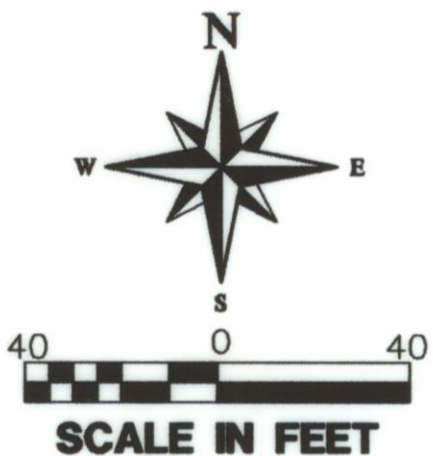


SUBDIVISION PARCEL MODIFICATION FOR: SW BEHAVIORAL CENTER AND HARDY PROPERTIES

LOCATED IN SECTION 14, T36S, R11W, S.L.B.M.
CEDAR CITY, IRON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- FOUND PROPERTY CORNER
- SET REBAR & CAP
P.L.S. #288645 OR PK NAIL

SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 288645, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR LOT SURVEY IN ACCORDANCE WITH SECTION 17-23-17. I CERTIFY THAT BY AUTHORITY OF THE OWNERS, A LOCATION SURVEY HAS BEEN MADE UNDER MY DIRECTION.



Bradley N. Rhodes
BRADLEY N. RHODES, PLS #288645 9/2/10 DATE

CERTIFICATE OF ACCEPTANCE

I, GERALD R. SHERRATT, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS LOT MODIFICATION PLAN AND THAT SAID PLAN HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 28th DAY OF September, 2010.



Joe Burgess
MAYOR - JOE BURGESS
Renon Savage
CITY RECORDER - RENON SAVAGE

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SEC. 14, T36S, R11W, S.L.B.M. AS PER CEDAR CITY ENGINEERS COORD. SYSTEM. LARGE NAIL.

BASIS OF BEARINGS - N00°13'11"W

75 EAST STREET

SOILS NOTE

DUE TO SOIL CONDITIONS EXISTING IN CEDAR CITY, UTAH, WHICH OCCASIONALLY CAUSE SOIL SUBSIDENCE PROBLEMS RESULTING IN DAMAGE TO STRUCTURES ERECTED THEREON, THE CITY COUNCIL OF CEDAR CITY REQUIRES PROPOSED DEVELOPMENTS TO CONDUCT TESTING OF THE SOIL CONDITIONS EXISTING IN SAID PROPERTY.

CERTIFICATE OF RECORDING

I, DEBBIE B. JOHNSON, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE 29TH DAY OF OCTOBER, 2010.

BOOK: 1203 PAGE: 1311
ENTRY: 610405 FEE: \$30.00
RECORDED AT THE REQUEST OF:
CEDAR LAND TITLE, INC

CITY ENGINEER'S APPROVAL

I, KIT WAREHAM, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS LOT MODIFICATION PLAN WAS EXAMINED AND ACCEPTED BY ME THIS 24th DAY OF September 2010.

Kit Wareham
KIT WAREHAM - CITY ENGINEER

PLANNING COMMISSION APPROVAL

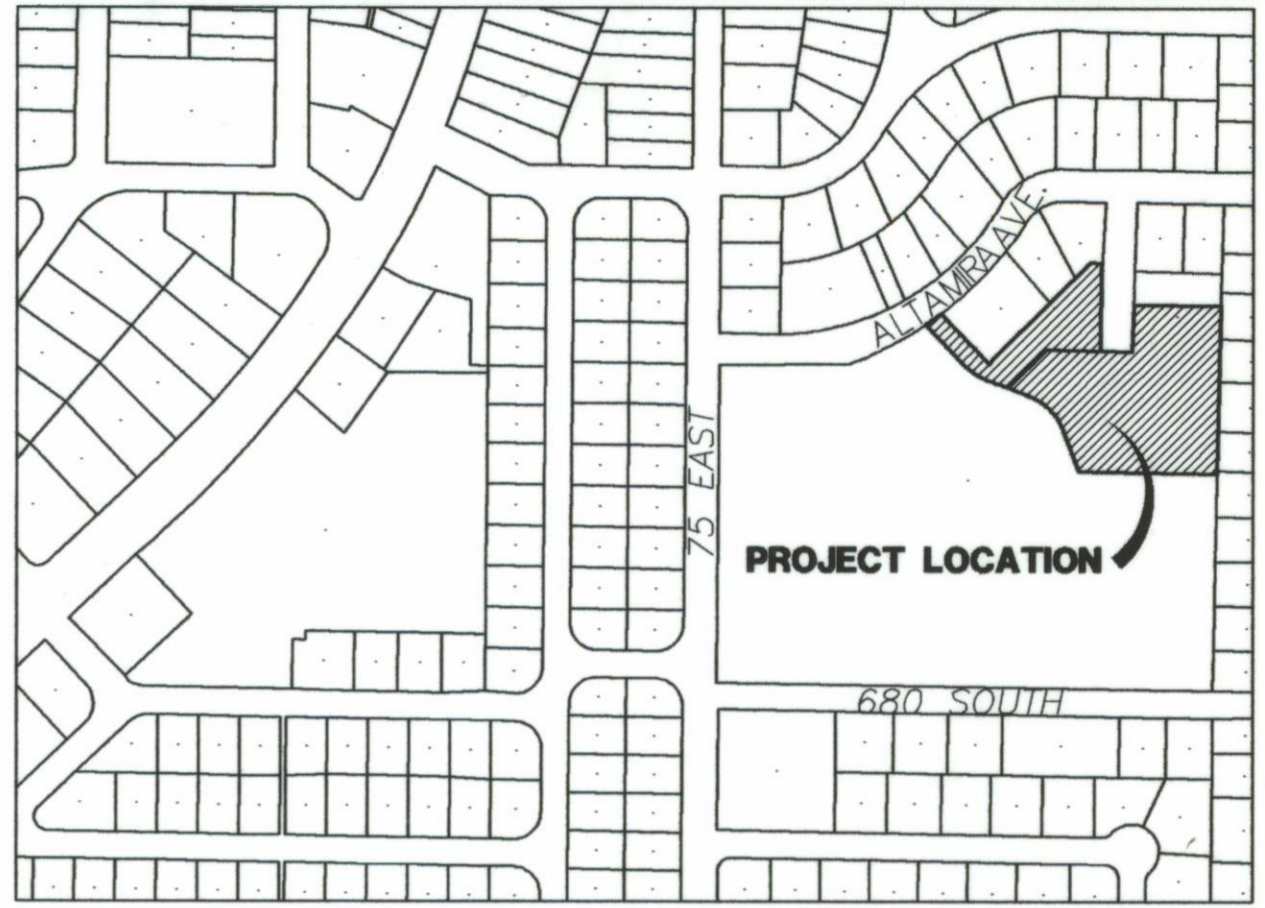
I, KRISTIE MCMULLIN, CHAIRMAN OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS LOT MODIFICATION HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE 4th DAY OF September, 2010.

Kristie McMullin
KRISTIE MCMULLIN - CHAIRMAN

UTILITY APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS ON THIS MINOR LOT SUBDIVISION, AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

- Qwest* 09/02/2010 DATE
QWEST COMMUNICATIONS
- Rocky Mountain Power* 9-2-10 DATE
ROCKY MOUNTAIN POWER
- Questar Gas* 9-2-10 DATE
QUESTAR GAS COMPANY
- Bresnan Cable TV* 9-2-10 DATE
BRESNAN CABLE TV



VICINITY MAP

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF RONALD L. & LESLIE E. HARDY TRUST TO ESTABLISH THE PROPERTY LINES AND MARK THE CORNERS ON PARCELS ONE AND TWO SHOWN ON THIS RECORD OF SURVEY. A PORTION OF THIS SURVEY IS LOCATED IN THE LA VISTA PARK SUBDIVISION. PARCEL 1 CONTAINS LOT 13 AND PORTIONS OF LOTS 12 AND 14, BLOCK 8 OF THE ORIGINAL SUBDIVISION. THE REST OF THE PROPERTY WITHIN THIS RECORD OF SURVEY WAS PREVIOUSLY VACATED FROM THE SUBDIVISION. THIS SURVEY WILL ADD PROPERTY TO THE EXISTING LOTS LOCATED WITHIN THE SUBDIVISION IN PARCEL 1. THE BASIS OF BEARINGS IS N00°13'11"W BETWEEN THE SOUTH QUARTER CORNER AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T36S, R11W, OF THE S.L.B.M.

LEGAL DESCRIPTION PARCEL 1 SOUTHWEST BEHAVIORAL HEALTH CENTER

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE CENTER SECTION LINE 1254.30 FEET; THENCE N90°00'00"E, 571.15 FEET TO THE POINT OF BEGINNING; THENCE N70°25'03"W, 44.88 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 25°29'28"; THENCE ALONG SAID CURVE 44.49 FEET (RADIUS POINT FOR SAID CURVE BEARS N19°34'57"E); THENCE N44°55'36"W, 105.07 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALTAMIRA AVENUE AS RECORDED ON THE LA VISTA PARK SUBDIVISION PLAT, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE TO THE LEFT, HAVING A RADIUS OF 552.00 FEET AND A CENTRAL ANGLE OF 20°46'28"; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID CURVE 200.14 FEET (RADIUS POINT FOR SAID CURVE BEARS N30°56'22"W); THENCE DEPARTING SAID RIGHT OF WAY S44°55'36"E, 117.62 FEET TO A POINT ON THE REAR LOT LINE OF LOT 14, BLOCK 8 OF SAID SUBDIVISION; THENCE N44°14'08"E, 96.04 FEET ALONG THE REAR LOT LINE OF LOTS 14, 15, AND 16, BLOCK 8 OF SAID SUBDIVISION; THENCE S88°20'17"E, 19.86 FEET ALONG THE REAR LOT LINE OF LOT 17, BLOCK 8 OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF A CEDAR CITY DEEDED RIGHT OF WAY; THENCE S00°43'39"E, 158.83 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S89°58'47"W, 98.92 FEET; THENCE S44°14'08"W, 98.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 5.00 FOOT P.U.E. LOCATED 5.00 FEET SOUTHEASTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LOT LINES:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE CENTER SECTION LINE 1297.25 FEET; THENCE N90°00'00"E, 594.95 FEET TO THE POINT OF BEGINNING; THENCE N44°14'08"E, 280.99 FEET ALONG THE REAR LOT LINE OF LOTS 11, 12, 13, 14, 15, AND 16 OF BLOCK 8 OF LA VISTA PARK SUBDIVISION PLAT; THENCE S88°20'17"E, 19.86 FEET ALONG THE REAR LOT LINE OF LOT 16 BLOCK 8 OF SAID SUBDIVISION ENDING AT THE WEST LINE OF A CEDAR CITY DEEDED RIGHT OF WAY.

SUBJECT TO A 10.00 FOOT P.U.E. ON THE NORTHWEST LINE OF SAID PARCEL ADJACENT TO ALTAMIRA AVE.

LEGAL DESCRIPTION PARCEL 2 RONALD L. & LESLIE E. HARDY TRUST

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE CENTER SECTION LINE 1254.30 FEET; THENCE N90°00'00"E, 571.15 FEET TO THE POINT OF BEGINNING; THENCE N44°14'08"E, 98.50 FEET; THENCE N89°58'47"E, 158.92 FEET; THENCE N00°43'39"W, 84.78 FEET; THENCE N89°04'24"E, 160.57 FEET; THENCE S00°52'47"E, 306.05 FEET; THENCE S89°37'58"W, 258.51 FEET; THENCE N22°20'36"W, 84.89 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 48°04'27"; THENCE ALONG SAID CURVE 83.91 FEET (RADIUS POINT FOR SAID CURVE BEARS S67°39'24"W); THENCE N70°25'03"W, 44.63 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 7.50 FOOT P.U.E. ON THE EAST PROPERTY LINE OF SAID PARCEL.

SUBJECT TO A 10.00 FOOT P.U.E. ON THE SOUTH, EAST AND WEST LINE OF THE CEDAR CITY CORP. RIGHT-OF-WAY PARCEL.

SUBJECT TO A 10.00 FOOT POWER EASEMENT 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE N00°13'11"W, ALONG THE CENTER SECTION LINE 1194.92 FEET; THENCE N90°00'00"E, 657.26 FEET TO THE POINT OF BEGINNING; THENCE N44°07'43"W, THROUGH OAKS INVESTMENT PROPERTIES LLC 12.18 FEET; THENCE N45°50'49"E, INTO SAID PARCEL ALONG THIS LINE AND THROUGH THE SOUTHEAST CORNER OF A CEDAR CITY DEEDED RIGHT OF WAY, AND BACK INTO SAID PARCEL 213.44 FEET; THENCE N01°26'22"W, THROUGH SAID PARCEL AND INTO THE IRON COUNTY CHILDREN'S JUSTICE CENTER PARCEL 120.09 FEET.

NO	REVISIONS	DESCRIPTION	DATE	BY

InSite Engineering, P.C.
Civil Engineers - Land Surveyors - Lead Planners
1805 W. Regal Center Dr., Suite 200
Cedar City, UT 84704
Phone: (435) 861-4865
Fax: (435) 861-4899

SUBDIVISION PARCEL MODIFICATION FOR
SW BEHAVIORAL CENTER AND HARDY
CEDAR CITY, UTAH
S1/4, AND THE NW 1/4, OF THE SE 1/4, OF SECTION 14, T36S, R11W, S.L.B.M.

DATE: 8/19/10
SCALE: 1"=50'
JOB NO: 1632B
SHEET NO: 1 OF 1