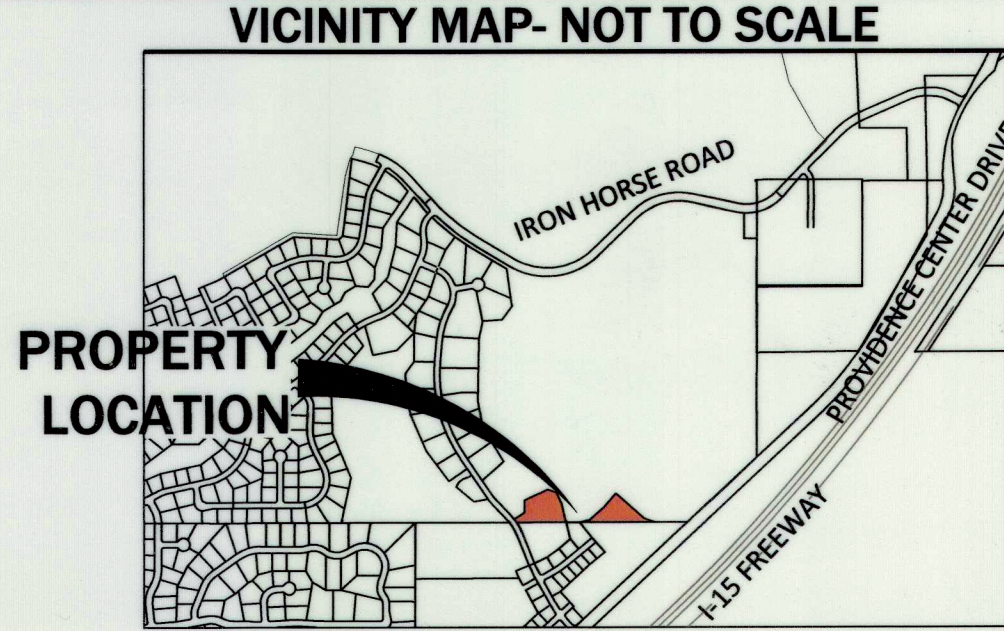


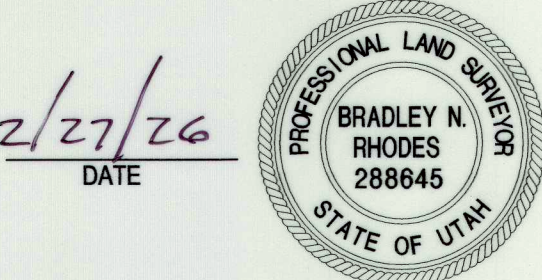
FINAL LOCAL ENTITY PLAT WITHDRAWAL #2  
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN SECTION 28  
TOWNSHIP 36 SOUTH, RANGE 11 WEST  
SALT LAKE BASE AND MERIDIAN  
CEDAR CITY, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 288645 DO HEREBY CERTIFY THAT THIS WITHDRAWAL FROM THE FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID WITHDRAWAL FROM THE IRON HORSE INFRASTRUCTURE DISTRICT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THE PROPERTY TO BE REMOVED FROM THE DISTRICT.



SURVEY NARRATIVE

- THIS SURVEY WAS REQUESTED BY THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT BOARD.
- THE PURPOSE OF THE SURVEY IS TO DEFINE THE BOUNDARY OF THE PROPERTY TO BE WITHDRAWN FROM THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT IN IRON COUNTY.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE CEDAR CITY COORDINATE SYSTEM AND THE SECTION LINE BETWEEN THE WEST 1/4 CORNER AND CENTER 1/4 CORNER OF SECTION 28, T36S, R11W, S.L.B.M. (N89°53'37", 2675.38').

BOUNDARY DESCRIPTION

DESCRIPTION OF DISTRICT WITHDRAWAL #2

2.76 ACRES

BEGINNING AT A POINT N89°53'37"E, 2120.77 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 28, T36S, R11W, S.L.B.M., SAID POINT BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF SERENITY DRIVE AND A NON-TANGENT CURVATURE TO THE LEFT HAVING A RADIUS OF 522.50 FEET AND A CENTRAL ANGLE OF 3°23'42" (RADIUS POINT BEARS (S56°25'16"W); THENCE ALONG THE ARC OF SAID CURVE 30.96 FEET; THENCE N64°36'01"E, 194.83 FEET; THENCE S70°23'59"E, 70.71 FEET; THENCE S25°23'59"E, 100.00 FEET; THENCE S12°21'15"E, 142.75 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE N89°53'37"E, 102.99 FEET; THENCE N77°25'09"E, 84.27 FEET; THENCE N49°11'19"E, 151.53 FEET; THENCE N40°15'00"E, 138.09 FEET; THENCE S49°08'36"E, 290.82 FEET; THENCE S68°11'06"E, 84.63 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE S89°53'37"W, 1069.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15' PUBLIC UTILITY EASEMENT ALONG SERENITY DRIVE.

DRAWING LEGEND

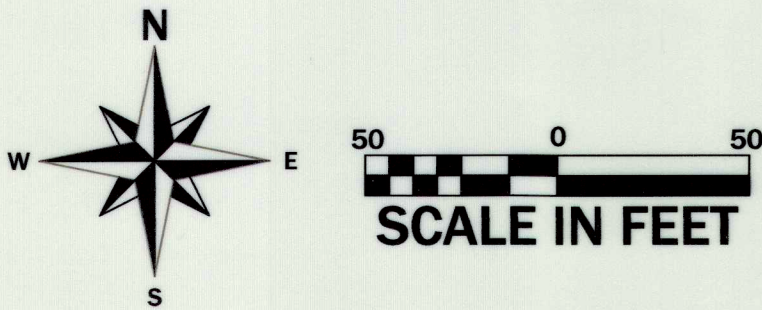
- SECTION CORNER AS NOTED
- MONUMENT (PROP COR.)
- SECTION LINE
- EASEMENT LINE

PARCEL LOCATION PLAN

SCALE: 1" = 50'

CURVE TABLE

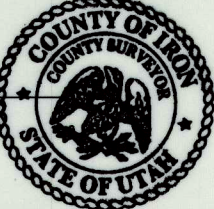
| CURVE # | LENGTH | RADIUS | DELTA    | CHORD DIRECTION | CHORD LENGTH |
|---------|--------|--------|----------|-----------------|--------------|
| C1      | 30.96  | 522.50 | 3°23'42" | N 35°16'35" W   | 30.96        |



IRON COUNTY SURVEYOR

I, CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT WITHDRAWAL #2, HAS BEEN EXAMINED AND APPROVED ACCORDING TO COUNTY ORDINANCE ON THIS 380 DAY OF MARCH, 2026.

*Clay Tolbert*  
CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR  
DATE: 3/3/26



IRON HORSE PID BOARD CHAIR

I, DANE O. LEAVITT, CHAIRMAN OF THE BOARD FOR IRON HORSE PID, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT WITHDRAWAL #2, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD ON THIS 27 DAY OF FEBRUARY, 2026.

*Dane O. Leavitt*  
DANE O. LEAVITT, IRON HORSE PID BOARD CHAIR  
DATE: 27 Feb 2026

IRON HORSE PID BOARD CLERK

THIS IS TO CERTIFY THAT WE, THE BOARD OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT (PID) DO HEREBY APPROVE AND ACCEPT THE WITHDRAWAL OF THE TRACT AS SHOWN. THE 27 DAY OF February, 2026.

*Tyler Romeril*  
TYLER ROMERIL, IRON HORSE PID BOARD CLERK

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT OF WITHDRAWAL #2 FOR IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 27 DAY OF February, 2026.

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_ FEE: \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_  
COUNTY RECORDER- CARRI JEFFRIES

REVISIONS

| NO | DESCRIPTION | DATE | BY |
|----|-------------|------|----|
| 1  |             |      |    |
| 2  |             |      |    |
| 3  |             |      |    |
| 4  |             |      |    |

RED HOLLOW  
ENGINEERING

176 WEST 725 SOUTH  
CEDAR CITY, UTAH  
PHONE: (435) 865-3833

PROJECT:  
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT

IRON HORSE PUBLIC INFRASTRUCTURE BOARD  
LOCATED IN SECTIONS 16, 17, 20, 21, 28, & 29  
T36S, R11 W, S.L.B.M., CEDAR CITY, IRON COUNTY, UT

SHEET TITLE:  
IH PUBLIC INFRASTRUCTURE WITHDRAWAL #2

CHECKED: \_\_\_\_\_  
DRAWN: R.J.L.  
DATE: 2/26/26

SCALE: 1" = 50'

SHEET NO:  
1 OF 1