

Iron County

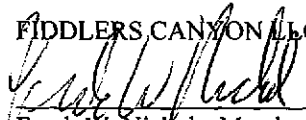
NOTICE OF APPROVAL OF LOT/BOUNDARY LINE ADJUSTMENT

The undersigned owners of the parcels described on Exhibits A, B, C, etc. attached hereto, hereby request approval from Iron County of a lot/boundary line adjustment between said parcels pursuant to Section 16.28.050 of the Iron County Land Development Code. The revised descriptions of said parcels are also set forth on the attached exhibits.

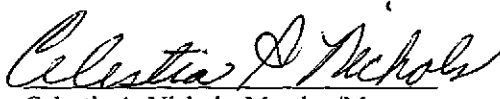
Dated this 10 day of November, 2021.

Property Owner, Exhibit A & B

FIDDLERS CANYON LLC



Frank W. Nichols, Member/Manager



Celestia A. Nichols, Member/Manager

STATE OF UTAH }

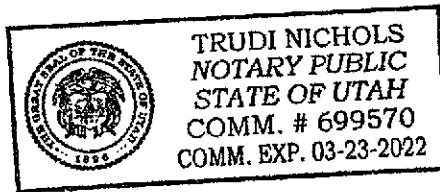
 } ss.

COUNTY OF IRON }

On the 10 day of November, 2021, personally appeared before me FRANK W. NICHOLS AND CELESTIA A. NICHOLS who being by me duly sworn did say, that they the said FRANK W. NICHOLS AND CELESTIA A. NICHOLS are the member(s)/manager(s) of FIDDLER'S CANYON, LLC, a Utah Limited Liability Company that executed the foregoing instrument by authority of the articles of organization executed by its member(s).




Notary Public



Property Owner, Exhibit C

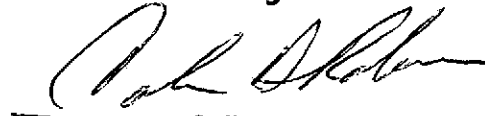
IRON APEX HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY

By: Five Star Holdings, LLC a Wyoming Limited Liability Company, as Manager

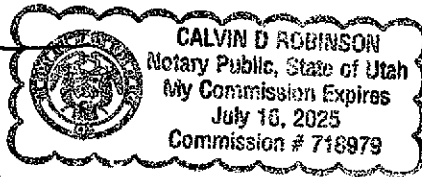


By: James Barlow Its: Manager


On the 10th day of November, 2021, personally appeared before me James Barlow who being by me duly sworn did say, that he, the said James Barlow is the Manager of Five Star Holdings, LLC a Wyoming Limited Liability Company that executed the foregoing instrument by authority of the articles of organization executed by its member(s).



Notary Public

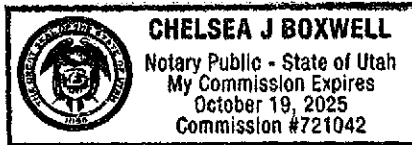


Approved this 10th day of November, 20 21 by
Iron County Zoning Administrator's Office




Reed Erickson, Zoning Administrator or Designee

State of Utah }
 }
County of Iron }



The foregoing instrument was acknowledged before me this 10th day of November, 2021 by Reed Erickson, as
Zoning Administrator.



Notary Public

EXHIBIT A – PARCEL 1 (E-0140-0003-0000)

Legal Description prior to adjustment (BK 1561 PG 629):

SW1/4, SW1/4SE1/4 SECTION 28; SE1/4SE1/4SE1/4 SECTION 29; W1/2NE1/4, SE1/4NE1/4, NW1/4, N1/2SW1/4, N1/2SE1/4SW1/4, SE1/4 OF SECTION 33 ALL WITHIN TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN.

LESS PARCEL E-140-4 (CICWCD)

LESS THE FOLLOWING: BEGINNING AT A POINT WHICH IS SITUATED N0°33'03"E ALONG THE SECTION LINE 1503.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN. THENCE N28°20'15" W 938.76 FEET, THENCE N54°02'06" E 521.52 FEET TO A POINT OF NONTANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 2839.81 FEET AND A CENTRAL ANGLE OF 1°10'55" (RADIUS POINT BEARS 854°02'06"!) AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 58.58 FEET. THENCE DEPARTING SAID RIGHT-OF-WAY LINE 80°33'03" W ALONG SAID SECTION LINE 1084.83 FEET TO THE POINT OF BEGINNING.
CONTAINS 743.77 ACRES MORE OR LESS.

SUBJECT TO A RIGHT-OF-WAY BASEMENT RECORDED IN BOOK 1249 PAGE 557 OF OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT #1 RECORDED IN BOOK 1380. PAGE 944 OF OFFICIAL IRON COUNTY RECORDS.

Legal Description after adjustment:

BEGINNING AT A THE WEST QUARTER CORNER OF SEC. 28, T35S, R12W, SLB&M; THENCE ALONG THE QUARTER SECTION LINE N88°45'28"E 2,749.22 FEET TO THE CENTER QUARTER (MONUMENTED AS A IRON COUNTY BRASS CAP); THENCE ALONG THE QUARTER SECTION LINE S00°33'34"W 1,360.96 FEET TO A 1/16TH CORNER; THENCE ALONG THE 1/16TH LINE N88°06'36"E 1,395.51 FEET; THENCE ALONG A 1/16TH LINE S00°28'40"W 1,345.43 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SEC. 28 AND THE NORTH SECTION LINE OF SEC. 33, T35S, R12W, SLB&M; THENCE ALONG A 1/16TH LINE S00°14'35"W 1,319.91 FEET TO A 1/16TH CORNER; THENCE ALONG A 1/16TH LINE N87°57'02"E 1,067.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF IRON SPRINGS ROAD (BEING A 100 FOOT WIDE R.O.W.); THENCE ALONG THE WESTERLY R.O.W. OF IRON SPRINGS ROAD FOR THE FOLLOWING THREE COURSES, S04°54'27"E 664.52 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,482.39 FEET AND A CENTRAL ANGLE OF 25°21'19"; THENCE ALONG THE ARC OF SAID CURVE 656.00 FEET; THENCE S30°15'45"E 66.43 FEET; THENCE S30°15'45"E 66.43 FEET; THENCE DEPARTING SAID R.O.W. S54°02'02"W 527.68 FEET; THENCE S27°51'37"E 939.91 FEET TO A POINT ON THE EAST LINE OF SAID SEC. 33 ; THENCE ALONG SAID LINE S00°32'59"W 1,503.01 FEET TO THE SOUTHEAST CORNER SECTION OF SAID SEC. 33; THENCE ALONG THE SOUTH SECTION LINE S87°14'03"W 2,739.29 FEET TO THE SOUTH ¼ CORNER; THENCE ALONG THE QUARTER SECTION LINE N00°04'09"W 679.93 FEET; THENCE ALONG THE 1/64TH LINE S87°32'36"W 1,385.12 FEET; THENCE ALONG THE 1/16TH LINE N00°00'16"E 687.09 FEET; THENCE ALONG THE 1/6TH LINE S87°50'16"W 1,383.96 FEET TO A POINT ON THE WEST LINE OF SECTION 33; THENCE ALONG SAID SECTION N00°04'35"E 1,388.51 FEET TO THE WEST ¼ CORNER; THENCE ALONG THE SECTION LINE N00°25'13"E 2,670.86 FEET TO THE SOUTHWEST CORNER SEC. 28; THENCE ALONG THE SECTION LINE N00°22'42"E 2,683.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 772.29 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE CENTRAL IRON COUNTY CONSERVANCY DISTRICT (CICWCD) PARCEL AS TAX ID E-0140-0004 PER DEED BK: 1260 PG: 1734 OF IRON COUNTY O.R.

LESS AND ACCEPTING THAT PORTION OF DESERT MOUND ROAD, BEING A 100' RIGHT OF WAY, PER UDOT PLAN SET NRS 156-A APPROVED 1934 AND THE PORTION OF SAID EXISTING ROAD THAT WAS RE-ALIGNED BY IRON COUNTY AT THE INTERSECTION WITH IRON SPRINGS ROAD.

SUBJECT TO A RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 1249 PAGE 557 OF OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT #1 RECORDED AS BOOK 1380, PAGE 944 OF OFFICIAL IRON COUNTY RECORDS.

EXHIBIT B – PARCEL 2 (E-4530-0000-0000)

Legal Description prior to adjustment (BK 1429 PG 1742):

NE 1/4NE1/4 SEC 33, T35S, R12W, SLM; SUBJ TO EASE DESC REC BK 1310/1334.

Legal Description after adjustment:

BEGINNING AT A THE EAST 1/16TH CORNER ON THE NORTH LINE OF SEC. 33, T35S, R12W, SLB&M, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH SECTION LINE N87°28'39"E 948.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF IRON SPRINGS ROAD (BEING A 100 FOOT WIDE R.O.W.); THENCE ALONG SAID R.O.W. S04°54'27"E 1,328.33 FEET TO A POINT ON THE 1/16TH LINE; THENCE ALONG THE 1/16TH LINE S87°57'02"W 1,067.36 FEET TO A 16TH CORNER; THENCE ALONG THE 1/16TH LINE N00°14'35"E 1,319.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.61 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT RECORDED AS BOOK 1310 PAGE 1334 OF OFFICIAL IRON COUNTY RECORDS.

EXHIBIT C – PARCEL 3 (E-0144-0004-0000)

Legal Description prior to adjustment (BK 1570 PG 643):

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34. TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°48'38" EAST ALONG THE NORTH LINE OF SAID SECTION 34. A DISTANCE OF 1359.65 FEET; THENCE SOUTH 00°34'53" WEST 3230.07 FEET TO THE PC. OF A CURVE TO THE LEFT; CURVE DATA: DELTA = 89°47'55". RADIUS = 20.00 FEET, TANGENT = 19.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.35 FEET TO THE PI; THENCE SOUTH 89°13'02" EAST 643.07 FEET; THENCE SOUTH 00°32'02" WEST 1318.58 FEET; THENCE SOUTH 89°22'00" EAST 670.02 FEET; THENCE SOUTH 00°29'11" WEST 740.00 FEET TO THE SOUTH LINE OF SECTION 34, SAID POINT ALSO BEING ON THE TOWNSHIP LINE; THENCE NORTH 89°30'15" WEST ALONG SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 33.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH. RANGE 12 WEST; THENCE NORTH 89°26'28" WEST ALONG SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1117.39 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF A COUNTY ROAD AND A POINT ON A CURVE TO THE RIGHT; CURVE DATA: DELTA = 19°54'42", RADIUS = 5679.70 FEET. TANGENT = 996.97 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 1973.83 FEET TO THE RT. OF SAID CURVE; THENCE NORTH 20°13'22" WEST ALONG SAID RIGHT OF WAY 329.47 FEET TO THE PC OF A CURVE TO THE LEFT; CURVE DATA: DELTA = 10°00'15". RADIUS = 2914.90 FEET, TANGENT = 255.13 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 508.96 FEET; THENCE NORTH 30°07'06" WEST ALONG SAID RIGHT OF WAY LINE 347.20 FEET TO THE RC. OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1382.39 FEET, A DISTANCE OF 57.42 FEET (CHORD BEARING NORTH 29°23'30" WEST 57.42 FEET) TO A POINT ON THE WEST LINE OF SAID SECTION 34; THENCE NORTH 00°40'32" EAST ALONG SAID WEST SECTION LINE 2524.92 FEET TO THE POINT OF BEGINNING.

Legal Description after adjustment:

BEGINNING AT A THE NORTHEAST CORNER OF SEC. 33 AND THE NORTHWEST CORNER OF SEC 34, T35S R12W, SLB&M, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE SECTION 34 S88°55'47"E 1,359.65 FEET; THENCE S00°27'34"W 3,230.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°47'55"; THENCE ALONG THE ARC OF SAID CURVE 31.35 FEET; THENCE S89°20'21"E 643.09 FEET; THENCE S00°24'43"W 1,318.63 FEET; THENCE S89°29'19"E 670.04 FEET; THENCE S00°19'55"W 740.07 FEET TO A POINT ON THE SOUTH LINE OF SECTION 34; THENCE ALONG SAID LINE N89°37'35"W 33.00 FEET TO THE SOUTH 1/4 ; THENCE CONTINUING ALONG SAID SOUTH SECTION LINE N89°33'27"W 1,117.53 FEET TO A POINT ON THE EASTERLY LINE OF IRON SPRINGS ROAD RIGHT OF WAY (BEING A 100 FOOT WIDE R.O.W.) AND A NON-TANGENT CURVATURE TO THE RIGHT, HAVING A RADIUS OF 5,683.96 FEET AND A CENTRAL ANGLE OF 19°53'50" (RADIUS POINT BEARS N49°45'37"E); THENCE ALONG THE ARC OF SAID CURVE 1,973.87 FEET; THENCE CONTINUING ALONG SAID R.O.W THE NEXT 5 COURSES N20°23'22"W 329.47 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT, HAVING A RADIUS OF 2,914.01 FEET AND A CENTRAL ANGLE OF 10°00'14" (RADIUS POINT BEARS S69°37'59"W); THENCE ALONG THE ARC OF SAID CURVE 508.79 FEET; THENCE N30°15'45"W 347.09 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,382.39 FEET AND A CENTRAL ANGLE OF 25°21'19"; THENCE ALONG THE ARC OF SAID CURVE 611.75 FEET; THENCE N04°54'27"W 1,988.69 FEET TO A POINT ON THE NORTH LINE OF SEC. 28; THENCE ALONG SAID NORTH LINE OF SEC. 28 N87°28'39"E 349.72 FEET TO THE POINT OF BEGINNING. CONTAINING 176.40 ACRES, MORE OR LESS.