

MAP**NAME: BLACK MOUNTAIN DR. AMENDED****MAP: 5517 LOTS: 0_ UNITS: 0 COMMON: 0 GARAGE: 0****PARCEL NUMBER: SG-5-3-31-433-SLL****STATE OF UTAH****SCHOOL AND INSTITUTIONAL TRUST LAND ADMINISTRATION****BLACK MOUNTAIN DRIVE AMENDED ROADWAY DEDICATION**

Beginning at a point which is North 89°03'28" West 2305.62 feet along the North Section line and South 00°00'00" East 191.76 feet from the North Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, said point also being on the Westerly Right-of-Way of Desert Color Parkway; running thence along said Desert Color Parkway Right-of-Way South 04°13'59" West 66.00 feet to a point on the arc of a non-tangent curve to the right having a radius of 25.00 feet; thence Southeasterly 38.57 feet along the arc of said curve through a central angle of 88°23'40", the chord of which bears South 41°34'11" East for a distance of 34.86 feet, the radial direction of which bears South 04°13'59" West; thence South 02°15'52" West 25.90 feet; thence North 87°26'47" West 8.24 feet; thence North 07°10'10" West 33.06 feet to a point on the arc of a curve to the left having a radius of 10.00 feet; thence Northwesterly 13.72 feet along the arc of said curve through a central angle of 78°35'51" to a point of tangency; thence North 85°46'01" West 328.12 feet; thence North 79°59'57" West 99.50 feet; thence North 85°46'01" West 343.00 feet to a point on the arc of a curve to the left having a radius of 35.00 feet; thence Southwesterly 54.98 feet along the arc of said curve through a central angle of 90°00'00" to a point of tangency; thence South 04°13'59" West 32.10 feet; thence North 85°46'01" West 66.00 feet; thence North 04°13'59" East 47.10 feet to a point on the arc of a curve to the left having a radius of 20.00 feet; thence Northwesterly 31.42 feet along the arc of said curve through a central angle of 90°00'00" to a point of non-tangency; thence North 04°21'32" East 69.30 feet; thence South 85°38'28" East 13.30 feet to a point on the arc of a curve to the left having a radius of 20.00 feet; thence Northeasterly 31.46 feet along the arc of said curve through a central angle of 90°07'33" to a point of non-tangency; thence South 85°46'01" East 52.00 feet; thence South 04°13'59" West 3.28 feet to a point on the arc of a curve to the left having a radius of 20.00 feet; thence Northeasterly 31.42 feet along the arc of said curve through a central angle of 90°00'00" to a point of tangency; thence South 85°46'01" East 784.31 feet to the said Westerly Right-of-Way of Desert Color Parkway, said point also being the point of beginning.

Containing: 69,356 sq.ft 1.59 Acres

Together with a Public Ingress/Egress Easement for Pedestrian Access Only along the Northerly and Southerly Right-of-Way lines as shown hereon.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the herein-described tract of land having caused the same to be subdivided into a Public Street, Municipal Utility Easements, and a Public Access Easement to be hereinafter known as:

"BLACK MOUNTAIN DRIVE AMENDED"

For good and valuable consideration received, does hereby dedicate and convey to the City of St. George all areas shown on this plat as a Public Street and also hereby grant to the City of St. George easements over, on, under, and across all portions shown or referenced herein, plat in Washington County and Public Access Easement. Excepting and reserving to the State of Utah, School and Institutional Trust Lands Administration the entire interest in the mineral estate, including all coal, oil, gas and other minerals in all lands so conveyed and reserved.

In witness whereof we have hereunto set our hands this 27 day of Dec 2024

STATE OF UTAH

THE STATE OF UTAH, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Washington, Utah.

APPROVED AS TO FORM
Sean D. Boyce, Utah Attorney General

APPROVED AS TO CONTENT
THE ATTORNEY GENERAL
Washington County

JOINDER AND CONSENT

The undersigned is holder of all the herein described tract of land pursuant to the development plan No. 004, LHM, dated September 11, 2012, between DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company and the State of Utah being through the School and Institutional Trust Lands Administration, hereby joins in the consent to the above dedication and conveys.

Desert Color St. George, LLC, hereby waives to the City of St. George, its successors and assigns, title to all property described and shown on this plat as intended for the perpetual use of the public street and municipal utility easements for public use as so herein demonstrated.

DESERT COLOR ST. GEORGE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

Michael A. Davies, Manager

DESERT COLOR COMMUNITY MASTER ASSOCIATION, INC.

Acceptance of Trail Easement

NOTICE OF CONDITIONS & RESTRICTIONS

- THE FOLLOWING CONDITIONS & RESTRICTIONS ENCLAVE THE PROPERTY, AS DESCRIBED HEREIN IN PARAPHRASE.
- By receiving this plat, municipal utility easements are hereby granted to the City of St. George over, on, under and across all portions shown or referenced on this plat as Municipal Utility Easements, for the installation, access, maintenance, and repair of all municipal utilities.
 - Public Access Easements are for the Desert Color Community Association to provide public use along the trails and easements identified.

NARRATIVE

The purpose of this amendment is to add rights-of-way on the Southwest side of the roadway for future roadway widening, and remove public roadways to the west. Along with dedicating Municipal Utility Easements (MUE) to the City of St. George.

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Washington

On the 27th day of December, 2024 appeared before me Michelle E. McGonigle, who being by me duly sworn did say that she is the director of State of Utah School and Institutional Trust Lands Administration, and she did also acknowledge that she executed this above instrument on behalf of the State of Utah School and Institutional Trust Lands Administration for the use and purposes herein stated.

NOTARY PUBLIC SIGNATURE: Michelle E. McGonigle
NOTARY PUBLIC FULL NAME: Michelle E. McGonigle
COMMISSION NUMBER: 73810
MY COMMISSION EXPIRES: 03/01/2028
A NOTARY PUBLIC COMMISSIONED IN UTAH

DO NOT STAMP

OFFICIAL SEAL NOT REQUIRED
PER UTAH CODE 46-3-305(2)

JOINDER AND CONSENT ACKNOWLEDGEMENT

STATE OF Ut
COUNTY OF Washington

On the 2 day of January, 2025 before me, Craig Coats a notary public, Personally appeared, Craig Coats on the basis of satisfactory evidence to me the person whose name is subscribed to this document and acknowledged he executed the same.

NOTARY PUBLIC SIGNATURE: Craig Coats
NOTARY PUBLIC FULL NAME: Craig Coats
COMMISSION NUMBER: 737476
MY COMMISSION EXPIRES: 03/01/2028
A NOTARY PUBLIC COMMISSIONED IN UTAH

DO NOT STAMP

OFFICIAL SEAL NOT REQUIRED
PER UTAH CODE 46-3-305(2)

CORPORATE ACKNOWLEDGEMENT

STATE OF Ut
COUNTY OF Washington

On the 2 day of January, 2025 before me, Craig Coats a notary public, Personally appeared, Craig Coats on the basis of satisfactory evidence to me the person whose name is subscribed to this document and acknowledged he executed the same.

NOTARY PUBLIC SIGNATURE: Craig Coats
NOTARY PUBLIC FULL NAME: Craig Coats
COMMISSION NUMBER: 737476
MY COMMISSION EXPIRES: 03/01/2028
A NOTARY PUBLIC COMMISSIONED IN UTAH

DO NOT STAMP

OFFICIAL SEAL NOT REQUIRED
PER UTAH CODE 46-3-305(2)

SURVEYOR'S CERTIFICATE

Craig Coats, a Professional Land Surveyor, License Number: 70088, held his license in accordance with Title 46 Chapter 20, Professional Engineers and Professional Land Surveyors, Licensing Act and have examined this survey of the property described herein in accordance with Section 15-2(1) and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the herein named I have made a survey of the tract of land as shown on this plat and have established the same next to the Public Street, Municipal Utility Easements, and Public Access Easements as herein more fully shown.

"BLACK MOUNTAIN DR. AMENDED"

And that this same has been carefully surveyed and staked on the ground as shown on this plat.

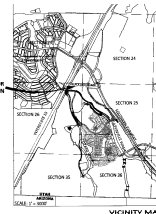
Dated: 12-20-24

Craig Coats, P.L.S.



Certificate No. 7248895-2201

BLACK MOUNTAIN DR. PROJECT LOCATION



Black Mountain Drive Amended
Sheet 1 of 2

ALLIANCE CONSULTING
A Planning and Engineering Firm



AMENDED ROAD DEDICATION
FOR
BLACK MOUNTAIN DR. AMENDED
SECTION 25, 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, UTAH
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

ROADWAY DEDICATION PLAT
FOR
BLACK MOUNTAIN DR.
AMENDED

LOCATED IN
WASHINGTON COUNTY, UTAH
SECTION 25, 26,
TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN

City Surveyor Approval	Community Development Director Approval	City Engineer Approval	City Attorney Approval	Land Use Authority Approval	Treasurer Approval	Recorded Number
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this 3 day of January, 2025. <u>Paul Ornel</u> City Surveyor City of St. George	I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this 28 day of January, 2025. <u>Paul Ornel</u> Community Development Director City of St. George	I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this 28 day of January, 2025. <u>Paul Ornel</u> City Engineer City of St. George	Approval as to form, this the 2 day of January, 2025. <u>Paul Ornel</u> City Attorney City of St. George	I hereby verify that the Land Use Authority reviewed this final subdivision plat and approved it on this the 2 day of January, 2025, with all commitments and obligations pertaining thereto. <u>Paul Ornel</u> Land Use Authority City of St. George	I, Washington County Treasurer, do hereby certify that all taxes, fees, and costs due and payable by the subdivision plat have been paid in full. <u>Paul Ornel</u> Washington County Treasurer	DOC # 20250000687 RECORDED JAN 28 2025 <u>Paul Ornel</u> Washington County Recorder

SHEET
1
OF 2

