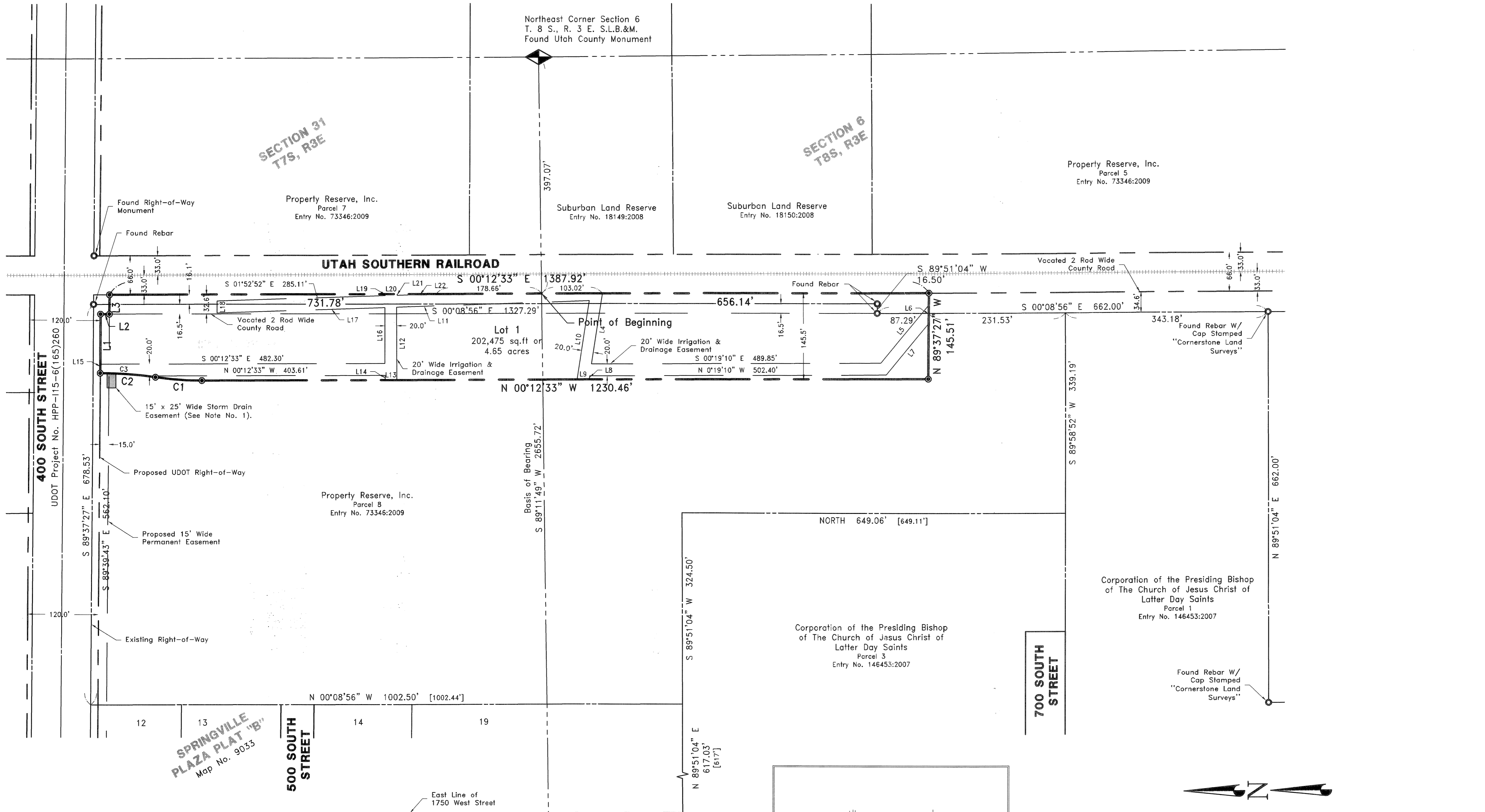
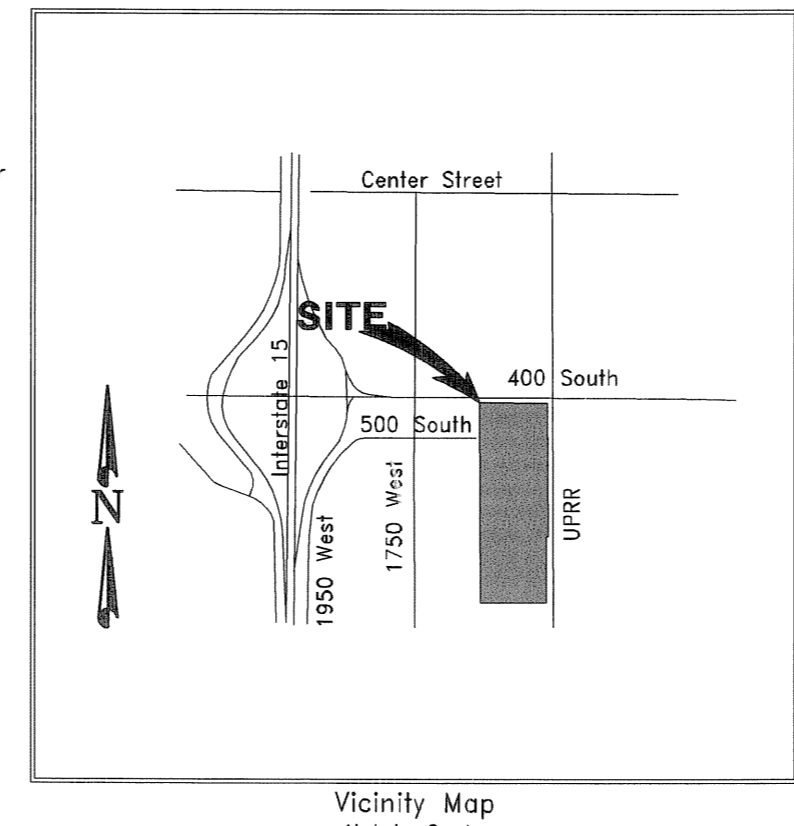
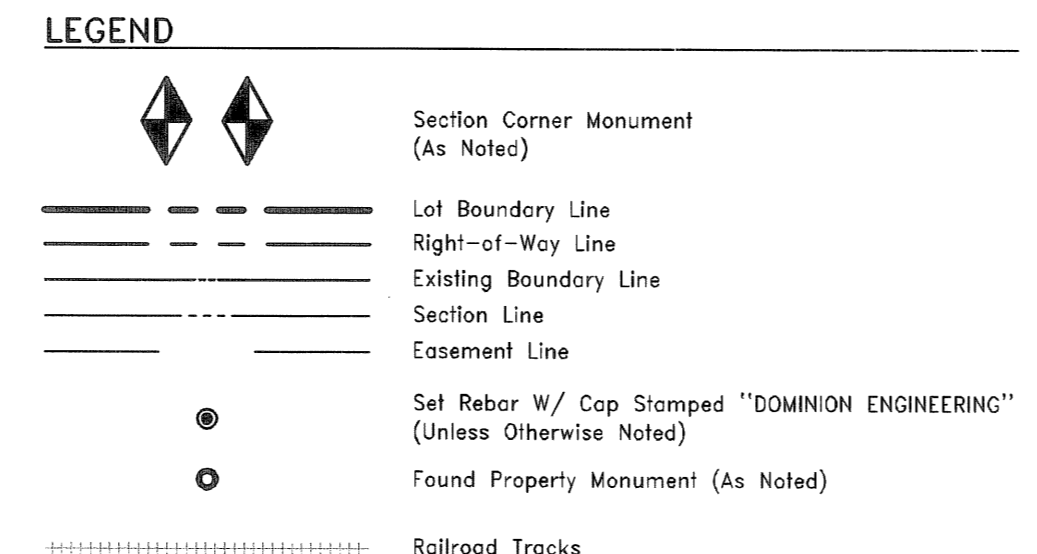


**IPA RAILCAR SERVICE CENTER**  
 A Utility Subdivision Located in the Southeast Quarter of Section 31, Township 7 South, Range 3 East and the  
 Northeast Quarter of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian,  
 Springville City, Utah County, State Utah



- NOTES:**
- The 15' x 25' Storm Drain Easement is being granted by a separate agreement and is for the benefit of Intermountain Power Agency (IPA). Easement to be vacated and rendered null and void at such time as the area encumbered by the Easement is accepted by Springville City as a public right-of-way.
  - An easement for electric lines and incidental purposes in the document recorded March 11, 1904 as Entry No. 900 Book 69 at Page 253 of official records.
  - An easement for southerly right of way and incidental purposes in the document recorded January 07, 1939 as Entry No. 249 in Book 342 at Page 411 of official records.
  - Easements for irrigation facility and incidental purposes in the documents recorded March 17, 1966 as Entry No. 3419 in Book 1042 at Page 41, March 23, 1961 as Entry No. 3768 in Book 864 at Page 62, September 24, 1965 as Entry No. 14824 in Book 1024 at Page 363 of official records.
  - Easements for right to travel and incidental purposes in the document recorded April 19, 1995 as Entry No. 23908 in Book 3659 at Page 738 and April 19, 1995 as Entry No. 23909 in Book 3659 at Page 742 of official records.
  - The terms, provisions and easement(s) contained in the document entitled "Utah Department of Transportation Right of Entry and Occupancy Agreement" recorded October 09, 2008 as Entry No. 110925/2008 of official records.
  - A Certificate of Annexation changing the boundary of Springville Drainage District recorded February 06, 2008 as Entry No. 14260/2008 of official records.
  - The legal description contained in that certain Special Warranty Deed executed by Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints in favor of Property Reserve, Inc., recorded as Entry No. 73346/2009 of official records.



**LINE TABLE**

| LINE | BEARING       | LENGTH  | LINE | BEARING       | LENGTH  |
|------|---------------|---------|------|---------------|---------|
| L1   | S 89°39'43" E | 99.92'  | L12  | S 89°48'09" W | 123.49' |
| L2   | S 0°08'56" E  | 15.00'  | L13  | N 0°12'33" W  | 20.00'  |
| L3   | S 89°39'43" E | 32.60'  | L14  | N 89°48'09" E | 8.00'   |
| L4   | N 81°18'43" W | 120.97' | L15  | S 89°39'43" E | 15.00'  |
| L5   | S 50°34'16" E | 128.18' | L16  | N 89°48'09" E | 94.89'  |
| L6   | N 89°37'27" W | 31.74'  | L17  | N 1°55'14" W  | 284.34' |
| L7   | N 50°34'16" W | 112.91' | L18  | N 89°33'56" E | 20.26'  |
| L8   | N 81°18'43" W | 6.05'   | L19  | S 87°59'56" E | 2.52'   |
| L9   | N 0°12'33" W  | 20.24'  | L20  | S 0°12'33" E  | 20.01'  |
| L10  | S 81°18'43" E | 134.87' | L21  | N 87°59'56" W | 1.93'   |
| L11  | N 1°55'14" W  | 326.58' | L22  | S 1°52'52" E  | 66.22'  |

**CURVE TABLE**

| CURVE | DELTA    | RADIUS  | LENGTH | TANGENT | CHORD BEARING | CHORD  |
|-------|----------|---------|--------|---------|---------------|--------|
| C1    | 8°37'58" | 523.50' | 78.87' | 39.51'  | N 04°06'26" E | 78.80' |
| C2    | 8°37'58" | 624.00' | 94.02' | 47.10'  | N 04°06'26" E | 93.93' |
| C3    | 7°15'29" | 624.00' | 79.05' | 39.58'  | N 03°25'12" E | 78.99' |

**SURVEYOR'S CERTIFICATE**

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into one lot hereafter to be known as IPA Railcar Service Center and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

Date: April 27, 2010  
 Surveyor: Mark N Gregory  
 (See seal below)

**BOUNDARY DESCRIPTION**

A parcel of land located in the Southeast Quarter of Section 31, Township 7 South, Range 3 East and the Northeast Quarter of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at a point on the west line of the Union Pacific Railroad right-of-way, said point being South 89°11'49" West 397.07 feet along the north line of Section 6 (Basis of Bearing), Township 8 South, Range 3 East, Salt Lake Base and Meridian from the Northeast Corner of said Section 6, and thence along said west line South 00°12'33" East 656.14 feet; thence North 89°37'27" West 145.51 feet to a point 145.50 feet perpendicularly distant westerly of said west line; thence parallel to said west line North 00°12'33" West 1,230.46 feet to a point of tangency of a 523.50 foot radius curve to the right; thence Northerly 78.87 feet along said curve through a central angle of 08°37'58" and a long chord of North 04°06'26" East 78.80 feet to a point of reverse curvature of a 624.00 foot radius curve to the left; thence Northerly 94.02 feet along said curve through a central angle of 08°37'58" and a long chord of North 04°06'26" East 93.93 feet to the south right-of-way line of 400 South Street at a point 132.50 feet perpendicularly distant westerly of said west line; thence along said south line South 89°39'43" East 99.92 feet; thence South 00°08'56" East 15.00 feet to a point 15.00 feet perpendicularly distant southerly of said south line; thence parallel to said south line South 89°39'43" East 32.60 feet to said west line; thence South 00°12'33" East 731.78 feet to the POINT OF BEGINNING. Said parcel contains 202,475 square feet or 4.65 acres, more or less.

**OWNER'S CONSENT TO RECORD**

Know all men by these that we, the undersigned owner of all of the property described in the Surveyor's Certificate hereon and shown on this map, having caused the same to be subdivided into a single lot, without having participated in planning or engineering this plat to be hereafter known as IPA Railcar Service Center, do hereby consent to the recording of this plat solely to accommodate the sale of Lot 1.

In witness whereof I, Matthew A Baldwin have hereunto set my hand this day of April, 2010.

Property Reserve, Inc.  
 Owner(s)

By: Matthew A Baldwin

57003/2010 Map # 1328  
 RODNEY D CAMPBELL  
 UTAH COUNTY RECORDER  
 2010 Jul 08 4:00 pm FEE 31.00 BY CS  
 RECORDED FOR SPRINGVILLE CITY CORPORATION

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF SALT LAKE } ss

On this 27th day of April, 2010 personally appeared before me Matthew A Baldwin, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is an Officer of Property Reserve, Inc., and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Matthew A Baldwin acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Jennifer Tubton  
 Signature of Notary  
 My Commission Expires 2/16/2012

Jennifer Tubton  
 Printed Full Name of Notary  
 1802 E. 6015 S. 611  
 Notary Address

**ACCEPTANCE BY LEGISLATIVE BODY**

The City Council of Springville, County of Utah, approves this subdivision this 10th day of November, 2010: 2009

Walter Lytle Approval by Mayor  
John Paul City Attorney

Gordon Engineer (See seal below) Attest: Vince Clerk - Recorder (See seal below)

**ACCEPTANCE BY PLANNING COMMISSION**

Approved this 10th day of November, 2009 by the Springville Planning Commission.

William S. Green Director - Secretary  
David H. Hill Chairman, Planning Commission

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A Utility Subdivision Located in the Southeast Quarter of Section 31, Township 7 South, Range 3 East and the Northeast Quarter of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Springville City, Utah County, State Utah

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P:\SPRINGVILLE IPA EXPANSION (1186)\SURVEY\dwg\Final Plat.dwg

PREPARED BY:

**Dominion Engineering Associates, L.C.**  
 5684 South Green Street  
 Murray, Utah 84123 801-713-3000

APPLICANT:

Intermountain Power Agency  
 Attn: William W. Engels  
 10653 South River Front Parkway  
 South Jordan, Ut. 84095  
 213-367-0289

13281

4/13/2010

MARK N GREGORY