

DOC # 20100026540

Roadway Dedication Page 1 of 1
Russell Shirts Washington County Recorder
08/10/2010 12:36:56 PM Fee \$ 0.00
By ST GEORGE CITY

ROADWAY DEDICATION

NAME: RIVER ROAD EXTENSION AMENDED

UNITS #0 MAP #3070

SG-5-3-17-1101

SG-6744-TR

UTAH STATE SCHOOL AND INSTITUTIONAL TRUST LANDS

RIVER ROAD DEDICATION LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 01°09'31" WEST 690.44 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" WEST 1442.61 FEET FROM THE NORTH ¼ CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD, A 100-FOOT WIDE PUBLIC STREET, THENCE SOUTH 15°24'27" WEST 1241.11 FEET; THENCE SOUTH 74°35'33" EAST 88.11 FEET; THENCE SOUTH 15°24'27" WEST 4.36 FEET TO AN 862.00-FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTER BEARS SOUTH 74°35'33" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 227.13 FEET THROUGH A CENTRAL ANGLE OF 15°08'12"; THENCE SOUTH 00°16'15" WEST 1507.56 FEET TO AN 870.18-FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTER BEARS SOUTH 89°43'45" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 486.42 FEET THROUGH A CENTRAL ANGLE OF 32°01'40"; THENCE SOUTH 31°45'25" EAST 1170.90 FEET; THENCE SOUTH 58°14'35" WEST 88.12 FEET; THENCE SOUTH 31°45'25" EAST 38.99 FEET TO A 2050.00-FOOT RADIUS CURVE CONCAVE TO THE WEST, CENTER BEARS SOUTH 58°14'35" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1135.78 FEET THROUGH A CENTRAL ANGLE OF 31°44'39"; THENCE SOUTH 00°00'46" EAST 1194.46 FEET; THENCE NORTH 88°43'12" WEST 100.03 FEET; THENCE NORTH 00°00'46" WEST 1792.21 FEET TO A 1950.00-FOOT RADIUS CURVE CONCAVE TO THE WEST, CENTER BEARS SOUTH 89°59'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 1064.72 FEET THROUGH A CENTRAL ANGLE OF 31°17'02" TO A NON-TANGENT LINE, THENCE SOUTH 58°42'12" WEST 132.27 FEET TO THE WEST PRESERVE BOUNDARY; THENCE ALONG THE WEST PRESERVE BOUNDARY WITH THE FOLLOWING THREE COURSES: THENCE NORTH 31°45'25" WEST 1223.95 FEET TO A 1190.18-FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTER BEARS NORTH 58°14'35" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 665.30 FEET THROUGH A CENTRAL ANGLE OF 32°01'40"; THENCE NORTH 00°16'15" EAST 370.86 FEET; THENCE LEAVING SAID WEST PRESERVE BOUNDARY SOUTH 89°43'45" EAST 131.97 FEET; THENCE NORTH 00°16'15" EAST 1131.31 FEET TO A 1050.00-FOOT RADIUS CURVE CONCAVE TO THE EAST, CENTER BEARS SOUTH 89°43'45" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 277.39 FEET THROUGH A CENTRAL ANGLE OF 15°08'12"; THENCE NORTH 15°24'27" EAST 1245.53 FEET TO A 2425.00-FOOT RADIUS CURVE CONCAVE TO THE WEST, CENTER BEARS NORTH 74°35'33" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 719.18 FEET THROUGH A CENTRAL ANGLE OF 16°59'32"; THENCE NORTH 01°35'05" WEST 1193.77 FEET TO A 2520.55 FOOT-RADIUS CURVE CONCAVE TO THE EAST, CENTER BEARS NORTH 88°24'55" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 217.66 FEET THROUGH A CENTRAL ANGLE OF 04°56'52"; TO A POINT ON THE SOUTH BOUNDARY LINE OF FORT PIERCE AREA "I" STREET DEDICATIONS PLAT AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE WITH DOC# 20060052417; THENCE ALONG SAID AREA "I" BOUNDARY SOUTH 86°37'45" EAST 100.00 FEET TO A NON-TANGENT 2420.55-FOOT CURVE CONCAVE TO THE EAST; CENTER BEARS SOUTH 86°38'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE LEAVING SAID AREA "I" BOUNDARY 209.01 FEET THROUGH A CENTRAL ANGLE OF 04°56'51"; THENCE SOUTH 01°35'05" EAST 1193.77 FEET TO A 2525.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, CENTER BEARS SOUTH 88°24'55" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 748.84 FEET THROUGH A CENTRAL ANGLE OF 16°59'32" TO THE POINT OF BEGINNING.

CONTAINING 1574,922 SQUARE FEET OR 36.27 ACRES.

