



## **EXHIBIT A**

### **Public Utility Easement, Drainage Easement, Public Utility Maintenance Access, and Emergency Access Legal Descriptions**

**A PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT OVER AND IN FAVOR OF CEDAR CITY CORP. FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE AND PURPOSES INCIDENTAL THERETO BASED UPON THE DESIGN DRAWINGS FOR COAL CREEK APARTMENTS OVER PARCEL B-1117-0012-0000 PER WARRANTY DEED BK: 1634 PG: 680, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT A POINT S00°00'00"E 1,613.04 FEET AND S90°00'00"W 397.29 FEET FROM THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL PER WARRANTY DEED AND LOCATED ON THE WESTERLY I-15 RIGHT OF WAY; THENCE S89°58'20"W ALONG SOUTH LINE OF SAID PARCEL 48.06 FEET ; THENCE N00°00'00"E 88.00 FEET ; THENCE N90°00'00"W 199.86 FEET ; THENCE N00°33'26"W ALONG THE EASTERLY RIGHT OF WAY 1400 WEST 40.00 FEET ; THENCE N90°00'00"E 202.69 FEET ; THENCE N00°00'00"E 41.00 FEET ; THENCE N90°00'00"W 199.27 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 07°44'01" (RADIUS POINT BEARS S72°10'38"E); THENCE ALONG SAID 1400 WEST RIGHT OF WAY AND THE ARC OF SAID CURVE 10.12 FEET; THENCE ALONG SAID PROPERTY LINES PER WARRANTY DEED THE REMAINING CALLS, N89°22'48"E 219.80 FEET ; THENCE S00°25'16"E 33.00 FEET ; THENCE N89°22'48"E 20.00 FEET ; THENCE S00°25'54"E ALONG SAID I-15 RIGHT OF WAY 147.97 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 17,840 SQUARE FEET OR 0.41 ACRES, MORE OR LESS.**