

Sec. 32, T41S, R14W. #

T41S, R14W. #2922-99

RS002922-99 05/13/1999 12:00:00 AM Page 2 of 3 Washington County

Decisions on Right of Way granted, dated January 9, 1963, executed by U.S. Department of the Interior/BLM, to Bureau of Public Roads for the State of Utah (now U.D.O.T.), including the terms and conditions contained therein, as shown below, recorded September 25, 1963, as Entry No. 119813, in Book S-45, at Pages 192-195, Official Washington County Records, viz:

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In the event the highway is fenced, gates or an adequate underpass must be provided to permit the regular movement of livestock along the established Cedar City-St. George livestock driveway located in the South Half of the Northeast Quarter (S 1/2 NE 1/4), Section 4, Township 42 South, Range 14 West, Salt Lake Meridian, Utah.

The Harrisburg Spring Pipeline, Project No. 3-C-158, located in Sections 4 and Township 42 South Range 14 West, Salt Lake Meridian, lies within close proximity of the proposed highway. Neither the pipeline or associated facilities should be disturbed or rendered ineffective by highway construction activities. (Affects that portion abutting State Route #9 running though said property). Sections 4 and 5, in close

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Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States, as set forth in Patent from the United States of America to the State of Utah, recorded May 16, 1966, as Entry No. 127602, in Book S-61, at Pages 257-258, Official Washington County Records. (Affects that property in Section 32, Township 41 South, Range 14 West, Salt Lake Base and Meridian)

ject to the following Exceptions, Reservations and Subjections as scartment of the Interior/BLM Utah Clear List No. 43, recorded May 294064, in Book 411, at Pages 991-992, Official Washington county s set forth in U.S. ay 9, 1986, as Entry ity Records, viz:

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Excepting and Reserving to the United states from the Land so clear listed:

- Right-of-Way thereon for ditches and canals constructed by the Unites States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945 authority
- . ! All oil and gas in the land so patented; and to it, or persons authorized by right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations act of July 17, 1914, (38 Stat. 509, as supplemented; 30 U.S.C. 121-124). the the Ö
- Materials site (gravel pit), SL-044553; granted under 23 U.S.C. Sec. 317; State Road Commission; gravel pit & R. O. W.; affects the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section 8, Township 42 South, Range West, Salt Lake Base & Meridian; Effective date: 1927, Term: unknown.

Subject

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- Ġ A right-of-February 1 f-way, Serial No. U-9578, for a water plant granted under 15, 1901, (43 U.S.C. 959). the
- Right-of-Way for telephone line, U-45854; granted under the Act of October 21, 1976, (90 Stat. 2776; 43 U.S.C. 1761); US West Communications; Buried telephone line, 10 foot wide and 5,103 foot long corridor, affects lands in the East Half (E 1/2) of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian; Effective date: 1980, Term: 30 years. Right-of-Way for telephone line, U-46832; granted under the Act of October 21 1976, (90 Stat. 2776; 43 U.S.C. 1761); US West Communications; 10 foot wide corridor for Buried Fiber Optics cable, affects Sections 4, 5, 7, and 8 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian. Effective date: 1980, Term: 30 years.

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Right-of-Way for power transmission line, EP-914; Dixie Power Company; wide corridor, affects Sections 4, 7, 8, and 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian (also affects other property), Effective date: 1930, Term: not listed.

Subject Departm Entry No viz: the following Exceptions, Reservations and Subjections as set forth t of the Interior/BLM Utah Clear List No. 18, recorded January 19, 1343020, in Book 509, at Pages 778-780, Official Washington County h in U.S. 1989, as Records,

Excepting nd Reserving to the United States from the Land so clear

- Right-of-way thereon for ditches and canals constructed by authority the United States. Act of August 30, 1890, 26 Stat. 391; U.S.C. 945.
- All oil and gas in the land so patented; and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, (38 Stat. 509, as supplemental; 30 U.S.C. 121-124).

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- 9 Right-of-Way for road, U-46749 for a road granted under the A October 21, 1976, 90 Stat. 2776, 42 U.S.C. 1761; LoLa U. Sullivan; corridor for Grapevine Pass access road, affects Lots 13, 15, (NW and the Northwest Quarter of the Northeast Quarter of Section 1 Township 42 South, Range 14 West, Salt Lake Base & Meridian. Eplat does not show Lot 13 & 15. Effective date: 1980, Term: 30 Act of n; 50 foot IW 1/4 NE
- Right-of-Way for power transmission line, U-43523; granted under the Act October 21, 1976, 90 Stat. 2776, 43 U.S.C. 1761; Pacificorp, dba Utah Power Co.; affects Lot 14, Section 18, Township 42 South, Range 14 West, Salt Lake Meridian; B.L.M. plat does not show a Lot 14; Effective date: 1981, Term: 30
- The grantee for itself, trustees, beneficiaries, heirs, executors, successors assigns, covenant and agree that in occupying, using, maintaining, or exercising control over said lands to comply with the following covenant:

T. 42 S., R 14 W., SLM, Utah
Sec. 18, lots 2, 6, 16, 17, and 18;

T. 42 S., R. 15 W., SLM, Utah
Sec 13, N 1/2 NW 1/4 NE 1/4 SE 1/4

The above covenant of the grantee shall run with the land and be binding upon the beneficiaries, trustees, heirs, successors, and assigns.

I that portion of Section 18, Township 42 South, Range 14 West, Salt Lake Meridian described in title report and also affects other property)

A Letter Agreer Pacific Group, a Entry No. 42844 (Affects a 120.0 Realigned Highw Section Line, w Range 14 West, ement, dated March 1, 1993 between Sullivan Family Partnership and Sant as "Owners", and Pacificorp, as "Company", recorded March 17, 1993, as 463, in Book 713, at Pages 690-693, Official Washington County Records. O foot wide strip of land for a temporary road running East/West from (way 91 to Old Highway 91, and termination on the North/South Center within the Southwest Quarter (SW 1/4), Section 4, Township 42 South, Salt Lake Base and Meridian.)

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Easement, date State Lands and as Grantee and Entry No. 4304; (Affects a 120.0 Realigned Highw Section Line, wi Range 14 West, d March 17, 1993, from The State of Utah, by and through the Division of d Forestry, as Grantor, to Pacificorp, dba Utah Power and Light Company, all terms, covenants and conditions therein, recorded April 9, 1993, as 26, in Book 719, at Pages 88-93, Official Washington County Records. Foot wide strip of land for a temporary road running East/West from ray 91 to Old Highway 91, and termination on the North/South Center (SW 1/4), Section 4, Township 42 South, Salt Lake Base and Meridian)

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Notice of Plann Development Di Management, In Pages 396-400, Township 41 So 4 and 5, Towns of State Route ed Unit Development Agreement and Establishment of PUD Design and trict, dated October 29, 1993, executed by Gateway Property ... recorded October 29, 1993, as Entry No. 448154, in Book 768, at Official Washington County Records. (Affects all of Sections 32 and 33, ith, Range 14 West, the subject of this survey and that portion of Section ip 42 south, Range 14 West, Salt Lake Base and Meridian lying Northerly 9 and Southeasterly of I-15 Freeway, and also affects other property.)

Subject to an Ea School and Insti Grantee, for the state trust land Book 995, at Pa strip running Ea Southeast Quart strip running No Southeast Quart Township 42 Southeast 91/Teley Institutional Trust Lands Administration, as Grantor, and Washington City as r the right to construct, operate, repair and maintain a culinary water line on lands described in Easement recorded April 24, 1996, as Entry No. 530529, in at Page 715-722, Official Washington County Records. (Affects a 15.0 foot ng Easterly/Westerly through the South Half (S 1/2) of Section 6 to service the Ruarter of the Southeast Quarter (SE 1/4 SE 1/4) thereof, and a 15.0 foot wide and Northerly/Southerly from the South line of said Southeast Quarter of the Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the East Half (E 1/2) of Section 7, foot wide Ruarter (SE 1/4 SE 1/4) Section 6, Through the Ruarter (SE 1/4 SE 1/4) Section

Subject to "High 1997, as Entry N Records. (Runs and other prope

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There exists a of the Knollwoo Plat. Also ther Associates Prop Bearing Rotation of 00°51'51" clockwise to go from the Record Bearings and Townhome Plats and The Highway 91 Dedication Plat to this Survey is a Bearing Rotation of 00°52'12" clockwise to go from the Hurricane erty, Book 1062, Page 306 Washington County Records, to this Survey Plat. the

ÿ Sand & Gravel Southeast Quar Township 42 So Status: Unknow

Grazing Permit Lake Base & Me North Half of the Range 14 West, 14 West, 14 West, 7, Township 42 North Half (N 1 the South Half Quarter (N 1/2 1/4), and the South Half South Half (N 1)

Materials Lease the Southwest (42 South, Range future. - ML46471-IS, Industrial Sands Lease affects Lot 9 (NW 1/4 SE 1/4) & Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 7, Township e 14 West, Salt Lake Base & Meridian. May be canceled in the near

Easement Application — #459; unknown nature; status is pending; affects Section 7, & 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian and Section 13, Township 42 South, Range 15 West, Salt Lake Base & Meridian.

Easement *t*Southwest
Lake Base #207 Quar & M - Easement for road; Utah Power & Light Co.; affects North Half of ter $(N\ 1/2\ SW\ 1/4)$ of Section 4, Township 42 South, Range 14 West, eridian. Effective date: 1993, Term: 30 years.

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Easement #244 -Communications; Salt Lake Base & Lake Base & Mer 4 - Easement for Communications Line (Fiber Optics); US Westns; affects Sections 4, 5, 7, 8, & 18 Township 42 South Range 14 & Meridian and Section 13, Township 42 South, Range 15 West, Meridian; Effective date: 1993, Term: 30 years.

e Application - U-72754-pt; offered for trade lands in Sections outh, Range 14 West, Salt Lake Base & Meridian.

19. 18. State Exchange Township 41 Sc

Easement for c Range 14 West, wide culinary w Southeast Quart Line of said pri Salt Lake Base & Meridian described as follows: A non-exclusive 15 foot vater line from Washington Black Ridge Tanksite to private property in the ter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 6 and from South ivate property to Telegraph Road (Old Highway 91).

Right-of-Way for South, Range 14 Seegmiller; Terr or access road and pipeline — ROW #1191; in Section 6, Township 42 4 West, Salt Lake Base & Meridian; Effective date: 1969, holder: Burk

Right-of-Way fo South, Range 14 - 10 foot wide

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Beginning at the North Quarter Corner of Section 4, Township 42 Souli 14 West of the Sait Loke Base and Meridian and running thence South 1972376 West 1986; 88 feet along the Couler's Section in the to the North 1972376 West 1986; 88 feet along the Couler's Section in the to the North 1972376 West 1986; 88 feet along the Couler's Section in the Couler's Section 1972376 West 197376 West 1973776 West 197376 West 1973776 West 1973776 West 197376 West 197376 Wes South, Range South shington County ig Boundary courses: 2. Book 1141, nhome Phase 2 following two es Phase 879,

ction 7, said Township and Range; Thence North 01°19'03" West 116.26 feet along the Center Section Line of section 6 to the Center of 116.26 feet along the Center Section Line of section 6 to the Center of 116.26 feet along the Center Section Line of section 6 to the Center less, to the Southeasterly Right-of-Way Line of Interstate 15 Freeway; ience along said Southeasterly Right-of-Way Line in the following neteen (19) courses; North 73°33'14" East 242.95 feet; Thence North 72°44'58" East 626.70 feet; Thence North 71°21'19" East 4.55 feet; Thence North 73°33'14" East 504.15 feet; Thence North 13'28" East 1011.22 feet; Thence North 65°41'48" East 1099.66 feet; ence North 63°55'32" East 509.45 feet; Thence North 63°13'10" East 4.79 feet; Thence North 63°13'03" East 507.86 feet; Thence North 63°13'10" East 4.79 feet; Thence North 63°13'03" East 494.95 feet; Thence North 63°13'46" East 1049.81 feet; snce North 64°26'50" East 494.95 feet; Thence North 63°14'11" East 1049.81 feet; nce North 64°26'50" East 1500.79 feet; Thence North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1049.81 feet; Thence North 64°26'50" East 1049.81 feet; Thence North 64°26'50" East 1500.79 feet; Thence least 1049.81 feet; nce North 64°26'50" East 1049.81 feet; Thence North 64°26'50" East 1049

DATE 5/13/99 5/13/99 5/13/99

B.E.T./J.J.M.
DRAWN BY:

2403-98 JOB NUMBE

600'

07-01-98 DATE:

T.W.A.

Contains 1838.743 Acres less and excepting the following areas: 1.The area lying within the S.R. 9 Highway Right-of-Way.

2.The area that lies within the Southeast Quarter of the Southeast Quarter of Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian (SE 1/4 SE1/4 Section 6)

ST. GEORGE OFFICE 567 S. Valley View Dr. Suite. 202 St. George, Utah 84770 (435) 673-6586

ARIZONA OFFICE 1675 S. Berry Knoll Blvd Centennial Park, AZ 86021 (520) 875-8292

GEOTECHNICAL OFFICE 649 N. Red Rock Rd. St. George, Utah 84770 (435) 628-1792

KANAB OFFICE 44 N. Main St., Suite Kanab, Utah 84741 (435) 644-3032

REVISIONS

Delete Notes

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AND LAND SURVEYORS

At the request of Suncor a survey was conof determining a boundary with which Suncor condeveloping a future residential/commercial proje Bearings for this survey is the East Line of Sect 42 South, Range 15 West, S. L. B. & M., from the to the East Quarter Corner, both BLM Brass Cap. North 00°53'02" West and Measures 2641.28 feet, 2640.90 feet, as shown on Washington City's Hori Because the Basis of Bearings was chosen as it necessity of rotating bearings of several properti survey. The Record Bearings of the Knollwood T 1 Amended, and Phase 2, and the Highway 91 Repedication Plat would be retained 00°51'51" clocked West shown on "c sis of Bearings was tating bearings of severous Bearings of the d Phase 2, and the H would be rotated 00° to this Survey Plat; ich Suncor could work with in mercial project. The Basis of Line of Section 13, Township M., from the Southeast Corner LM Brass Caps. The Bearing is n as it was, there is a properties that abut this lwood Townhome Phase y 91 Realignment and Realignment ckwise to go fings of the Hu

7.84 cave to the curve through

5.74 nent; Thence Line to

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Quarter (35" West 88°25'06" Corner; the West 6'07" West n 8, said ang the aship and

1316.05 e South

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ROSENBERG CONSULTING ENGINEERS

-Way 1450.00 foot bears North

ter 17" West South

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orthwest;

ALTA/ASCM "RURAL" SURVEY FOR SUNCOR DEVELOPMENT & 33, T41S, R14W, S 4-8, R14W, & S 13, T42S, R15W, SLB&M, CITIES OF WASHINGTON & HURRICANE, WASH. CO., UTAH

3403STAT.dwg

T418,

R14W. #2922-99

Right-of-Way for telephone line (Fiber Optic Cable), U-72755; US West Communications; 10 foot wide corridor for buried cable near Harrisburg Junction, affects the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian; Effective date: 1994, Term: 30 years. Right-of-Way for Oil & Gas Pipeline, U-62308; Questar Gas Management Company; 50 foot wide corridor for 81 inch Diameter H. P. gas transmission line, affects the North Half of the Northwest Quarter (N 1/2 NW 1/4), the Southeast Quarter of the Southeast Quarter (NW 1/4 SE 1/4), and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 18, Township 42 South, Range 15 West, Salt Lake Base & Meridian and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 13, Township 42 South, Range 15 West, Salt Lake Base & Meridian. Effective date: 1988, Term: 30 years.

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Right-of-Way for culinary water pipeline, U-9578; G. Burke Seegmiller & Nyron Sorenson, affects the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian; Effective date: 1976, Term: Perpetual.

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Right-of-Way for road, U-58173' Washington County; 66 foot wide - 5135.67 foot long corridor, not described on plat but affects the East Half (E 1/2) of Section 7, Township South, Range 14 West, Salt Lake Base & Meridian, Effective date: 1986, Term: 30 years. Right-of-Way grant in aid of highway, U-094803, Federal Highway Administration; 200 feet from centerline; affects North the Half of the Southwest Quarter (N 1/2 SW 1/4) of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian; Effective date: 1963, Term: Perpetual.

Right-of-Way for road, U-76395; holder of Right-of-Way unknown; affects Section 8, Township 42 South, Range 14 West, Salt Lake Base & Meridian; Effective date: 1988, Term: 30 Years.

Unpatented lode mining claim, umc-348896; Black Ridge #1, Desert Sandscapes; still valid on B.L.M. records; affects the Southwest Quarter (SW 1/4) of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian.

Confirmatory Patent #43-66-0089, U-0124707-B; vested and accrued water rights, ditches and reservoirs, ditches and canals constructed by the United States, affects Section 32, Township 41 South, Range 14 West, Salt Lake Base & Meridian, Effective date: 1966.

RS002922-99 05/13/1999 12:00:00 AM Page 3 of 3 Washington County

ALTA/ASCM "RURAL" SURVEY FOR

SUNCOR DEVELOPMENT

LOCATED IN S 32 & 33, T41S, R14W, S 4-8, & 18, T42S, R14W, & S 13, T42S, R15W, SLB&M, CITIES OF WASHINGTON & HURRICANE, WASH. CO., UTAH

ROSENBERG CONSULTING ENGINEERS

ST. GEORGE OFFICE 567 S. Valley View Dr. Suite. 202 St. George, Utah 84770 (435) 673-8586 ARIZONA OFFICE 1675 S. Berry Knoll Blvd. Centennial Park, AZ 86021 (520) 875-8292

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REVISIONS ADD FLOODPLAINS Pelate Notes COMBINE NOTES

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