

MAP

DOC # 20200012883

Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
03/16/2020 08:17:17 AM Fee \$ 54.00
By HAINES SHELLEE



NAME: RED CLIFFS SQUARE

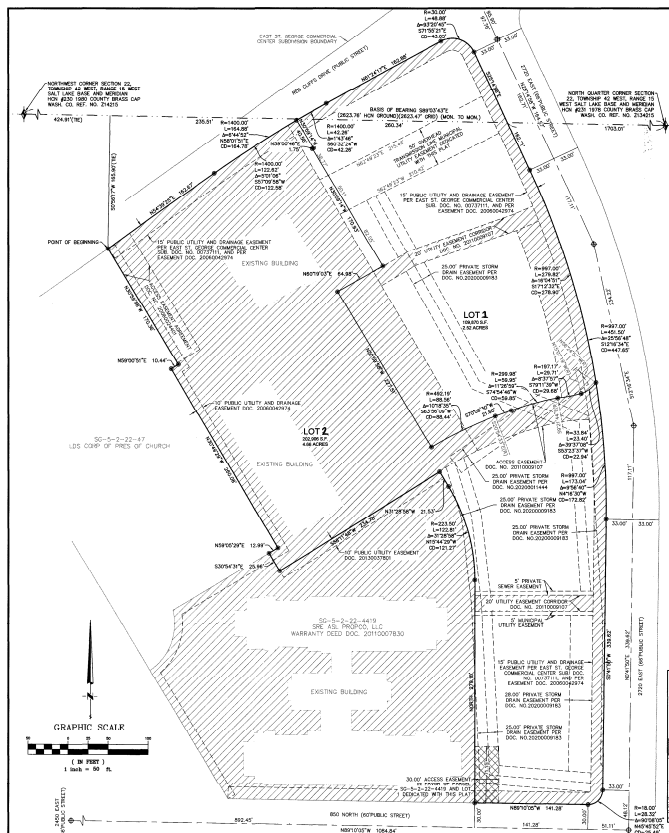
LOTS: 2 MAP: 4343

PARCEL: SG-5-2-22-4412

RED CLIFFS SQUARE LC

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 89°03'43" EAST 424.91 FEET AND SOUTH 00°56'17" WEST 165.90 FEET, FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RED CLIFFS DRIVE AS SHOWN ON THE EAST ST. GEORGE COMMERCIAL CENTER SUBDIVISION, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES; 1) NORTH 54°39'25" EAST 162.67 FEET, 2) NORTHEASTERLY ALONG A 1400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 58°01'51" EAST A DISTANCE OF 164.78 FEET), CENTER POINT LIES SOUTH 35°20'35" EAST THROUGH A CENTRAL ANGLE OF 06°44'52", A DISTANCE OF 164.88 FEET, 3) NORTH 61°24'17" EAST 162.88 FEET 4) EASTERLY ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 71°55'20" EAST A DISTANCE OF 43.65 FEET), CENTER POINT LIES SOUTH 28°35'43" EAST THROUGH A CENTRAL ANGLE OF 93°20'45", A DISTANCE OF 48.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2720 EAST STREET, SAID EAST ST. GEORGE COMMERCIAL CENTER SUBDIVISION; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES; 1) SOUTH 25°14'58" EAST 162.71 FEET, 2) SOUTHERLY ALONG A 997.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 12°16'34" EAST A DISTANCE OF 447.65 FEET), CENTER POINT LIES SOUTH 64°45'02" WEST THROUGH A CENTRAL ANGLE OF 25°56'48", A DISTANCE OF 451.50 FEET, 3) SOUTH 00°41'50" WEST 339.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 850 NORTH STREET AS SHOWN ON 850 NORTH RIGHT OF WAY DEDICATION PLAT DOCUMENT NUMBER 20070053438, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES; 1) SOUTHWESTERLY ALONG A 18.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 45°45'52" WEST A DISTANCE OF 25.49 FEET), CENTER POINT LIES NORTH 89°18'10" WEST THROUGH A CENTRAL ANGLE OF 90°08'05", A DISTANCE OF 28.32 FEET, 2) NORTH 89°10'05" WEST 141.28 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND BETTER DESCRIBED IN DOCUMENT NUMBER 20110007830, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES; 1) NORTH 15°44'29" WEST A DISTANCE OF 121.27 FEET), CENTER POINT LIES NORTH 90°00'00" WEST THROUGH A CENTRAL ANGLE OF 31°28'58", A DISTANCE OF 122.81 FEET, 3) NORTH 31°28'58" WEST 21.53 FEET, 4) SOUTH 58°11'48" WEST 234.78 FEET, 5) NORTH 30°54'31" WEST 25.96 FEET; THENCE NORTH 59°05'29" EAST 12.99 FEET; THENCE NORTH 30°49'29" WEST 260.08 FEET; THENCE NORTH 59°00'51" EAST 10.44 FEET; THENCE NORTH 30°59'58" WEST 170.36 FEET, TO THE POINT OF BEGINNING.



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY & LOCATION ETC. AS SHOWN ON THE PLAT).**
- ① SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - ② SPECIFS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1 & ALUM. CAP).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BAGS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- _____ SECTION LINE
 _____ 1" LAMP
 _____ BOUNDARY LINE
 _____ EASEMENT LINE
 _____ ADJACENT PARCELS LINE
 _____ ADJACENT PARCELS LINE
 30' WIDE ACCESS EASEMENT IN FAVOR OF PARCEL
 50-9-2-22-4419 DECATED WITH THIS PLAT
- PUBLIC EASEMENT PER DEC. NO. 2013-0917

NOTICE OF CONDITION
AND RESTRICTIONS

- [illegible]

4. EAST ST. GEORGE COMMERCIAL CENTER AMENDED SUBDIVISION
DOC. NO. 20070049514 AMENDS LOT LINES, NO CHANGES TO
2720 EAST STREET OR RED CLIFFS DRIVE RIGHT-OF-WAYS. THE
ORIGINAL DEDICATION PLAT DESCRIBED IN THIS PLAT DESCRIPTION
WAS USED TO ESTABLISH STREET RIGHT-OF-WAYS.

**DEVELOPMENT LIMITATIONS WITHIN THE EASEMENT AREA FOR THE
EXISTING OVERHEAD POWER LINES**

1. NO BUILDING OR OTHER STRUCTURE (IE WALL OR FENCE) CAN BE BUILT OR PLACED WITHIN THE EASEMENT.
2. PROVIDE AND MAINTAIN INGRESS AND EGRESS ACCESS TO AND THROUGH ENTIRE EASEMENT.
3. EACH POWER POLE MUST BE ACCESSIBLE TO LINES AT ALL TIMES.
4. USE OF THE AREA WITHIN THE EASEMENT IS LIMITED TO PARKING. PARKING LAYOUTS SHALL ENSURE THAT EACH POWER POLE IS ACCESSIBLE AND THERE SHALL BE MAINTAIN A 20 FOOT MINIMUM BUFFER AROUND EACH POLE.
5. MAINTAIN EXISTING GRADE AROUND POLES. CONTACT SOLES PRIOR TO ANY CIVIL DESIGN, GRADING, OR SURFACE IMPROVEMENTS. ANY DAMAGE AROUND GRADE OF POLE THAT MUST BE MAINTAINED. AREA MUST BE PAVED.
6. LANDSCAPING, IF USED, MUST BE LOW PROFILE TYPE PLANTS. PLANTS MUST BE MAINTAINED. PLANTS MUST BE ALLOWED. ADDITIONALLY, TREES OUTSIDE OF THE EASEMENT AREA WHICH MAY IMPACT OVERHEAD POWER WHEN

ST. GEORGE CITY VICINITY MAP



SURVEYOR'S CERTIFICATE

I, L. D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-1(1) UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND

RED CLIFFS SQUARE

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS
 PLAT

BOUNDARY DESCRIPTION

[illegible]

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 31273


OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE DESCRIBED TRACT OF LAND HEREON, HAYWARD, CALIFORNIA, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND MUNICIPAL UTILITY EASEMENTS TO HEREAFTER BE KNOWN AS:

RED CLIFFS SQUARE

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS LOTS AND MUNICIPAL UTILITY EASEMENTS, ALL LOTS AND MUNICIPAL UTILITY EASEMENTS ARE AS SHOWN OR NOTED. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DESIGNATED AND CONVEYED TO PUBLIC USE, HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN UNDER THIS PLAT TO BE SUBJECT TO THE EASEMENTS AND RIGHTS OF THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 6TH DAY OF FEBRUARY, 2006, AS DOCUMENT NO. 20060000162, AND AMENDED ON THE 6TH DAY OF JUNE, 2011, AS DOCUMENT NO. 20110017151. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS

RED CLIFFS SQUARE LO

 (A UTAH LIMITED LIABILITY COMPANY)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah } ss

STATE OF Washington ss.
COUNTY OF Washington

ON the 14 day of March 1960 PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public and FOR ME, the undersigned, William C. Hollenbeck, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. He is the duly acknowledged agent of the State of Washington and the State of Oregon. He is duly acknowledged to be the duly acknowledged agent of the State of Oregon. He is duly acknowledged to be the duly acknowledged agent of the State of Oregon. He is duly acknowledged to be the duly acknowledged agent of the State of Oregon.

William C. Hollenbeck
Notary Public
My Comm. Expires March 14, 1961
Commission Number 50033
My Comm. Expires 03/14/1961
My Notary Public Commission is valid
from 03/14/60 to 03/14/61 (or until I am duly re-elected)

RED CLIFFS SQUARE

LOCATED IN
SOUTHWEST 1/4 OF SECTION 15 & NORTHWEST 1/4 OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,

<p align="center">COMMUNITY DEVELOPMENT DEPARTMENT/Clerks</p> <p>_____ HAS REVIEWED THIS OFFICE EXAMINED THIS FINAL INDIVIDUAL/PLAT AND RECOMMENDS APPROVAL ON THIS <u>18th</u> DAY OF <u>March</u>.</p> <p><i>[Signature]</i> COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ST. GEORGE</p>		<p align="center">CITY ENGINEER'S APPROVAL</p> <p>_____ HAS REVIEWED THIS OFFICE EXAMINED THIS FINAL INDIVIDUAL/PLAT AND RECOMMENDS APPROVAL ON THIS <u>18th</u> DAY OF <u>March</u>.</p> <p><i>[Signature]</i> CITY ENGINEER, CITY OF ST. GEORGE</p>		<p align="center">CITY ATTORNEY'S APPROVAL</p> <p>_____ HAS REVIEWED THIS OFFICE EXAMINED THIS FINAL INDIVIDUAL/PLAT AND RECOMMENDS APPROVAL ON THIS <u>18th</u> DAY OF <u>March</u>.</p> <p><i>[Signature]</i> CITY ATTORNEY, CITY OF ST. GEORGE</p>		<p align="center">LAND USE AUTHORITY APPROVAL</p> <p>_____ HAS REVIEWED THIS OFFICE EXAMINED THIS FINAL INDIVIDUAL/PLAT AND RECOMMENDS APPROVAL ON THIS <u>18th</u> DAY OF <u>March</u>.</p> <p><i>[Signature]</i> LAND USE AUTHORITY, CITY OF ST. GEORGE</p>		<p align="center">RECUARDER'S APPROVAL</p> <p>_____ HAS REVIEWED THIS OFFICE EXAMINED THIS FINAL INDIVIDUAL/PLAT AND RECOMMENDS APPROVAL ON THIS <u>18th</u> DAY OF <u>March</u>.</p> <p><i>[Signature]</i> WASHINGTON COUNTY RECUARDER</p>		<p align="center">RECORDING</p> <p>DOC # 20200012883</p> <p><i>[Signature]</i> WASHINGTON COUNTY RECORDING</p>	
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BUSH & GUDGELL, INC.

RED CLIFFS SQUARE	
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