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FOR: ST GEORGE CITY ENGINEERING DEPT

## AGREEMENT

THIS AGREEMENT entered into this 5<sup>th</sup> day of February, 2001, by and between the City of St. George, a Utah municipal corporation, hereinafter referred to as "City", and Cottam Place, Ltd., a Utah partnership, and Troy Danklef, an individual, herein Cottam Place, Ltd. and Troy Danklef are collectively referred to as "Cottam."

### WITNESS:

WHEREAS, for the health and safety of its citizens, the City intends on widening and improving River Road between 1450 South and 2450 South;

WHEREAS, Cottam owns real property on River Road between 1450 South and 2450 South;

WHEREAS, the proposed improvements require that a portion of the Cottam property be dedicated to the City as a road and additional property be subject to an easement for public utilities and drainage;

WHEREAS, the City proposes to make certain improvements to the remaining Cottam property to offset the lost value due to the conveyance of property via the road dedication and the loss in value of the property due to the easement;

WHEREAS, the proposed improvements are equal in value to the value of the dedication and easement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereby covenant and agree as follows:

## AGREEMENT

1. Deed of Dedication: Cottam will convey the following to the City with regard to the property being dedicated to the City for a public street:

a. By Deed of Dedication, for public use, for a public street, a strip of land eighty feet (80') wide on River Road, being more particularly described on Exhibit "A", attached hereto and made a part hereof. It is understood that the property described in Exhibit "A" refers to the strip of land which will eventually be needed for the improvements on River Road between 1450 South and 2450 South, and that the Deed of Dedication is intended to apply to any portion of real property contained therein which Cottam may own or claim any interest in.

b. By Deed of Dedication, a temporary construction easement along either side of

said eighty foot (80') strip extending to such width as may be reasonably necessary, but in no instance shall this temporary construction easement extend beyond thirty feet (30') on either side of the proposed eighty foot (80') strip for construction purposes required or related to the dedication provided herein, including slopes, drainage, and related roadway support features. Any disturbance in the temporary construction easement shall be restored to a condition equal to or better than its original state.

c. By Deed of Dedication, a perpetual slope easement adjacent to the three (3) driveways for maintenance and reasonable servicing of said roadway support features from and after the date of their construction.

2. Drainage and Utilities Easement: Cottam will convey the following with regard to the property being deeded to the City for a drainage and underground utilities easement:

a. By drainage and underground utilities easement, a perpetual fifteen foot (15') easement to use, operate, inspect, repair, maintain, replace or remove drainage facilities and utility facilities and associated structures over, across and through the land owned by Cottam, situated in Washington County, State of Utah, as more particularly described in Exhibit "B", and shown on the accompanying map (Exhibit "C"), together with the right of ingress and egress over the fifteen foot (15') strip owned by Cottam for the purposes of this easement. Such easement will be used by the City if utilities within said easement is to be repaired, replaced, or maintained that the area will be restored to its original condition. It is understood that the property described in Exhibit "B" refers to the strip of land which will eventually be needed for the easements on River Road between 1450 South and 2450 South, and that the Easement is intended to apply to any portion of real property contained therein which Cottam may own or claim any interest in.

b. By drainage and utilities easement, a twenty-five foot (25') temporary construction easement to erect, construct, install and lay drainage facilities and utility facilities, and associated structures under, over, across and through land owned by Cottam, situated in Washington County, State of Utah, as more particularly described in Exhibit "B", and shown on the accompanying map (Exhibit "C"). The duration of this temporary construction easement shall be one (1) year from the date of this agreement. Any disturbance in the temporary construction easement shall be restored to a condition equal to or better than its original state.

3. Construction of Road. The following provisions will apply to the construction of the Road:

a. City shall pay for and install a 3-lane Road within the eighty foot (80') strip of land conveyed and dedicated herein.

b. In construction of the Road, the City shall have the right to modify slopes and

property grades so as to accommodate the construction, maintenance and use of the Road, only within the eighty foot (80') deed of dedication and the 15' drainage and utility easement. City shall be required to restore such slopes or grades following construction. Such restoration shall be to a condition that is equal to or better than the condition prior to construction. City shall use the least disruptive means necessary during construction of the Road.

c. City agrees to exercise every reasonable effort to preserve and protect the existing property of Cottam in City's exercise of its rights granted herein. Specifically, City agrees to use the least disruptive means necessary during construction and City agrees that it will restore the surrounding area outside of the eighty foot (80') strip, construction easements, and the drainage and utilities easement following any construction, repair or maintenance to a condition equivalent to or better than its condition immediately preceding entry by the City, unless said area is specifically addressed herein.

4. **City Improvements:** The City will make the following improvements, as shown on Exhibit "C", to the land owned by Cottam following the above conveyances:

a. City shall remove all trees within the area deeded by Cottam in the Deed of Dedication and the utility and drainage easement. City shall replace the trees by planting twenty-four inch (24") box, Mondale Pine trees with a minimum height of four (4) feet at intervals of fifteen feet (15') for the purpose of sight and sound barriers along the Cottam property. The frontage to be planted will be eight hundred fifty feet (850') from the angle point in the power line just south of Cottam's existing driveway, and running north to the storm drain inlet. The trees shall be planted on the east edge of the utility easement.

b. The trees shall be installed in conjunction with the improvements to River Road.

c. The City shall install an automated irrigation system for the new trees. Cottam will be responsible to furnish the water for the irrigation. City shall be responsible for any connection fees. The connection to Cottam's irrigation system and power line will be the sole responsibility of the City. The City shall be responsible for the repairs and maintenance of the irrigation system for the trees planted pursuant to this agreement for the period of one (1) year.

d. The City shall have no maintenance responsibilities for the new trees after the trees have been planted. Cottam shall have the sole responsibility of maintenance of the new trees. City shall, however, replace any trees that should die within twelve (12) months of planting so long as the reason for the death of the tree(s) is not the result of Cottam's wilful, intentional, or negligent action or inaction. This would include any neglect in the care and/or watering of the new trees.

e. The City shall construct and install two paved entrances from River Road to

the east edge of the Utility and Drainage Easement granted herein. City shall design and construct said entrances to meet standard city and national guidelines for a rural highway which includes components for safety, drainage, ingress, egress, etc.

f. The City shall engineer the southern portion of the road near the current location of the Fire Station in order to facilitate the flow of storm and runoff water to the south rather than flowing northward which would create a drainage problem on Cottam's property.

g. The City will place a material to stabilize the slope within the easement, if necessary, and will maintain such slopes within the easement. The irrigation ditch within the easement will be configured to carry water after February 1, 2001 and maintained throughout the duration of construction and left in a condition to conduct water for the intended purposes.

5. The City will also amend the road master plan to delete and vacate the master planned road which is currently shown on the road master plan dissecting the south portion of the Cottam property. City shall provide documentation and proof in the form of City Council minutes indictating the official removal of the masterplanned road to Cottams that this has been accomplished 6 months from the date of this agreement.

*Item completed - see city ordinance  
N° 2001-01-007 - Jan 18<sup>th</sup>, 2001*

6. Any and all of the obligations of Cottam as outlined in this Agreement shall run with the land described in Exhibit A and shall constitute an encumbrance thereon. The rights, duties and obligations herein shall inure to the benefit of and be binding upon the heirs, successors-in-interest, assigns, transferees and subsequent purchasers of the properties.

7. Cottam shall have the future right to access utilities within the easement. When the time comes when Cottam wishes to make connections to utilities in the future, Cottam will be responsible for making such connections and paying necessary connection fees. Cottam shall also have future access for ingress and egress along said property, outside of the two current accesses referred to herein upon satisfactorily meeting current access standards.

8. If either party commences legal action, and prevails in that legal action, to enforce or interpret any term of this Agreement, the prevailing party shall be entitled to recover from the other party court costs, whether at trial or on appeal.

9. If any provision of this Agreement is declared invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby, but shall remain in full force and effect.

10. This Agreement shall be governed according to the laws of the State of Utah.

Dated as of the day and year first above written.

CITY OF ST. GEORGE:

COTTAM PLACE, LTD.:

*Daniel D. McArthur*

Daniel D. McArthur, Mayor

*Edward P. Cottam*

Edward P. Cottam, General Partner

Attest:



*Gay Cragun*

Gay Cragun, City Recorder

TROY DANKLEF:

*Troy Danklef*

Troy Danklef

Approved as to form:

*Ronald L. Read*

Ronald L. Read, Deputy City Attorney

Beginning at a point which is S 88°39'29"E 435.59 feet along section line and S 1°20'31"W 373.45 feet from the Southeast corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence N 48°23'19"W 62.31 feet to the point of curvature of a 3320.84 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 1°41'33", a distance of 98.09 feet (chord bears N 47°32'33"W 98.09 feet) to a point of tangency; thence N 46°41'46"W 113.46 feet to the point of curvature of a 2172.55 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 9°44'45", a distance of 369.54 feet (chord bears N 41°49'24"W 369.09 feet) to a point of tangency; thence N 36°57'02"W 31.34 feet to the point of curvature of a 2540.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 11°25'27", a distance of 506.44 feet (chord bears N 31°14'18"W 505.61 feet) to a point of tangency; thence N 25°31'34"W 350.97 feet to the point of curvature of a 2600.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 4°33'29", a distance of 206.84 feet (chord bears N 23°14'50"W 206.79 feet) to a point of tangency; thence N 20°58'05"W 95.00 feet to the point of curvature of a 2598.11 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 5°15'45", a distance of 238.63 feet (chord bears N 18°20'13"W 238.55 feet) to a point of tangency; thence N 15°42'20"W 182.78 feet to the point of curvature of a 2740.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 4°27'35", a distance of 213.27 feet (chord bears N 13°28'33"W 213.22 feet) to a point of tangency; thence N 11°14'45"W 34.76 feet to the point of curvature of a 1110.00 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 10°55'14", a distance of 211.56 feet (chord bears N 16°42'21"W 211.25 feet) to a point of tangency; thence N 22°09'58"W 520.08 feet to a point of the arc of a 13156.89 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 0°53'59", a distance of 206.60 feet (chord bears N 22°36'57"W 206.59 feet) to a point of tangency; thence N 23°03'52"W 387.31 feet to the point of curvature of a 740.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 24°11'32", a distance of 312.45 feet (chord bears N 10°58'11"W 310.14 feet) to a point of tangency; thence N 1°07'35"E 1775.57 feet to the point of curvature of a 1040.00 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 13°33'39", a distance of 246.15 feet (chord bears N 5°40'52"W 245.57 feet and radial line bears S 77°32'18" W) to the south line of Section 5 Township 43 South, Range 15 West of the Salt Lake Base & Meridian; thence S 89°05'41"E 81.93 feet along said Section Line to the point on the arc of a 1120.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°47'23", a distance of 34.98 feet (chord bears S 10°34'49"E 34.97 feet) to a point of reverse curvature of a 1196.28 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 16°26'48", a distance of 343.39 feet (chord bears S 5°46'35"E 342.22 feet) to a point of tangency; thence S 2°26'49"W 334.66 feet; thence S 2°26'31"W 181.33 feet; thence N 87°33'38"W 3.35 feet to a point on the arc of a 29.95 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 36°27'49", a distance of 19.06 feet (chord bears S 19°35'31"W 18.74 feet); thence S 1°07'35"W 1112.21 feet to the point of curvature of a 660.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 24°11'32", a distance of 278.67 feet (chord bears S 10°58'11"E 276.61 feet) to a point of tangency; thence S 23°05'57"E 387.31 feet to the point of curvature of a 13236.89 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 0°53'59", a distance of 207.86 feet (chord bears S 22°36'57"E 207.84 feet) to a point of tangency; thence S 22°09'58"E 520.08 feet to the point of curvature of a 1190.00 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 10°55'14", a distance of 226.81 feet (chord bears S 16°42'21"E 226.48 feet) to a point of tangency; thence S 11°14'45"E 34.76 feet to the point of curvature of a 2660.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°27'35", a distance of 207.05 feet (chord bears S 13°28'33"E 206.99 feet) to a point of tangency; thence S 15°42'20"E 182.78 feet to the point of curvature of a 2518.11 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 5°15'45", a distance of 231.28 feet (chord bears S 18°20'12"E 231.20 feet) to a point of tangency; thence S 20°58'05"E 95.00 feet to the point of curvature of a 2520.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°33'29", a distance of 200.48 feet (chord bears S 23°14'50"E 200.43 feet) to a point of tangency; thence S 25°31'34"E 350.97 feet to the point of curvature of a 2460.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 11°25'27", a distance of 490.49 feet (chord bears S 31°14'17"E 489.66 feet) to a point of tangency; thence S 36°57'02"E 31.34 feet to the point of curvature of a 2092.55 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°11'08", a distance of 152.86 feet (chord bears S 39°02'35"E 152.82 feet) to the north line of 2450 South and a point of compound curvature of a 39.37 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 86°45'46", a distance of 59.62 feet (chord bears S 84°31'00"E 54.07 feet) along said north line to a point of reverse curvature of a 220.37 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 38°45'26", a distance of 149.08 feet (chord bears N 71°28'51"E 146.26 feet) along said north line to a point of tangency; thence S 89°08'26"E 264.28 feet along said north line; thence S 0°51'34"W 80.00 feet to the south line of 2450 South; thence N 89°08'26"W 264.28 feet along said south line to the point of curvature of a 140.37 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 30°01'47", a distance of 73.56 feet (chord bears S 75°50'46"W 72.70 feet) along said south line to a point of compound curvature of a 39.37 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 106°27'03", a distance of 73.15 feet (chord bears S 7°36'21"W 63.06 feet) along said south line to the east line of River Road and a point of compound curvature of a 2092.55 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°04'35", a distance of 39.31 feet (chord bears S 46°09'28"E 39.30 feet) along said easterly line of River Road to a point of tangency; thence S 46°41'46"E 113.46 feet to the point of curvature of a 3240.84 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°41'33", a distance of 95.73 feet (chord bears S 47°32'32"E 95.73 feet) to a point of tangency; thence S 48°23'19"E 62.31 feet; thence S 41°36'41"W 80.00 feet to the point of beginning.

**DRAINAGE AND UTILITIES EASEMENT:**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid Cottam's Place, LTD., a Utah Limited Partnership, hereinafter referred to as Grantor, by the City of St. George, a Utah Municipal Corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, transfer and convey to Grantee, its successors and assigns, a 15.0-foot wide perpetual easement to use, operate, inspect, repair, maintain, replace or remove drainage facilities and utility facilities and associated structures under, over, across and through the land owned by Grantor, or in which Grantor claims any interest, situated in Washington County, State of Utah, and affected by the legal description as described in Exhibit "A", and shown on the accompanying map, together with the right of ingress and egress over the adjacent lands of the Grantor, its successors and assigns, for the purposes of this easement.

The consideration herein above recited shall constitute payment in full for the above-mentioned easement. The Grantee covenants to restore the easement to its original condition and to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, its successors or assigns.

The Grantor agrees not to place any structures within the easement described herein. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF the Grantor has executed this instrument this 25<sup>th</sup> day of JANUARY, 2000.

Cottam's Place, LTD., a Utah Limited Partnership

By:

*Edward Cottam*

Edward Cottam

*Troy Danklef*

Troy Danklef

*Dixie S. Cottam*

Dixie S. Cottam

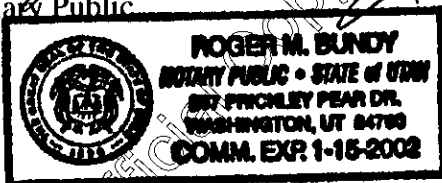
STATE OF UTAH )

: ss.

County of Washington )

On this 25<sup>th</sup> day of JANUARY, 2000, personally appeared before me Edward Cottam and Dixie S. Cottam, personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same.

*Roger M. Bundy*  
Notary Public

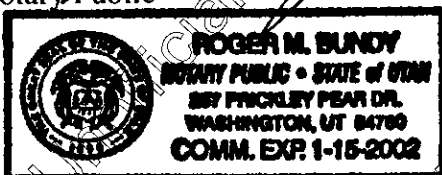


STATE OF UTAH )

County of Washington )

On this 5<sup>th</sup> day of FEBRUARY, 2000, personally appeared before me Troy Danklef, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same.

*Roger M. Bundy*  
Notary Public

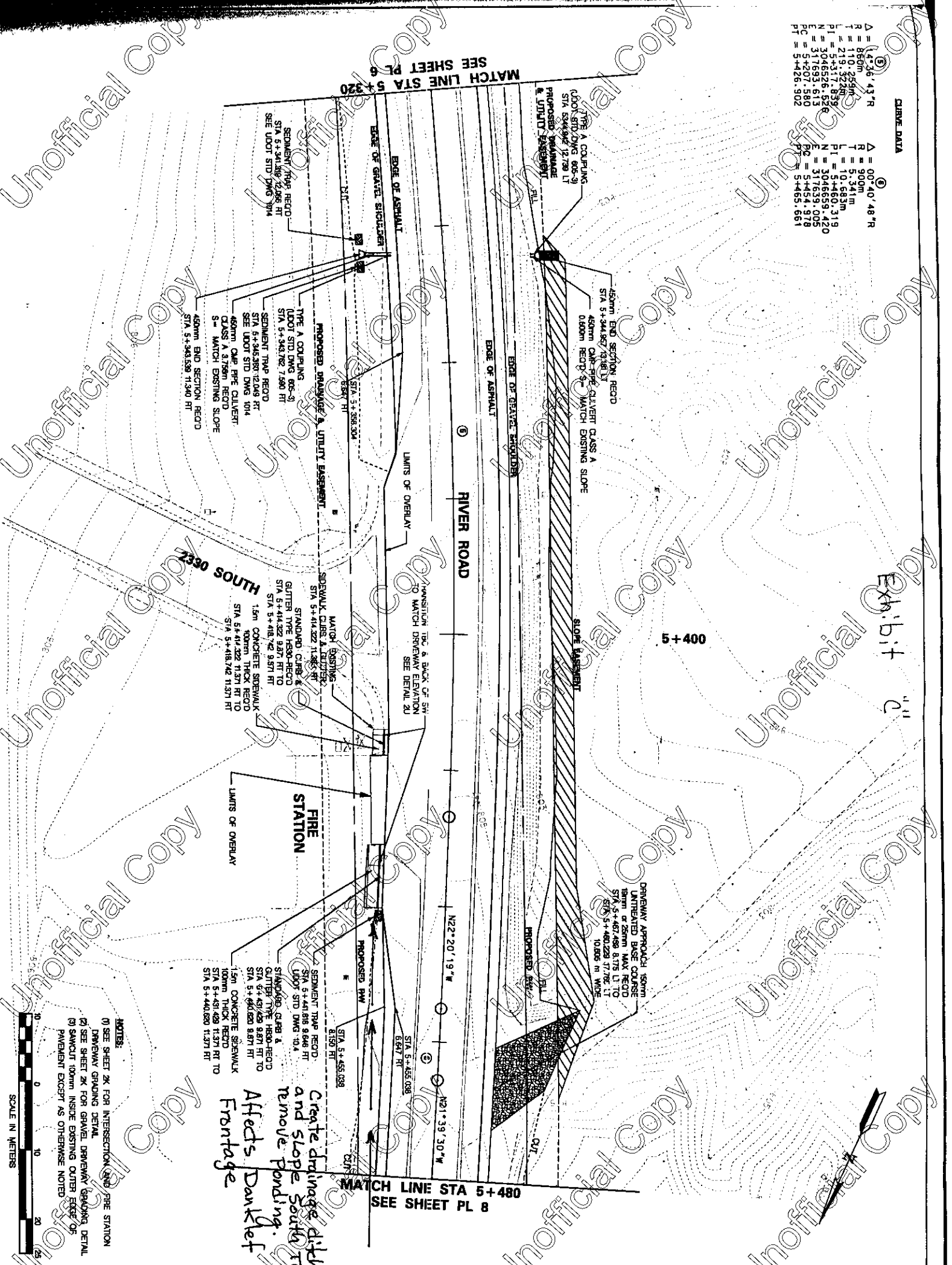




Beginning at a point which is S 88°39'29"E 438.59 feet along section line and S 1°20'31"W 376.45 feet from the Southeast corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence N 48°23'19"W 62.31 feet to the point of curvature of a 3320.84 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 1°41'33", a distance of 98.09 feet (chord bears N 47°32'33"W 98.09 feet) to a point of tangency; thence N 46°41'46"W 113.46 feet to the point of curvature of a 2172.55 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 9°44'45", a distance of 369.54 feet (chord bears N 41°49'24"W 369.09 feet) to a point of tangency; thence N 36°57'02"W 31.34 feet to the point of curvature of a 2540.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 11°25'27", a distance of 506.44 feet (chord bears N 31°14'18"W 505.61 feet) to a point of tangency; 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thence Southeasterly along the arc of said curve, through a central angle of 0°53'59", a distance of 207.86 feet (chord bears S 22°56'57"E 207.84 feet) to a point of tangency; thence S 22°09'58"E 520.08 feet to the point of curvature of a 1190.00 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 10°55'14", a distance of 226.81 feet (chord bears S 16°42'21"E 226.48 feet) to a point of tangency; thence S 11°14'45"E 34.76 feet to the point of curvature of a 2660.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°27'35", a distance of 207.05 feet (chord bears S 13°28'33"E 206.99 feet) to a point of tangency; thence S 15°42'20"E 182.78 feet to the point of curvature of a 2518.11 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 5°15'45", a distance of 231.28 feet (chord bears S 18°20'12"E 231.20 feet) to a point of tangency; thence S 20°58'05"E 95.00 feet to the point of curvature of a 2520.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°33'29", a distance of 200.48 feet (chord bears S 23°14'50"E 200.43 feet) to a point of tangency; thence S 25°31'34"E 350.97 feet to the point of curvature of a 2460.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 11°25'27", a distance of 490.49 feet (chord bears S 31°14'17"E 489.66 feet) to a point of tangency; thence S 36°57'02"E 31.34 feet to the point of curvature of a 2092.55 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°11'08", a distance of 152.86 feet (chord bears S 39°02'35"E 152.82 feet) to the north line of 2450 South and a point of compound curvature of a 39.37 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 86°45'46", a distance of 59.62 feet (chord bears S 84°31'00"E 54.07 feet) along said north line to a point of reverse curvature of a 220.37 foot radius curve to the right; thence Northeasterly along the arc of said curve, through a central angle of 38°45'26", a distance of 149.08 feet (chord bears N 71°28'51"E 146.26 feet) along said north line to a point of tangency; thence S 89°08'26"E 264.28 feet along said north line; thence S 0°51'34"W 80.00 feet to the south line of 2450 South; thence N 89°08'26"W 264.28 feet along said south line to the point of curvature of a 140.37 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 30°01'47", a distance of 73.56 feet (chord bears S 75°50'46"W 72.70 feet) along said south line to a point of compound curvature of a 39.37 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 106°27'03", a distance of 73.15 feet (chord bears S 7°36'21"W 63.06 feet) along said south line to the east line of River Road and a point of compound curvature of a 2092.55 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°04'35", a distance of 39.31 feet (chord bears S 46°09'28"E 39.30 feet) along said easterly line of River Road to a point of tangency; thence S 46°41'46"E 113.46 feet to the point of curvature of a 3240.84 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°41'33", a distance of 95.73 feet (chord bears S 47°32'32"E 95.73 feet) to a point of tangency; thence S 48°23'19"E 62.31 feet; thence S 41°36'41"W 80.00 feet to the point of beginning.



CHIEVE DATA  
 Δ = 00° 40' 48" R  
 R = 900m  
 T = 5.341m  
 L = 10.683m  
 P1 = 54460.319  
 P2 = 3046659.420  
 P3 = 31693.025  
 P4 = 54451.819  
 P5 = 54465.661  
 Δ = 145° 36' 43" R  
 R = 850m  
 T = 110.259m  
 L = 219.322m  
 P1 = 544317.839  
 P2 = 3046652.628  
 P3 = 317693.613  
 P4 = 544207.580  
 P5 = 54426.902



NOTES:  
 (1) SEE SHEET 2K FOR INTERSECTION AND FIRE STATION  
 DRAINWAY GRADING DETAIL  
 (2) SEE SHEET 2K FOR GRAVEL DRAINWAY GRADING DETAIL  
 (3) SAWCUT 100mm INSIDE EXISTING OUTER EDGE OF PAVEMENT EXCEPT AS OTHERWISE NOTED

*Create drainage ditch and slope south to remove ponding. Affects Darkleaf Frontage*

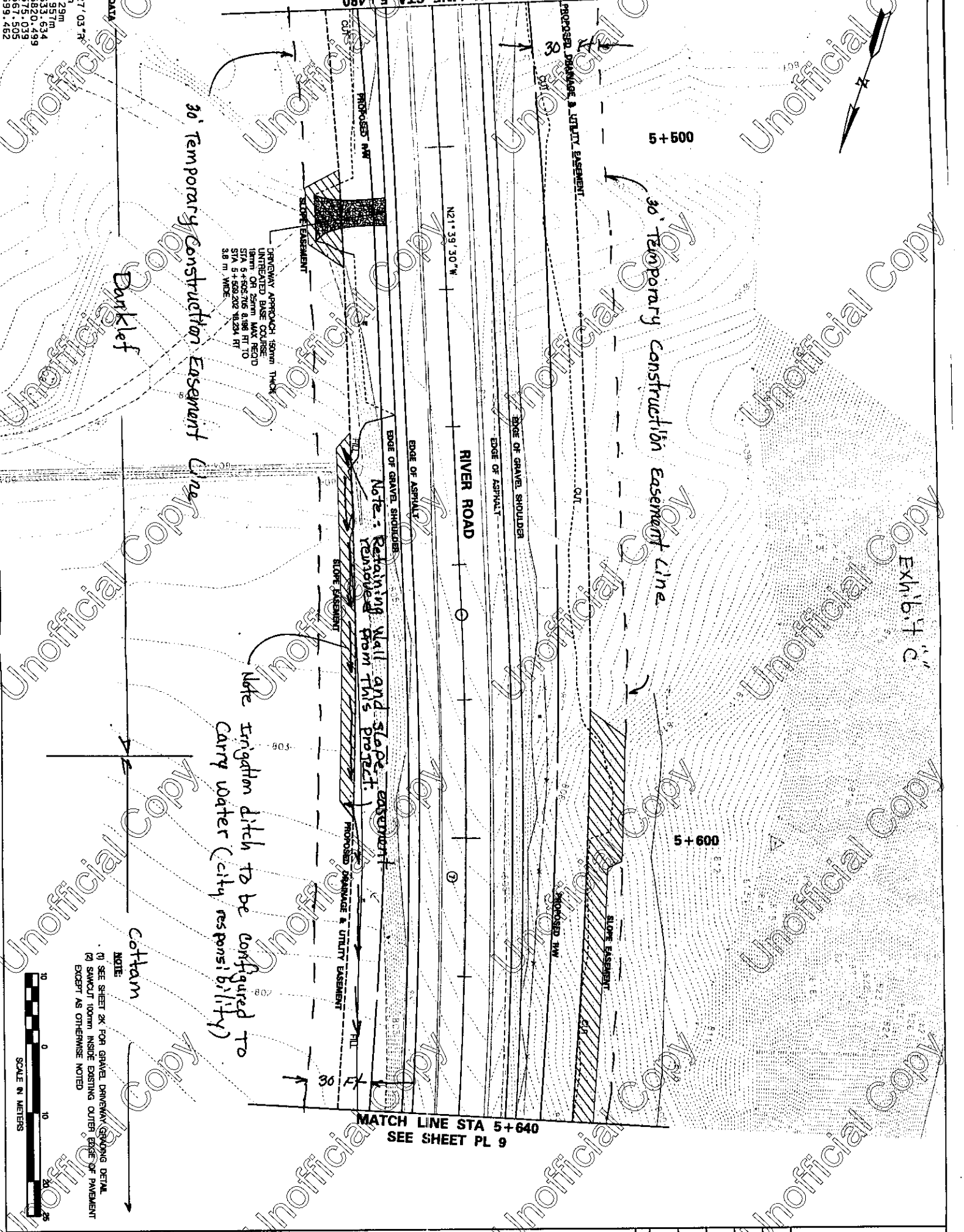
RIVER ROAD		CITY OF ST. GEORGE			
VIRGIN RIVER TO 2450 SOUTH		THE SEAR-BROWN GROUP			
PLAN SHEET		FULL SERVICE DESIGN PROFESSIONALS		181 S. REGENT STREET, SALT LAKE CITY, UT 84111-1003	
APPROVAL	01/01	MATTHEW SIBUL	DRN 01/01	MZS 01/01	REVIEW
RECOMM.	DATE	PROJECT DESIGN ENGINEER	CHECK	CHECK	DATE
APPROVED	DATE	APPROVED	DATE	DATE	DATE
PROJECT NUMBER	STP-3196(1)0	APPROVED	DATE	DATE	DATE

WASHINGTON COUNTY PL 7

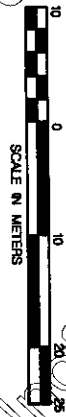
SCALE IN METERS

A = 09° 27' 03" R  
 RT = 800m  
 L = 211.128m  
 P = 211.331m  
 E = 304623.0389  
 N = 317572.0138  
 PT = 54567.505  
 = 54699.482

MATCH LINE STA 5+480  
 SEE SHEET PL 7



NOTE:  
 (1) SEE SHEET 2K FOR GRAVEL DRAINWAY CONCRETE DETAIL  
 (2) SAWCUT 100mm INSIDE EXISTING CURB/ EDGE OF PAVEMENT EXCEPT AS OTHERWISE NOTED



RIVER ROAD		CITY OF ST. GEORGE							
VIRGIN RIVER TO 2450 SOUTH		THE SEAR-BROWN GROUP							
PLAN SHEET		FULL SERVICE DESIGN PROFESSIONALS				181 S. ARBURN STREET			
		INCLUDES COST				SALT LAKE CITY, UT 84111-1003			
APPROVAL 01/01	MATTHEW SIBUL	DESIGN DRN 01/01	CHECK MZS 01/01	REVIEW	NO.	DATE	REVISION	BY	REMARKS
DATE	PROJECT DESIGN ENGINEER	DESIGN DRN 01/01	CHECK MZS 01/01	DATE 01/01	ORIGINAL SUBMISSION FOR AUTHORIZATION				
APPROVED	DATE	DESIGN DRN 01/01	CHECK MZS 01/01	BY GLT	REVISIONS				

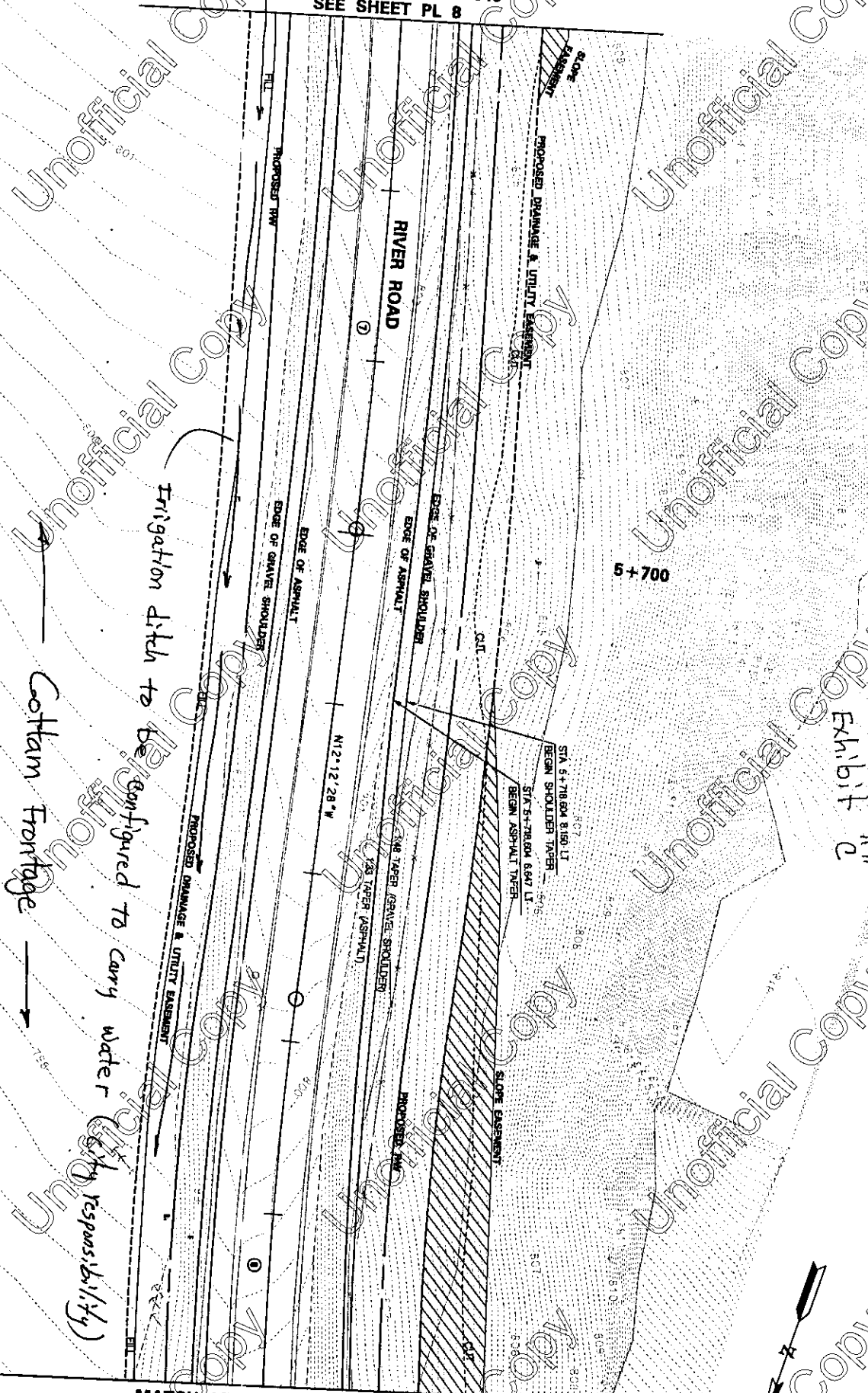
WASHINGTON COUNTY  
 SHEET NO. PL 8

Unofficial Copy  
 Exhibit C

MATCH LINE STA 5+640  
SEE SHEET PL 8

A = 08727.0348  
 R = 66.1129m  
 L = 131.987m  
 P1 = 514633.634  
 P2 = 3046820.499  
 PC = 317575.039  
 PT = 514699.462  
  
 A = 10736.3471  
 R = 46.426m  
 L = 92.586m  
 P1 = 514801.349  
 P2 = 3046984.715  
 PC = 317539.511  
 PT = 514754.924  
 P3 = 514947.510

CURVE DATA



MATCH LINE STA 5+800  
SEE SHEET PL 10

Irrigation ditch to be configured to carry water (City responsibility)  
 Cotton Fringe

NOTE

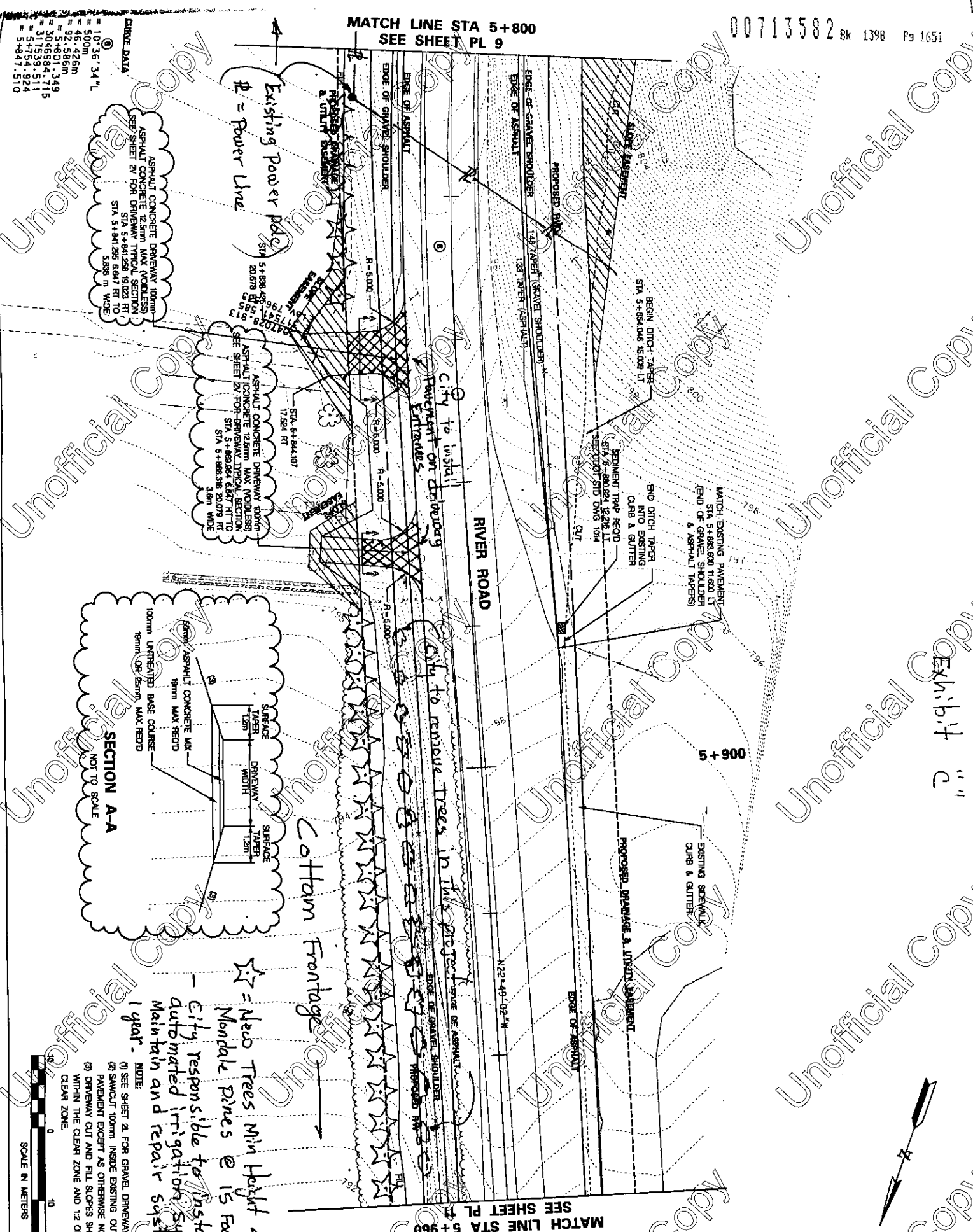
(1) SAWCUT 100mm INSIDE EXISTING OUTER EDGE OF PAVEMENT EXCEPT AS OTHERWISE NOTED



RIVER ROAD		CITY OF ST. GEORGE							
VIRGIN RIVER TO 2450 SOUTH		THE SEAR-BROWN GROUP							
PLAN SHEET		FULL SERVICE DESIGN PROFESSIONALS							
PROJECT NUMBER		101 S. ARGENT STREET							
STP-3196(1)0		SALT LAKE CITY, UT 84111-1905							
APPROVAL	DATE	REVIEW	DATE	NO.	DATE	NO.	DATE	NO.	DATE
01/01	MATTHEW SIBUL	01/01	MZS						
RECOMM.	PROJECT DESIGN ENGINEER	CHECK							
APPROVED	DATE	DATE	01/01	ORIGINAL SUBMISSION FOR AUTHORIZATION					
		BY	GLT	REVISIONS					
		CHECK	MZS						
		DATE	01/01						
		BY	GLT						

WASHINGTON COUNTY PL 9 SHEET No.

Exhibit C



ASPHALT CONCRETE DRIVEWAY 100mm MAX MODULUS  
SEE SHEET PL FOR DRIVEWAY TYPICAL SECTION  
STA 5+841.266 6.647 FT TO  
5.898 m WIDE

ASPHALT CONCRETE DRIVEWAY 100mm MAX MODULUS  
SEE SHEET PL FOR DRIVEWAY TYPICAL SECTION  
STA 5+888.957 7.311 FT TO  
5.898 m WIDE

SECTION A-A  
NOT TO SCALE

NOTE:  
1) SEE SHEET 2, FOR GRAVEL DRIVEWAY SPACING DETAIL  
2) SAWCUT 100mm INSIDE EXISTING OUTER EDGE OF PAVEMENT EXCEPT AS OTHERWISE NOTED  
3) DRIVEWAY CUT AND FILL SLOPES SHALL BE 1:4 WITHIN THE CLEAR ZONE AND 1:2 OUTSIDE THE CLEAR ZONE

- = 10' 36" 34" L
- = 500m
- = 46.428m
- = 92.856m
- = 3+4801.349
- = 3048984.715
- = 117539.511
- = 3+451.924
- = 3+441.510

MATCH LINE STA 5+960  
SEE SHEET PL 11

RIVER ROAD		CITY OF ST. GEORGE				1	12/27/00	OWN	2	AS	DRIVEWAY MODIFICATIONS-SEE BUBBLES
VIRGIN RIVER TO 2450 SOUTH		THE SEAR-BROWN GROUP									
PLAN SHEET		FULL SERVICE DESIGN PROFESSIONALS (S.E.) 400 W. PINE STREET SALT LAKE CITY, UT. 84111-1003									
APPROVAL	DATE	PROJECT DESIGN ENGINEER	DRN 01/01	DRN 01/01	MZS 01/01	REVIEW					REVISION
APPROVED	DATE	DATE	DATE	DATE	DATE	DATE					
			DRN 01/01	DRN 01/01	MZS 01/01	BY					ORIGINAL SUBMISSION FOR AUTHORIZATION
			DRN 01/01	DRN 01/01	MZS 01/01	DATE					REVISIONS

WASHINGTON COUNTY  
SHEET NO. 11 OF 10

Δ = 02'41" 95° L  
 R = 1000M  
 L = 14' 82.4M  
 T = 29' 54.7M  
 P = 6+044.4063  
 U = 3041208.679  
 V = 317445.295  
 W = 6+029.295  
 X = 6+058.885

CLIQUE DATA

MATCH LINE STA 5+980  
SEE SHEET PL 10

MATCH LINE STA 6+120  
SEE SHEET PL 12

☆ = New trees to be installed in this project.

Cotton Fencing

City to remove trees in this project

NOTE:  
 (1) SAWCUT JOINTS/INSIDE EXISTING OUTER EDGE OF PAVEMENT EXCEPT AS OTHERWISE NOTED



RIVER ROAD		CITY OF ST. GEORGE		THE SEAR-BROWN GROUP		FULL SERVICE PROFESSIONAL ENGINEERS 101 S. MARKET STREET, SUITE 100, ST. GEORGE, UT, 84111-1009		NO.		DATE		BY		DATE	
VIRGIN RIVER TO 2450 SOUTH		APPROVAL		REVIEW		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
PLAN SHEET		RECOMM. DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
PROJECT NUMBER		APPROVED DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
STP-3196(1)0		DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
WASHINGTON COUNTY		DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
PL 11		DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	
SHEET NO.		DATE		DATE 0V01		DRN 0V01		M2S 0V01		DATE 0V01		DATE		DATE	

Exhibit C

EXISTING 750MM PIPE CULVERT

STANDARD 20" RIB & GUTTER TYPE - RECD 7 RECD STA 6+088.000 9.878 LT TO STA 6+090.000 10.073 LT

6+100

6+000

EXISTING SIDEWALK CURB & GUTTER

EDGE OF ASPHALT

RIVER ROAD

N 22° 45' 02" W

PROPOSED DRAINAGE & UTILITY BASEMENT

PROPOSED NEW

EDGE OF GRAVEL SHOULDER

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

REMOVE 750MM PIPE CULVERT RECD STA 6+088.21 9.840 LT TO STA 6+088.812 9.847 LT

REMOVE CURB AND GUTTER RECD STA 6+088.21 9.840 LT

REMOVE 750MM PIPE CULVERT RECD STA 6+088.21 9.840 LT

REMOVE CATCH BASIN RECD STA 6+088.21 9.840 LT

REMOVE CATCH BASIN RECD STA 6+088.21 9.840 LT

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