

NAME ROADWAY DEDICATION PLAT (Hilton Drive & Dixie Drive) 1470 South &
1600 South

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REQUEST OF ST. GEORGE CITY

BY bhh UNITS none MAP # 444 File # 9

OWNERS SOUTHGATE PLAZA, A Utah General Partnership

Ralph O. Brown, General Partner

Richard A. Schmitz, General Partner

SOUTHGATE PLAZA LIMITED PARTNERSHIP

John H. Morgan Jr., General partner

UTAH RESOURCES INTERNATIONAL, INC.

John H. Morgan Jr. Pres.

HILTON DRIVE & DIXIE DRIVE
ROAD RIGHT-OF-WAY DESCRIPTION

BEGINNING AT A POINT $S0^{\circ}41'46"E$, 519.77 FEET ALONG THE SECTION LINE AND EAST, 302.59 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T43S, R15W, SLB1M SAID POINT ALSO BEING AT A BOUNDARY CORNER OF A PREVIOUSLY DEDICATED PORTION OF HILTON DRIVE, RUNNING THENCE $S78^{\circ}15'30"E$, 57.83 FEET TO THE I-15 FREEWAY RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY AS FOLLOWS: $S61^{\circ}42'23"W$, 32.70 FEET, THENCE $S79^{\circ}59'40"E$, 312.4 FEET TO THE POINT OF CURVE OF A 582.58 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $S79^{\circ}48'20"E$, THENCE SOUTHERLY 618.33 FEET ALONG THE ARC OF SAID CURVE, THENCE $S51^{\circ}45'52"W$, 53.40 FEET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING $N63^{\circ}21'38"W$, 11.10 FEET TO THE POINT OF CURVE OF A 490.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $N63^{\circ}27'39"W$, THENCE WESTERLY 52.31 FEET ALONG THE ARC OF SAID CURVE, THENCE $S81^{\circ}29'45"W$, 650.49 FEET TO THE POINT OF CURVE OF A 2718.07 FOOT RADIUS CURVE TO THE RIGHT, THENCE 202.59 FEET ALONG THE ARC OF SAID CURVE, THENCE $N88^{\circ}13'31"W$, 316.04 FEET TO THE POINT OF CURVE OF A 1457.13 FOOT RADIUS CURVE TO THE LEFT, THENCE 233.09 FEET ALONG THE ARC OF SAID CURVE, THENCE $N7^{\circ}23'26"W$, 80.00 FEET TO THE POINT OF CURVE OF A 1533.13 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $S7^{\circ}23'26"E$, THENCE EASTERLY 245.89 FEET ALONG THE ARC OF SAID CURVE, THENCE $S88^{\circ}13'31"E$, 316.04 FEET TO THE POINT OF CURVE OF A 2638.07 FOOT RADIUS CURVE TO THE LEFT, THENCE EASTERLY 197.01 FEET ALONG THE ARC OF SAID CURVE, THENCE $N87^{\circ}29'45"E$, 650.49 FEET TO THE POINT OF CURVE OF A 510.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHERLY 570.65 FEET ALONG THE ARC OF SAID CURVE, THENCE $N8^{\circ}21'53"E$, 568.68 FEET TO THE POINT OF BEGINNING, CONTAINING 4.908 ACRES MORE OR LESS.

1470 SOUTH
ROAD RIGHT-OF-WAY DESCRIPTION

BEGINNING AT A POINT $N0^{\circ}52'31"W$, 772.23 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 16, T42S, R16W, SLB1M RUNNING THENCE $N89^{\circ}07'31"W$, 205.38 FEET TO THE POINT OF CURVE OF A 2500 FOOT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 267.49 FOOT RADIUS REVERSE CURVE, THENCE SOUTHERLY 109.72 FEET ALONG THE ARC OF SAID CURVE, THENCE $N63^{\circ}39'11"W$, 66.00 FEET TO THE POINT OF CURVE OF A 201.19 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $N63^{\circ}39'11"W$, THENCE NORTHERLY 89.58 FEET ALONG THE ARC OF SAID CURVE, THENCE $N0^{\circ}52'28"E$, 116.00 FEET, THENCE $S89^{\circ}07'31"E$, 66.00 FEET TO THE POINT OF CURVE OF A 23.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $S89^{\circ}07'31"E$, THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, THENCE $S89^{\circ}07'31"E$, 923.02 FEET TO THE I-15 FREEWAY RIGHT-OF-WAY, THENCE $S5^{\circ}58'03"W$, 68.26 FEET ALONG SAID RIGHT-OF-WAY, THENCE $N89^{\circ}07'31"W$, 707.80 FEET TO THE POINT OF BEGINNING. CONTAINING 1.772 ACRES MORE OR LESS.

1600 SOUTH DESCRIPTION

BEGINNING AT A POINT $S18^{\circ}07'44"W$, 62.59 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T43S, R16W, SLB1M SAID POINT ALSO BEING AT A BOUNDARY CORNER OF A PREVIOUSLY DEDICATED PORTION OF 1600 SOUTH, RUNNING THENCE $S10^{\circ}44'00"W$, 66.42 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $S3^{\circ}51'05"W$, THENCE WESTERLY, 30.78 FEET ALONG THE ARC OF SAID CURVE, THENCE $N82^{\circ}40'30"W$, 43.93 FEET TO THE POINT OF CURVE OF A 1017.00 FOOT RADIUS CURVE TO THE LEFT, THENCE WESTERLY 384.88 FEET ALONG THE ARC OF SAID CURVE, THENCE $S78^{\circ}20'23"W$, 125.32 FEET, THENCE $N40^{\circ}39'37"W$, 66.00 FEET, THENCE $N78^{\circ}20'23"E$, 125.32 FEET TO THE POINT OF CURVE OF A 1083.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE EASTERLY 207.64 FEET ALONG THE ARC OF SAID CURVE, THENCE $S89^{\circ}40'30"E$, 43.93 FEET TO THE POINT OF CURVE OF A 566.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE EASTERLY 42.80 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING. CONTAINING 0.617 ACRES MORE OR LESS.

DRAINAGE, ROADWAY & UTILITIES EASEMENT DESCRIPTION

BEGINNING AT A POINT $S0^{\circ}41'46"E$, 1238.05 FEET ALONG THE SECTION LINE AND EAST, 243.44 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T43S, R15W, SLB1M, RUNNING THENCE $S63^{\circ}27'38"E$, 11.10 FEET TO THE POINT OF CURVE OF A 5,669.58 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $S68^{\circ}42'05"E$, SAID POINT ALSO BEING ON THE I-15 FREEWAY RIGHT-OF-WAY LINE, THENCE SOUTHERLY 180.00 FEET ALONG THE ARC OF SAID CURVE AND I-15 RIGHT-OF-WAY, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING $N69^{\circ}30'55"W$, 95.41 FEET TO THE POINT OF CURVE OF A 490.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS $N45^{\circ}45'16"W$, THENCE NORTHEASTERLY, 150.00 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

