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Beginning at a point North 00'34'38" West along the section line 880.00 feet; thence North 61'03'18" West 406.86 feet; thence North 80'33'59" West 220.00 feet; thence North 00'25'18" West 388.53 feet from the Southeast corner of Section 35, Township 38 South, Range 11 West, Salt Lake Base and Meridian; thence North 74'10'54" West 3526.57 feet, more or less, to 1/16th section line; thence North 00'13'59" West 1091.43 feet; thence North 89'45'28" East 3951.54 feet to a point on the East line of said section; thence South 00'15'35" East 944.60 feet to the East quarter corner of said Section 35; thence South 00'34'38" East 1248.20 feet; thence North 67'37'38" West 405.76 feet; thence South 80'57'36" West 198.14 feet to the point of beginning.

A 60.00 foot ingress and egress easement as created in that certain Agreement recorded November 7, 2017 as Entry No. 20170045065 in of the Washington County Recorder, described as 30.00 feet on both following described centerline:

Beginning at a point South 89°36′16″ East along the quarter section line 440.00 feet and North 00°15′35″ West 32.00 feet from the West quarter corner of Section 36, Township 38 South, Range 11 West, Salt Lake Base and Meridian, running thence North 90°00′00″ East 40.00 feet; thence North 17°00′00″ West 125.00 feet; thence North 20°00′00″ East 195.00 feet; thence North 45°00′00″ East 255.00 feet; thence North 11°00′00″ East 110.00 feet; thence North 08°00′00″ West 110 feet; thence North 36°00′00″ West 360.00 feet; thence North 44°00′00″ West 310.00 feet; thence North 59°00′00″ West 320.00 feet; thence North 16°00′00″ West 450.00 feet; thence North 05°30′00″ West 495.00 feet; thence North 16°00′00″ East 105.00 feet; thence South 57°00′00″ East 445.00 feet; thence South 52°00′00″ East 625.00 feet; thence North 64°00′00″ East 145.00 feet, more or less, to the centerline of an existing county road.

LEGAL ACCESS TO PARCELS FROM KOLOB

ROAD NORTH OF LAKE TO PARCELS

Beginning at a point South 89°54'00" East along the section line 1,065.64 feet and North 60°00'00" East 1,215.98 feet, mare or less, to the centerline of an existing county road (Rodob Reservoir Road) from the South quarter corner of Section 36, Township 35 South, Ronge 11 West, Salt Lake Base and Meridian, numining thence along the centerline of an existing road the following courses: thence South 9500'00" West 155.21 feet; thence for curve to the right (Delta = 2500'00", Rodius = 150.00 feet, Chord = South 5500'00", West 153.86 feet) thence doing the care of said curve 62.23 feet; thence South 86'00'00" West 155.21 feet; thence feet; thence South 86'00'00" West 155.21 feet; thence South 86'00'00" West 155.21 feet; thence South 86'00'00" West 155.21 feet; thence feet; thence South 86'00'00" West 155.21 feet; thence South 86'00'00" West 155.24 feet) thence doing the arc of said curve 41.85 feet) thence doing the arc of said curve 41.85 feet) thence feet; thence South 86'00'00" West 155.84 feet to the point of curvature of a curve to the left (Delta = 1730'00", West 155.64 feet) thence doing the arc of said curve 36.29 feet; thence South 85'30'00" West 155.84 feet) thence doing the arc of said curve 36.29 feet; thence South 85'30'00" West 155.84 feet) thence doing the arc of said curve 36.29 feet; thence South 85'30'00" West 155.84 feet) thence doing the arc of said curve 36.29 feet; thence South 85'30'00" West 32.27 feet; thence South 86'00'00" West 32.24 feet) thence doing the arc of said curve 37.84 feet) thence doing the arc of said curve 37.84 feet) thence doing the arc of said curve 37.84 feet) thence doing the arc of said curve 37.84 feet; thence North 85'30'00" West 173.22 feet to the point of curvature of a curve to the left (Delta = 1730'00", Radius = 150.00 feet, Chord = North 85'30'00" West 172.25 feet to the point of curve to the left (Delta = 1730'00", Radius = 150.00 feet, Chord = North 85'30'00" West 172.25 feet to the point of curvature of a curve to the left (Delta = 1730'00", Radius = 150.00 f

LEGAL ACCESS TO PARCELS FROM KOLOB ROAD SOUTH OF LAKE TO PARCELS

of the West 440.00 , Township 38 South, of

28.95

of Section 2, Township 39 South, Range 11 West, Salt ghence South 00°24'21" West 1321.32 feet to the quarter of the Northeast quarter; thence South Southwest corner of the Northwest quarter of the 1277'13" West 1297.43 feet to the center of said set 1330.97 feet to the Southwest corner of the quarter of said section; thence North 89°34'10" West orner of said section; thence North 00°06'47" East corner of said section; thence North 00°10'16" West orner of said section; thence North 00°10'16" West corner of Section 35, Township 38 South, Range 11 and running thence North 00°10'16" West 944.60 feet; feet to a point on the East line of Southwest f said Section 35; thence South 00°13'59" East 4" East 3526.57 feet; thence South 00°25'18" East 1 line of said Section 35; thence South 61°03'18" East 1 line of said Section 35; thence South 00°34'38" East 1 line of said Section 35; thence

All of sectional
West one—half a
also beginning a
quarter of the S
Lake Base and I
West 58 rods; t 050—HV 320.75 ACRES and Lots 1, 2 and 3; the start of the Southeast quarts g at a point East 30 rods e Southwest quarter of S and Meridian and running the start of Northwesterly to e Southwest quarter of the Northeast quarter; the rter; the Southeast quarter of the Southeast quarter, ods from the Northwest corner of the Southwest Section 3, Township 39 South, Range 11 West, Salt thence East 130 rods; thence South 80 rods; thence to the point of beginning.

156.80 ACRES 4; the Southeast thwest quarter of

PARCEL 8: 1055—HV 115.41 ACRES +/—
Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 10, Township 39 South, Range 11 West, Salt Lake Base and Meridian and running thence Southwesterly 92.19 rods to a point 60 rods West of a point 10 rods North of the quarter corner between Sections 10 and 11; thence Northwesterly 214.4 rods to a point which lies East 22 rods from the Northwest corner of the Northeast quarter of the Northwest quarter; thence East 218 rods to the Northeast corner of Section 10; thence South 80 rods to the point of beginning.

PARCEL 10: 1049—L—HV & East 1/2 of the SW1/4 Sec Parcel 10 Affected by a 50. Section 50.00' 2, T39S-R11W, S.L.B.&M. Containing 80.23 Acres. Ingress and Egress Right-of-way. (see map portion)

(25)DESCRIBED CENTERLINE WITH THE OUTSIDE EDGES THEREOF EXTENSION LINE 235.00 DESCRIBED CENTERLINE WITH THE OUTSIDE EDGES THEREOF EXTENSION LINE 235.00 PROPERTY LINES: NG AT A POINT NOO'27'13"E ALONG THE NORTH-SOUTH 1/4 SECTION LINE 235.00 THE CENTER 1/4 CORNER OF SECTION 2, T39S-R11W, S.L.B.&M. RUNNING 5'00'00"W 108.00 FEET; THENCE S61'30'00"W 185.00 FEET; THENCE S00'00'00"E MORE OR LESS TO THE EAST-WEST 1/4 SECTION LINE AND POINT OF ENDING.

SURVEY NOTES

VICINITY MAP

PROJECT LOCATION

- 1- THE SUBJECT PROPERTIES SURVEYED AND DEPICTED HEREON ARE THE SAME PROPERTIES AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON.

 2- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO KOLOB TERRACE ROAD, A PUBLIC RIGHT-OF-WAY, VIA THE EASEMENTS SHOWN AND/OR LISTED HEREON BOTH NORTH AND SOUTH OF KOLOB RESERVOIR

 3- THE SUBJECT PARCELS COMPRISING THE SUBJECT PROPERTY ARE CONTIGUOUS WITH NO GAPS OR OVERLAPS

 4- THERE ARE NO BUILDINGS OR STRUCTURES ON SUBJECT PROPERTIES

 5- THERE IS NO COVERED OR STRIPED PARKING STALLS.

 6- THERE IS NO SEWER SYSTEM IN THE AREA. SEWER IS HANDLED VIA INDIVIDUAL SEPTIC SYSTEMS THERE IS NO EVIDENCE OF UNDERGROUND STORM DRAIN LINES.

 8- THERE IS NO EVIDENCE OF UNDERGROUND STORM DRAIN LINES.

 11- THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA.

 15- THE CLIENTS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES IN THIS AREA.

 16- THEREFORE ACCESS TO ADJOINING BODIES OF WATER: KOLOB RESERVOIR IS PUBLIC AND THEREFORE ACCESS IS AVAILABLE.

 16- THERE ARE EASEMENTS THAT BENEFIT AND EASEMENTS THAT BURDEN SUBJECT PROPERTIES. THEY ARE SHOWN HEREON.

 11- THERE ARE WATER FEATURES ON SUBJECT PROPERTIES SOME, BUT NOT ALL OF WHICH ARE NOT SHOWN HEREON.

- SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP L.S. NO. 354372 FENCE LINE
- CORNER NOT FOUND OR SET OFFICE CALCULATION ONLY

- CORNER NOT SET

THERE ARE NO MAJOR ENCROACHMENTS ONTO ADJOINING ADJOINING OWNER. ENCROACHMENT OR BY

1-DOCUMENTS INCLUDED IN OR DERIVED FROM "COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY" FILE NUMBER 137514—CAF COMMITTMENT DATE November 25, 2020.
2-WASHINGTON COUNTY PUBLIC RECORDS.

NEWELL BRENT CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE No. 354372 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT, I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE AND THAT I HAVE VERIFIED ALL FOUND MONUMENTS AND HAVE OR WILL PLACE THE MONUMENTS AS SHOWN. SURVEYOR'S CERTIFICATE

◆ TO SR-9 VIRGIN TOWN

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF ANTHON STAUFFER TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THE LOT SHOWN HEREON, AND TO PROVIDE A RECORD OF SAID SURVEY. THIS IS NOT AN ALTA SURVEY. SOME INFORMATION TAKEN FROM THE BELOW LISTED COMMITTMENT FOR TITLE INSURANCE.

THE BASIS OF BEARING IS N89°54'00"W 2637.16 FEET BETWEEN THE SE CORNER (WASHCO BRASS CAP) AND THE SOUTH 1/4 CORNER (WASHCO BRASS CAP) OF SECTION 36, T38S-R11W, S.L.B.&M. AS PER A SURVEY BY L/R. POPE DONE 2002.

Committment for Title Insurance Issued by Old Republic National Title Insurance Company, File Number: 137514—CAF Committment Date of November 25, 2020. SCHEDULE B — PART 2 (EXCEPTIONS)

TEMS 1-21 SEE COMMITMENT (NOT PLOTABLE)

- (22)ITEM 22 - EASEMENT IN FAVOR UTAH WATER BOARD, RECORDED JULY 13, 1956 AS ENTRY NO. 101508 IN BOOK S-8 AT PAGE 264 (AFFECTS PROPERTY IN SECTION 36, SPECIFICALLY PARCEL 3 [1036-B-HV]). NOTE: COMMITMENT STATES THAT IT AFFECTS PARCELS 4 [1037-A-HV] AND 5 [1049-A-HV] (WHICH ARE IN SECTION 35) AND OTHER LAND. THIS EASEMENT MAY SERVE PROPERTY IN OTHER SECTIONS. ITEM 23 - AGREEMENT (SEE ORIGINAL DOCUMENT)
- 24 ITEM 24 - 40 FOOT ACCESS EASEMENT IN FAVOR OF LA MAR BALLARD AND JAMES A. BALLARD, RECORDED DECEMBER 7, 1972 AS ENTRY NO. 152316 IN BOOK 129 AT PAGE 5. (AFFECTS PARCEL $\{1049-A-HV\}$).
- ITEM 25 DECLARATION ON EASEMENTS RECORDED APRIL 16, 2020 AS ENTRY NO. 20200018776. AFFECTS PARCEL 5 [1049-A-HV]. ITEM 26 - 29 ARE NOT PLOTABLE.

WASHINGTON RECORD OF COUNTY SURVEY

PREPARED SURVEY DATE: LOCATION: SHEET Ø FOR: SEC. OF34, \mathcal{O} 35 % & 36, T38S-R11W, S.L.B.&M. & 10, T39S-R11W, S.L.B.&M. 08/25/2023 RG IV, LLC

<u>ingineering</u> NEW 8 **HORIZON** Surveying

Utah 84721 bcarter@mail2engineer.com (435) 559-4104

Plat No. __ File Date. _ Receipt No.

4103 No. Morgan Dr.

Enoch,