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00940529 Bk 1736 Ps 0213
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2005 APR 25 08:50 AM FEE \$72.00 BY AMH
FOR: DIXIE TITLE CO

When recorded mail to:
Grantee
9960 W. Cheyenne
Las Vegas, Nevada 89129

WARRANTY DEED

Revere LLC., a Nevada Limited Liability Company; Silver Bowl LLC., aka Silver Bowl Investments LLC., a Nevada Limited Liability Company; Desert Inn LLC., a Nevada Limited Liability Company; Brian Lee and Julie Lee, Husband and Wife; Robert Hamrick and Molly Hamrick Husband and Wife; and Robert Hamrick and Molly Hamrick, Trustees of the R & M Hamrick Family Trust
Grantors
of Las Vegas, County of Clark, State of Nevada
CONVEY AND warrant to

St. George, 730 LLC., a Nevada Limited Liability Company
grantee
of Las Vegas, Nevada


for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS -----
the following described tract of land in Washington County State of Utah

See Exhibit "A" attached hereto and made a part hereof.


TOGETHER with all improvements and appurtenances thereunto belonging but being
SUBJECT to Easements, Rights of Way and Restrictions of Record.

WITNESS, the hand of said grantor, this day of April, 2005


Revere LLC., a Nevada Limited Liability Company


Mark A. Schnippel, Managing Member

Silver Bowl LLC., aka Silver Bowl Investments, LLC., a Nevada Limited Liability Company
by: The Schnippel Family Trust u/a/d 07/24/91, as amended and restated 01/21/94, Manager

By: 
Mark Schnippel, Trustee

Desert Inn LLC., a Nevada Limited Liability Company,
by: The Schnippel Family Trust u/a/d 07/24/91, as amended and restated 01/21/94, Manager

By: 
Mark Schnippel, Trustee

Robert Hamrick

[Signature]

Molly Hamrick

R & M Hamrick Family Trust

Robert Hamrick, Trustee

[Signature]

Molly Hamrick, Trustee

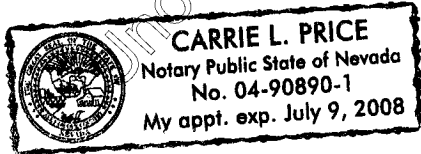
Brian Lee

[Signature]

Julie Lee

STATE OF Nevada,
COUNTY OF Clark,

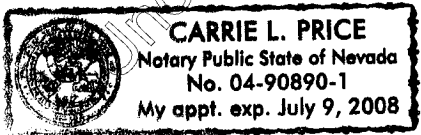
On the 5th day of April, 2005, personally appeared before me Mark A. Schnippel, Managing Member of Revere LLC., a Nevada Limited Liability Company, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Carrie L. Price

State of Nevada,
County of Clark,

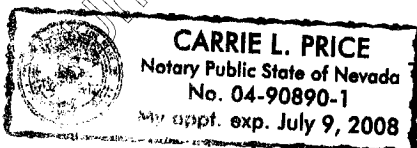
On the 5th day of April, 2005, personally appeared before me Mark Schnippel, Trustee of the Schnippel Family Trust u/a/d 07/24/91, as amended and restated 01/21/94, Manager of Silver Bowl LLC., aka Silver Bowl Investments, LLC., a Nevada Limited Liability Company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Carrie L. Price

State of Nevada,
County of Clark,

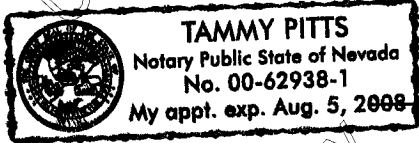
On the 5th day of April, 2005, personally appeared before me Mark Schnippel, Trustee of the Schnippel Family Trust u/a/d 07/24/91, as amended and restated 01/21/94, Manager of Desert Inn LLC., a Nevada Limited Liability Company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



CP April Carrie L. Price

State of Nevada,
County of Clark,

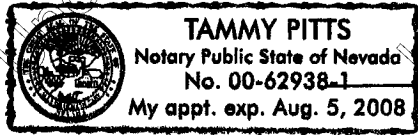
On the day of April, 2005, personally appeared before me Robert Hamrick and Molly Hamrick, Husband and Wife who duly acknowledged to me that they executed the same.



Tammy Pitts

State of Nevada,
County of Clark,

On the day of April, 2005, personally appeared before me Robert Hamrick and Molly Hamrick, Trustees of the R & M Hamrick Family Trust, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Tammy Pitts

State of Nevada,
County of Clark,

On the day of April, 2005, personally appeared before me Brian Lee and Julie Lee, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Carrie L. Price

Unofficial Copy

Exhibit "A"

Parcel 1:

Beginning at a point South $89^{\circ}50'30''$ East 726.00 feet along the Section line from the Southwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South $89^{\circ}50'30''$ East 1693.57 feet to the South 1/4 Corner of said Section 27; thence North $0^{\circ}48'$ West 1814.27 feet along the Center Section line; thence West 2391.73 feet to a point on the West line of said Section 27; thence South $0^{\circ}04'45''$ West 1207.41 feet along the Section line; thence South $89^{\circ}50'30''$ East 726.00 feet; thence South $0^{\circ}04'45''$ West 600.00 feet to the point of beginning.

Parcel 2:

Beginning at the Southwest Corner of the Southwest 1/4 Southwest 1/4 Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence West 726.00 feet; thence North 600.0 feet; thence East 1452.0 feet; thence South 600.0 feet; thence West 726.0 feet to the point of beginning.

Parcel 3:

Beginning at a point North $89^{\circ}49'$ West 726.00 feet along the Section line from the Southeast Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North $89^{\circ}49'$ West 1895.70 feet to the South 1/4 corner of said Section 28; thence North $0^{\circ}33'45''$ East 4002.53 feet, more or less, along the Center Section line of the Northwest Corner of the South 1/2 of the Northeast 1/4 of said Section 28; thence South $89^{\circ}50'$ East 2363.79 feet, more or less, along the 1/16 line to a point which is North $89^{\circ}50'$ West 221.80 feet from the East line of said Section 28; thence South $0^{\circ}01'15''$ East 1344.79 feet to a point on the Center Section line of said Section 28; thence South $89^{\circ}50'$ East 221.80 feet to the East 1/4 Corner of said Section 28; thence South $0^{\circ}04'45''$ West 2058.42 feet along the Section line; thence North $89^{\circ}49'$ West 726.00 feet along a line which is parallel to the South line of said Section 28; thence South $0^{\circ}45'$ West 600.00 feet along a line which is parallel to the East line of said Section 28 to the point of beginning.

(continued)

Parcel 4:

Northeast 1/4 of the Southwest 1/4 of Section 35, Township 42 South, Range 16 West Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder. Less and excepting the North 16.0 acres of the Northeast quarter of the Southwest quarter of Section 35, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

Parcel 5:

Northwest 1/4 of the Southwest 1/4 of Section 35, Township 42 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder.

Parcel 6:

Beginning at the North 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 89°59'45" West 2662.74 feet along the North Section line to the Northwest Corner of said Section; thence South 0°07'50" East 610.00 feet along the West Section line; thence North 88°30' East 669.99 feet; thence South 58°45' East 330.00 feet; thence North 83°00' East 130.00 feet; thence South 73°30' East 200.00 feet; thence South 52°30' East 180.00 feet; thence South 43°00' East 120.00 feet; thence South 74°45' East 350.00 feet; thence North 21°00' East 236.89 feet; thence North 38°10' West 492.80 feet; thence South 89°59'45" East 1048.00 feet to the center Section line; thence North 0°14'17" West 485.30 feet along the center of Section line to the point of beginning.

Parcel 7:

Beginning at a point South 0°14'17" East 485.30 feet along the Center of Section Line from the North 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian, running thence South 0°14'17" East 853.51 feet along the Center line of said Section to the Southeast Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence North 89°54'16" West 2665.26 feet to the West Section line of said Section 34; thence North 0°07'50" West 724.55 feet along the West Section line of said Section; thence North 88°30' East 669.99 feet; thence South 58°45' East 330.00 feet; thence North 83°00' East 130.00 feet; thence South 73°30' East 200.00 feet; thence South 52°30' East 180.00 feet; thence South 43°00' East 120.00 feet; thence South 74°45' East 350.00 feet; thence North 21°00' East 236.89 feet; thence North 38°10' West 492.80 feet; thence South 89°59'45" East 1048.00 feet to the point of beginning.

(continued)

Parcel 8:

Southwest 1/4 of the Northwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

Parcel 9:

Southeast 1/4 of the Northwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

Parcel 10:

Northeast 1/4 of Southwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

Parcel 11:

A parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian described as: Beginning at the North quarter corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; running thence South 89°30'30" East 467.00 feet along the North section line; thence South 19°54'47" East 1425.63 feet more or less to the 1/16 line; thence North 89°39'40" West 947.00 feet along the 1/16 line to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 34, thence North 0°14'17" West 1338.81 feet along the center section line to the point of beginning.

Parcel 12:

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian described as: Beginning at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; running thence South 0°14'17" East 1338.81 feet along the center section line to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence South 89°48'47" East 1069.24 feet along the 1/16 line; thence North 12°03'04" West 1367.76 feet, more or less to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence North 89°39'40" West 789.24 feet along said North line to the point of beginning.

(continued)

Parcel 13:

Beginning at the East Quarter Corner of Section 34, Township 42 South, Range 16 West, thence North $89^{\circ}48'47''$ West 1364.50 feet; thence North $12^{\circ}03'04''$ West 1367.76 feet; thence South $89^{\circ}39'40''$ East 157.78 feet; thence North $19^{\circ}54'47''$ West 1425.63 feet more or less to the North Section Line; thence South $89^{\circ}30'30''$ East 383.00 feet; thence South $10^{\circ}57'13''$ East 1305.77 feet; thence South $10^{\circ}57'13''$ East 1014.09 feet; thence South $89^{\circ}30'00''$ East 772.37 feet; thence South $50^{\circ}45'00''$ East 160.28 feet; thence South $67^{\circ}00'00''$ East 747.00 feet to the Center Section Line of Section 35, Township 42 South, Range 16 West; thence South $89^{\circ}52'27''$ West 400.00 feet to the point of beginning.

LESS AND EXCEPTING Warranty deed dated September 19, 1985, to the City of St. George, as Entry No. 281848, Book 388, Page 584-585 of the Official Records of Washington County, which is described as follows:

BEGINNING at a point North $89^{\circ}48'47''$ West 1179.57 feet along the Center Section Line and North $10^{\circ}51'30''$ West 822.04 feet from the East 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North $10^{\circ}51'30''$ West 100.00 feet; thence South $79^{\circ}08'30''$ West 100.00 feet; thence South $10^{\circ}51'30''$ East 100.00 feet; thence North $79^{\circ}08'30''$ East 100.00 feet to the point of beginning.

Parcel 14:

Northwest 1/4 Southeast 1/4 Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian, Washington County, St. George, Utah.

Parcel 15:

Sectional Lot No. 3, Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder.

(continued)

Parcel 16:

Beginning at the East quarter corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along the section line North $89^{\circ}58'26''$ West, 221.80 feet; thence leaving said section line North $00^{\circ}09'37''$ West, 663.03 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South $81^{\circ}59'03''$ West, said point also being on the centerline of proposed Plantation Drive, an 80.00 foot wide proposed public street; thence Southeasterly 7.43 feet along the arc of said curve and said proposed centerline through a central angle of $00^{\circ}34'30''$ to the point of tangency; thence continuing along said proposed centerline South $07^{\circ}26'27''$ East, 114.74 feet to the point of curvature of a 1150.00 foot radius curve concave to the Northeast; thence Southeasterly 854.43 feet along the arc of said curve and said proposed centerline through a central angle of $42^{\circ}34'12''$ to the point of tangency; thence continuing along said proposed centerline South $50^{\circ}00'38''$ East 1024.33 feet; thence leaving said proposed centerline South $89^{\circ}50'58''$ West 977.22 feet to a point on the Section line; thence along said section line North $00^{\circ}04'17''$ West 851.02 feet to the point of beginning.

Parcel 17:

Beginning at a point South $89^{\circ}59'34''$ West 24.69 feet along the section line from the North quarter corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South $89^{\circ}59'34''$ West 218.08 feet along said section line to the South Quarter Corner of Section 27; thence North $00^{\circ}57'03''$ West 148.07 feet along the center section line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North $39^{\circ}58'05''$ East, said point also being on the proposed centerline of Plantations Drive an 80.00 foot wide proposed public street; thence Southeasterly 266.11 feet along the arc of said curve and said proposed Centerline through a central angle of $12^{\circ}11'51''$ to the point of beginning.

(continued)

Parcel 18:

Beginning at a point South $00^{\circ}35'57''$ East, 1270.68 feet along the Section line and North $90^{\circ}00'00''$ West, 1105.73 feet from the Northeast Corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the North Right of way line of the proposed Canyon View Drive extension and running thence South $00^{\circ}30'00''$ West 60.00 feet to the South Right of way line of said Canyon View Drive; thence North $89^{\circ}30'00''$ West, 100.27 feet along said South Right of way line; thence South $00^{\circ}30'00''$ West, 110.00 feet; thence South $89^{\circ}30'00''$ East, 45.92 feet; thence South $10^{\circ}58'13''$ East, 841.06 feet; thence North $89^{\circ}30'04''$ West 168.61 feet; thence North $10^{\circ}57'13''$ West, 1014.47 feet to a point on the North Right of way line of said Canyon View Drive; thence South $89^{\circ}30'00''$ East, 257.15 feet along said Right of way line to the point of beginning.

Parcel 19:

Beginning at a point South $89^{\circ}30'30''$ East, 1044.07 feet along the Section line from the North Quarter Corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being the Northwest corner of Cottages North Subdivision Phase 3, and running thence along the Westerly boundary of said Subdivision in the following three (3) courses: South $23^{\circ}27'05''$ West, 100.02 feet; thence South $00^{\circ}29'30''$ West, 463.90 feet; thence South $25^{\circ}02'13''$ East, 97.91 feet to a point on the Westerly boundary of "Cottages North, Phase II", Entry number 478939, Washington County Records; thence South $10^{\circ}57'13''$ East, 648.35 feet along said Westerly boundary to the Southwest corner of said "Cottages North, Phase II"; thence North $89^{\circ}30'00''$ West, 97.29 feet; thence North $10^{\circ}57'13''$ West 1305.76 feet to a point on the East-West Section line, said Section 34; thence South $89^{\circ}30'30''$ East, 224.56 feet along said Section line to the point of Beginning.

Less and Excepting the following 6 parcels (A, B, C, D, E & F) from Parcels 1 through 19 as described above.

(continued)

Parcel A:

Beginning at a point South $00^{\circ}09'37''$ East 1275.55 feet along the section line and South $90^{\circ}00'00''$ West 221.80 feet from the Northeast corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South $00^{\circ}09'37''$ East 670.14 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South $81^{\circ}59'03''$ West, said point being also on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence Northwesterly, 612.80 feet along the arc of said curve and said proposed centerline through a central angle of $47^{\circ}26'51''$ to the point of tangency; thence continuing along said proposed centerline North $55^{\circ}27'48''$ West, 289.69 feet; thence leaving said proposed centerline South $89^{\circ}56'57''$ East, 550.00 feet to the point of Beginning.

Parcel B:

Beginning at a point South $00^{\circ}04'17''$ East, 851.02 feet along the section line and South $89^{\circ}50'58''$ East 977.22 feet from the West quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian said point being on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence leaving said centerline North $89^{\circ}50'58''$ East 1414.90 feet to the sixteenth line; thence South $00^{\circ}57'03''$ East 1665.55 feet along said sixteenth line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North $39^{\circ}58'05''$ East, said point also being on the centerline of said proposed Plantation Drive; thence Northwesterly 702.91 feet along the arc of said curve and said proposed centerline through a central angle of $32^{\circ}13'08''$ to the point of reverse curvature of a 1000.00 foot radius curve concave to the Southwest, the radius point of which bears South $77^{\circ}11'13''$ West; thence Northwesterly 561.96 feet along the arc of said curve and said proposed centerline through a central angle of $32^{\circ}12'52''$ to the point of tangency; thence continuing along said proposed centerline North $50^{\circ}00'38''$ West, 973.68 feet to the Point of Beginning.

(continued)

Parcel C:

Beginning at the North Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along the Section line South $89^{\circ}31'30''$ East 819.51 feet; thence leaving said Section line South $10^{\circ}57'13''$ East 307.70 feet to a point on the proposed centerline of a proposed 66.00 foot wide public street; thence along said proposed centerline South $23^{\circ}27'06''$ West 303.24 feet to a point on the proposed centerline of Plantations Drive, a proposed 80.00 foot wide public street; thence along said proposed centerline North $51^{\circ}12'26''$ West 720.12 feet to the point of curvature of a 1000.00 foot radius curve concave to the Southwest; thence Northwesterly 222.34 feet along the arc of said curve and said proposed centerline through a central angle of $12^{\circ}44'20''$ to the point of reverse curvature of a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North $26^{\circ}03'14''$ East; thence Northwesterly 37.45 feet along the arc of said curve and said proposed centerline through a central angle of $01^{\circ}43'00''$ to a point on the Section line; thence along said Section line South $89^{\circ}59'34''$ East, 24.69 feet to the point of beginning.

Parcel D:

Beginning at a point South $00^{\circ}35'57''$ East 2271.21 feet along the section line and North $90^{\circ}00'00''$ West, 408.23 feet from the Northeast Corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $89^{\circ}29'59''$ West, 603.76 feet to a point on a 531.47 foot radius curve concave to the Northeast, from which the radius bears North $61^{\circ}39'25''$ East, thence Southeasterly 573.23 feet along the arc of said curve through a central angle of $61^{\circ}47'51''$ to the point of tangency; thence North $89^{\circ}51'34''$ East, 410.45 feet to the point of curvature of a 1005.00 foot radius curve concave to the southwest; thence Southeasterly 680.54 feet along the arc of said curve through a central angle at $38^{\circ}47'54''$ to a point from which the radius point bears South $38^{\circ}39'28''$ West; thence North $89^{\circ}52'27''$ East, 851.80 feet; thence North $02^{\circ}56'14''$ West, 100.66 feet; thence South $89^{\circ}51'54''$ West, 941.85 feet; thence North $67^{\circ}00'00''$ West, 746.01 feet; thence North $50^{\circ}45'00''$ West, 160.27 feet to the point of beginning.

(continued)

Parcel E:

Bearing Note: This boundary description incorporates the St. George's City Horizontal Control Network (HCN) for its bearings. The bearing rotation required from the "Cottages" recorded subdivisions called for below to the HCN is 01°24'39" clockwise.

Beginning at a point North 00°48'55" East 1441.04 feet along the section line and North 90°00'00" West 1276.65 feet from the east quarter corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the arc of a 20.00 foot radius curve concave to the northeast, the radius point of which bears North 80°24'52" East; thence southeasterly 29.26 feet along the arc of said curve through a central angle of 83°49'27" to the point of reverse curvature of a 537.74 foot radius curve concave to the south; thence easterly 49.94 feet along the arc of said curve through a central angle of 3°19'14" to the point of tangency, said point being on the southerly boundary of the "Cottages North Phase II" subdivision (Recorded No. 478939, 9-16-94, Washington County Recorder); thence coincident with said southerly boundary South 88°05'21" East 88.28 feet to the southeast corner of said subdivision, said point being at the end of and on the northerly right-of-way line of Canyon View Drive, a 60.00 foot wide public roadway, said point also being on the westerly boundary line of the "Cottages North Amended Phase I" subdivision (Recorded No. 467354, 5-17-94, Washington County Recorder); thence coincident with said westerly boundary line and said end of roadway South 01°34'39" West 60.00 feet to a point on the southerly right-of-way line of said roadway, said point being the southwest corner of said "Cottages North Amended Phase I"; thence leaving said westerly boundary line, North 88°05'21" West 88.28 feet to the point of curvature of a 477.74 foot radius curve concave to the south; thence westerly 33.06 feet along the arc of said curve through a central angle of 3°57'52" to the point of compound curvature of a 20.00 foot radius curve concave to the southeast; thence southwesterly 34.05 feet along the arc of said curve through a central angle of 97°31'53" to the point of tangency; thence South 09°35'08" East 335.94 feet to the point of curvature of a 460.00 foot radius curve concave to the east; thence southerly 29.45 feet along the arc of said curve through a central angle of 93°40'07" to the point of tangency; thence South 13°15'15" East 413.88 feet; thence South 21°30'35" East 121.68 feet to the point of curvature of a 528.00 foot radius curve concave to the northeast; thence southeasterly 248.27 feet along the arc of said curve through a central angle of 26°56'28" to the point of compound curvature of a 67.50 foot radius curve concave to the northeast, from which the radius point bears North 41°32'57" East; thence southeasterly 40.66 feet along the arc of said curve through a central angle of 34°30'41" to the point of cusp of a 531.47 foot radius curve concave to the northeast, the radius point of which bears North 38°12'35" East; thence southeasterly 99.14 feet along the arc of said curve through a central angle of 10°41'17" to the point of cusp of a 30.00 foot radius curve concave to the northeast, the radius point of which bears South 83°20'20" East; thence southeasterly 38.47 feet along the arc of said curve through a central angle of 73°28'49" to a point on a radial line; thence along said radial line South 23°10'31" West 80.00 feet radial to a point on the arc of a 620.00 foot radius curve concave to the northeast; thence northwesterly 579.63 feet along the arc of said curve through a central angle of 53°33'54" to the point of tangency; thence North 13°15'15" West 458.48 feet to the point of curvature of a 540.00 foot radius curve concave to the east; thence northerly 34.58 feet along the arc of said curve through a central angle of 03°40'07" to the point of tangency; thence North 09°35'08" West 436.65 feet; thence North 80°24'52" East 80.00 feet to the point of beginning.

(continued)

Parcel F:

Explanation: Boundary description of a parcel of property to be deeded to the City of St. George from Group Management for use as a future public street.

Beginning at a point on the northeasterly right-of-way line of Plantations Drive, an 80.00 foot wide public street, recorded October 26, 2000 as Entry Number 700320, official records of Washington County, Utah, said point lies North $00^{\circ}48'55''$ East 162.62 feet along the section line and North $90^{\circ}00'00''$ West 761.75 feet from the east quarter corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and is the point of curvature of a 540.00 foot radius curve concave northerly, the radius point of which bears North $23^{\circ}10'51''$ East; thence leaving said right-of-way line easterly 206.02 feet along the arc of said curve through a central angle of $21^{\circ}51'32''$ to the point of tangency; thence South $88^{\circ}40'41''$ East 418.52 feet to the point of curvature of a 980.00 foot radius curve concave southerly; thence easterly 669.72 feet along the arc of said curve through a central angle of $39^{\circ}09'19''$ to the point of reverse curvature of a 25.00 foot radius curve concave northerly; thence easterly 41.85 feet along the arc of said curve through a central angle of $95^{\circ}54'11''$ to the point of compound curvature of a 125.00 foot radius curve concave northwesterly; thence northeasterly 9.48 feet along the arc of said curve through a central angle of $04^{\circ}20'42''$ to a point on the boundary line of The Plantations at St. George property, the radius point from which bears North $59^{\circ}46'15''$ West; thence coincident with said boundary line South $88^{\circ}41'58''$ East 54.82 feet to a point on the arc of a 175.00 foot radius curve concave northwesterly the radius point of which bears North $68^{\circ}29'11''$ West; thence leaving said boundary line southwesterly 53.33 feet along the arc of said curve through a central angle of $17^{\circ}27'33''$ to the point of reverse curvature of a 25.00 foot radius curve concave easterly; thence southerly 36.11 feet along the arc of said curve through a central angle of $82^{\circ}45'31''$ to a point on a radial line; thence along said radial line South $46^{\circ}12'51''$ West 80.00 feet to a point on the arc of a 900.00 foot radius curve concave southwesterly, the radius point of which bears South $46^{\circ}12'51''$ West; thence northwesterly 705.17 feet along the arc of said curve through a central angle of $44^{\circ}53'32''$ to the point of tangency; thence North $88^{\circ}40'41''$ West 418.52 feet to the point of curvature of a 620.00 foot radius curve concave northerly; thence westerly 236.54 feet along the arc of said curve through a central angle of $21^{\circ}51'32''$ to a point on the southwesterly right-of-way line of said Plantations Drive, said point being on a radial line and the end of said Plantations Drive; thence along said radial line North $23^{\circ}10'51''$ East 80.00 feet to a point on said northeasterly right-of-way line and the point of beginning. Contains 2.598 acres.