

# TOQUER RIDGE

APPLICATION TO TOQUERVILLE CITY

DRAFT

MAY 28, 2020 (UPDATED)

# PROJECT NARRATIVE: TOQUER RIDGE

MPDO CONCEPT MASTER PLAN SUBMITTAL

MAY 28, 2020 (UPDATED)

## 1. Project Description

- a. Project Name: Toquer Ridge
- b. Property Owner: Lowe Land TK LLC  
[REDACTED] Toquerville, UT 84774  
[REDACTED]
- c. Location: SR-17 /proposed Toquerville Parkway (By-Pass Road). See attached Location Map
- d. Configuration: The overall north-south dimension of the Project parcel is 1.5 miles, and the overall east-west dimension of the property is 1.3 miles. The highest point on the Project property (on the west ridge) is elevation 3970', and the lowest point on the project property is elevation 3405' (at the south east property corner at Old Church Road).
- e. Legal Description: Total project area on the main land parcel is 715.72 acres  
West parcel area (separate) is 80.00 acres.  
Legal description is attached to this document.
- f. Title Report: Report is attached to this document.
- g. Property History: The Lowe family has owned the two parcels (715 acres and 80 acres) for many years, assembled over time from early homesteading and acquisitions from the BLM.

## 2. Project Team

- a. Civil Engineer: Pro-Value Engineering [REDACTED]  
Karl Rasmussen [REDACTED]
- b. Land Planner: Cousins Architecture & Planning [REDACTED]  
Hoyt H. Cousins [REDACTED]
- c. Attorney: Ray Quinney & Nebeker [REDACTED]  
Jeffrey Appel [REDACTED]
- d. Title: Southern Utah Title [REDACTED]  
Dave Prisbrey [REDACTED]

## 3. Project Goals

- a. Protect the grand landscape of the setting, and enhance its recreational uses:  
High points of the site are preserved for open space and public activity; with development located in lower elevations.
- b. Respond to growth pressures by creating compact walkable neighborhoods, where a mix of households socialize:  
Utah's traditional village patterns allow different incomes to live in stable, attractive neighborhoods around small centers.
- c. Weave small streets in a network to generate quiet, slower traffic – to make convivial, high amenity street spaces:  
Vehicle speed is slowed on short, tree lined thoroughfares in an interconnected grid, avoiding auto-dominant roadways.
- d. Develop a variety of public spaces to serve the entire community, with a range of size and activity for all interests:  
Public sites are reserved for buildings and civic places to sustain collective endeavors and daily services.
- e. Organize residential design options to deliver an array of dwelling prices, available for all groups in Toquerville:  
Diverse incomes create a balanced society within a neighborhood - especially when housed in small, varied buildings.
- f. Define rules for handsome, dignified architecture – that fosters coherent and beautiful neighborhoods:  
The project design code gives incentives for high quality, modestly scaled buildings – harmonious and varied in style.

See "Public Goals of the Project" (in Overview to MPDO Application Book)

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## 4. Uses

### a. Areas

- i. Development Area:                   The Developable Area on the site totals 554 acres (out of 715 acres).  
  The net Developed Area planned is 303 acres (out of 554 acres).
- ii. Open Space:                         Proposed: open space created is 208 acres (37% of 554 acres).  
  Required: open space is 38.5 acres (7% of the development area of 554 acres),  
  per City regulations.

### b. 5 Neighborhoods / 2 Districts

- i. 5 walkable, mixed use neighborhoods, each neighborhood is defined by a walkable measure of 1,320 feet (a quarter mile), which is a five minute walk from the edge of the neighborhood to the center.

Each neighborhood has a center and an edge. The neighborhood centers are the most dense and mixed use, and the edges of neighborhoods are least dense and exclusively residential.

Neighborhood #1	55 acres	
Neighborhood #2	96 acres	
Neighborhood #1	47 acres	
Neighborhood #2	92 acres	
Neighborhood #5	59 acres	Total neighborhood area developed: 349 acres

Total residential program: 1,374 primary dwellings + 325 accessory dwellings = 1,699 dwellings

Total commercial program: 161,400 square feet

- ii. 2 Commercial Districts:           North Business District: adjacent to Neighborhood #1 - boundary area 28 ac.  
  West Workshop District: adjacent to Neighborhood #4 - boundary area 32 ac.

Total commercial program: 554,000 square feet

### c. Location of Neighborhood Centers

- i. Each of the five neighborhoods shall have a small, mixed use neighborhood center (i.e. not exclusively commercial) with a variety of small conveniences, social settings, and local amenities.
- ii. The five neighborhood centers range in size from 5 acres to 10 acres.

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## 4. Buildings and facilities

### a. Buildings

- i. Residential                           A variety of dwelling prices and building types are described in the project documents.
- ii. Mixed Use                           Buildings with ground floor businesses and upper floor residences are located at centers.
- iii. Commercial                       Exclusively commercial buildings are located only in the two designated business districts (in Neighborhoods #1 and #5).

### b. Proposed Public /Common Spaces

- i. Open Space                         Open Landscape: 155 acres + Public Spaces: 53 acres = 208 acres
- ii. Trails                               21.42 linear miles (as depicted on Trails Master Plan)
- iii. Public Sites                       19 public sites (as depicted on Master Plan)

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## 5. Operation, Maintenance, Services

### a. Utilities

- i. Sewer                                 The majority of lines will gravity flow to the Cottam Well Road at the south end of the site.
- ii. Water                               12" line will supply the site from Cottam Well Road along with an 8" line from Old Church.
- iii. Gas                                 High pressure line runs on SR-17 and a supply line comes to the site from Old Church.
- iv. Power                               High voltage line runs N-S through the center of site, with a supply line from Old Church.
- v. Stormwater                         Storm and surface water will gravity flow east (to SR-17) and south (to Cottam Well Rd).

x. Public Ownership

- i. Streets All public streets to be owned and operated by the City.
- ii. Utilities All utilities to be owned and operated by the City or applicable service districts.
- iii. Public Facilities Improvements built on parcels within the Project, dedicated and conveyed to the City, will be operated and maintained by the City (or institutions) for use by the general public.
- iv. Public Spaces Open spaces within the Project, dedicated and conveyed to the City, will be operated and maintained by the City (or non-profits) for use by the general public.

## 6. Streets

a. Primary Streets

- i. Five connections to the new Parkway are located in the Project master plan. The primary streets in the plan run East-to-West between the Parkway on the west and the existing SR-17 on the east of the property.

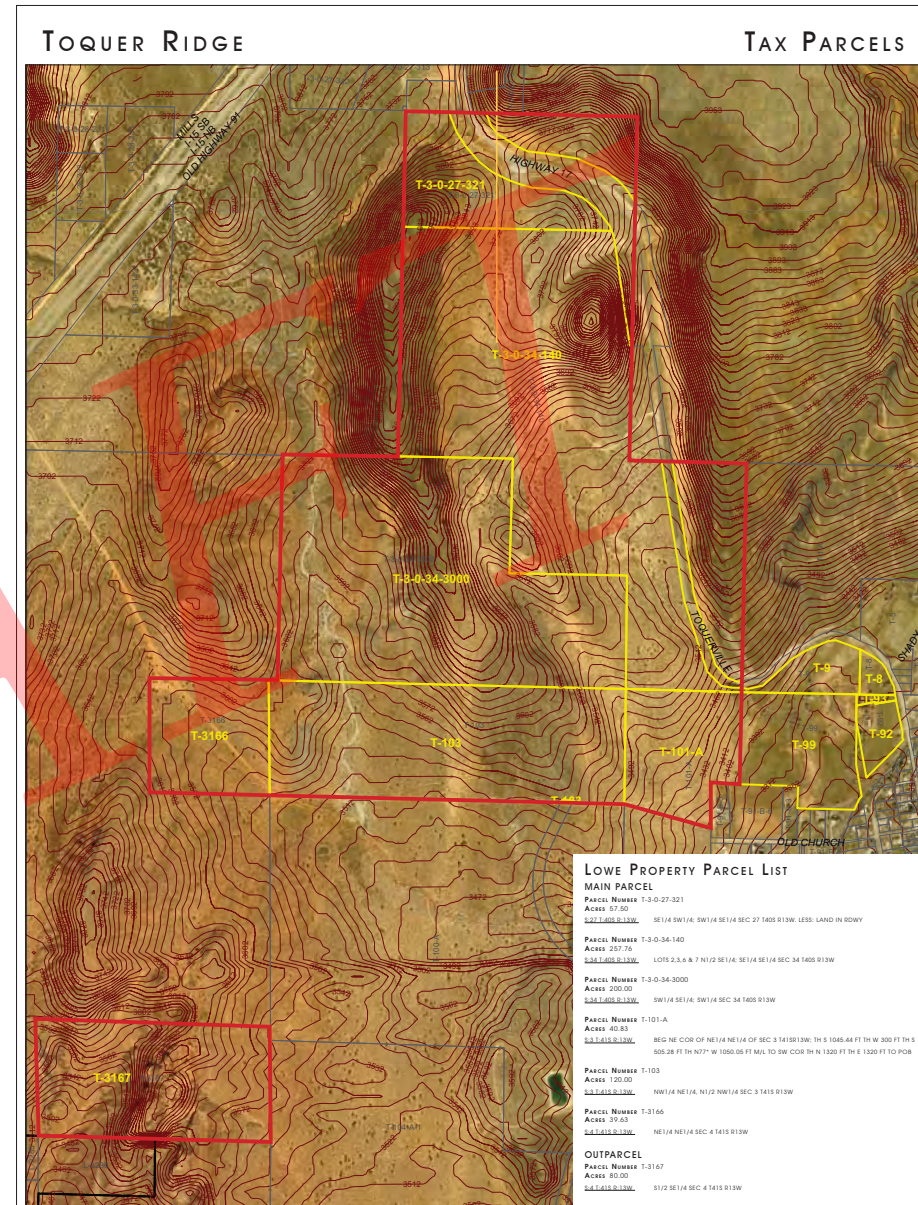
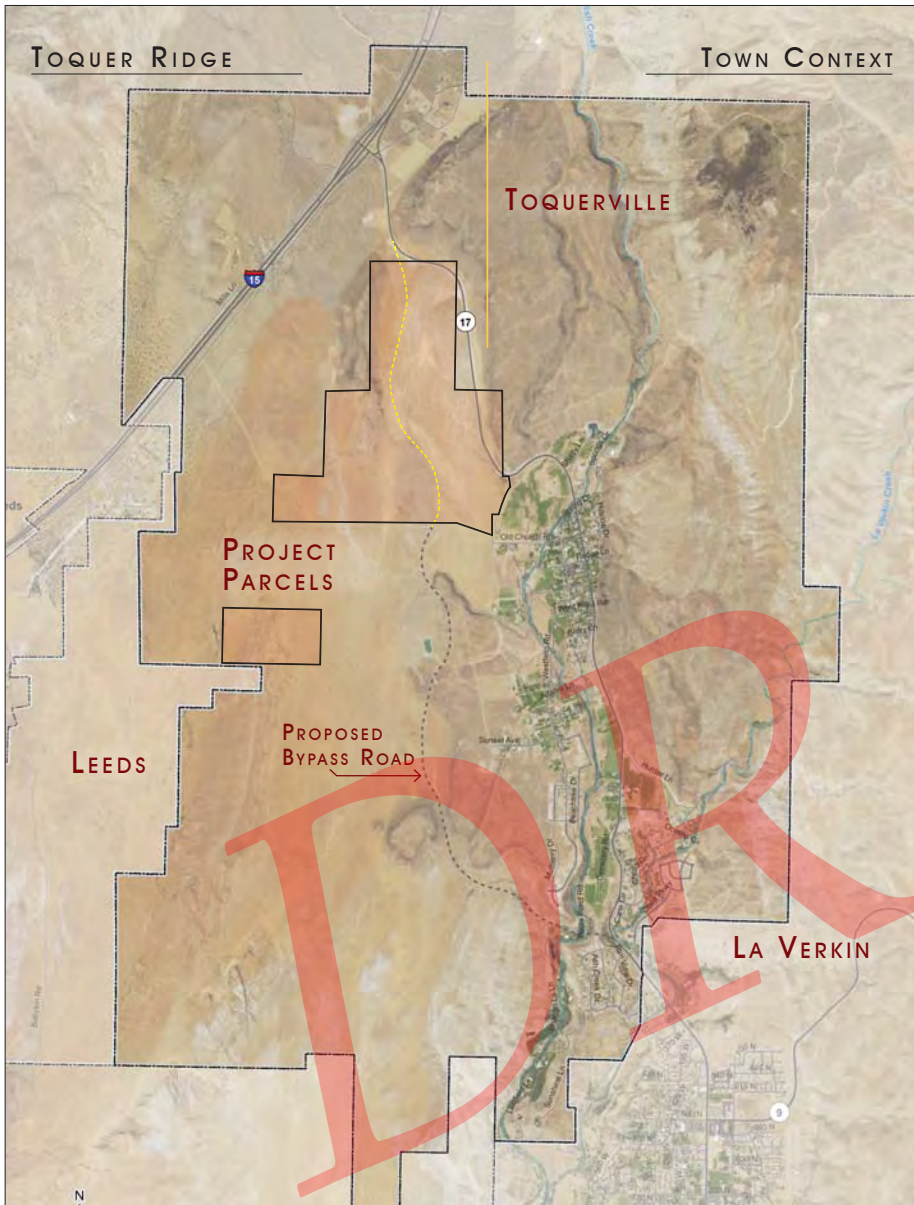
b. Secondary Streets

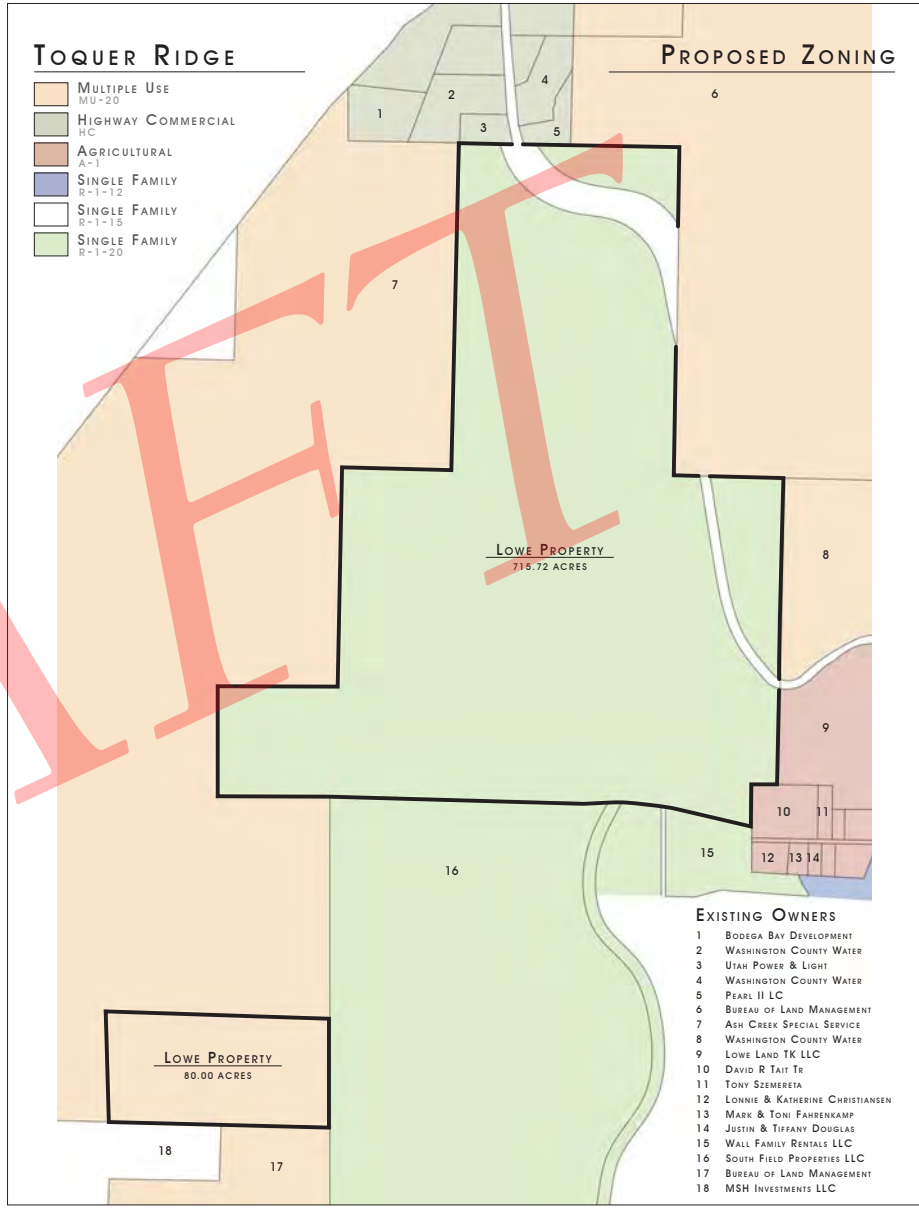
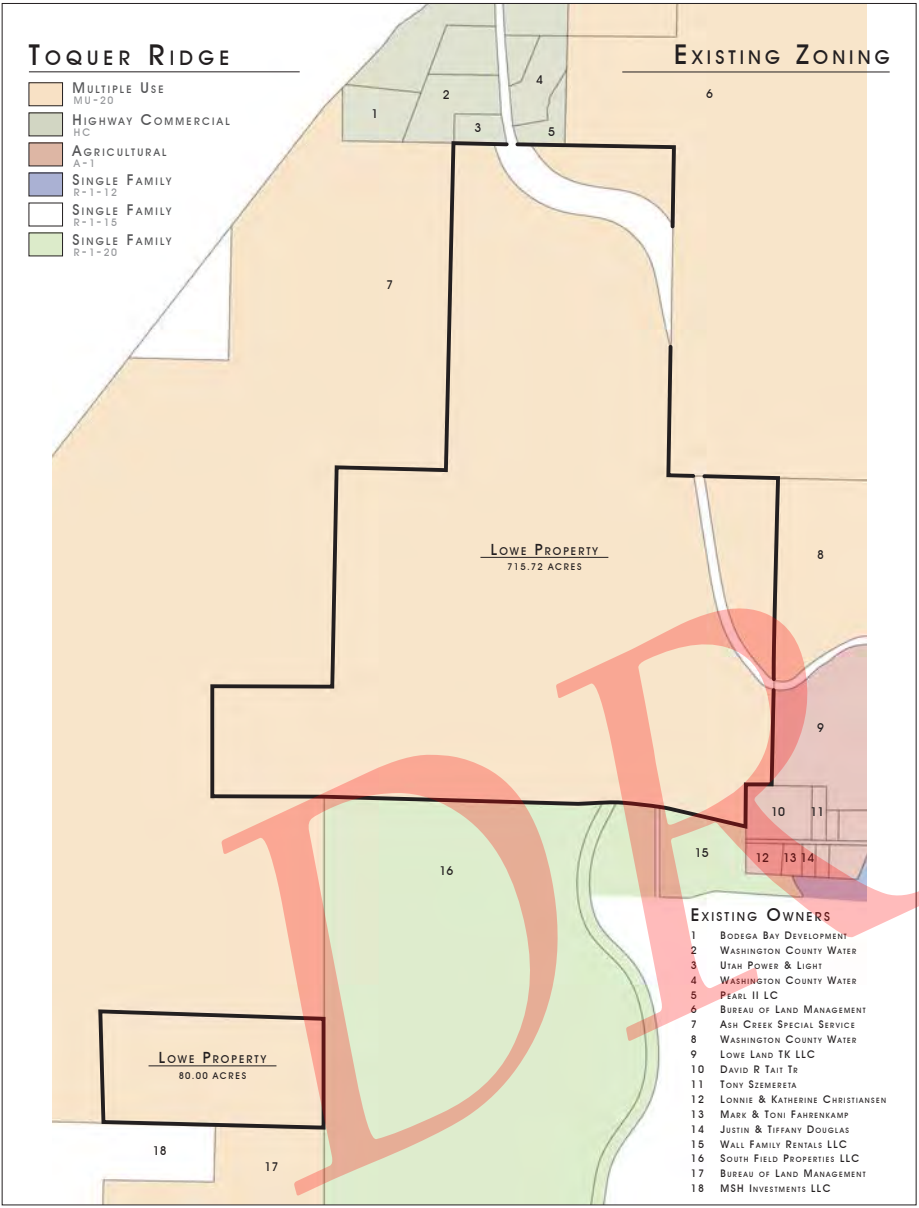
- i. The minor street configuration proposed in the Project master plan is an illustration of an interconnected street network, comprised of a range of nine different street types. All thoroughfares shall be dedicated to public ownership.

## 7. Densities

<i>Neighborhoods</i>	<i>Dev. Area</i> (gross)	<i>Public Facility</i>	<i>Commercial</i>	<i>Residential</i> (primary)	<i>Residential</i> (accessory)	<i>Residential</i> (lodging)	<i>Residential Density</i> (not incl. lodging)
Neighborhood #1	55 ac.	0.8 acres	42,400 s.f.	242 d.u.	52 d.u.	21 suites	5.3 du /ac
Neighborhood #2	96 ac.	1.5 acres	52,000 s.f.	430 d.u.	96 d.u.	21 suites	5.5 du /ac
Neighborhood #3	47 ac.	0.6 acres	19,600 s.f.	190 d.u.	47 d.u.	11 suites	5.0 da /ac.
Neighborhood #4	92 ac.	0.7 acres	27,400 s.f.	297 d.u.	76 d.u.	21 suites	4.0 du /ac.
Neighborhood #5	59 ac.	0.8 acres	<u>20,000 s.f.</u>	215 d.u.	54 d.u.	11 suites	4.6 du /ac.
Subtotal			161,400 s.f.				
Commercial Districts							
North	28 ac.	0.0 acres	259,000 s.f.	0 d.u.	0 d.u.	50 suites	
West	32 ac.	0.0 acres	295,000 s.f.	0 d.u.	0 d.u.	0 suites	
<b>Total Developed</b>	<b>409 ac.</b>	<b>4.4 acres</b>	<b>715,000 s.f.</b>	<b>1,374 d.u.</b>	<b>325 d.u.</b>	<b>135 suites</b>	<b>= 1,834 du/stes</b>

Base Density Calculation 60 acres allocated to Commercial Area (Two Districts)  
 (for 715 ac. total site area) 655 acres allocated to Residential Area at R-1-20 zone (2.0 d.u./ac.): 1,310 d.u.  
 MPDO Density Bonus – up to 40% See Concept Master Plan Submittal Book: 1,310 d.u. + 40% = 1,834 d.u.





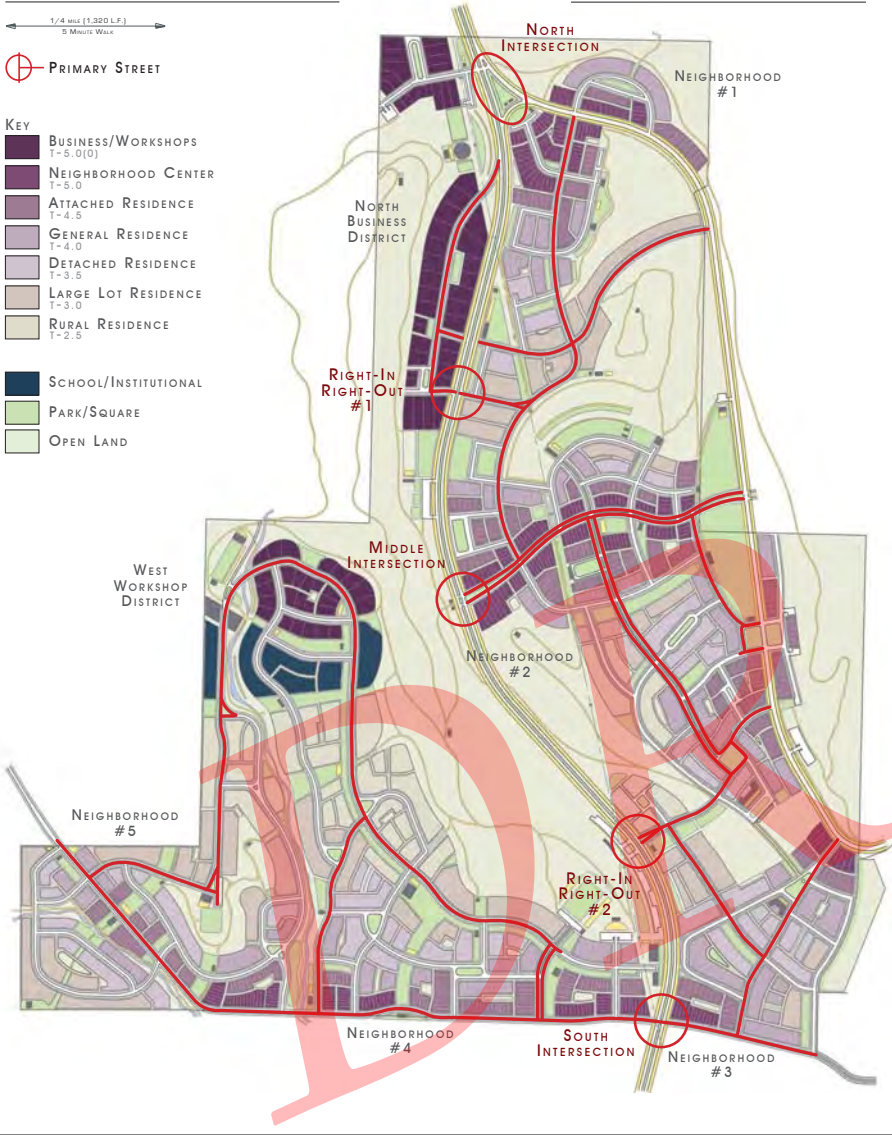
**TOQUER RIDGE**

**DEVELOPMENT PLAN**

1/4 mi (1,320 LF)  
5 Minute Walk

PRIMARY STREET

- KEY**
- BUSINESS/WORKSHOPS  
T-5.0(0)
  - NEIGHBORHOOD CENTER  
T-5.0
  - ATTACHED RESIDENCE  
T-4.5
  - GENERAL RESIDENCE  
T-4.0
  - DETACHED RESIDENCE  
T-3.5
  - LARGE LOT RESIDENCE  
T-3.0
  - RURAL RESIDENCE  
T-2.5
  - SCHOOL/INSTITUTIONAL
  - PARK/SQUARE
  - OPEN LAND

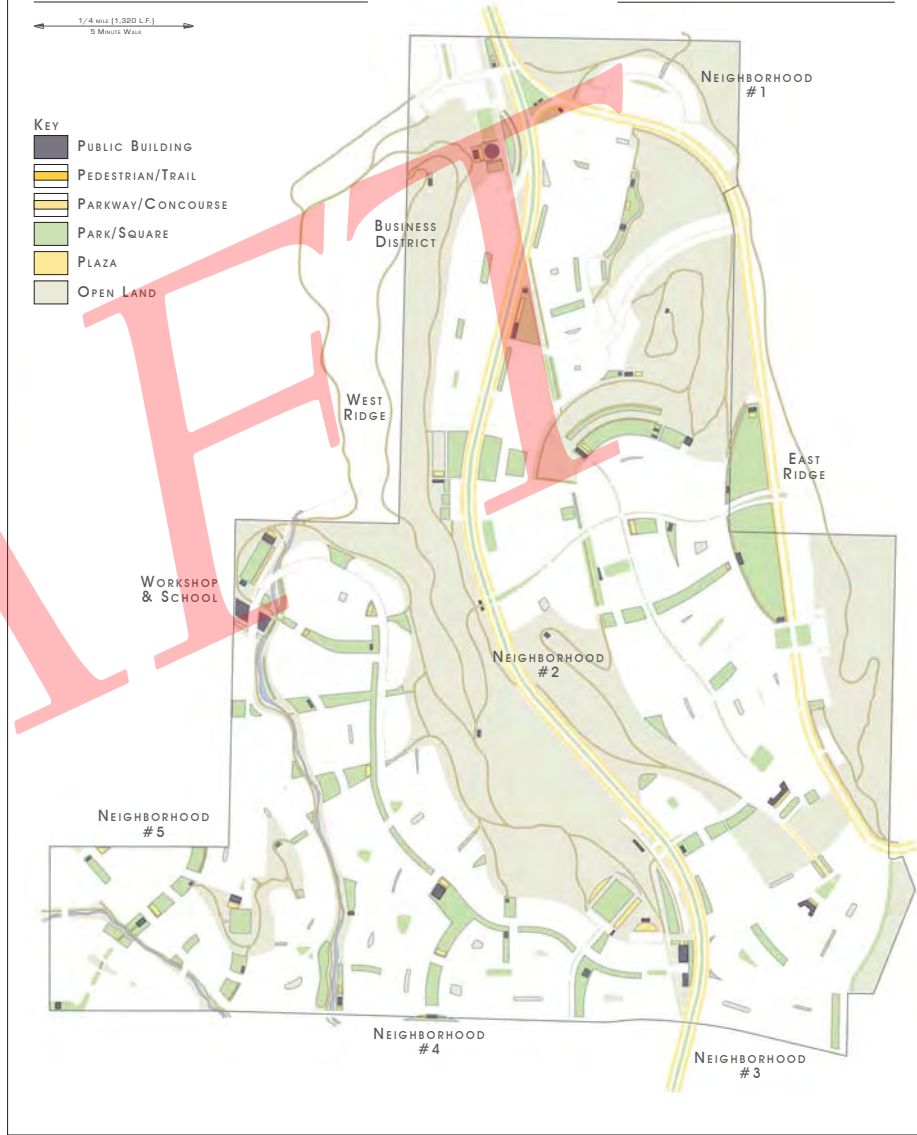


**TOQUER RIDGE**

**TRAILS/OPEN SPACE**

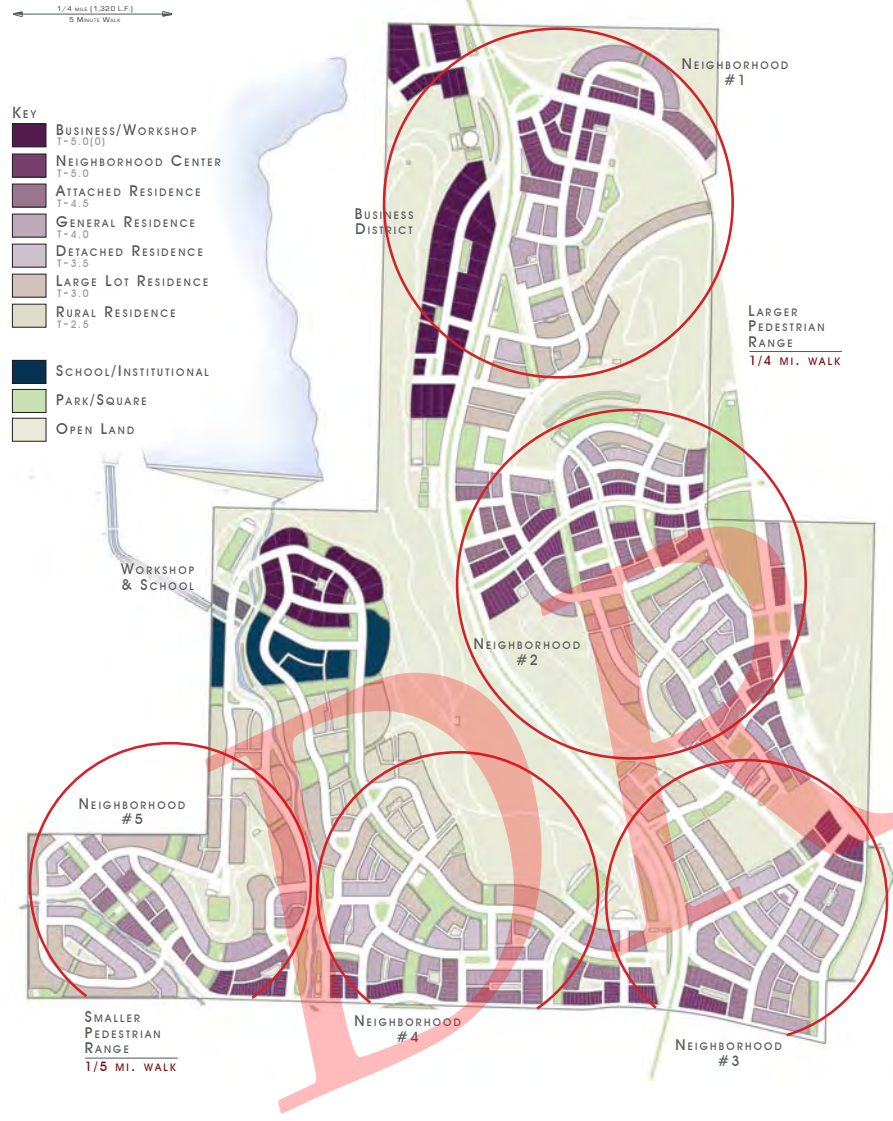
1/4 mi (1,320 LF)  
5 Minute Walk

- KEY**
- PUBLIC BUILDING
  - PEDESTRIAN/TRAIL
  - PARKWAY/CONCOURSE
  - PARK/SQUARE
  - PLAZA
  - OPEN LAND



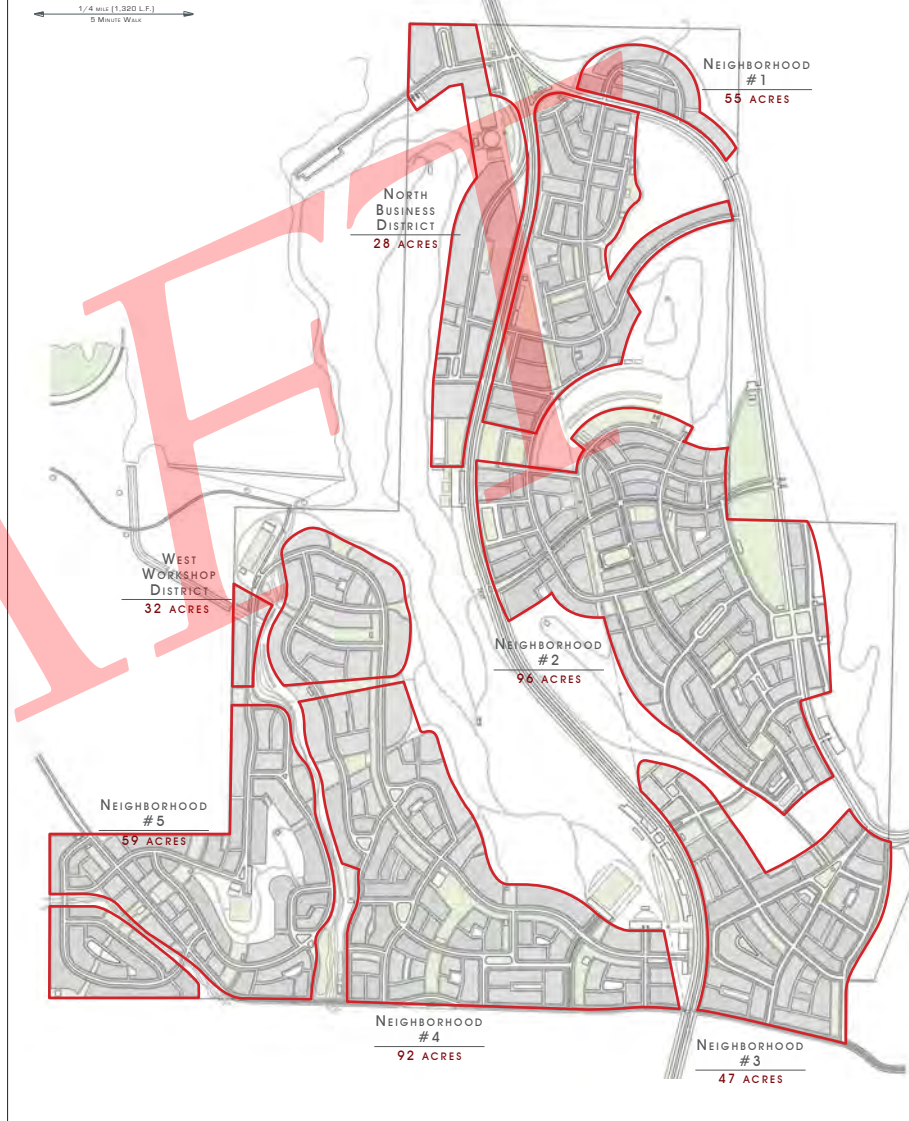
TOQUER RIDGE

NEIGHBORHOOD DIAGRAM



TOQUER RIDGE

DEVELOPMENT BOUNDARIES





# ATTACHMENTS

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## Legal Description: Project Area

PARCEL 1: 57.50 Acres T-3-0-27-321  
The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ); Southwest Quarter of the Southeast (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 27, Township 40 South, Range 13 West, Salt Lake Base and Meridian.  
LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 2: 257.76 Acres T-3-0-34-140  
All of Lots 2, 3, 6 and 7 in the North One-Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ); Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.  
LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 3: 200.00 Acres T-3-0-34-3000  
The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 9: 40.83 Acres T-101-A  
Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 1045.44 feet; thence West 300.00 feet; thence South 505.28 feet; thence North 77° West, 1050.05 feet, more or less, to the Southwest corner; thence North 1320.00 feet; thence East 1320.00 feet to the point of beginning.

PARCEL 10: 120.00 Acres T-103  
The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ); North One-Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 11: 39.63 Acres T-3166  
The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 12: 80.00 Acres T-3167  
The South One-Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

## Low Ownership (contiguous to Project Area)

PARCEL 4: T-8  
Beginning at the Southwest Corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian; thence North 8 chains to the South boundary line of Highway; thence on a curve Southeasterly to the South boundary of Section 35; thence West 9.25 chains to beginning.

PARCEL 5: T-9  
Beginning at a point North 2 chains from the Southwest Corner of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running thence South 2 chains; thence East 20 chains; thence North 8 chains; more or less, to the South boundary line of State Highway; thence Southwesterly following the South boundary line of Highway to the point of beginning.

PARCEL 6: T-92  
All of Lots 1, 2, 3, 4, 5, 6 and 7, Block 6, Plat "B", TOQUERVILLE TOWNSITE SURVEY, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 7: T-93  
All of Lots 8 and 9, Block 6, Plat "B", TOQUERVILLE TOWNSITE SURVEY, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 8: T-99  
The East One-Half (E $\frac{1}{2}$ ) and North 15.77 acres of the West One-Half (W $\frac{1}{2}$ ) of Lot 2 of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

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# TITLE REPORT

(AMENDMENT APRIL 29, 2020)

DRAFT

RE: Lowe Land TK, LLC, a Utah limited liability company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ENDORSEMENT

FILE NO. 209971

To be annexed to and form a part of **Guarantee No. SG-08011340**

INSURING: Toquerville City, a Utah Municipal Corporation

as set forth in said Guarantee.

The said Guarantee is hereby amended in the following manner:

**1. The Land as described on Exhibit "A" Legal description, part of Schedule "A" of said Guarantee, is hereby amended and shall now read as follows:**

"PARCEL 1:

The Southeast Quarter of the Southwest Quarter (SE<sup>188</sup>;SW<sup>188</sup>); Southwest Quarter of the Southeast Quarter (SW<sup>188</sup>;SE<sup>188</sup>;) of Section 27, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 2:

All of Lots 2, 3, 6 and 7 in the North One-Half of the Southeast Quarter (N<sup>189</sup>;SE<sup>188</sup>); Southeast Quarter of the Southeast Quarter (SE<sup>188</sup>;SE<sup>188</sup>;) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 3:

The Southwest Quarter of the Southeast Quarter (SW<sup>188</sup>;SE<sup>188</sup>); Southwest Quarter (SW<sup>188</sup>;) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 9: (labeled as such for reference purposes only)

Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter (NE<sup>188</sup>;NE<sup>188</sup>;) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 1045.44 feet; thence West 300.00 feet; thence South 505.28 feet; thence North 77<sup>176</sup>; West, 1050.05 feet, more or less, to the Southwest corner; thence North 1320.00 feet; thence East 1320.00 feet to the point of beginning.

PARCEL 10: (labeled as such for reference purposes only)

The Northwest Quarter of the Northeast Quarter (NW<sup>188</sup>;NE<sup>188</sup>); North One-Half of the Northwest Quarter (N<sup>189</sup>;NW<sup>188</sup>;) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 11: (labeled as such for reference purposes only)

The Northeast Quarter of the Northeast Quarter (NE<sup>188</sup>;NE<sup>188</sup>;) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 12: (labeled as such for reference purposes only)

The South One-Half of the Southeast Quarter (S<sup>189</sup>;SE<sup>188</sup>;) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian."

**2. Exception No. 10 as set forth on Schedule "B" of said Guarantee is hereby amended and shall now read as follows:**

(CONTINUED)

"Taxes for the current year 2020 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2019, in the following amount(s), are PAID:

\$2.96 under Tax Serial No. T-3-0-27-321, Account No. 0574155 (Affects Parcel 1);

\$13.26 under Tax Serial No. T-3-0-34-140, Account No. 0574163 (Affects Parcel 2);

\$10.29 under Tax Serial No. T-3-0-34-3000, Account No. 0108707 (Affects Parcel 3);

\$2.10 under Tax Serial No. T-101-A, Account No. 0107543 (Affects Parcel 9);

\$6.17 under Tax Serial No. T-103, Account No. 0107600 (Affects Parcel 10);

\$2.04 under Tax Serial No. T-3166, Account No. 0161227 (Affects Parcel 11);

\$4.12 under Tax Serial No. T-3167, Account No. 0161235 (Affects Parcel 12)).

**3. Exception No. 13 as set forth on Schedule "B" of said Guarantee is hereby amended and shall now read as follows:**

"Subject to Right-Of-Way Granti/Temporary Use Permit, dated SEPTEMBER 8, 1988, in favor of MOUNTAIN FUEL SUPPLY COMPANY, for right to construct, operate, maintain, and terminate a Natural Gas Pipeline, and rights incidental thereto, as set forth in Instrument, recorded MAY 27, 1997, as Entry No. 566876, in Book 1103, at Pages 186-209, Official Washington County Records, said right-of-way or permit granted herein is 50.0 feet wide, 73,318.0 feet long and crosses through Lot 11, Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian. (Affects Parcel 1, 3, and other property)"

\*\*  
NOTE: THERE ARE NO OTHER CHANGES.  
\*\*\*

The total liability of the Company under said Guarantee and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said Guarantee to pay. This endorsement is made a part of said Guarantee and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof. Nothing herein contained shall be construed as extending or changing the effective date of said Guarantee, unless otherwise expressly stated.

**IN WITNESS WHEREOF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY** has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

DATED: April 29, 2020 at 7:00AM

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

By:   
Authorized Signature  
Southern Utah Title Company

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TITLE REPORT

DRAFT



**GUARANTEE**

Policy Number **SG-08011340**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Southern Utah Title Company  
(435) 628-0404  
20 N. Main #300  
St. George, UT 84770

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By *C Monroe* President

Attest *David Wald* Secretary

Southern Utah Title Company

By: *[Signature]*  
Authorized Signatory



**SCHEDULE A**

**STANDARD GUARANTEE**

File No.	<b>209971</b>	Liability	<b>\$500.00</b>
Fee	<b>\$500.00</b>	Guarantee No.	<b>SG-08011340</b>

1. Name of Insured: Toquerville City, a Utah Municipal Corporation
2. Date of Guarantee: March 20, 2020 at 7:00AM

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described landSee attached Exhibit A-Legal Description

- A. The record owner is: Lowe Land TK, LLC, a Utah limited liability company
- B. Subject to those exceptions shown on Schedule "B"
- C. That, according to the public records of Washington County, Utah, and the Utah Secretary of State for a period of 10 years immediately prior to the date hereof, there are no Federal Tax Liens, Abstracts of Judgement, or Certificates of State Tax Liens filed or recorded against the herein named parties, other than those for which a release appears and other than those shown on Schedule "B"

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

**EXHIBIT A**  
**Legal Description**

PARCEL 1:

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ); Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 27, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 2:

All of Lots 2, 3, 6 and 7 in the North One-Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ); Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 3:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 4:

Beginning at the Southwest Corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian; thence North 8 chains to the South boundary line of Highway; thence on a curve Southeasterly to the South boundary of Section 35; thence West 9.25 chains to beginning.

PARCEL 5:

Beginning at a point North 2 chains from the Southwest Corner of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running thence South 2 chains; thence East 20 chains; thence North 8 chains; more or less, to the South boundary line of State Highway; thence Southwesterly following the South boundary line of Highway to the point of beginning.

PARCEL 6:

All of Lots 1, 2, 3, 4, 5, 6 and 7, Block 6, Plat "B" ,TOQUERVILLE TOWNSITE SURVEY , according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 7:

All of Lots 8 and 9, Block 6, Plat "B" ,TOQUERVILLE TOWNSITE SURVEY , according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 8:

The East One-Half (E $\frac{1}{2}$ ) and North 15.77 acres of the West One-Half (W $\frac{1}{2}$ ) of Lot 2 of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 9:

Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 1045.44 feet; thence West 300.00 feet; thence South 505.28 feet; thence North 77° West, 1050.05 feet, more or less, to the Southwest corner; thence North 1320.00 feet; thence East 1320.00 feet to the point of beginning.



PARCEL 10:

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ); North One-Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 11:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 12:

The South One-Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

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DRAFT

**SCHEDULE B**  
**Exceptions**

The following is a list of exceptions that effect title to the herein described property:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
9. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

SCHEDULE B - CONTINUED

10. Taxes for the current year 2020 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2019, in the following amount(s), are PAID:
  - \$2.96 under Tax Serial No. T-3-0-27-321, Account No. 0574155 (Affects Parcel 1);
  - \$13.26 under Tax Serial No. T-3-0-34-140, Account No. 0574163 (Affects Parcel 2);
  - \$10.29 under Tax Serial No. T-3-0-34-3000, Account No. 0108707 (Affects Parcel 3);
  - \$0.27 under Tax Serial No. T-8, Account No. 0106180 (Affects Parcel 4);
  - \$0.51 under Tax Serial No. T-9, Account No. 0106198 (Affects Parcel 5);
  - \$99.58 under Tax Serial No. T-92, Account No. 0107444 (Affects Parcel 6);
  - \$0.06 under Tax Serial No. T-93, Account No. 0107451 (Affects Parcel 7);
  - \$1,851.40 under Tax Serial No. T-99, Account No. 0107527 (Affects Parcel 8);
  - \$2.10 under Tax Serial No. T-101-A, Account No. 0107543 (Affects Parcel 9);
  - \$6.17 under Tax Serial No. T-103, Account No. 0107600 (Affects Parcel 10);
  - \$2.04 under Tax Serial No. T-3166, Account No. 0161227 (Affects Parcel 11);
  - \$4.12 under Tax Serial No. T-3167, Account No. 0161235 (Affects Parcel 12)).
11. Subject to any Reservations, Exceptions and Easements as set forth on Patent No. 4-1007 from the United States of America, recorded November 21, 1935, as Entry No. 42522, in Book U-8, at Page 334, Official Washington County Records. (Affects Parcels 3, 9, 10, and 11)
12. Subject to an Easement in favor of Washington County Water Conservancy District, for a perpetual easement to use, operate, inspect, repair, maintain, replace or remove a water line, and rights incidental thereto, as set forth in Instrument recorded February 7, 1997, as Entry No. 556841, in Book 1074 at Page(s) 384, Official Washington County Records. (Affects Parcel 10)
13. Subject to Right-Of-Way Grant/Temporary Use Permit, dated SEPTEMBER 8, 1988, in favor of MOUNTAIN FUEL SUPPLY COMPANY, for right to construct, operate, maintain, and terminate a Natural Gas Pipeline, and rights incidental thereto, as set forth in Instrument, recorded MAY 27, 1997, as Entry No. 566876, in Book 1103, at Pages 186-209, Official Washington County Records, said right-of-way or permit granted herein is 50.0 feet wide, 73,318.0 feet long and crosses through Lot 11, Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian. (Affects Parcel 1, 3, 4, 5 and other property)
14. Subject to any Reservations, Exceptions and Easements as set forth on Patent from the United States of America, recorded December 15, 1997, as Entry No. 585466, in Book 1158, at Pages 767-769, Official Washington County Records. (Affects Parcels 1, 2 and other property)
15. Subject to an Easement in favor of The Toquerville Secondary Water System, for a perpetual easement to use, operate, inspect, repair, maintain and replace a water pipeline, and rights incidental thereto, as set forth in Instrument recorded February 5, 1999, as Entry No. 635024, in Book 1311 at Page(s) 591 - 592, Official Washington County Records. (Affects Parcels 8 and 9)
16. The herein described premises do not appear to abut a public road or highway. The Policy will not insure either access or access rights or title to adjoining property which would provide access to a public road or highway. (Affects Parcel 12)

**SCHEDULE B - CONTINUED**

17. Any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.
18. Excluding all oil, gas and other mineral rights and rights thereto. No information is given or implied as to the Ownership thereof.
19. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. 20090048182, Official Washington County Records. (Affects this and other property)

A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. 20100006648, Official Washington County Records.

2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. 20100044122, Official Washington County Records.

Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. 20150039260, Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. 20150039261, Official Washington County Records.

Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. 20150043173, Official Washington County Records.

5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. 20190046477, Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. 20190046478, Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. 20190046479, Official Washington County Records.

20. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by LOWE LAND TK LLC, recorded March 19, 2010, as Doc No. 20100008934, Official Washington County Records. (Affects this and other property)

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## GUARANTEE CONDITIONS AND STIPULATIONS

### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public record": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

### 2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens encumbrances, adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.  
(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

### 3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

### 4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its right under this paragraph, it shall do so diligently.  
If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (b) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lein rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

#### **6. Proof of Loss or Damage.**

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized represent of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as many be designated by an authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for the claim.

#### **7. Options to Pay or Otherwise Settle Claims: Termination of Liability**

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claims has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorney's fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss of damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5

#### **8. Determination and Extent of Liability**

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in the Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2. The liability of the the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;

- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

**9. Limitation of Liability.**

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to the matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**10. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

**11. Payment of Loss.**

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

**12. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**13. Arbitration.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$100,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**14. Liability Limited to this Guarantee; Guarantee Entire Contract.**

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**15. Notices, Where Sent.**

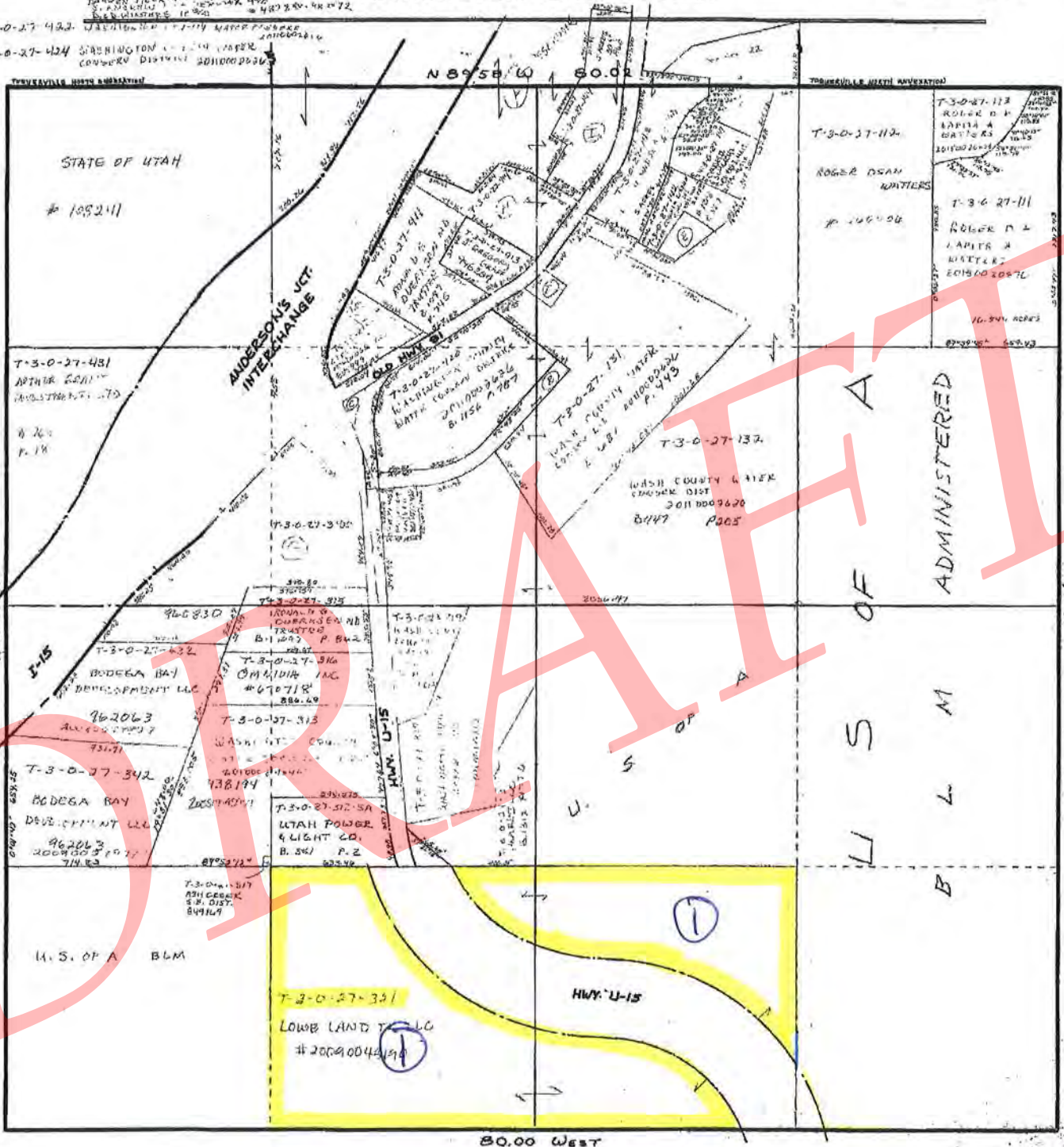
SECTION 27  
T40S--R13W

SALT LAKE BASE & MERIDIAN  
SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

- ① T-3-0-27-143 MICHAEL T & SHARLENE WATERS
- ② T-3-0-27-142 KATHY L. WATERS
- ③ T-3-0-27-141
- ④ T-3-0-27-144
- ⑤ T-3-0-27-144

- ⑥ T-3-0-27-341
- ⑦ T-3-0-27-424
- ⑧ T-3-0-27-424

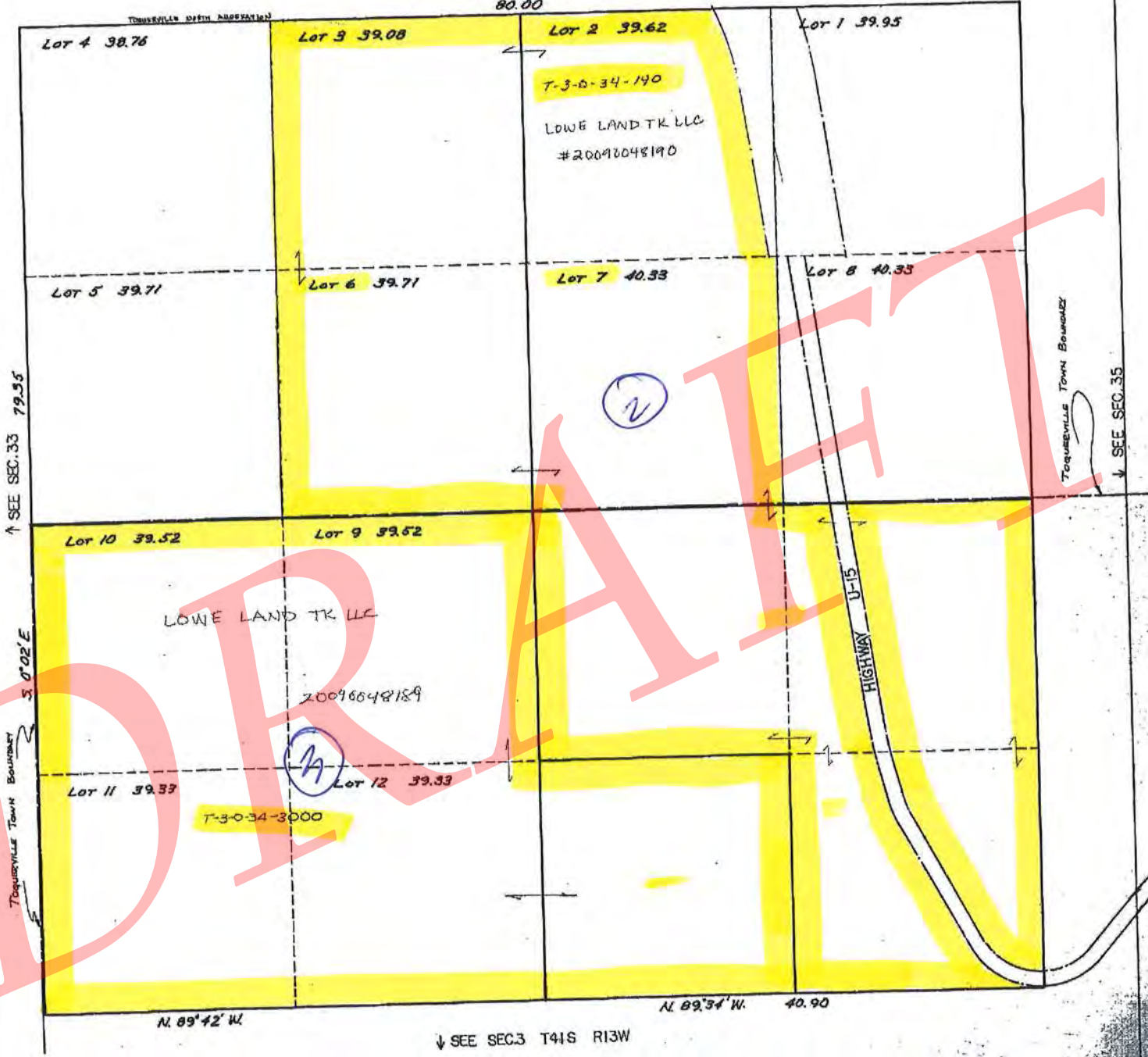


This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy



SECTION 34  
T40 S — R13 W  
SALT LAKE BASE & MERIDIAN  
SCALE: ONE INCH=400 FEET  
WASHINGTON COUNTY, UTAH

↑ SEE SEC. 27  
80.00



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy

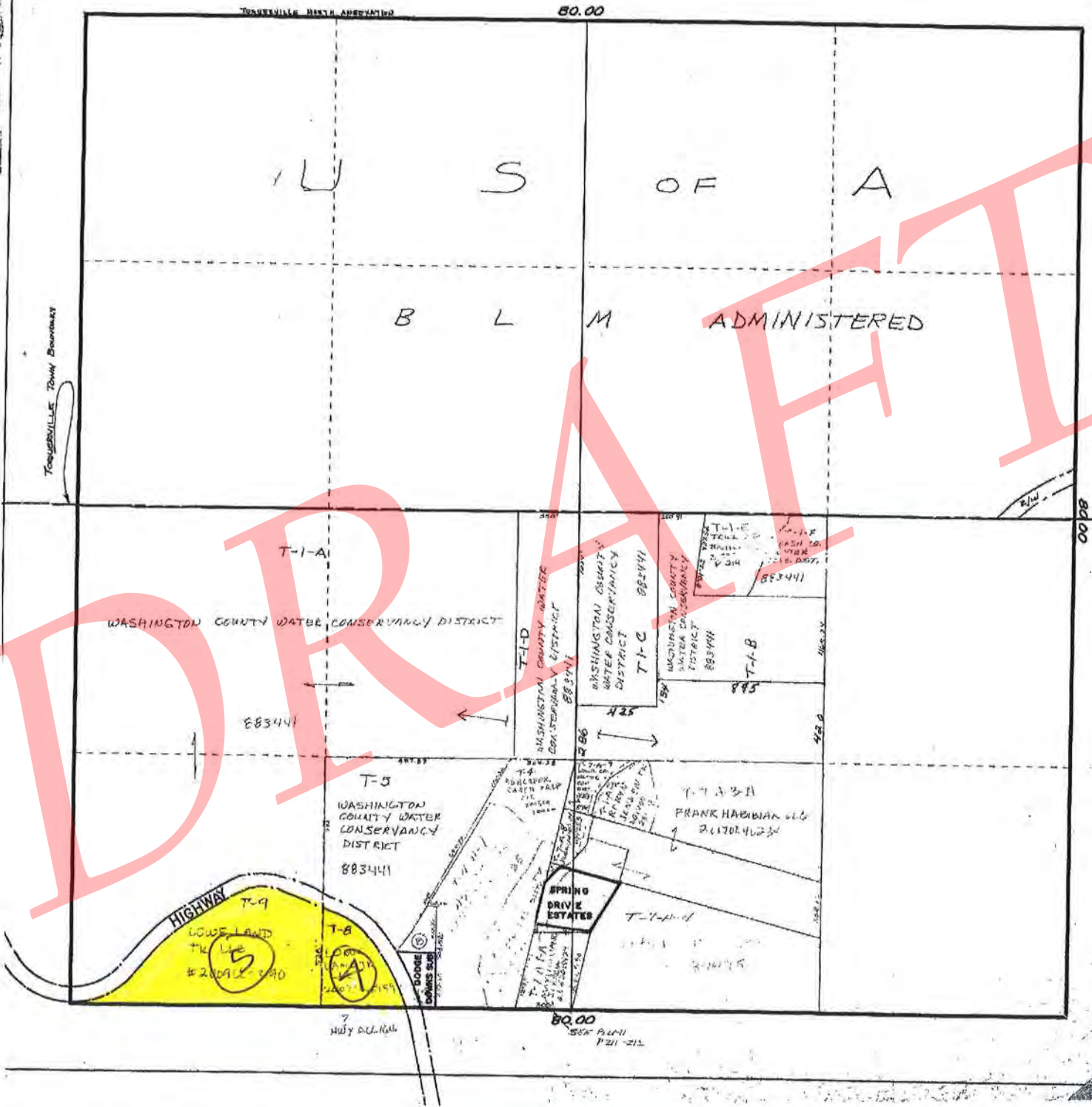
SECTION 35  
T40 S -- R13 W

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

- Ⓐ T-2-A-G LANA HILL AND BORDING 2000041650
- Ⓑ T-1-C ASHCREE KANON PROPERTIES LLC 2000021040
- Ⓒ T-1-B ASHCREE KANON PROPERTIES LLC 2000010025



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy

- (P) T-74-A JAMES B & KATHERINE A SCARFO 2017004714
- (Q) T-75-A-8 JOANN JEPSON TR 2017005119
- (R) T-85-A-1-B SILVIA G & DORA A TAYLOR TRS 2015004851 SALT LAKE BASE & MERIDIAN
- (S) T-88-A-2 CHARLOTTE STUMBS TR 2015003947
- (T) T-72-B DANIEL & TONYA BROWNING 20180013002
- (U) T-50-C MICHAEL D & RAISA HEBEL 2015001915
- (V) T-45-B-1-A JENNIFER LEE PERRY TR 2019004249
- (W) T-47-G GREG & DURLAND WILDER TRS 20140031505
- (X) T-46-A-3 ZACHARY C WYKAKE 2018003593
- (Y) T-46-A-4 JAYE & MICHAEL LUDS 20150024810
- (Z) T-77-B SHANE E & JESSIE M WRIGHT 20170021007

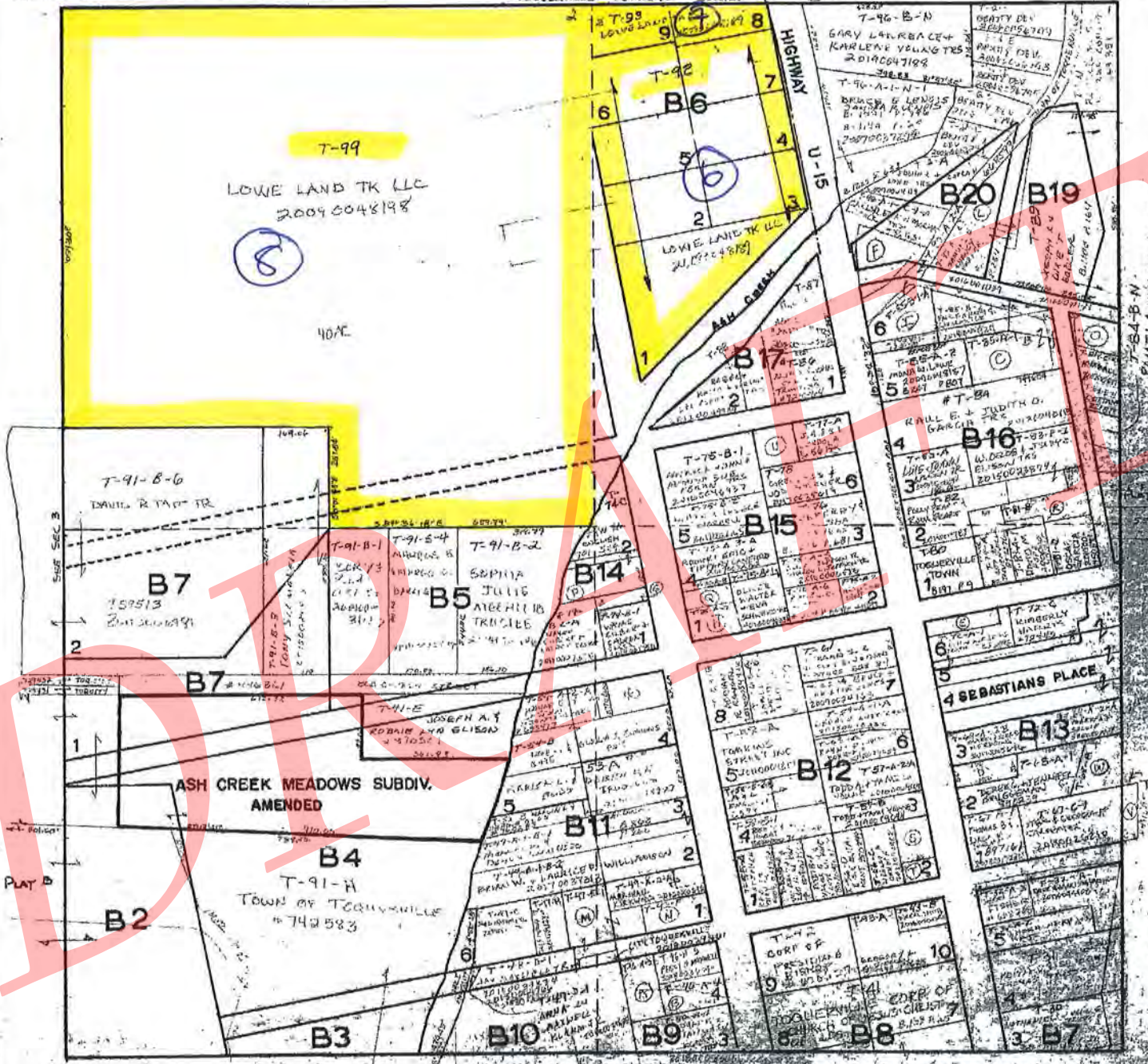
NW 1/4 SECTION 2  
T41 S -- R13 W

SCALE: ONE INCH=200 FEET

WASHINGTON COUNTY, UTAH

TOOUVERVILLE TOWNSHIP SURVEY

- (AA) T-75-B-1 GARY LAURBAUGH & KARLENE YOUNG TRS 2019004798
- (AB) T-96-A-1-N-1 BRUCE & LINDA B. HAY 20070037249
- (AC) T-96-A-1-N-2 BRUCE & LINDA B. HAY 20070037249
- (AD) T-96-A-1-N-3 BRUCE & LINDA B. HAY 20070037249
- (AE) T-96-A-1-N-4 BRUCE & LINDA B. HAY 20070037249
- (AF) T-96-A-1-N-5 BRUCE & LINDA B. HAY 20070037249
- (AG) T-96-A-1-N-6 BRUCE & LINDA B. HAY 20070037249
- (AH) T-96-A-1-N-7 BRUCE & LINDA B. HAY 20070037249
- (AI) T-96-A-1-N-8 BRUCE & LINDA B. HAY 20070037249
- (AJ) T-96-A-1-N-9 BRUCE & LINDA B. HAY 20070037249
- (AK) T-96-A-1-N-10 BRUCE & LINDA B. HAY 20070037249
- (AL) T-96-A-1-N-11 BRUCE & LINDA B. HAY 20070037249
- (AM) T-96-A-1-N-12 BRUCE & LINDA B. HAY 20070037249
- (AN) T-96-A-1-N-13 BRUCE & LINDA B. HAY 20070037249
- (AO) T-96-A-1-N-14 BRUCE & LINDA B. HAY 20070037249
- (AP) T-96-A-1-N-15 BRUCE & LINDA B. HAY 20070037249
- (AQ) T-96-A-1-N-16 BRUCE & LINDA B. HAY 20070037249
- (AR) T-96-A-1-N-17 BRUCE & LINDA B. HAY 20070037249
- (AS) T-96-A-1-N-18 BRUCE & LINDA B. HAY 20070037249
- (AT) T-96-A-1-N-19 BRUCE & LINDA B. HAY 20070037249
- (AU) T-96-A-1-N-20 BRUCE & LINDA B. HAY 20070037249
- (AV) T-96-A-1-N-21 BRUCE & LINDA B. HAY 20070037249
- (AW) T-96-A-1-N-22 BRUCE & LINDA B. HAY 20070037249
- (AX) T-96-A-1-N-23 BRUCE & LINDA B. HAY 20070037249
- (AY) T-96-A-1-N-24 BRUCE & LINDA B. HAY 20070037249
- (AZ) T-96-A-1-N-25 BRUCE & LINDA B. HAY 20070037249
- (BA) T-96-A-1-N-26 BRUCE & LINDA B. HAY 20070037249
- (BB) T-96-A-1-N-27 BRUCE & LINDA B. HAY 20070037249
- (BC) T-96-A-1-N-28 BRUCE & LINDA B. HAY 20070037249
- (BD) T-96-A-1-N-29 BRUCE & LINDA B. HAY 20070037249
- (BE) T-96-A-1-N-30 BRUCE & LINDA B. HAY 20070037249
- (BF) T-96-A-1-N-31 BRUCE & LINDA B. HAY 20070037249
- (BG) T-96-A-1-N-32 BRUCE & LINDA B. HAY 20070037249
- (BH) T-96-A-1-N-33 BRUCE & LINDA B. HAY 20070037249
- (BI) T-96-A-1-N-34 BRUCE & LINDA B. HAY 20070037249
- (BJ) T-96-A-1-N-35 BRUCE & LINDA B. HAY 20070037249
- (BK) T-96-A-1-N-36 BRUCE & LINDA B. HAY 20070037249
- (BL) T-96-A-1-N-37 BRUCE & LINDA B. HAY 20070037249
- (BM) T-96-A-1-N-38 BRUCE & LINDA B. HAY 20070037249
- (BN) T-96-A-1-N-39 BRUCE & LINDA B. HAY 20070037249
- (BO) T-96-A-1-N-40 BRUCE & LINDA B. HAY 20070037249
- (BP) T-96-A-1-N-41 BRUCE & LINDA B. HAY 20070037249
- (BQ) T-96-A-1-N-42 BRUCE & LINDA B. HAY 20070037249
- (BR) T-96-A-1-N-43 BRUCE & LINDA B. HAY 20070037249
- (BS) T-96-A-1-N-44 BRUCE & LINDA B. HAY 20070037249
- (BT) T-96-A-1-N-45 BRUCE & LINDA B. HAY 20070037249
- (BU) T-96-A-1-N-46 BRUCE & LINDA B. HAY 20070037249
- (BV) T-96-A-1-N-47 BRUCE & LINDA B. HAY 20070037249
- (BW) T-96-A-1-N-48 BRUCE & LINDA B. HAY 20070037249
- (BX) T-96-A-1-N-49 BRUCE & LINDA B. HAY 20070037249
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- (BZ) T-96-A-1-N-51 BRUCE & LINDA B. HAY 20070037249
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- (CG) T-96-A-1-N-58 BRUCE & LINDA B. HAY 20070037249
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- (CI) T-96-A-1-N-60 BRUCE & LINDA B. HAY 20070037249
- (CJ) T-96-A-1-N-61 BRUCE & LINDA B. HAY 20070037249
- (CK) T-96-A-1-N-62 BRUCE & LINDA B. HAY 20070037249
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- (CM) T-96-A-1-N-64 BRUCE & LINDA B. HAY 20070037249
- (CN) T-96-A-1-N-65 BRUCE & LINDA B. HAY 20070037249
- (CO) T-96-A-1-N-66 BRUCE & LINDA B. HAY 20070037249
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- (CQ) T-96-A-1-N-68 BRUCE & LINDA B. HAY 20070037249
- (CR) T-96-A-1-N-69 BRUCE & LINDA B. HAY 20070037249
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- (CT) T-96-A-1-N-71 BRUCE & LINDA B. HAY 20070037249
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- (CV) T-96-A-1-N-73 BRUCE & LINDA B. HAY 20070037249
- (CW) T-96-A-1-N-74 BRUCE & LINDA B. HAY 20070037249
- (CX) T-96-A-1-N-75 BRUCE & LINDA B. HAY 20070037249
- (CY) T-96-A-1-N-76 BRUCE & LINDA B. HAY 20070037249
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- (DA) T-96-A-1-N-78 BRUCE & LINDA B. HAY 20070037249
- (DB) T-96-A-1-N-79 BRUCE & LINDA B. HAY 20070037249
- (DC) T-96-A-1-N-80 BRUCE & LINDA B. HAY 20070037249
- (DD) T-96-A-1-N-81 BRUCE & LINDA B. HAY 20070037249
- (DE) T-96-A-1-N-82 BRUCE & LINDA B. HAY 20070037249
- (DF) T-96-A-1-N-83 BRUCE & LINDA B. HAY 20070037249
- (DG) T-96-A-1-N-84 BRUCE & LINDA B. HAY 20070037249
- (DH) T-96-A-1-N-85 BRUCE & LINDA B. HAY 20070037249
- (DI) T-96-A-1-N-86 BRUCE & LINDA B. HAY 20070037249
- (DJ) T-96-A-1-N-87 BRUCE & LINDA B. HAY 20070037249
- (DK) T-96-A-1-N-88 BRUCE & LINDA B. HAY 20070037249
- (DL) T-96-A-1-N-89 BRUCE & LINDA B. HAY 20070037249
- (DM) T-96-A-1-N-90 BRUCE & LINDA B. HAY 20070037249
- (DN) T-96-A-1-N-91 BRUCE & LINDA B. HAY 20070037249
- (DO) T-96-A-1-N-92 BRUCE & LINDA B. HAY 20070037249
- (DP) T-96-A-1-N-93 BRUCE & LINDA B. HAY 20070037249
- (DQ) T-96-A-1-N-94 BRUCE & LINDA B. HAY 20070037249
- (DR) T-96-A-1-N-95 BRUCE & LINDA B. HAY 20070037249
- (DS) T-96-A-1-N-96 BRUCE & LINDA B. HAY 20070037249
- (DT) T-96-A-1-N-97 BRUCE & LINDA B. HAY 20070037249
- (DU) T-96-A-1-N-98 BRUCE & LINDA B. HAY 20070037249
- (DV) T-96-A-1-N-99 BRUCE & LINDA B. HAY 20070037249
- (DW) T-96-A-1-N-100 BRUCE & LINDA B. HAY 20070037249



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SECTION 3  
T41S--R13W

BALT LAKE BASE & MERIDIAN

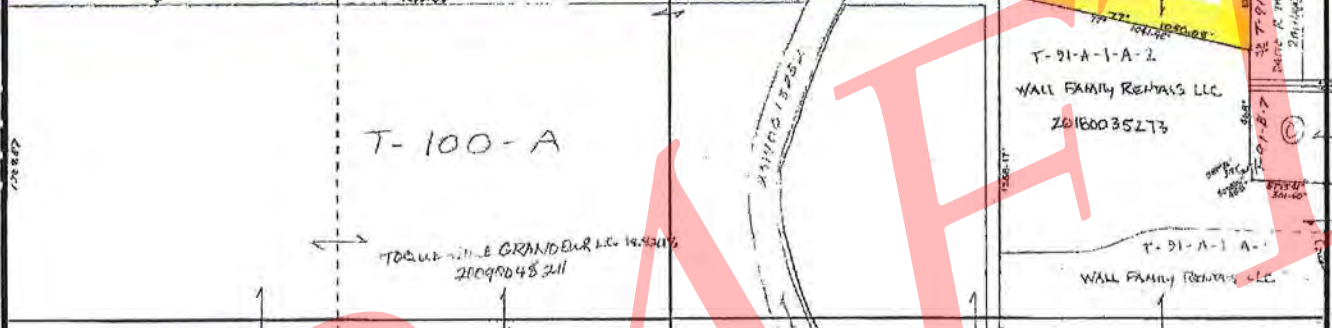
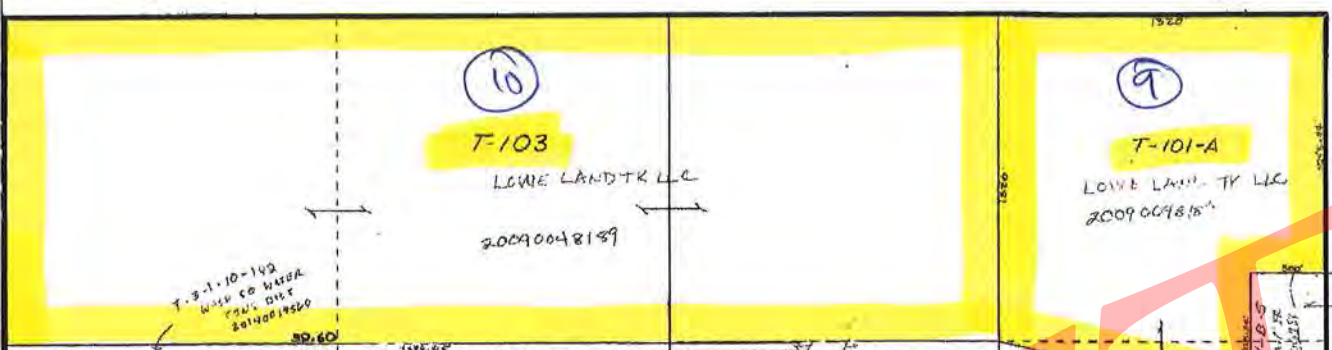
SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

- (A) T-91-A-1-E FRANK S. BULLOCK & TRUST
- (B) T-91-F TRAVIS S. BULLOCK & TRUST
- (C) T-91-B-7 DENNIS A. & KATHERINE B. BULLOCK

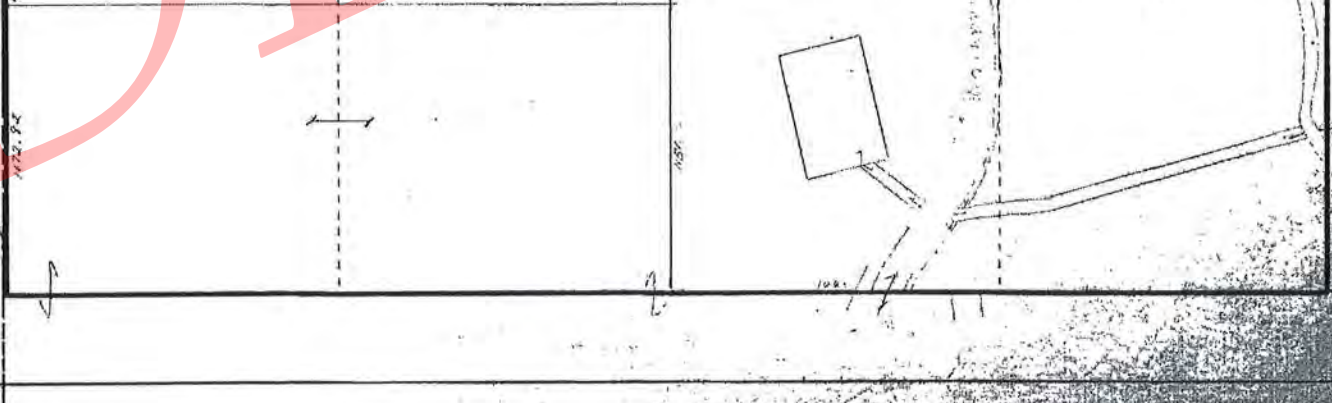
TOOBERVILLE TOWN BOUNDARY

TOOBERVILLE TOWN



- CALIFORNIA EDGE LLC 201772% 2010013852
- BASTON BK HOLDINGS LLC 3.5148%
- REDWOOD INVESTMENTS LLC 2.647% 2008012175
- WILSON W. III & SHERI G. WILSON 2.857% 2012004209
- SOUTHFIELD PROPERTIES LLC 18.1775%
- RD & CT HOLDINGS LLC 24.063% 2014012267
- SOUTHSHORE HOLDINGS LLC 10.0892%
- WINGS LLC 7.1293% 2014012267
- FOUR LLC 2.2073%
- ARIZONA REAL ESTATE INVESTMENTS 2.3485% 20100087642
- SCOTT PARRY 4.1844% 20120041535
- AMERICAN PENSION SERVICES 6.3924% 20110019326
- LEE R. SPELMAN 5.5634% 2014012267
- DAVID WEBB INVESTMENT TRUST 13.160% 20120055992
- 2021.86

TOOBERVILLE TOWN BOUNDARY



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SECTION 4  
T 41 S -- R 13 W  
SALT LAKE BASE & MERIDIAN  
SCALE: ONE INCH=400 FEET  
WASHINGTON COUNTY, UTAH

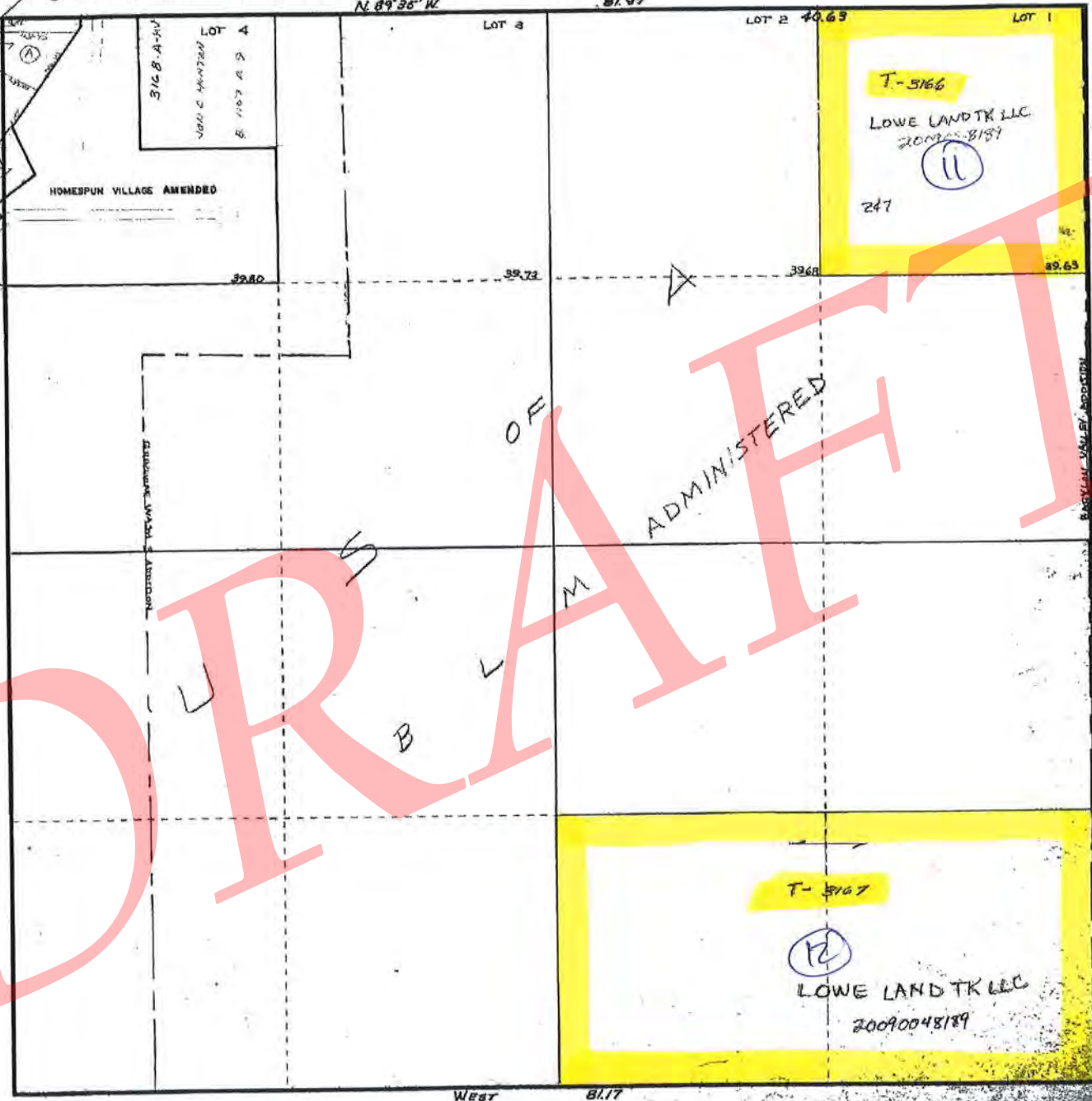
① 3169-B-1-11V BOUNDARY & STRIKE WARRANTS 20060012471

② 3169-D-11V BOUNDARY & STRIKE WARRANTS 20060012471

↑ SEE SEC. 33 T40S R13W

N. 89° 36' W

81.97



HOMESPUN VILLAGE AMENDED

BOUNDARY & STRIKE WARRANTS

BOUNDARY & STRIKE WARRANTS

↑ SEE SEC. 5

↑ SEE SEC. 3

West 81.17

↓ SEE SEC. 9

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