

BOUNDARY DESCRIPTION

Beginning at a point which is South 01° 15' 37" West 1018.94 feet along the West Section line and North 90° 00' 00" East 1365.31 feet from the Northwest corner of Section 24, Township 43 South, Range 16 West, of the Salt Lake Base and Meridian, said point also being on the Eastern Right-of-Way of Interstate 15, said point also being on the boundary of the existing welcome centers UDOT parcel recorded on October 28, 1970 as Entry No. 142478 in Book 98, Page 460, in the office of the Washington County Recorder, in said County, State of Utah; running thence along the existing welcome center Parcel for the following two (2) courses: South 96° 45' 25" West 185.68 feet; thence South 15° 31' 11" East 307.76 feet to the Western Boundary of State of Utah Parcel No. 15-13-20, recorded on March 26, 2009 as Document No. 20090011038 in the office of the Washington County Recorder, in said County, State of Utah; thence along said boundary for the following two (2) courses: South 02° 27' 28" West 805.89 feet to a point of curvature of a 2015.00 foot radius curve concave to the right, thence Southwesterly 594.10 feet along the arc of said curve through a central angle of 16° 53' 35" to the point of non-tangency, the chord of which bears South 10° 54' 16" West for a distance of 591.95 feet to Astragalus Drive Right-of-Way Recorded on July 10th 2009 as Document No. 20090026781 in the office of the Washington County Recorder, in said County, State of Utah; thence along said Right-of-Way for the following three (3) courses: North 89° 20' 58" West 47.67 feet, to the point of curvature of a 1970.00 foot radius curve concave to the right, thence Southwesterly 108.15 feet along the arc of said curve through a central angle of 09° 09' 47", the chord of which bears South 21° 23' 25" West for a distance of 108.74 feet to the point of reverse curvature of a 2045.00 foot radius curve concave to the left, thence Southeasterly 251.01 feet along the arc of said curve through a central angle of 7° 01' 58", the chord of which bears South 19° 27' 20" West for a distance of 250.86 feet to the South boundary of the State of Utah Exchange Patent No. 20076, Recorded on March 26, 2009 as Document No. 20090011036 in the office of the Washington County Recorder, in said County, State of Utah; thence along said Exchange Patent property for the following three (3) courses: North 75° 55' 25" West 824.47 feet; thence North 16° 47' 42" East 137.74 feet, thence North 28° 34' 00" East 17.34 feet to the Eastern Right-of-Way of Interstate 15, thence along the Eastern Right-of-Way of Interstate 15 North 28° 34' 00" East 2115.00 feet to the point of beginning.

Containing: 1,182,343 sq. ft. 27.14 Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into lots, public streets and easements to be known hereafter as

"KENWORTH COMMERCIAL SUBDIVISION"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of St. George for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are noted as shown. The owner does hereby warrant to the City of St. George, its successors and assigns, title to all property dedicated and conveyed to public use hereon against the claims of all persons.

In witness whereof we have hereunto set our hands this 22 day of August 2018.

STEPCCO, LLC,
a Utah Limited Liability Company

Kyle Treadway
by *Kyle Treadway*, Manager

ACKNOWLEDGMENT - STEPCCO, LLC

STATE OF Utah

COUNTY OF Washington

On the 22 day of August 2018, personally appeared before me *Kyle Treadway*, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed the foregoing document and acknowledged before me that he signed it voluntarily for its stated purpose.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: Tina Clifford

COMMISSION NUMBER: 0824741

MY COMMISSION EXPIRES: 8/24/19

A NOTARY PUBLIC COMMISSION IN UTAH

MORTGAGEE CONSENT TO RECORD

"KENWORTH COMMERCIAL SUBDIVISION"

ZB, N.A. dba Zions First National Bank, a Mortgagee of said tract of land does hereby give consent for said tract of land to be used for the used and purposes described in the plat, to recording plat, and joins in all dedications and conveyances.

Andrew M. Larsen
Senior Vice President, Andrew M. Larsen

ACKNOWLEDGMENT - ZB, N.A. dba ZIONS FIRST NATIONAL BANK

STATE OF Utah

COUNTY OF Washington

On the 22 day of August 2018, personally appeared before me *Andrew M. Larsen*, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed the foregoing document and acknowledged before me that he signed it voluntarily for its stated purpose.

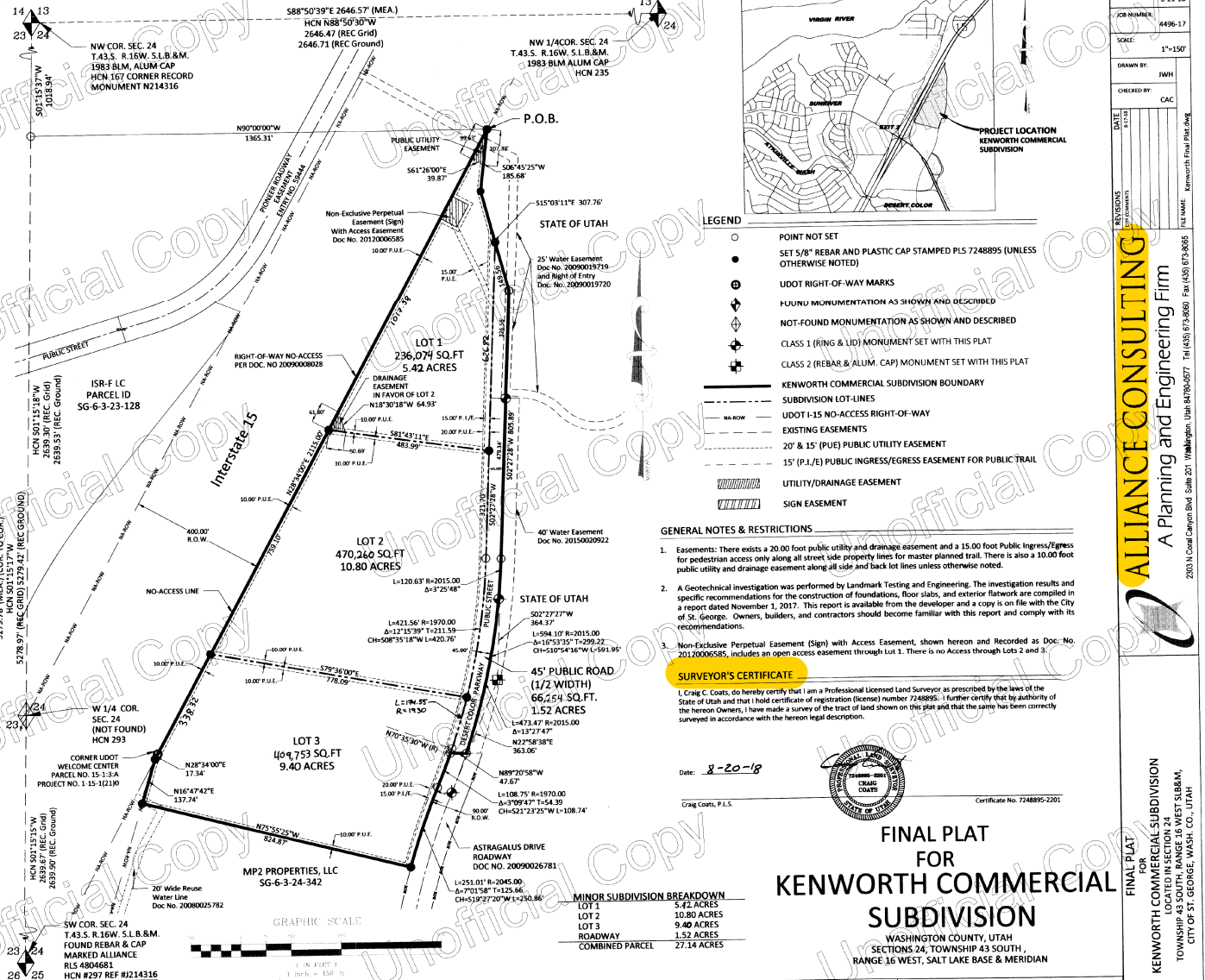
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: Connie E. Curtis

COMMISSION NUMBER: 1619339

MY COMMISSION EXPIRES: January 29, 2020

A NOTARY PUBLIC COMMISSION IN UTAH



FINAL PLAT
FOR
KENWORTH COMMERCIAL
SUBDIVISION
WASHINGTON COUNTY, UTAH
SECTIONS 24, TOWNSHIP 43 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

Approval of the Planning and Zoning Manager	Engineer's Approval	Approval as to Form	Approval of the Planning Commission	Approval and Acceptance by the City of St. George, Utah	Treasurer Approval	Recorded Number
I, Planning and Zoning Official for the City of St. George, have this the <u>22</u> day of <u>August</u> , A.D. 20 <u>18</u> , reviewed the above subdivision Final Plat and recommended the same for acceptance by the City of St. George, UT.	The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this <u>15</u> day of <u>October</u> , A.D. 20 <u>18</u> .	Approved as to Form, this the <u>20</u> day of <u>Sept</u> , A.D. 20 <u>18</u> .	On this the <u>10</u> day of <u>July</u> , A.D. 20 <u>18</u> , the Planning Commission of the City of St. George, having reviewed the above subdivision Final Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said subdivision for acceptance by the City of St. George, UT.	We, the Mayor and City Council of the City of St. George, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the <u>12</u> day of <u>July</u> , A.D. 20 <u>18</u> , hereby accept said Final Plat with all commitments and obligations pertaining thereto.	I, Washington County Treasurer, certify on this <u>22</u> day of <u>August</u> , A.D. 20 <u>18</u> , that all taxes, fees, and costs due and payable by the subdivision have been paid in full.	DOC # 20180042012 The following property is being recorded: Kenworth Commercial Subdivision Washington County, Utah Sections 24, Township 43 South, Range 16 West, Salt Lake Base & Meridian Page 1 of 2
<i>[Signature]</i> Planning and Zoning Manager City of St. George	<i>[Signature]</i> Engineer City of St. George	<i>[Signature]</i> Attorney City of St. George	<i>[Signature]</i> Chairman Planning Commission City of St. George	<i>[Signature]</i> Attest: City Recorder City of St. George	<i>[Signature]</i> Washington County Treasurer	<i>[Signature]</i> Washington County Recorder