41"E. 114.21 FEET; THENCE S.01°20'31"W. 142.92 FEET (ALONG THE WEST PROPERTY LINE OF FOOTHILL AT ST. GEORGE PH. 4 LOT 95), TO THE POINT OF CURVATURE OF A 220.37-FOOT, NON-TANGENT CURVE TO THE LEFT ALONG THE NORTH RIGHT-OF-WAY LINE OF 2450 SOUTH; THENCE ALONG THE ARC OF SAID CURVE 44.46 FEET, HAVING AN ANGLE OF 11°33'32", WITH A CHORD BEARING S.57°52'37"W. 44.38 FEET TO THE POINT OF CURVATURE OF A 39.37-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 59.62 FEET, HAVING AN ANGLE OF 86°45'54", WITH A CHORD BEARING N.84°31'13"W. 54.08 FEET TO THE POINT OF CURVATURE.

(THE NEXT 4 CALLS BEING ALONG THE EAST RIGHT-OF-WAY LINE OF RIVER ROAD) SAID CURVATURE BEING A 2092.55-FOOT, NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 152.85 FEET, HAVING AN ANGLE OF 04°11'07", WITH A CHORD BEARING N.39°02'42"W. 152.85 FEET; THENCE N.36°57'08"W. 31.33 FEET TO THE POINT OF CURVATURE OF A 2460.00-FOOT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 490.51 FEET, HAVING AN ANGLE OF 11°25'28", WITH A CHORD BEARING N.31°14'25"W. 489.70 FEET; THENCE N.25°31'41"W. 75.24 FEET TO THE POINT OF CURVATURE OF A 30.00-FOOT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.24 FEET, HAVING AN ANGLE OF 116°58'01", WITH A CHORD BEARING N.32°57'20"E. 51.15 FEET; THENCE, S.88°33'40"E. 201.60 FEET (ALONG THE SOUTH RIGHT-OF-WAY LINE OF 2330 SOUTH); THENCE, S.01°26'02"W. 242.00 FEET (ALONG THE WEST BOUNDARY LINE OF THE FOOTHILLS AT ST. GEORGE LOTS 59-61); THENCE S.88°33'53"E. 100.00 FEET (ALONG THE SOUTH BOUNDARY LINE OF THE FOOTHILLS AT ST. GEORGE LOT 61) TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINING 117,550.32 SQUARE FEET or 2.70 ACRES.



APPROVAL OF PLANNING AND ZONING OFFICIAL
 ON THIS DAY OF SEPTEMBER, 2010, I, [Signature], PLANNING AND ZONING OFFICIAL, HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT AND HAVE DETERMINED THAT THE SAME COMPLY WITH THE ZONING ORDINANCES AND PLANNING REGULATIONS OF THE CITY OF ST. GEORGE, UTAH.

APPROVAL OF PLANNING COMMISSION
 ON THIS DAY OF SEPTEMBER, 2010, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT AND HAS APPROVED THE SAME ON BEHALF OF THE CITY OF ST. GEORGE, UTAH.

ENGINEER'S APPROVAL
 I, [Signature], ENGINEER, DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND PRACTICES OF THE STATE OF UTAH.

APPROVAL AS TO FORM
 I, [Signature], CLERK OF THE CITY OF ST. GEORGE, DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE FORMAL REQUIREMENTS OF THE CITY OF ST. GEORGE, UTAH.

APPROVAL AND ACCEPTANCE
 I, [Signature], PROJECT SURVEYOR, DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF UTAH.

SURVEYOR'S CERTIFICATE
 I, [Signature], SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE BEEN LICENSED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH. I HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT AND HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF UTAH. I HAVE ALSO FOUND THAT THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT COMPLY WITH THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION
 THE BOUNDARY OF THE LAND DESCRIBED IN THESE PLANS IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11 WEST, S.L.B.M., AND PROCEEDING IN A CLOCKWISE DIRECTION AS FOLLOWS: ...

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	ARC	DELTA
C1	188.87	175.00	101.98	58.9241°	307°34'
C2	188.87	175.00	101.98	58.9241°	307°34'
C3	188.87	175.00	101.98	58.9241°	307°34'
C4	188.87	175.00	101.98	58.9241°	307°34'
C5	188.87	175.00	101.98	58.9241°	307°34'
C6	188.87	175.00	101.98	58.9241°	307°34'
C7	188.87	175.00	101.98	58.9241°	307°34'
C8	188.87	175.00	101.98	58.9241°	307°34'
C9	188.87	175.00	101.98	58.9241°	307°34'
C10	188.87	175.00	101.98	58.9241°	307°34'
C11	188.87	175.00	101.98	58.9241°	307°34'
C12	188.87	175.00	101.98	58.9241°	307°34'
C13	188.87	175.00	101.98	58.9241°	307°34'
C14	188.87	175.00	101.98	58.9241°	307°34'

ACKNOWLEDGMENT
 I, [Signature], PROJECT SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE BEEN LICENSED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH. I HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT AND HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF UTAH.

FINAL PLAT - FOOTHILL COMMONS
 LOCATED IN THE SE 1/4 OF SEC 5 & SW 1/4 OF SEC 4 TOWNSHIP 43 NORTH, RANGE 11 WEST, S.L.B.M.