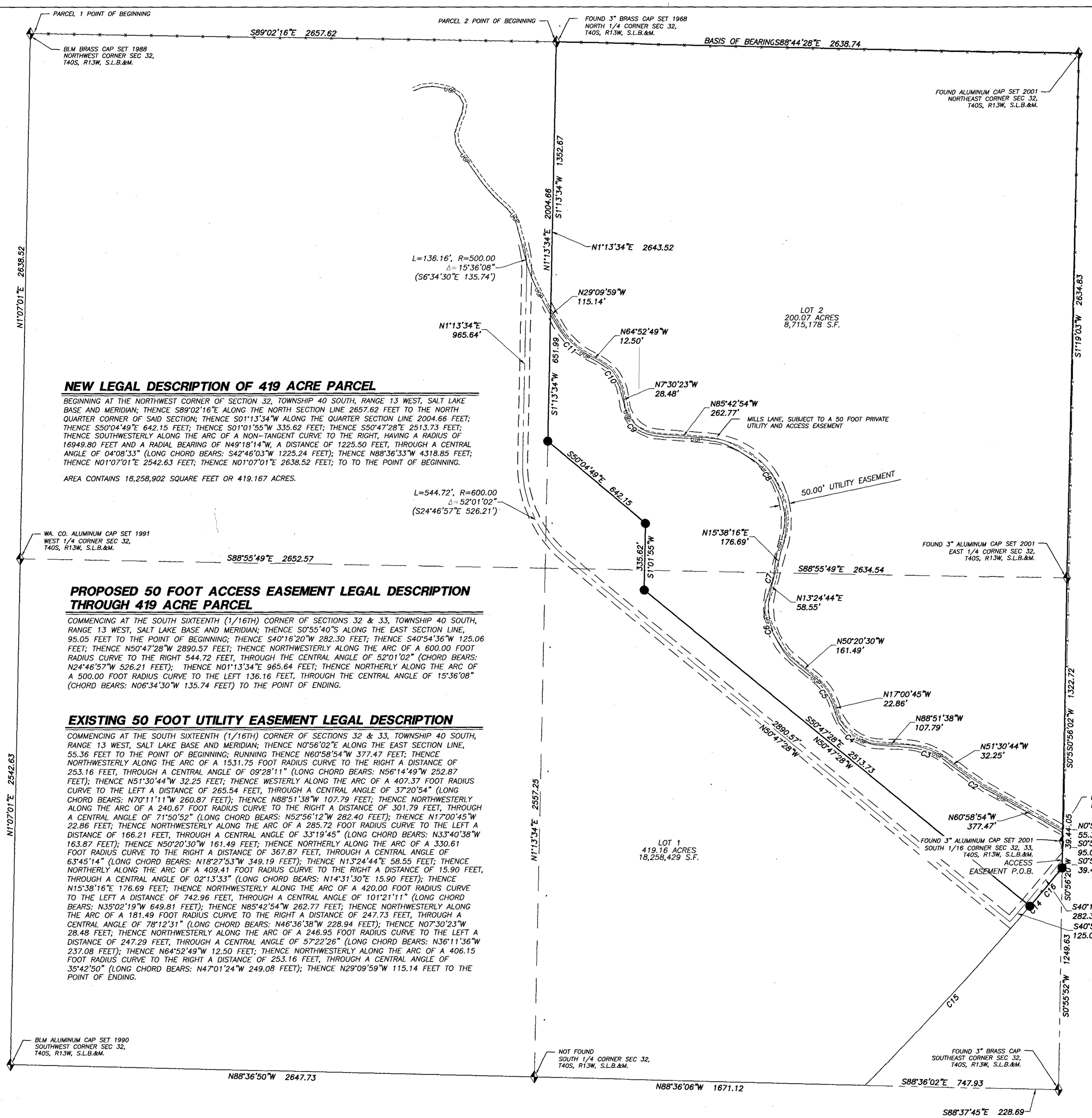
RECORD OF SURVEY FOR:
ZIONS LANDING
DEVELOPMENT GROUP LLC

LOCATED IN SECTION 32, T40S, R13W, SLB&M;
WASHINGTON COUNTY, UTAH



NEW LEGAL DESCRIPTION OF 419 ACRE PARCEL

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°02'16"E ALONG THE NORTH SECTION LINE 2657.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S01°13'34"W ALONG THE QUARTER SECTION LINE 2004.66 FEET; THENCE S50°04'49"E 642.15 FEET; THENCE S01°01'55"W 335.62 FEET; THENCE S50°47'28"E 2513.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF N49°18'14"W, A DISTANCE OF 1225.50 FEET, THROUGH A CENTRAL ANGLE OF 04°08'33" (LONG CHORD BEARS: S42°46'03"W 1225.24 FEET); THENCE N88°36'33"W 4318.85 FEET; THENCE N01°07'01"E 2542.63 FEET; THENCE N01°07'01"E 2638.52 FEET; TO TO THE POINT OF BEGINNING.

AREA CONTAINS 18,258,902 SQUARE FEET OR 419.167 ACRES.

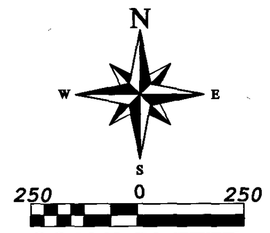
PROPOSED 50 FOOT ACCESS EASEMENT LEGAL DESCRIPTION THROUGH 419 ACRE PARCEL

COMMENCING AT THE SOUTH SIXTEENTH (1/16TH) CORNER OF SECTIONS 32 & 33, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°55'40"S ALONG THE EAST SECTION LINE, 95.05 FEET TO THE POINT OF BEGINNING; THENCE S40°16'20"W 282.30 FEET; THENCE S40°54'36"W 125.06 FEET; THENCE N50°47'28"W 2890.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT 544.72 FEET, THROUGH THE CENTRAL ANGLE OF 52°01'02" (CHORD BEARS: N24°46'57"W 526.21 FEET); THENCE N01°13'34"E 965.64 FEET; THENCE NORTHERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 136.16 FEET, THROUGH THE CENTRAL ANGLE OF 15°36'08" (CHORD BEARS: N06°34'30"W 135.74 FEET) TO THE POINT OF ENDING.

EXISTING 50 FOOT UTILITY EASEMENT LEGAL DESCRIPTION

COMMENCING AT THE SOUTH SIXTEENTH (1/16TH) CORNER OF SECTIONS 32 & 33, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°56'02"E ALONG THE EAST SECTION LINE, 55.36 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N60°58'54"W 377.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1531.75 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 253.16 FEET, THROUGH A CENTRAL ANGLE OF 09°28'11" (LONG CHORD BEARS: N56°14'49"W 252.87 FEET); THENCE N51°30'44"W 32.25 FEET; THENCE WESTERLY ALONG THE ARC OF A 407.37 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 265.54 FEET, THROUGH A CENTRAL ANGLE OF 37°20'54" (LONG CHORD BEARS: N70°11'11"W 260.87 FEET); THENCE N88°51'38"W 107.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 240.67 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 301.79 FEET, THROUGH A CENTRAL ANGLE OF 71°50'52" (LONG CHORD BEARS: N52°56'12"W 282.40 FEET); THENCE N17°00'45"W 22.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 285.72 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 166.21 FEET, THROUGH A CENTRAL ANGLE OF 33°19'45" (LONG CHORD BEARS: N33°40'38"W 163.87 FEET); THENCE N50°20'30"W 161.49 FEET, THENCE NORTHERLY ALONG THE ARC OF A 330.61 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 367.87 FEET, THROUGH A CENTRAL ANGLE OF 63°45'14" (LONG CHORD BEARS: N18°27'53"W 349.19 FEET); THENCE N13°24'44"E 58.55 FEET; THENCE NORTHERLY ALONG THE ARC OF A 409.41 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 15.90 FEET, THROUGH A CENTRAL ANGLE OF 02°13'33" (LONG CHORD BEARS: N14°31'30"E 15.90 FEET); THENCE N15°38'16"E 176.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 742.96 FEET, THROUGH A CENTRAL ANGLE OF 101°21'11" (LONG CHORD BEARS: N35°02'19"W 649.81 FEET); THENCE N85°42'54"W 262.77 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 181.49 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 247.73 FEET, THROUGH A CENTRAL ANGLE OF 78°12'31" (LONG CHORD BEARS: N46°36'38"W 228.94 FEET); THENCE N07°30'23"W 28.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 246.95 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 247.29 FEET, THROUGH A CENTRAL ANGLE OF 57°22'26" (LONG CHORD BEARS: N36°11'36"W 237.08 FEET); THENCE N64°52'49"W 12.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 406.15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 253.16 FEET, THROUGH A CENTRAL ANGLE OF 35°42'50" (LONG CHORD BEARS: N47°01'24"W 249.08 FEET); THENCE N29°09'59"W 115.14 FEET TO THE POINT OF ENDING.

LEGEND



- PROPERTY LINE
- ORIGINAL PROPERTY LINE
- CENTER LINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF ROAD
- UGP — EXISTING UNDERGROUND POWER
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #4938769

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS RECORD OF SURVEY AND DESCRIBED HEREON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685

PROFESSIONAL LAND SURVEYOR — CHAD J. HILL — 7837685-2201 — STATE OF UTAH

3/6/2022
DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF FRANK ARC.

REFERENCE: RECORD OF SURVEY DONE BY BULLOCH BROTHERS ENGINEERING INC, JUNE 28TH, 1993 ON RECORD WITH THE RECORDERS OF OFFICE OF WASHINGTON COUNTY, FILE #1479-93.

PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S88°44'28"E ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE S01°19'03"W 2634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°56'02"W 1322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32, 33, THENCE S0°55'52"W 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF N50°09'12"W, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS: S40°16'17"W 251.34 FEET); THENCE N50°47'28"W 2513.73 FEET; THENCE N01°01'55"E 335.62 FEET; THENCE N50°04'49"W 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE N01°13'34"E ALONG SAID SECTION LINE, 2004.66 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 8,715,178 SQUARE FEET OR 200.073 ACRES.

BASIS OF BEARING

THE BASIS OF BEARINGS IS S88°44'28"E 2638.74 FEET FROM THE NORTH 1/4 CORNER TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	253.16'	1531.75'	252.87'	N56°14'49"W	9°28'11"
C3	265.54'	407.37'	260.87'	N70°11'11"W	37°20'54"
C4	301.79'	240.67'	282.40'	N52°56'12"W	71°50'52"
C5	166.21'	285.72'	163.87'	N33°40'38"W	33°19'45"
C6	367.87'	330.61'	349.19'	N18°27'53"W	63°45'14"
C7	15.90'	409.41'	15.90'	N14°31'30"E	2°13'33"
C8	742.96'	420.00'	649.81'	N35°02'19"W	101°21'11"
C9	247.73'	181.49'	228.94'	N46°36'38"W	78°12'31"
C10	247.29'	246.95'	237.08'	N36°11'36"W	57°22'26"
C11	253.16'	406.15'	249.08'	N47°01'24"W	35°42'50"
C14	251.34'	16949.80'	251.34'	S40°16'17"W	0°50'59"

RECEIVED
MAR 15 2022
BY:

NO	DESCRIPTION	DATE	BY

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Phone: (435) 668-8387 Karl Rasmussen
Phone: (435) 590-1017 Chad Hill

RECORD OF SURVEY FOR:
ZIONS LANDING DEVELOPMENT GROUP LLC
LOCATED IN SECTION 32, T40S, R13W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 12/27/2021
SCALE: 1"=250'

JOB NO.
614-001

SHEET NO:
1

RECORD OF SURVEY

SEC 32 T40S R13W 8429-22