

WHEN RECORDED, RETURN TO:
 Tani Downing, City Attorney
 CITY OF ST. GEORGE
 175 East 200 North
 St. George, Utah 84770

NOVEMBER 27, 2023

St.George

**Recordation of the
 Creation of the Tech Ridge Community Development Project Area (CDA)
 by the Redevelopment Agency of the City of St. George**

To the Washington County Recorder:

Pursuant to Title 17C-4-107, Utah Code Annotated 1953, as amended, the Washington County Recorder is being provided with the Tech Ridge Community Development Project Area boundary description, project area map, and parcel list (attached hereto).

On October 26, 2023, the City Council of the City of St. George passed **Ordinance No. 2023-031**, adopting the Tech Ridge Community Development Project Area ("Tech Ridge CDA"), as approved by the Redevelopment Agency of the City of St. George on October 26, 2023, pursuant to **Resolution No. RDA-2023-001R**.

**TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA
 BOUNDARY DESCRIPTION**

Beginning at the Quarter Corner common to Sections 36 and 1, Townships 42 and 43 South, Range 16 West, Salt Lake Base and Meridian (1968 B.L.M. brass cap) and running; thence North 89°27'08" West 284.35 feet along the Township line to a point on an arc and the Easterly line of Indian Hills Drive, Recorded No. 353190; thence northerly along said line, 53.31 feet along an arc of a 267.00 foot radius curve to the right, center bears North 78°27'58" East, with a central angle of 11°26'22" to the Easterly line of Indian Hills Drive, Recorded No. 299508 and running Northerly the following (5) courses along said East line; thence North 00°05'38" West 103.18 feet; thence northerly, 265.26 feet along an arc of a 495.59 foot radius curve to the left, (center bears South 89°54'22" West), with a central angle of 30°40'01"; thence northerly, a distance of 240.95 feet along a reverse curve to the right, (center bears North 59°14'21" East), having a radius of 753.03 feet and a central angle of 18°19'59"; thence North 12°25'38" West 693.37 feet; thence northerly, 17.00 feet along an arc of a 633.00 foot radius curve to the left, (center bears South 77°34'22" West), with a central angle of 01°32'19" to the Northerly line of the (SE 1/4, S.W.1/4) Section 36, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 89°37'47" East 616.41 feet along said North line to the South 1/16 Corner of said Section 36; thence North 00°39'56" East 1871.66 feet along the Center Section line of said Section 36 to the Quarter Corner common to Sections 25 and 36, Township 42 South, Range 16 West, Salt Lake Base and Meridian (1968 B.L.M. brass cap); thence North 41°36'40" West 251.24 feet; thence North 25°21'42" East 177.62 feet; thence North 51°08'47" East 122.90 feet to the section line; thence North 00°39'56" East 245.89 feet along the section line; thence South 68°31'53" West 601.98 feet; thence South 85°47'13" West 658.74 feet; thence North 74°40'48" West 238.88 feet; thence South 83°50'58" West 160.83 feet; thence South 31°09'42" West 187.47 feet; thence South 16°35'02" West 304.31 feet to the westerly line of Indian Hills Drive; thence northwesterly the following (2) courses along the westerly line of said Indian Hills Drive; thence North 52°37'43" West 172.01 feet; thence northwesterly 587.71 feet along an arc of a 1,238.01 foot radius curve to the left (center bears South 37°22'18" West long chord bears North 66°13'41" West 582.20 feet with a central angle of 27°11'58"); to the southerly line of Whisper Ridge Phase 1; thence northeasterly the following (9) courses along said southerly line of Whisper Ridge Phase 1; thence North 50°40'18" West 15.38 feet; thence North 80°40'18" West 196.63 feet; thence northwesterly 47.15 feet along an arc of a 30.00 foot radius curve to the right (center bears North 09°19'42" East long chord bears North 35°38'31" West 42.45 feet with a central angle of 90°03'33"); thence North 09°23'15" East 162.75 feet; thence northeasterly 154.80 feet along an arc of a 165.00 foot radius curve to the right (center bears South 80°36'45" East long chord bears North 36°15'52" East 149.18 feet with a central angle of 53°45'13"); thence North 26°51'32" West 60.00 feet; thence westerly 26.35 feet along an arc of a 30.00 foot radius curve to the right (center bears North 26°51'32" West long chord

bears South 88°18'30" West 25.52 feet with a central angle of 50°20'03"); thence North 11°54'25" East 218.18 feet; thence North 19°07'23" East 464.10 feet; thence South 84°56'22" East 0.22 feet; thence South 64°55'06" East 179.17 feet; thence South 59°36'48" East 178.87 feet; thence South 71°59'44" East 169.38 feet; thence South 89°22'42" East 166.10 feet; thence North 71°06'11" East 125.46 feet; thence North 58°01'37" East 173.82 feet; thence North 30°52'23" East 89.21 feet; thence North 25°29'59" East 338.86 feet; thence North 48°14'51" East 164.96 feet; thence North 38°14'48" East 130.39 feet; thence North 46°39'59" East 404.76 feet to the center section line; thence South 88°42'10" East 849.83 feet along said center section line; thence North 00°46'31" East 2,323.83 feet along the Center Section line of said Section 25 to the East line of that parcel as described by Instrument No. 00509666 Book:935 Page:8 as on file at the Office of the Recorder, Washington County Utah; thence North 18°26'38" East 138.61 feet along said East line; thence South 81°04'59" East 77.00 feet to a point on an extension of the Easterly line of 570 West Street; thence North 08°55'01" East 223.31 feet along said extension line to a point on the East-West Center Section line of said Section 25; thence North 08°55'01" East 270.16 feet; thence South 89°41'21" East 250.96 feet; thence South 19°47'24" East 292.12 feet to the center section line; thence South 88°38'04" East 433.47 feet along said Center Section line to the Westerly Right-of-Way of Bluff Street (Utah State Highway 18); thence southeasterly along said Right-of-Way line, 326.08 feet along an arc of a 2,049.86 foot radius curve to the left, center bears North 58°50'37" East, with a central angle of 09°06'52" to an existing Right-of-Way Monument (1972 P.T. STA. 138+65.8) thence South 39°11'13" East 41.20 feet along said Right-of-Way to the Westerly line of that parcel as described by Instrument No. 00939071 Book:1733 Page:1691, and running the following 3 courses along said West line) thence South 50°49'18" West 202.53 feet; thence South 13°18'28" East 254.53 feet; thence South 46°22'45" East 303.85 feet to a point on the 1/16 line; thence South 00°41'06" West 197.07 feet along said 1/16 line to a point on the Northwesterly line of that parcel as described by Instrument No. 20060011403, and running Southerly the following (3) courses along said line; thence North 77°57'38" West 52.00 feet; thence South 00°41'06" West 108.57 feet; thence southeasterly, 68.18 feet along an arc of a 900.00 foot radius curve to the right, center bears South 40°06'23" West, with a central angle of 04°20'27" to a point on the 1/16 line to a point on the Easterly line of that parcel as described by Instrument No. 00265654, Book: 357 Page: 354; thence southeasterly along said East line, a distance of 152.24 feet along a compound curve to the right having a radius of 540.00 feet and a central angle of 16°09'12" to the Northerly line of the (SE1/4, SE1/4) Section 25, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 88°41'49" East 236.24 feet along said North line to a point that is 330.00 feet from the Northwest corner of (SE1/4, SE1/4) of said Section 25; thence South 88°41'49" East 236.24 feet; thence South 00°41'05" West 86.67 feet; thence South 21°48'54" East 84.19 feet; thence South 08°08'08" East 105.85 feet; thence South 14°42'25" East 188.81 feet; thence South 03°34'44" East 71.99 feet; thence South 27°43'38" West 167.42 feet; thence South 01°02'33" East 82.34 feet; thence South 40°10'32" West 47.61 feet; thence South 00°41'05" West 540.96 feet; to a point on the section line common to said Sections 25 and 36, said point also being 330.00 feet from the Southwest corner of (SE1/4, SE1/4) of said Section 25; thence North 88°45'35" West 97.06 feet along said section line to a line that follows the approximate top rim of that portion of ledge lying within the (NE1/4, NE1/4) of said Section 36, and running the following (12) courses along said line; thence South 13.46 feet; thence South 58°46'00" East 71.90 feet; thence South 30°10'44" East 43.12 feet; thence South 81°37'49" East 27.22 feet; thence South 33°49'09" East 43.61 feet; thence South 17°31'28" East 93.46 feet; thence South 03°53'15" East 117.31 feet; thence South 33°45'51" West 91.93 feet; thence South 48°25'03" West 141.31 feet; thence South 58°36'56" West 95.76 feet; thence South 62°46'34" West 87.00 feet; thence South 51°51'35" West 273.78 feet to the Northerly line of that parcel as described by No.00410065 Book:667 Page:795; thence southwesterly along said North line, 261.97 feet along an arc of a 379.76 foot radius curve to the left, center bears South 46°54'48" East, with a central angle of 39°31'28" to a point on the Westerly line of that parcel as described by Instrument No. 20060022629 and running Southerly the following (4) courses along said West line; thence southerly, a distance of 213.94 feet along a compound curve to the left having a radius of 2,363.47 feet and a central angle of 05°11'11"; thence southeasterly, a distance of 222.23 feet along a compound curve to the left having a radius of 290.00 feet and a central angle of 43°54'23"; thence southeasterly, a distance of 147.01 feet along a reverse curve to the right, (center bears South 44°28'10" West), having a radius of 483.39 feet and a central angle of 17°25'30"; thence South 89°28'15" East 42.68 feet to the Easterly line of the (W1/2,NE1/4) said Section 36; thence South 00°35'53" West 1,151.18 feet along said East line to the East 1/16 Corner of said Section 36; thence South 00°38'17" West 2,655.26 feet along the Easterly line of the(W1/2,SE1/4) said Section 36 to the Township line; thence North 89°31'30" West 171.98 feet along said Township line; thence South 01°23'00" West 531.10 feet; thence North 88°37'00" West 700.00 feet; thence North 01°23'00" East 520.00 feet to the Township line; thence North 89°31'30" West 460.00 feet along said Township line to the Point of beginning.

Containing 355.27 acres

**TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA
MAP**



TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA
PARCEL LIST

Tech Ridge CDA Property List (2023)

Parcel ID	Acres (approximate)	Owner
SG-6-2-25-201123	188.69	St. George City
SG-6-2-36-4201	1.01	Tech Ridge LLC
SG-6-2-25-331	7.20	Tech Ridge LLC
SG-6-2-25-203	3.86	Tech Ridge LLC
SG-6-2-25-335	2.56	Tech Ridge LLC
SG-TEC-1-OPEN-1	0.88	Tech Ridge LLC
SG-TEC-1-OPEN-2	3.72	Tech Ridge LLC
SG-TEC-1-OPEN-3	0.06	Tech Ridge LLC
SG-TEC-1-1	1.29	Ram-Pro LLC
SG-TEC-1-2	0.80	Skyview Ltd LLC
SG-TEC-1-3	1.25	PI Building Assoc LLC
SG-711-C-1	0.75	St. George City
Roadway Parcels	20.17	
SG-6-2-25-241	1.97	Tech Ridge LLC
SG-6-2-25-202123	30.20	Dixie Applied Tech College
SG-6-2-25-230	17.37	One.Six LLC
SG-PTXAS-33	3.00	Tech Ridge LLC
SG-6-2-36-4101	18.77	Tech Ridge LLC
SG-BRC-1-101	0.11	Richmond American Homes of Utah Inc
SG-BRC-1-102	0.10	Richmond American Homes of Utah Inc
SG-BRC-1-103	0.07	Brizolara Alberto, Et Al
SG-BRC-1-104	0.05	Richmond American Homes of Utah Inc
SG-BRC-1-105	0.05	Skanchy Steven, Et Al
SG-BRC-1-106	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-107	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-108	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-109	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-110	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-111	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-112	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-113	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-114	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-115	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-116	0.08	Richmond American Homes of Utah Inc
SG-BRC-1-117	0.04	Weeks Timothy R, Et Al
SG-BRC-1-118	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-119	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-120	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-121	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-122	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-123	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-124	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-125	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-126	0.04	Richmond American Homes of Utah Inc
SG-BRC-1-COMMON	1.51	St. George City
SG-BRC-1-OPEN	3.73	St. George City
SG-BRC-2-4-6-201	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-202	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-203	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-204	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-205	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-206	0.03	Black Ridge Kd-Dai LLC

SG-BRC-2-4-6-419	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-420	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-421	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-422	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-423	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-424	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-425	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-426	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-427	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-428	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-429	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-601	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-602	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-603	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-604	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-605	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-606	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-607	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-608	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-609	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-610	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-611	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-612	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-613	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-614	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-615	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-616	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-617	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-618	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-619	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-620	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-621	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-622	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-623	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-624	0.03	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-AREA-C	0.58	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-AREA-D	0.17	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-COMMON	6.52	Black Ridge Kd-Dai LLC
SG-BRC-2-4-6-OPEN	17.68	St. George City
SG-BRC-3-301	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-302	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-303	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-304	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-305	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-306	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-307	0.04	Black Ridge Cove LLC
SG-BRC-3-308	0.04	Black Ridge Cove LLC
SG-BRC-3-309	0.04	Black Ridge Cove LLC
SG-BRC-3-310	0.04	Black Ridge Cove LLC
SG-BRC-3-311	0.04	Black Ridge Cove LLC
SG-BRC-3-312	0.04	Black Ridge Cove LLC
SG-BRC-3-313	0.04	Black Ridge Cove LLC
SG-BRC-3-314	0.04	Black Ridge Cove LLC
SG-BRC-3-315	0.04	Black Ridge Cove LLC
SG-BRC-3-316	0.05	Black Ridge Cove LLC
SG-BRC-3-317	0.11	Black Ridge Cove LLC
SG-BRC-3-318	0.05	Black Ridge Cove LLC
SG-BRC-3-319	0.05	Black Ridge Cove LLC
SG-BRC-3-320	0.05	Black Ridge Cove LLC
SG-BRC-3-321	0.05	Black Ridge Cove LLC

SG-BRC-3-322	0.06	Black Ridge Cove LLC
SG-BRC-3-323	0.09	Richmond American Homes of Utah Inc
SG-BRC-3-324	0.07	Richmond American Homes of Utah Inc
SG-BRC-3-325	0.07	Richmond American Homes of Utah Inc
SG-BRC-3-326	0.04	Richmond American Homes of Utah Inc
SG-BRC-3-COMMON	1.68	Black Ridge Cove LLC
SG-BRC-3-OPEN	4.08	St. George City
SG-BRC-5-501	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-502	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-503	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-504	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-505	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-506	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-507	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-508	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-509	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-510	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-511	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-512	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-513	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-514	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-515	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-516	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-517	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-518	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-519	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-520	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-521	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-522	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-523	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-524	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-525	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-526	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-527	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-528	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-529	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-530	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-531	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-532	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-533	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-534	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-535	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-536	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-537	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-538	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-539	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-540	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-541	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-542	0.03	Black Ridge Kd-Dai LLC
SG-BRC-5-COMMON	2.96	Black Ridge Kd-Dai LLC
SG-BRC-5-OPEN	2.01	St. George City
SG-BRC-7-701	0.08	Black Ridge Cove LLC
SG-BRC-7-702	0.07	Black Ridge Cove LLC
SG-BRC-7-703	0.06	Black Ridge Cove LLC
SG-BRC-7-704	0.06	Black Ridge Cove LLC
SG-BRC-7-705	0.06	Black Ridge Cove LLC
SG-BRC-7-706	0.05	Black Ridge Cove LLC
SG-BRC-7-707	0.05	Black Ridge Cove LLC
SG-BRC-7-708	0.05	Black Ridge Cove LLC
SG-BRC-7-709	0.07	Black Ridge Cove LLC

SG-BRC-7-710	0.12	Black Ridge Cove LLC
SG-BRC-7-COMMON	1.45	Black Ridge Cove LLC
SG-BRC-7-OPEN	1.06	St. George City
TOTAL	355.27	

CITY OF ST. GEORGE

Michael Randall
Mayor

[City of St. George - Corporate Seal]

Attested By: Robert Myers



Questions, please contact:

Robert Myers
Budget and Financial Planning Director
CITY OF ST. GEORGE
175 East 200 North
St. George, Utah 84770
Telephone: (435) 627-4917

NOTARY ACKNOWLEDGMENT
Recordation of the Creation of the
Tech Ridge Community Development Project Area (CDA)
by the Redevelopment Agency of the City of St. George
November 27, 2023

State of Utah

§

County of Washington

On this 29th day of November, in the year 2023, before me Emilie G. Pinkelman a notary public, personally appeared Michele Randall, the signer of the foregoing instrument, who being duly sworn, did say that she is the Mayor of the City of St. George, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of said corporation by Michele Randall.

Witness my hand and official seal.



Notary Public

