

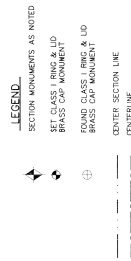
ROADWAY DEDICATION**NAME: 2350 EAST STREET & HORSEMAN PARK DR****LOTS: 0 MAP #3585****PARCEL NUMBER: SG-5-3-9-912, SG-5-3-9-2204, SG-5-3-9-2207,
SG-5-3-16-1400, SG-LVHP-1, SG-5-3-9-3210, SG-5-3-9-3211,
SG-5-3-9-3201, SG-5-3-9-2202, SG-5-3-9-231, SG-5-3-9-211,
SG-5-3-9-2102, SG-5-3-9-22001, SG-5-3-9-2205****ST GEORGE CITY, WASHINGTON COUNTY BOARD OF ED,
SULLIVAN FIELD LLC, LITTLE VALLEY HORSEMANS PARK
WATER CO, FORT PIERCE PROPERTIES LLC, BRYCE
CHRISTENSEN****BOUNDARY DESCRIPTION**

Commencing at the Southeast Corner of Section 9, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence North 00°55'25" East, along the Section line, a distance of 1010.48 feet; Thence North 90°00'00" West, a distance of 106.95 feet, to the Point of Beginning; Thence South 39°39'55" West, a distance of 350.39 feet, to the beginning of a curve to the right having a radius of 666.00 feet and a central angle of 44°23'31"; thence southwesterly along the arc of said curve, a distance of 516.01 feet; Thence South 84°03'25" West, a distance of 283.75 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South 05°57'18" East, a radial distance of 25.01 feet, thence southwesterly along the arc of said curve, through a central angle of 82°38'14", a distance of 36.06 feet; Thence South 01°25'12" West, a distance of 518.29 feet, to a point on the boundary line of The Village at Little Valley Phase 1 Amended according to the Official plat thereof, records of the Washington County Recorder; Thence South 89°51'05" West, along said line a distance of 50.02 feet, to a point on the East line of Lot 1 of said plat, and the West line of 2350 East Street; Thence North 01°25'12" East, along said East line and West line of 2350 East Street, and an extension thereof, a distance of 506.73 feet, to the beginning of a curve to the left, having a radius of 25.00 feet, and a central angle of 97°21'46"; thence northwesterly along the arc of said curve, a distance of 42.48 feet; Thence South 84°03'25" West, a distance of 333.50 feet, to the beginning of a curve to the right having a radius of 1,033.00 feet and a central angle of 14°24'22"; thence westerly along the arc of said curve, a distance of 259.73 feet; Thence North 81°32'12" West, a distance of 228.86 feet, to the beginning of a curve to the right having a radius of 233.00 feet and a central angle of 04°16'55"; thence westerly along the arc of said curve, a distance of 17.41 feet; Thence North 77°15'17" West, a distance of 240.61 feet, to the beginning of a curve to the left having a radius of 167.00 feet and a central angle of 04°01'58"; thence westerly along the arc of said curve, a distance of 11.75 feet; Thence North 81°17'15" West, a distance of 510.64 feet, to the beginning of a curve to the left having a radius of 65.00 feet and a central angle of 97°30'09"; thence southwesterly along the arc of said curve, a distance of 110.61 feet; Thence North 88°47'15" West, a distance of 66.00 feet; Thence North 01°12'45" East, a distance of 32.83 feet, to the beginning of a curve to the left having a radius of 1,050.00 feet and a central angle of 38°20'29"; thence northerly along the arc of said curve, a distance of 702.64 feet, to the beginning of a compound curve to the left having a radius of 400.00 feet and a central angle of 15°21'46"; thence northwesterly along the arc of said curve, a distance of 107.25 feet, to the beginning of a reverse curve to the right having a radius of 400.00 feet and a central angle of 07°30'40"; thence northwesterly along the arc of said curve, a distance of 52.44 feet; Thence North 44°58'51" West, a distance of 80.20 feet, to the Southwesterly corner of The Knolls at Little Valley Phase 2, according to the Official Plat thereof, records of the Washington County Recorder; Thence South 89°02'39" East, along the South line of said subdivision, a distance of 118.15 feet, to the Southwesterly corner of Lot 70, said subdivision; Thence South 38°03'55" East, a distance of 27.65 feet, to the beginning of a non tangent curve to the right, of which the radius point lies South 45°51'35" West, a radial distance of 1,116.00 feet, thence southeasterly along the arc of said curve, through a central angle of 30°30'27", a distance of 594.22 feet, to the beginning of a reverse curve to the left having a radius of 277.00 feet and a central angle of 67°39'17", thence southeasterly along the arc of said curve, a distance of 327.08 feet; Thence South 81°17'15" East, a distance of 397.42 feet, to the beginning of a curve to the right having a radius of 233.00 feet and a central angle of 04°01'58", thence easterly along the arc of said curve, a distance of 16.40 feet; Thence South 77°15'17" East, a distance of 240.61 feet, to the beginning of a curve to the left having a radius of 167.00 feet and a central angle of 04°16'55", thence easterly along the arc of said curve, a distance of 12.48 feet; Thence South 81°32'12" East, a distance of 228.86

feet, to the beginning of a curve to the left having a radius of 967.00 feet and a central angle of $14^{\circ}24'22''$, thence easterly along the arc of said curve, a distance of 243.14 feet; Thence North $84^{\circ}03'25''$ East, a distance of 333.30 feet, to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of $82^{\circ}40'05''$, thence northeasterly along the arc of said curve, a distance of 36.07 feet; Thence North $01^{\circ}23'21''$ East, a distance of 105.10 feet; Thence North $17^{\circ}10'26''$ East, a distance of 55.14 feet; Thence North $01^{\circ}23'21''$ East, a distance of 536.80 feet, to the beginning of a curve to the left having a radius of 470.00 feet and a central angle of $21^{\circ}28'25''$, thence northerly along the arc of said curve, a distance of 176.15 feet; Thence North $20^{\circ}05'04''$ West, a distance of 83.55 feet, to the beginning of a curve to the right having a radius of 530.00 feet and a central angle of $21^{\circ}28'25''$, thence northerly along the arc of said curve, a distance of 198.64 feet; Thence North $01^{\circ}23'21''$ East, a distance of 180.06 feet, to the beginning of a curve to the left having a radius of 470.00 feet and a central angle of $15^{\circ}14'05''$, thence northerly along the arc of said curve, a distance of 124.97 feet, to the Southeast corner of Lot 138, The Knolls at Little Valley Phase 3, according to the Official plat thereof, records of the Washington County Recorder; Thence North $76^{\circ}09'16''$ East, a distance of 30.00 feet, to the most Easterly corner of said Subdivision, said point being the beginning of a non tangent curve to the left, of which the radius point lies South $76^{\circ}09'16''$ West, a radial distance of 500.00 feet, thence northwesterly along the arc of said curve, and the Easterly line of said Phase 3, through a central angle of $18^{\circ}59'31''$, a distance of 165.74 feet, to the beginning of a reverse curve to the right having a radius of 300.00 feet and a central angle of $26^{\circ}11'17''$, thence northerly along the arc of said curve, and said Easterly line, a distance of 137.12 feet, to the Southwest Corner of Meadow Valley Estates Phase 1, according to the official plat thereof, records of the Washington County Recorder; Thence South $88^{\circ}55'36''$ East, along the south line of said Phase 1, a distance of 30.31 feet, to the Southwest corner of Lot 1 said Phase 1, said point being the beginning of a non tangent curve to the left, of which the radius point lies North $82^{\circ}26'37''$ East, a radial distance of 270.00 feet, thence southerly along the arc of said curve, through a central angle of $25^{\circ}19'26''$, a distance of 119.34 feet, to the beginning of a reverse curve to the right having a radius of 530.00 feet and a central angle of $34^{\circ}13'36''$, thence southerly along the arc of said curve, a distance of 316.60 feet; Thence South $01^{\circ}23'21''$ West, a distance of 180.06 feet, to the beginning of a curve to the left having a radius of 470.00 feet and a central angle of $21^{\circ}28'25''$, thence southerly along the arc of said curve, a distance of 176.15 feet; Thence South $20^{\circ}05'04''$ East, a distance of 83.55 feet, to the beginning of a curve to the right having a radius of 530.00 feet and a central angle of $21^{\circ}28'25''$, thence southerly along the arc of said curve, a distance of 198.64 feet; Thence South $01^{\circ}23'21''$ West, a distance of 678.87 feet, to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of $97^{\circ}19'55''$, thence southeasterly along the arc of said curve, a distance of 42.47 feet; Thence North $84^{\circ}03'25''$ East, a distance of 258.75 feet, to the beginning of a curve to the left having a radius of 600.00 feet and a central angle of $44^{\circ}23'31''$, thence northeasterly along the arc of said curve, a distance of 464.87 feet; Thence North $39^{\circ}39'55''$ East, a distance of 350.39 feet, to the beginning of a curve to the left having a radius of 467.00 feet and a central angle of $17^{\circ}12'45''$, thence northeasterly along the arc of said curve, a distance of 140.29 feet, to the beginning of a reverse curve to the right having a radius of 343.00 feet and a central angle of $46^{\circ}21'32''$, thence northeasterly along the arc of said curve, a distance of 277.53 feet, to a point on the northerly line of that parcel conveyed to the City of St. George, by Document #20110025584, Official Washington County Records; Thence North $68^{\circ}48'42''$ East, along said line, a distance of 1.66 feet, to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of $79^{\circ}41'02''$, thence northeasterly along the arc of said curve, and said northerly line, a distance of 34.77 feet, to a point on the Westerly right-of-way line of Little Valley Road; Thence South $10^{\circ}52'20''$ East, along said right-of-way line, a distance of 118.68 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South $79^{\circ}07'40''$ West, a radial distance of 25.00 feet, thence northwesterly along the arc of said curve, through a central angle of $104^{\circ}46'29''$, a distance of 45.72 feet, to the beginning of a compound curve to the left having a radius of 277.00 feet and a central angle of $41^{\circ}54'02''$; thence southwesterly along the arc of said curve, a distance of 202.57 feet, to the beginning of a reverse curve to the right having a radius of 533.00 feet and a central angle of $17^{\circ}12'45''$, thence southwesterly along the arc of said curve, a distance of 160.12 feet, to the Point of Beginning.

Containing: 9.65 acres, more or less.

2350 EAST STREET &
HORSEMAN PARK DRIVE
ROADWAY
DEDICATION PLAT

[illegible]

NARRATIVE

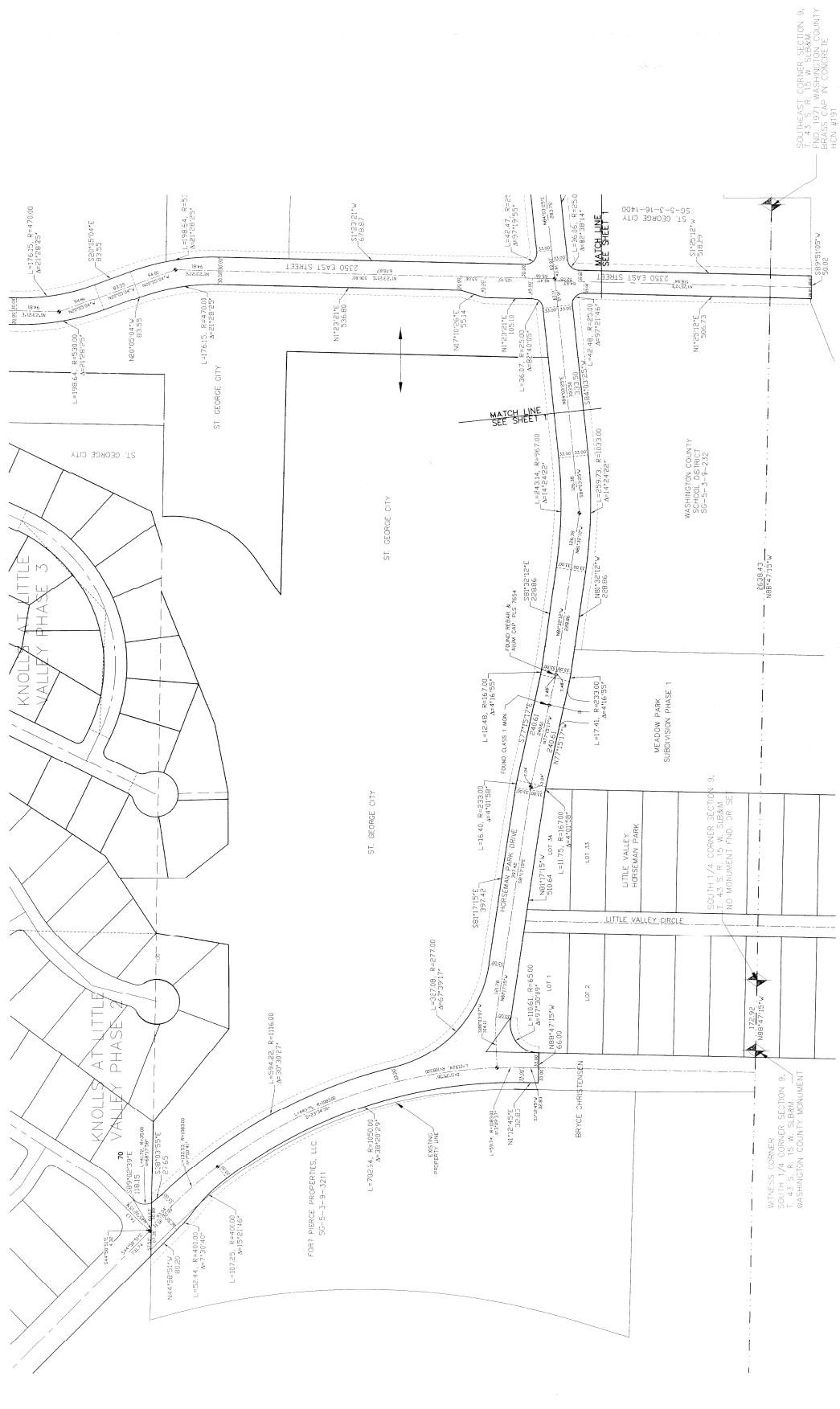
THE BAGGS BEARING FOR THIS SURVEY IS: NORTH 09°50'25" EAST; BETWEEN THE SOUTH EAST CORNER AND THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 EAST, SALT LAKE, BASE AND MERIDIAN.

State of New York
SCOTT P. WOOLSEY
SHEET 1 OF 3

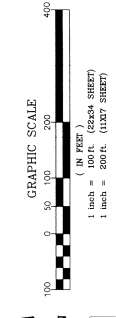
2350 EAST STREET &
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041-71-R000-DED.DWG 6/22/2014



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 SHEET 2 OF 3



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