

REVISED BOUNDARY DESCRIPTIONS

DEED DESCRIPTION (DOC. NO. 20080048977 REVISED):
BEGINNING AT A POINT SOUTH 0°13'21" WEST, 3,449.84 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 86°30'00" EAST 300.94 FEET; THENCE SOUTH 2°36'47" WEST 215.13 FEET TO THE CORNER OF AN EXISTING VINYL FENCE; THENCE SOUTH 86°34'28" EAST 163.74 FEET ALONG SAID VINYL FENCE AND AN EXTENSION THEREOF; THENCE NORTH 2°36'47" EAST 15.01 FEET; THENCE SOUTH 86°30'00" EAST 156.13 FEET TO THE WEST LINE OF STATE HIGHWAY U-17; THENCE SOUTH 1°32'00" WEST 200.00 FEET ALONG SAID WEST LINE OF STATE HIGHWAY U-17; THENCE NORTH 86°30'00" WEST 358.66 FEET; THENCE NORTH 1°32'00" EAST 200.00 FEET; THENCE NORTH 86°30'00" WEST 277.23 FEET; THENCE NORTH 10°59'19" EAST 125.24 FEET; THENCE NORTH 0°13'21" EAST 75.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.984 ACRES.

DEED DESCRIPTION (DOC. NO. 20150026654 REVISED):
BEGINNING AT THE NORTHEAST CORNER OF GRANTOR'S PROPERTY AT THE INTERSECTION OF AN OLD ESTABLISHED FENCE LINE AND THE WEST LINE OF A 66.00 FOOT WIDE PUBLIC ROADWAY (STATE HIGHWAY U-17), SAID POINT OF BEGINNING BEING SOUTH 0°13'21" WEST ALONG THE QUARTER SECTION LINE 3,487.51 FEET (DEED=SOUTH 3498.6 FEET), AND EAST 616.03 FEET (DEED=EAST 616.2 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 86°30'00" WEST ALONG SAID ESTABLISHED FENCE LINE 316.10 FEET; THENCE SOUTH 2°36'47" WEST 215.13 FEET TO THE CORNER OF AN EXISTING VINYL FENCE; THENCE SOUTH 86°34'38" EAST 163.74 FEET ALONG SAID FENCE AND AN EXTENSION THEREOF; THENCE NORTH 2°36'47" EAST 15.01 FEET; THENCE SOUTH 86°30'00" EAST 156.13 FEET TO THE WEST LINE OF SAID PUBLIC ROADWAY; THENCE NORTH 1°32'00" EAST ALONG SAID WEST LINE OF THE PUBLIC ROADWAY 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.516 ACRES.

INGRESS/EGRESS ACCESS DESCRIPTIONS

20 FOOT WIDE INGRESS/EGRESS ACCESS:
BEGINNING AT A POINT SOUTH 0°13'21" WEST, 3,449.84 FEET ALONG THE CENTER SECTION LINE AND SOUTH 86°30'00" EAST 300.94 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON AN OLD ESTABLISHED FENCE LINE, RUNNING THENCE SOUTH 86°30'00" EAST 316.10 FEET ALONG SAID OLD ESTABLISHED FENCE LINE TO THE WEST LINE OF A 66.00 FOOT WIDE PUBLIC ROADWAY (STATE HIGHWAY U-17); THENCE NORTH 1°32'00" WEST 20.01 FEET ALONG SAID WEST LINE; THENCE SOUTH 86°30'00" WEST 316.48 FEET; THENCE NORTH 2°36'47" EAST 20.00 FEET TO THE POINT OF BEGINNING.

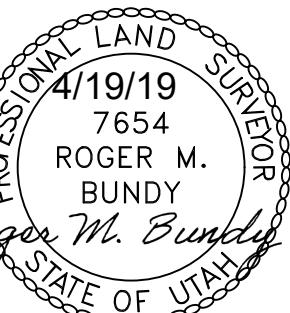
1.516 ACRE PARCEL INGRESS/EGRESS ACCESS:
BEGINNING AT A POINT SOUTH 0°13'21" WEST, 3,449.84 FEET ALONG THE CENTER SECTION LINE, SOUTH 86°30'00" EAST 617.04 FEET AND SOUTH 1°32'00" WEST 200.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE WEST LINE OF A 66.00 FOOT WIDE PUBLIC ROADWAY (STATE HIGHWAY U-17), SAID POINT ALSO BEING ON THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20080048977 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE SOUTH 1°32'00" WEST 8.24 FEET ALONG SAID WEST LINE; THENCE NORTH 86°27'43" WEST 163.74 FEET ALONG AN EXISTING VINYL FENCE LINE; THENCE NORTH 2°36'47" EAST 8.17 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL DESCRIBED ON DOCUMENT NO. 20080048977; THENCE SOUTH 86°30'00" EAST 156.13 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

DEED DESCRIPTION (DOC. NO. 20180013424-PARCEL 1):
BEGINNING AT A POINT SOUTH 0°13'21" WEST 3,650.05 FEET ALONG THE CENTER SECTION LINE AND SOUTH 86°30'00" EAST, 48.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 86°30'00" WEST, 301.71 FEET; THENCE SOUTH 1°32'00" WEST, 200.00 FEET; THENCE SOUTH 86°30'00" EAST, 358.66 FEET TO THE WESTERLY LINE OF STATE HIGHWAY U-17; THENCE SOUTH 1°32'00" WEST, 99.76 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 86°41'53" WEST, 563.96 FEET; THENCE NORTH 1°32'00" EAST, 301.71 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION (DOC. NO. 20180013424-PARCEL 2):
BEGINNING AT A POINT SOUTH 0°13'21" WEST 3,650.05 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 86°30'00" EAST, 48.44 FEET; THENCE SOUTH 1°32'00" WEST, 301.71 FEET; THENCE SOUTH 86°41'53" EAST, 563.96 FEET TO THE WESTERLY LINE OF STATE HIGHWAY U-17; THENCE SOUTH 1°32'00" WEST, 99.76 FEET ALONG SAID WESTERLY LINE TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE AS FOLLOWS: THENCE NORTH 86°12'35" WEST, 219.45 FEET; THENCE NORTH 86°34'28" WEST, 228.14 FEET; THENCE NORTH 86°50'50" WEST, 254.60 FEET; THENCE LEAVING SAID FENCE LINE RUNNING THENCE NORTH 10°59'19" EAST, 403.40 FEET; THENCE SOUTH 86°30'00" EAST, 23.43 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED MEASUREMENTS AND SET/FOUND MONUMENTS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



BOUNDARY DESCRIPTIONS

DEED DESCRIPTION (DOC. NO. 20080048977):
BEGINNING AT A POINT SOUTH 0°13'21" WEST, 3,449.84 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 86°30'00" EAST 290.14 FEET; THENCE SOUTH 1°32'00" WEST 200.00 FEET; THENCE SOUTH 86°30'00" EAST 326.90 FEET TO THE WEST LINE OF STATE HIGHWAY U-17; THENCE SOUTH 86°30'00" WEST 358.66 FEET; THENCE NORTH 1°32'00" EAST 200.00 FEET; THENCE NORTH 86°30'00" WEST 277.23 FEET; THENCE NORTH 10°59'19" EAST 125.24 FEET; THENCE NORTH 0°13'21" EAST 75.83 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION (DOC. NO. 20150026654):
BEGINNING AT THE NORTHEAST CORNER OF GRANTOR'S PROPERTY AT THE INTERSECTION OF AN OLD ESTABLISHED FENCE LINE AND THE WEST LINE OF A 66.00 FOOT WIDE PUBLIC ROADWAY (STATE HIGHWAY U-45), SAID POINT OF BEGINNING BEING SOUTH 0°13'21" WEST ALONG THE QUARTER SECTION LINE 3,487.51 FEET (DEED=SOUTH 3498.6 FEET), AND EAST 616.03 FEET (DEED=EAST 616.2 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 86°30'00" WEST ALONG SAID ESTABLISHED FENCE LINE 316.90 FEET; THENCE SOUTH 2°36'47" WEST 215.13 FEET TO THE CORNER OF AN EXISTING VINYL FENCE; THENCE SOUTH 86°34'38" EAST 163.74 FEET ALONG SAID FENCE AND AN EXTENSION THEREOF; THENCE NORTH 2°36'47" EAST 15.01 FEET; THENCE SOUTH 86°30'00" EAST 156.13 FEET TO THE WEST LINE OF SAID PUBLIC ROADWAY; THENCE NORTH 1°32'00" EAST ALONG SAID WEST LINE OF THE PUBLIC ROADWAY 200.00 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION (DOC. NO. 20180013424-PARCEL 1):
BEGINNING AT A POINT SOUTH 0°13'21" WEST 3,650.05 FEET ALONG THE CENTER SECTION LINE AND SOUTH 86°30'00" EAST, 48.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 86°30'00" WEST, 301.71 FEET; THENCE SOUTH 1°32'00" WEST, 200.00 FEET; THENCE SOUTH 86°30'00" EAST, 358.66 FEET TO THE WESTERLY LINE OF STATE HIGHWAY U-17; THENCE SOUTH 1°32'00" WEST, 99.76 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 86°41'53" WEST, 563.96 FEET; THENCE NORTH 1°32'00" EAST, 301.71 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION (DOC. NO. 20180013424-PARCEL 2):
BEGINNING AT A POINT SOUTH 0°13'21" WEST 3,650.05 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 86°30'00" EAST, 48.44 FEET; THENCE SOUTH 1°32'00" WEST, 301.71 FEET; THENCE SOUTH 86°41'53" EAST, 563.96 FEET TO THE WESTERLY LINE OF STATE HIGHWAY U-17; THENCE SOUTH 1°32'00" WEST, 99.76 FEET ALONG SAID WESTERLY LINE TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE AS FOLLOWS: THENCE NORTH 86°12'35" WEST, 219.45 FEET; THENCE NORTH 86°34'28" WEST, 228.14 FEET; THENCE NORTH 86°50'50" WEST, 254.60 FEET; THENCE LEAVING SAID FENCE LINE RUNNING THENCE NORTH 10°59'19" EAST, 403.40 FEET; THENCE SOUTH 86°30'00" EAST, 23.43 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH REVISED BOUNDARIES OF THE HEREON DESCRIBED "REVISED" DEED PARCELS TO FOLLOW EXISTING FENCES AND EXTENSIONS THEREOF AND TO ESTABLISH INGRESS/EGRESS EASEMENTS AS SHOWN AND DESCRIBED HEREON AND TO IDENTIFY OR MONUMENT SOME OF THE CORNERS OF THE DESCRIBED "REVISED" PARCELS. PARCELS 1 AND 2 OF DEED DOCUMENT NO. 20180013424 REMAIN UNCHANGED. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°13'21" WEST ALONG THE CENTER SECTION LINE BETWEEN THE NORTH QUARTER AND SOUTH QUARTER CORNERS OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. THE 14' ± EXISTING ROADWAY SHOWN HEREON IS NOT A RECORDED LEGAL ACCESS TO THE HURRICANE CITY PROPERTY.

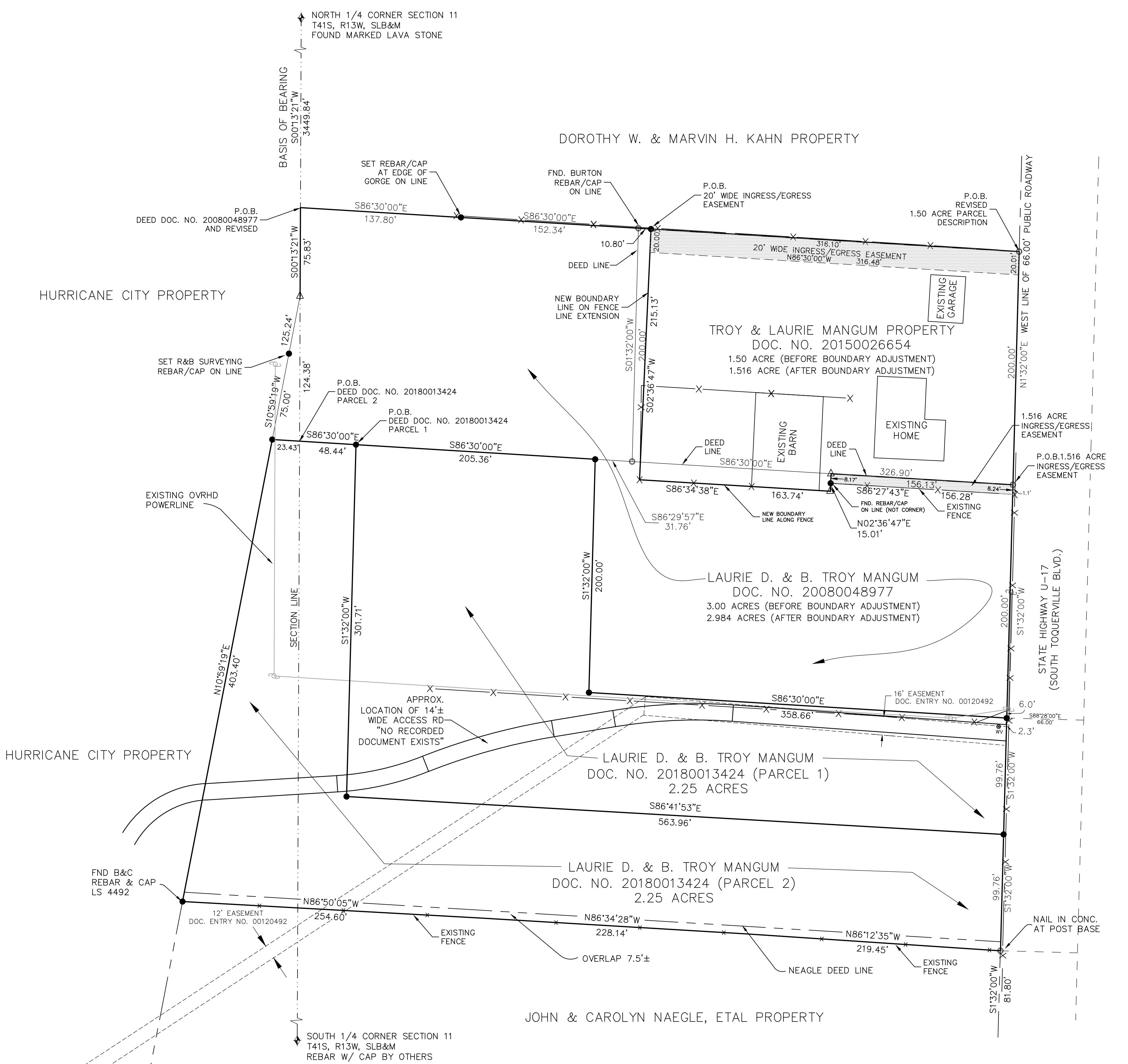
LEGEND

- SET 5/8" REBAR AND CAP MARKED
R&B SURVEYING PLS 7654 (OR AS NOTED)
- FOUND BRENT BURTON REBAR/CAP OR AS NOTED
- ◆ SECTION MONUMENT AS NOTED
- △ CORNER NOT SET

RECORD OF SURVEY

PREPARED BY: R&B SURVEYING
257 PRICKLEY PEAR DRIVE WASHINGTON, UTAH 84780
PHONE: 435-673-2918

LOCATION:
SE 1/4 SEC. 11, T41S, R13W, SLB&M
COMPLETED:
APRIL 20, 2018
REQUESTED BY:
LAURIE & TROY MANGUM



SCALE IN FEET
1" = 50'