

18
19

DOC # 20180025421

Warranty Deed Page 1 of 18
Russell Shirts Washington County Recorder
06/20/2018 11:07:08 AM Fee \$ 61.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Lee P Esplin, Trustee
c/o Doug Westbrook
2565 W. Crestview Dr
Santa Clara, UT 84765

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 5-18-50C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: T-100-A; T-104-A-1; T-182-A; 3295-B AND 3295-A-1

WARRANTY DEED

Southstream Holdings, LLC, a Utah Limited Liability Company

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Lee P Esplin, Trustee of The Donald and Ruth Esplin Revocable Trust dated November 9, 1990

GRANTEE(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

An undivided 24.22047% interest in the Grantors 6.0592% interest (which is 1.467567% of the entire remaining acreage) described as follows:

See Attached Legal Descriptions

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

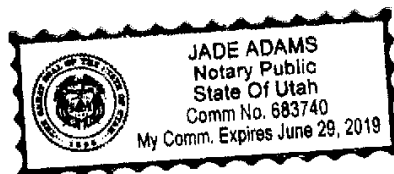
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 19 DAY OF JUNE, 2018.

Southstream Holdings, LLC, a Utah Limited Liability Company

Robert Douglas Westbrook, Manager

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON JUNE 19, 2018. PERSONALLY APPEARED BEFORE ME, ROBERT DOUGLAS WESTBROOK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGER OF **Southstream Holdings, LLC, a Utah Limited Liability Company**, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



Jade Adams
NOTARY PUBLIC

Exhibit "A"



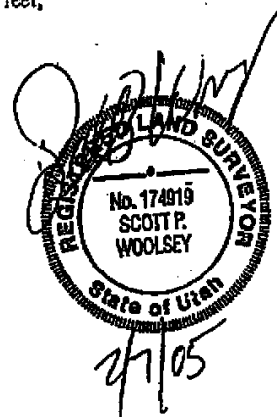
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South ¼ corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West ¼ Corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest ¼ of the Northeast ¼ of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest ¼, of the Northeast ¼ of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest ¼ of the Northeast ¼, of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

T-100-A





LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South ¼ corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast ¼ of the Southwest ¼, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast ¼ of the Southwest ¼ of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest ¼ of the Southwest ¼, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East ¼ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West ¼ Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning;

T-104-A-1

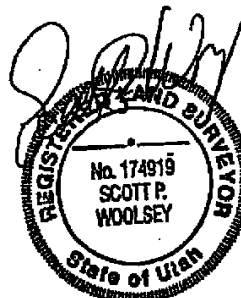


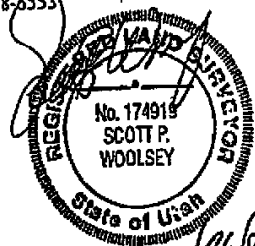


Exhibit "A"

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel.)**



Beginning at the East ¼ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 00°11'15" West, along the Section line, a distance of 450.28 feet;
Thence North 89°52'43" East, a distance of 1,152.37 feet;
Thence South 15°25'20" East, a distance of 8.93 feet;
Thence South 26°10'01" East, a distance of 125.48 feet;
Thence South 45°51'49" East, a distance of 152.20 feet;
Thence South 00°00'48" East, a distance of 35.54 feet;
Thence North 66°44'07" East, a distance of 4.03 feet;
Thence South 00°07'15" East, along the 1/16th Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest ¼ of the Southwest ¼ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South 00°10'11" East, along the 1/16th Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest ¼ of the Northwest ¼, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South 00°06'26" East, along the 1/16th Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest ¼ of the Southwest ¼ of said Section 14;
Thence North 89°19'45" West, along the 1/16th Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 14;
Thence South 89°53'14" West, along the 1/16th Section line, a distance of 1,937.34 feet;
Thence South 00°47'08" East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 89°49'43" East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest ¼ of the Northeast ¼ of said Section 22;
Thence South 00°02'27" East, along the 1/16th Section line, a distance of 821.57 feet;
Thence South 89°59'06" West, a distance of 2,613.78 feet;
Thence North 00°03'36" West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North 00°48'00" West, along the 1/16th Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast ¼ of the Southwest ¼, of said Section 15;
Thence South 89°58'57" East, along the 1/16th Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast ¼ of the Southwest ¼, of said Section 15;
Thence North 00°59'21" West, along the Center Section line a distance of 3,897.11 feet, to the North ¼ Corner of said Section 15;
Thence North 00°20'24" West, along the Center Section line, a distance of 2,811.01 feet;
Thence South 88°50'38" East, a distance of 1,657.75 feet;
Thence South 00°11'20" East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South 88°50'36" East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning;

T-182-A

T-3295-B

Exhibit A



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASH HILLS AREA
200.66 ACRE PARCEL
(May 23, 2005)**

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet;
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning;

Containing: 200.66 acres, more or less.

Tax ID # 3295-A-1



5/23/05

(Page 1 of 1)

EXHIBIT "A"
To Special Warranty Deed

The following being a portion of Parcel No. T-100-A, Washington County, State of Utah:

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.

Exhibit "A"
To Special Warranty Deed

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
203 East Delacorte
St. George, Utah 84770
(435) 673-0337 (ph.)
(435) 673-9161 (fax)

Legal Description located in:
Section 11, Township 41 South, Range 13 West SLB&M
Prepared for Mike Ruesch

The intent of this Legal description is to solve an encroachment issue with the home on first parcel described in instrument #863147. Based on Documents collected from Washington County Records Office State of Utah, Namely instrument #'s, 863147, 797833, 396201, 232474, 20070015999, and field data collection this parcel along with the original parcel (863147) the home encroaching to the South will now have a 10.00 foot Setback from the farthest Southeast corner of the home to this new parcel line.

Beginning at a point N 0°00'41" E along the West Section Line of Section 11, Township 41 South, Range 13 West SLB&M, 411.34 feet from the West Quarter of said Section, and running thence N 0°00'41" E along said Section line 38.94 feet to the Southwest Corner of a Parcel more particularly described in Instrument #863147 on filed and on Record at Washington County Records Office, State of Utah; thence S 89°55'19" E along said parcel 240.48 feet to the West Right-of-way of Moss View Blvd said point also being the Southeast Corner of said parcel; Thence S 80°52'40" W leaving said Right-of-way 243.56 feet to the point of beginning. Contains 0.11 acres, 4,682 Sq Ft more or less.

Tax Serial No T 144-B-1-A

RRH 5/14/07

Exhibit "A" continued

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:



PRATT PRECISION ENGINEERING P.C.

61 N. 1000 W. STE. 28 HURRICANE, UT 84757 TEL: (435) 888-4788 FAX: (435) 888-8800

LEGAL DESCRIPTION

Explanation: A legal description of a strip of land 15 feet in width, to be deeded to Clinton and Lola Perkins. The 15 foot strip would adjoin the Perkins property along the southerly and westerly boundary of said property, and is more particularly described as follows:

Beginning at the Southeast corner of the Clinton and Lola Perkins property, said point being North 00° 07' 24" West 1318.79 feet along the section line and North 89° 52' 36" East 606.00 feet along a line perpendicular to said section line from the Southwest corner of Section 2, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 00° 00' 31" East 15.00 feet; thence South 89° 59' 29" West 322.66 feet; thence North 62° 35' 06" West 145.49 feet; thence North 31° 37' 24" West 123.59 feet; thence North 51° 04' 24" West 719.83 feet; thence North 38° 55' 36" East 15.00 feet; thence South 51° 04' 24" East 722.40 feet; thence South 31° 37' 24" East 122.00 feet; thence South 62° 35' 06" East 137.68 feet; thence North 89° 59' 29" East 319.00 feet to the point of beginning. Contains 0.450 acres.

Tax Serial No. T-100-A



Less and excepting the following described property

EXHIBIT "A"
To Special Warranty Deed

The following being portionS of Parcel No. T-100-A, Washington County, State of Utah:

BYPASS ROAD REALIGNMENT:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 3,10,14, AND 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING CONVEYED TO TOQUERVILLE CITY AS A PUBLIC ROADWAY, 120.00 FEET WIDE, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°57'29"E, ALONG THE EAST-WEST CENTER SECTION LINE, 1,319.86 FEET TO THE 1/16TH CORNER; THENCE N00°01'22"E, ALONG THE 1/16TH LINE, 1,091.99 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF GRANTORS LAND. SAID POINT ALSO BEING LOCATED ON THE SOUTHWEST CORNER OF THAT CERTAIN LAND CONVEYED TO TOQUERVILLE CITY, BY WARRANTY DEED, AS DOCUMENT #20110023843, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, UTAH; THENCE DEPARTING SAID LINE AND RUNNING N66°28'15"W, 26.03 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°36'18"; THENCE NORTHWESTERLY ALONG SAID CURVE, 29.69 FEET; THENCE N64°51'57"W, 57.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE NORTHWESTERLY ALONG SAID CURVE, 598.23 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE NORTHWESTERLY ALONG SAID CURVE, 811.84 FEET; THENCE N78°27'55"W, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE NORTHWESTERLY ALONG SAID CURVE, 1,773.21 FEET; THENCE N13°20'20"W, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE NORTHWESTERLY ALONG SAID CURVE, 544.21 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE NORTHERLY ALONG SAID CURVE, 904.08 FEET; THENCE N01°47'14"W, 682.96 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE NORTHERLY ALONG SAID CURVE, 338.01 FEET; THENCE N10°37'38"E, 884.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE NORTHEASTERLY ALONG SAID CURVE, 748.12 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE NORTHERLY ALONG SAID CURVE, 855.30 FEET; THENCE N04°52'59"W, 435.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE NORTHWESTERLY ALONG SAID CURVE, 857.79 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE NORTHERLY ALONG SAID CURVE, 1,602.90 FEET; THENCE N24°53'35"E, 379.99 FEET TO A POINT LOCATED ON THE SOUTH LINE

Exhibit "A"
To Special Warranty Deed

OF SECTIONAL LOT 2, OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE. SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID GRANTORS LAND; THENCE S89°14'52"E, ALONG SAID LINE, 131.50 FEET; THENCE DEPARTING SAID LINE AND RUNNING S24°53'35"W, 433.77 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 72°53'18"; THENCE SOUTHERLY ALONG SAID CURVE, 1,450.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 43°06'44"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 948.08 FEET; THENCE S04°52'59"E, 435.30 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 42°59'14"; THENCE SOUTHERLY ALONG SAID CURVE, 945.34 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 27°28'37"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 690.57 FEET; THENCE S10°37'38"W, 884.68 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 12°24'52"; THENCE SOUTHERLY ALONG SAID CURVE, 312.01 FEET; THENCE S01°47'14"E, 682.96 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 33°12'19"; THENCE SOUTHERLY ALONG SAID CURVE, 834.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,560.00 FEET AND A CENTRAL ANGLE OF 21°39'12"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 589.56 FEET; THENCE S13°20'20"E, 1,085.62 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 65°07'35"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 1,636.81 FEET; THENCE S78°27'55"E, 334.39 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 40°48'09"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 897.30 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 27°12'11"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 541.25 FEET; THENCE S64°51'57"E, 57.77 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO TOQUERVILLE CITY, AS DOCUMENT #20110023843. SAID POINT ALSO BEING LOCATED ON THE 1/16TH LINE AND THE EAST LINE OF SAID GRANTORS LAND; THENCE S00°01'22"W, ALONG SAID LINES, 131.26 FEET TO THE POINT OF BEGINNING. CONTAINING 35.41 ACRES.

WATER TANK PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°46'03"W, ALONG THE SECTION LINE, 1,851.68 FEET; THENCE S00°00'00"E, 228.64 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO TOQUERVILLE CITY, AS A PUBLIC HIGHWAY; THENCE DEPARTING SAID LINE AND RUNNING S83°48'22"E, 83.91 FEET; THENCE S02°15'48"E, 75.74 FEET; THENCE N86°42'06"W, 114.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, AND A CENTRAL ANGLE OF 03°17'58"; (RADIUS POINT BEARS S72°09'40"E); THENCE NORTHERLY ALONG SAID CURVE, AND ALONG SAID HIGHWAY LINE, 82.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES.

Less and excepting the following described property:



**ALPHA
ENGINEERING**

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

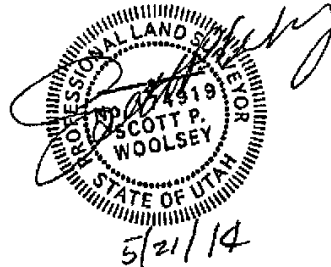
EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT 15' WIDE PARCEL (May 21, 2014)

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line, a distance of 1723.75 feet to the Point of Beginning, Thence North 88°57'33" West, along said line, a distance of 17.33 feet to the beginning of a non tangent curve to the right, of which the radius point lies South 59°03'58" East, a radial distance of 1,440.00 feet, thence northeasterly along the arc of said curve, through a central angle of 06°58'35", a distance of 175.34 feet to the beginning of a reverse curve to the left having a radius of 1,260.00 feet and a central angle of 42°59'14", thence northerly along the arc of said curve, a distance of 945.34 feet; Thence North 05°04'36" West, a distance of 435.30 feet to the beginning of a non tangent curve to the left, of which the radius point lies South 84°55'23" West, a radial distance of 1,260.00 feet, thence northwesterly along the arc of said curve, through a central angle of 43°06'43", a distance of 948.08 feet to the beginning of a reverse curve to the right having a radius of 1,140.00 feet and a central angle of 72°53'18", thence northerly along the arc of said curve, a distance of 1,450.24 feet; Thence North 24°41'57" East, a distance of 378.82 feet; Thence South 89°21'54" East, a distance of 16.43 feet; Thence South 24°41'58" West, a distance of 385.52 feet to the beginning of a curve to the left having a radius of 1,125.00 feet and a central angle of 72°53'18", thence southerly along the arc of said curve, a distance of 1,431.16 feet to the beginning of a reverse curve to the right having a radius of 1,275.00 feet and a central angle of 43°06'43", thence southeasterly along the arc of said curve, a distance of 959.37 feet; Thence South 05°04'36" East, a distance of 435.30 feet to the beginning of a curve to the right having a radius of 1,275.00 feet and a central angle of 42°59'14", thence southerly along the arc of said curve, a distance of 956.59 feet to the beginning of a reverse curve to the left having a radius of 1,425.00 feet and a central angle of 06°37'45", thence southwesterly along the arc of said curve, a distance of 164.87 feet to the Point of Beginning.

Containing: 1.49 acres, more or less.

T-3-1-10-142





**ALPHA
ENGINEERING**

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

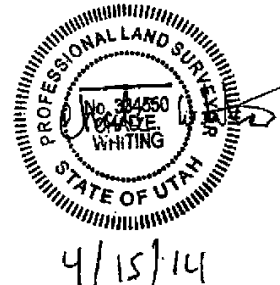
EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT 50' WIDE PARCEL #1 (April 14, 2014)

Commencing at the Southwest Corner of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 80°13'36" East, along the Section line, a distance of 194.26 feet to the Point of Beginning; Thence North 12°05'50" West, a distance of 31.22 feet; Thence North 03°15'23" West, a distance of 123.98 feet; Thence North 16°15'19" West, a distance of 182.07 feet; Thence North 42°24'25" West, a distance of 120.16 feet; Thence North 36°45'33" West, a distance of 163.02 feet; Thence North 32°29'18" West, a distance of 93.17 feet; Thence North 18°32'12" West, a distance of 54.41 feet; Thence North 02°20'34" West, a distance of 41.83 feet; Thence North 09°24'02" East, a distance of 140.43 feet; Thence North 02°19'53" East, a distance of 59.86 feet; Thence North 01°29'34" West, a distance of 133.90 feet; Thence North 12°26'24" West, a distance of 222.94 feet; Thence North 29°22'31" West, a distance of 232.25 feet; Thence North 30°02'48" East, a distance of 119.66 feet; Thence North 01°01'47" West, a distance of 73.80 feet; Thence North 08°22'01" East, a distance of 43.89 feet, to a point on the northerly line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 51°00'50" East, along said line, a distance of 58.10 feet; Thence South 08°22'01" West, a distance of 10.18 feet; Thence South 01°01'47" East, a distance of 83.59 feet; South 30°02'48" West, a distance of 105.03 feet; Thence South 29°22'31" East, a distance of 211.17 feet; Thence South 12°26'24" East, a distance of 235.17 feet; Thence South 01°29'34" East, a distance of 140.36 feet; Thence South 02°19'53" West, a distance of 64.62 feet; South 09°24'02" West, a distance of 138.37 feet; Thence South 02°20'34" East, a distance of 29.58 feet; Thence South 18°32'12" East, a distance of 41.18 feet; Thence South 32°29'18" East, a distance of 85.19 feet; Thence South 36°45'33" East, a distance of 158.69 feet; South 42°24'25" East, a distance of 129.31 feet; Thence South 16°15'19" East, a distance of 199.38 feet; Thence South 03°15'23" East, a distance of 125.81 feet; Thence South 12°05'50" East, a distance of 29.39 feet, to a point on the South line of said Section 2; Thence South 80°13'36" West, along said line, a distance of 50.04 feet to the Point of Beginning.

Containing: 2.08 acres, more or less.

T-3-1-10-142





43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #2
(April 14, 2014)**

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 1505.68 feet; Thence North 90°00'00" West, a distance of 259.17 feet to the Point of Beginning; Thence North 01°31'38" East, a distance of 204.71 feet; Thence North 51°00'50" West, a distance of 1460.10 feet; Thence North 00°17'06" West, a distance of 1358.25 feet; Thence North 89°21'54" West, a distance of 554.72 feet, to a point on the East line of that parcel shown by Document #20080039847, Official Washington County Records; Thence North 24°41'41" East, along said line a distance of 54.76 feet, to a point on the North line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 89°21'54" East, along the North line of said parcel a distance of 581.60 feet, to the Northeast corner of said parcel; Thence South 00°17'06" East, along the Easterly line of said parcel, a distance of 1383.75 feet; Thence South 51°00'50" East, along said Easterly line, a distance of 1472.49 feet; Thence leaving said line and running South 08°22'01" West, a distance of 43.89 feet; Thence South 01°01'47" East, a distance of 73.80 feet; Thence South 30°02'48" West, a distance of 119.66 feet to the Point of Beginning.

Containing: 4.12 acres, more or less.

T-3-1-10-142





43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

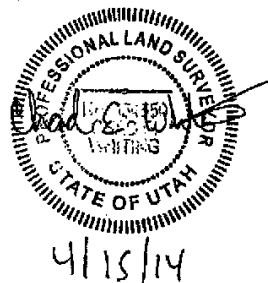
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #3
(April 11, 2014)**

Commencing at the Southwest Corner of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 627.80 feet; Thence North 90°00'00" West, a distance of 21.28 feet to the Point of Beginning; Thence North 32°29'18" West, a distance of 53.47 feet; Thence North 78°16'02" East, a distance of 268.52 feet; Thence South 69°17'38" East, a distance of 324.32 feet; Thence South 74°35'17" East, a distance of 268.44 feet; Thence North 54°06'04" East, a distance of 482.16 feet, to a point on the Easterly line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 35°41'59" East, along said line, a distance of 50.00 feet; Thence leaving said line and running South 54°06'04" West, a distance of 506.00 feet; Thence North 74°35'17" West, a distance of 294.77 feet; Thence North 69°17'38" West, a distance of 312.09 feet; Thence South 78°16'02" West, a distance of 235.03 feet to the Point of Beginning.

Containing: 1.54 acres, more or less.

T-3-1-10-142





**ALPHA
ENGINEERING**

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

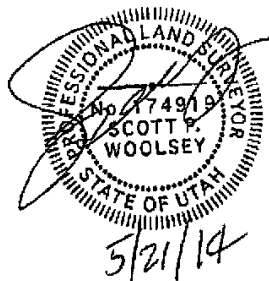
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #4
(May 21, 2014)**

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 00°03'47" West, along the Section line, a distance of 639.63 feet; Thence North 90°00'00" West, a distance of 88.08 feet to the Point of Beginning; Thence South 67°10'23" West, a distance of 92.09 feet; Thence South 76°07'58" West, a distance of 610.97 feet; Thence South 72°31'20" West, a distance of 349.42 feet; Thence South 84°47'20" West, a distance of 433.14 feet, to a point on a 1275.00 foot radial non-tangent curve to the left, the radius point of which bears North 60°01'02" West, Thence Northerly along the arc of said curve to the left a distance of 60.20 feet, through a central angle of 02°42'20"; Thence North 84°47'20" East, a distance of 394.24 feet; Thence North 72°31'20" East, a distance of 345.62 feet; Thence North 76°07'58" East, a distance of 608.63 feet; Thence North 67°10'23" East, a distance of 86.09 feet; Thence South 18°32'12" East, a distance of 26.27 feet; Thence South 32°29'18" East, a distance of 24.14 feet to the Point of Beginning.

Containing: 1.67 acres, more or less.

T-3-1-10-142





43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

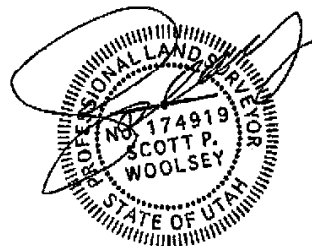
EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #5
(May 21, 2014)

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line, a distance of 1677.94 feet; Thence North 00°00'00" East, a distance of 302.22 feet to the Point of Beginning; Thence North 51°43'39" West, a distance of 321.45 feet; Thence North 78°29'57" East, a distance of 65.49 feet; Thence South 51°43'39" East, a distance of 273.25 feet, to a point on a 1140.00 foot radial non-tangent curve to the right, the radius point of which bears North 59°43'28" West, thence Southwesterly along the arc of said curve a distance of 50.35 feet through a central angle of 02°31'50", to the Point of Beginning.

Containing: 14,877 square feet or 0.34 acres, more or less.

T-3-1-10-142



5/21/14



**ALPHA
ENGINEERING**

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

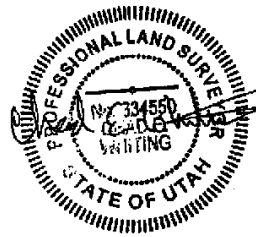
EXHIBIT "A"

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
50' WIDE PARCEL #6
(April 14, 2014)**

Commencing at the Northwest Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South 00°57'39" East, along the Section line, a distance of 1316.56 feet, to the Point of Beginning, said point being the Southwest Corner of Sectional Lot 4 of said Section 3; Thence South 89°21'54" East, along the south line of Sectional Lots 4, 3, and 2, a distance of 3325.95 feet, to a point on the West line of that parcel shown by Tax ID #T-100-A, Special Warranty Deed Document #00931728, Book 1721, Page 869 Official Washington County Records; Thence South 24°41'41" West, along said line a distance of 54.76 feet; Thence North 89°21'54" West, a distance of 3302.27, to a point on the West line of said Section 3; Thence North 00°55'11" West, along said line a distance of 50.02 feet to the Point of Beginning.

Containing: 3.80 acres, more or less.

T-3-1-10-142



4/15/14



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

Less and excepting the following described property:

EXHIBIT "A"

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT POND PARCEL (April 11, 2014)

Commencing at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North $88^{\circ}57'33''$ West, along the Section line, a distance of 1805.47 feet; Thence North $00^{\circ}00'00''$ East, a distance of 524.41 feet to the Point of Beginning; Thence South $78^{\circ}29'57''$ West, a distance of 336.15 feet; Thence North $11^{\circ}30'03''$ West, a distance of 514.45 feet; Thence North $78^{\circ}29'57''$ East, a distance of 336.15 feet; Thence South $11^{\circ}30'03''$ East, a distance of 514.45 feet, to the Point of Beginning.

Containing: 3.97 acres, more or less.

T-3-1-10-142

