NAME: <u>Main Street & 1670 South Roadway Dedication</u>

UNITS: <u>O</u>   MAP: <u>1387</u> FILE: <u>9</u>

<u>St. George City</u>

<u>S.W.A.C. East LLC</u>

<u>Kenneth B. Newby LTD</u>

<u>Ralph Carter Lamoreaux Trustee</u>

MAIN STREET AND 1670 SOUTH STREET

ROADWAY DESCRIPTIONS

MAIN STREET

A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N 89°28'23" E ALONG THE SECTION LINE 1285.30 FEET TO THE POINT OF BEGINNING;
THENCE S 34°02'49" W 120.07 FEET TO THE POINT OF CURVATURE OF A 2351.60 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S 55°57'11" E);
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 523.07 THROUGH A CENTRAL ANGLE OF 12°51'13" TO THE POINT OF TANGENCY;
THENCE S 21°11'37" W 164.38 FEET TO A POINT OF CURVATURE OF A 1333.00; FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 489.19 FEET TO A POINT OF TANGENCY (CHORD: S 10°40'48" W 486.45');
THENCE S 00°10'00" W 953.13 FEET;
THENCE S 89°50'00" E 33.00 FEET;
THENCE N 00°10'00" E 75.99 FEET;
THENCE S 89°50'00" E 33.00 FEET;
THENCE N 00°10'00" E 877.14 FEET, TO A POINT OF CURVATURE OF A 1267.00 FOOT RADIUS CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS (S 89°50'00" E);
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 464.97 FEET THROUGH A CENTRAL ANGLE OF 21°01'37" TO THE POINT OF TANGENCY;
THENCE N 21°11'37" E 164.38 FEET, TO A POINT OF CURVATURE OF A 2265.60 FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 508.26 FEET. THROUGH A CENTRAL ANGLE OF 12°51'13", TO THE POINT OF TANGENCY;
THENCE N 34°02'49" E 116.71 FEET;
THENCE N 00°02'08" E 83.72 FEET TO A POINT ON THE ARC OF A 1103.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (A RADIAL LINE WHICH BEARS N 73°12'34" W), SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF A HIGHWAY FRONTAGE ROAD;
THENCE ALONG THE ARC OF SAID CURVE 59.50 FEET. THROUGH A CENTRAL ANGLE OF 03°15'17";
THENCE S 34°02'49" W 122.35 FEET TO THE POINT OF BEGINNING.

1670 SOUTH STREET

A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID SECTION 6;
THENCE N 89°28'23" E ALONG THE SECTION LINE 2062.68 FEET;
THENCE SOUTH 567.40 FEET TO THE POINT OF BEGINNING;
THENCE N 89°03'43" W 841.92 FEET TO A POINT OF CURVATURE OF A 268.75 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE 102.45 FEET TO A POINT OF TANGENCY. (CHORD: N78°00'27" W 101.83 FEET);
THENCE N 67°13'12" W 34.48 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE 27.95 FEET TO THE POINT OF CUSP, THE RADIUS POINT OF WHICH BEARS (S77°09'41" E)
SAID POINT BEING ON THE ARC OF A 2265.60 FOOT RADIUS CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, THE RADIUS POINT OF WHICH BEARS (S66°09'50"E)
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE & EASTERLY RIGHT-OF-WAY LINE 96.34 FEET TO THE POINT OF CUSP, THROUGH A CENTRAL ANGLE OF 02°26'11" THE RADIUS POINT OF WHICH BEARS (S66°35'52"E 20.00 FEET);
THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 31.20 FEET, THROUGH A CENTRAL ANGLE OF 89°22'41"
THENCE S 67°13'12" E 33.90 FEET TO THE POINT OF CURVATURE OF A 328.75 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 125.32 FEET, (CHORD: S 78°08'27" E 124.57 FEET) TO A POINT OF TANGENCY;
THENCE S 89°03'43" E 335.90 FEET;
THENCE N 00°56'17" E 30.00 FEET
THENCE S 89°03'43" E 506.02 FEET;
THENCE N 00°56'17" E 30.00 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 174899, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THE ACCURACY OF THIS PLAT, AND THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PUBLIC ROADWAYS SHOWN ON THIS PLAT AND DESCRIBED BELOW HEREAFTER TO BE KNOWN AS:

MAIN STREET AND 1670 SOUTH STREET

ROADWAY DESCRIPTIONS

MAIN STREET

A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1670 SOUTH STREET

A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DATE: 5/15/97

Scott P. Woolsey
SCOTT P. WOOLSEY

OWNER'S DEDICATION

MAIN STREET & 1670 SOUTH STREET

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF ____ A.D. 1997.

TRUSTEE ACKNOWLEDGMENT
STATE OF WASHINGTON) ss.
COUNTY OF WASHINGTON)

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASHINGTON) ss.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH) ss.
COUNTY OF WASHINGTON)

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASHINGTON) ss.

LEGEND
- CLASS 1 MONUMENT TO BE SET
- CLASS 1 MONUMENT TO BE SET
- SECTION MONUMENT
- (R) RECORD
- (M) MEASURED
- (RADIAL) RADIAL BEARING

ℓα ALPHA ENGINEERING CO.
148 EAST TABERNACLE
ST. GEORGE, UTAH 84770
Tel: (801) 628-6500

MAIN STREET & 1670 SOUTH STREET
ROADWAY DEDICATION PLAT

PLANNING AND ZONING ADMINISTRATOR	PLANNING COMMISSION	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	ACCEPTANCE