



## ROADWAY DEDICATION

NAME: 2350 EAST STREET &amp; 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 HORSEMAN'S 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°23'11"; 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 Southeasterly 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, 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.





