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When Recorded Return To:
City of St. George
Attorney's Office
175 East 200 North
St. George, Utah 84770

DOC # 20160006138

Deed Page 1 of 4
Russell Shirts Washington County Recorder
02/24/2016 01:04:38 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-FTC-3

DEED OF DEDICATION

That FOOTHILL COMMONS, LLC, Grantor herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the City of St. George, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described properties located in the County of Washington, State of Utah:

See 'Exhibit A' for Legal Description and map

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with the transportation of traffic, drainage, utilities and other public purposes.

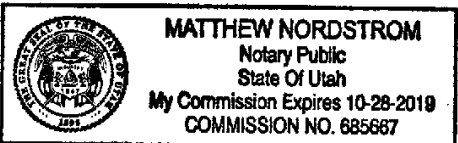
IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this 5 day of February, 2016.

GRANTOR: FOOTHILL COMMONS, LLC

Dan E. Steurer, Manager

STATE OF UTAH)
) ss.
WASHINGTON COUNTY)

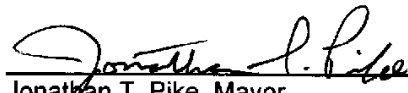
On the 5th day of February, 2016, personally appeared before me Dan E. Steurer, who being by me duly sworn did say that he is the manager of Foothill Commons, L.L.C. and that he executed the foregoing document on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of Foothill Commons, L.L.C., and he did duly acknowledge to me that such limited liability company executed the same for the uses and purposes state therein.

Notary Public

ACCEPTANCE OF DEDICATION

The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

CITY OF ST. GEORGE


Jonathan T. Pike, Mayor

ATTEST:


Christina Fernandez, City Recorder



APPROVED AS TO FORM:

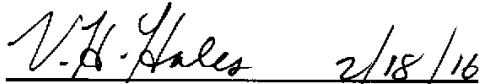

Victoria H. Hales, Assistant City Attorney

EXHIBIT A - FOOTHILL COMMONS, LOT 3, DECELERATION LANE LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, 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 SOUTHEAST CORNER OF SECTION 5 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; THENCE N.88°50'30"W. 220.15 FEET ALONG THE SECTION LINE; THENCE NORTH 544.21 FEET TO THE REAL POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF RIVER ROAD:

FROM THE POINT OF BEGINNING, ALONG THE EAST RIGHT OF WAY OF RIVER ROAD, TO A POINT ON A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2460.00 FEET, AND WHOSE LONG CHORD BEARS N 25° 47' 16" W FOR A DISTANCE OF 22.30 FEET.

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RIVER ROAD, N 25° 31' 41" W FOR A DISTANCE OF 75.24 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 116° 58' 01", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 32° 57' 20" E FOR A DISTANCE OF 51.15 FEET.

THENCE, S 88° 33' 40" E FOR A DISTANCE OF 1.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 116° 50' 09", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 01' 15" W FOR A DISTANCE OF 42.59 FEET. THENCE, S 25° 23' 49" E FOR A DISTANCE OF 61.23 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 49' 48", HAVING A RADIUS OF 82.50 FEET, AND WHOSE LONG CHORD BEARS S 17° 58' 55" E FOR A DISTANCE OF 21.29 FEET.

THENCE S 10° 34' 01" E A DISTANCE OF 19.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 880 SQUARE FEET

EXHIBIT A MAP
FOOTHILL COMMONS, LOT 3
DECELERATION LANE DEDICATION

