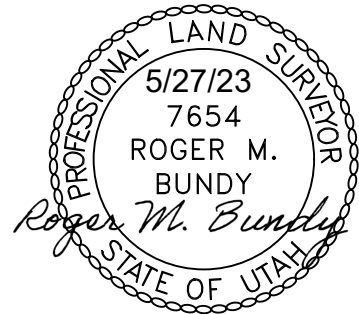




SURVEYOR'S CERTIFICATE

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 HEREOF 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

WASHINGTON CITY REMAINDER PARCEL:
BEGINNING AT A POINT S1°06'09"W, 362.72 FEET ALONG THE SECTION LINE AND EAST, 17.63 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T42S, R15W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD, AS SHOWN ON THE BUENA VISTA BOULEVARD ROADWAY DEDICATION PLAT FILED AS ENTRY NO. 00634748 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N37°51'04"E, 15.13 FEET TO THE POINT OF CURVATURE OF A 760.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 696.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'42" TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED CONTAINED IN DOCUMENT NO. 20230007009 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PROJECT NO. S-115-1 (135) 11, IDENTIFIED AS "PARCEL NO. 115-1:194-C; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: S83°33'36"E, 227.93 FEET; THENCE S89°00'17"E, 57.00 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED CONTAINED IN DOCUMENT NO. 20230007009, PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PROJECT NO. S-115-1 (135) 11, IDENTIFIED AS "PARCEL NO. 115-6:194-A; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: S7°57'29"W, 431.77 FEET; THENCE S54°19'42"W, 310.23 FEET; THENCE S49°47'36"W, 314.40 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 15; THENCE S54°48'39"W, 95.55 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE N35°11'21"W, 416.53 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200010083 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: N70°04'05"E, 36.69 FEET; THENCE N37°51'04"E, 94.06 FEET; THENCE N1°01'55"E, 66.28 FEET; THENCE N52°08'56"W, 153.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.557 ACRES.

FUTURE 15' PUBLIC UTILITY AND DRAINAGE EASEMENT (FRONTING BUENA VISTA BLVD.)
BEGINNING AT A POINT S1°06'09"W, 362.72 FEET ALONG THE SECTION LINE AND EAST, 17.63 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T42S, R15W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD, AS SHOWN ON THE BUENA VISTA BOULEVARD ROADWAY DEDICATION PLAT FILED AS ENTRY NO. 00634748 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N37°51'04"E, 15.13 FEET TO THE POINT OF CURVATURE OF A 760.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 696.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'42" TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED CONTAINED IN DOCUMENT NO. 20230007009 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PROJECT NO. S-115-1 (135) 11, IDENTIFIED AS "PARCEL NO. 115-6:194-A; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: S83°33'36"E, 227.93 FEET; THENCE S89°00'17"E, 57.00 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED CONTAINED IN DOCUMENT NO. 20230007009 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PROJECT NO. S-115-1 (135) 11, IDENTIFIED AS "PARCEL NO. 115-6:194-A; THENCE S7°57'29"W, 15.11 ALONG THE BOUNDARY OF SAID PARCEL; THENCE N89°00'17"W, 55.88 FEET; THENCE N83°33'36"W, 227.84 FEET TO THE POINT OF CURVATURE OF A 745.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S0°18'07"W; THENCE SOUTHWESTERLY 682.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°27'38"; THENCE S37°51'04"W, 15.00 FEET TO THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200010083 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N52°08'56"W, 15.00 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

FUTURE 15' PUBLIC UTILITY AND DRAINAGE EASEMENT (ALONG WESTERLY BOUNDARY):
BEGINNING AT A POINT S1°06'09"W, 371.92 FEET ALONG THE SECTION LINE AND EAST, 29.65 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T42S, R15W, SLB&M, RUNNING THENCE N37°51'04"E, 15.00 FEET; THENCE S52°08'56"E, 145.80 FEET; THENCE S1°01'55"W, 78.78 FEET; THENCE S37°51'04"W, 103.38 FEET; THENCE S70°04'05"W, 21.39 FEET; THENCE S35°11'21"E, 366.89 FEET; THENCE S54°48'39"W, 15.00 FEET; THENCE N35°11'21"W, 366.53 FEET TO THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200010083 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: N70°04'05"E, 36.69 FEET; THENCE N37°51'04"E, 94.06 FEET; THENCE N1°01'55"E, 66.28 FEET; THENCE N52°08'56"W, 138.29 FEET TO THE POINT OF BEGINNING.

FUTURE 30' PUBLIC UTILITY AND DRAINAGE EASEMENT:
BEGINNING AT A POINT S1°06'09"W, 895.27 FEET ALONG THE SECTION LINE AND EAST, 373.64 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 00826318 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S54°48'39"W, 95.55 FEET; THENCE N35°11'21"W, 30.00 FEET; THENCE N54°48'39"E, 94.22 FEET; THENCE N49°47'36"E, 314.29 FEET; THENCE N54°19'42"E, 298.57 FEET; THENCE N7°57'30"E, 400.15 FEET; THENCE S89°00'17"E, 30.22 FEET TO THE BOUNDARY OF OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED CONTAINED IN DOCUMENT NO. 20230007009, PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PROJECT NO. S-115-1 (135) 11, IDENTIFIED AS "PARCEL NO. 115-6:194-A; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: S7°57'30"W, 416.66 FEET; THENCE S54°19'42"W, 310.23 FEET; THENCE S49°47'36"W, 314.40 FEET TO THE POINT OF BEGINNING.

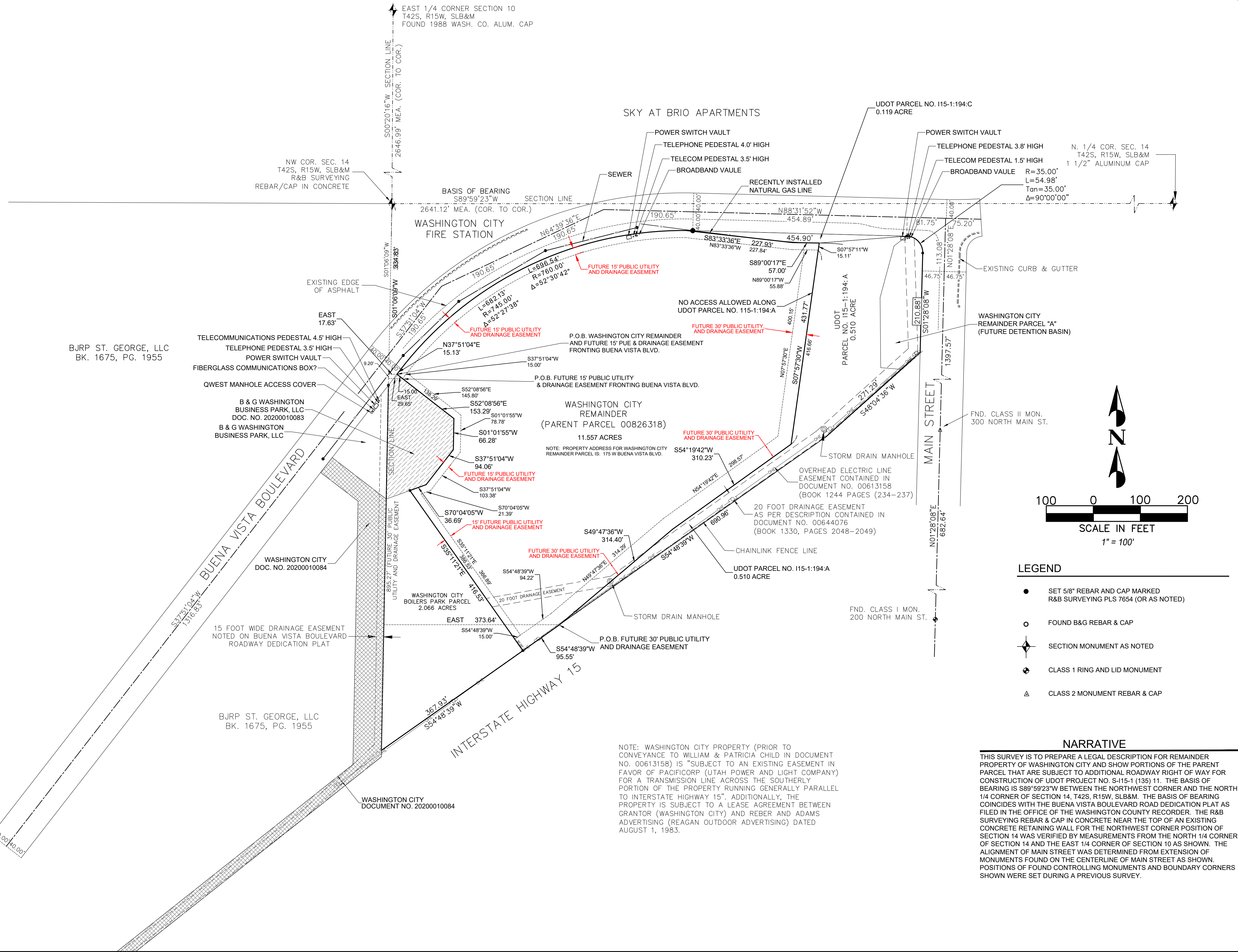
RECORD OF SURVEY

PREPARED BY: R&B SURVEYING
862 CAMINO PICO, WASHINGTON, UTAH 84780
PHONE: 435-632-3540

LOCATION:
NW 1/4 SEC. 14, T42S, R15W, SLB&M

COMPLETED:
MAY 27, 2023

REQUESTED BY:
WASHINGTON CITY



NOTE: WASHINGTON CITY PROPERTY (PRIOR TO CONVEYANCE TO WILLIAM & PATRICIA CHILD IN DOCUMENT NO. 00613158) IS "SUBJECT TO AN EXISTING EASEMENT IN FAVOR OF PACIFICORP (UTAH POWER AND LIGHT COMPANY) FOR A TRANSMISSION LINE ACROSS THE SOUTHERLY PORTION OF THE PROPERTY RUNNING GENERALLY PARALLEL TO INTERSTATE HIGHWAY 15". ADDITIONALLY, THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT BETWEEN GRANTOR (WASHINGTON CITY) AND REBER AND ADAMS ADVERTISING (REAGAN OUTDOOR ADVERTISING) DATED AUGUST 1, 1983.

NARRATIVE

THIS SURVEY IS TO PREPARE A LEGAL DESCRIPTION FOR REMAINDER PROPERTY OF WASHINGTON CITY AND SHOW PORTIONS OF THE PARENT PARCEL THAT ARE SUBJECT TO ADDITIONAL ROADWAY RIGHT OF WAY FOR CONSTRUCTION OF UDOT PROJECT NO. S-115-1 (135) 11. THE BASIS OF BEARING IS S89°59'23"W BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 14, T42S, R15W, SLB&M. THE BASIS OF BEARING COINCIDES WITH THE BUENA VISTA BOULEVARD ROAD DEDICATION PLAT AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. THE R&B SURVEYING REBAR & CAP IN CONCRETE NEAR THE TOP OF AN EXISTING CONCRETE RETAINING WALL FOR THE NORTHWEST CORNER POSITION OF SECTION 14 WAS VERIFIED BY MEASUREMENTS FROM THE NORTH 1/4 CORNER OF SECTION 14 AND THE EAST 1/4 CORNER OF SECTION 10 AS SHOWN. THE ALIGNMENT OF MAIN STREET WAS DETERMINED FROM EXTENSION OF MONUMENTS FOUND ON THE CENTERLINE OF MAIN STREET AS SHOWN. POSITIONS OF FOUND CONTROLLING MONUMENTS AND BOUNDARY CORNERS SHOWN WERE SET DURING A PREVIOUS SURVEY.