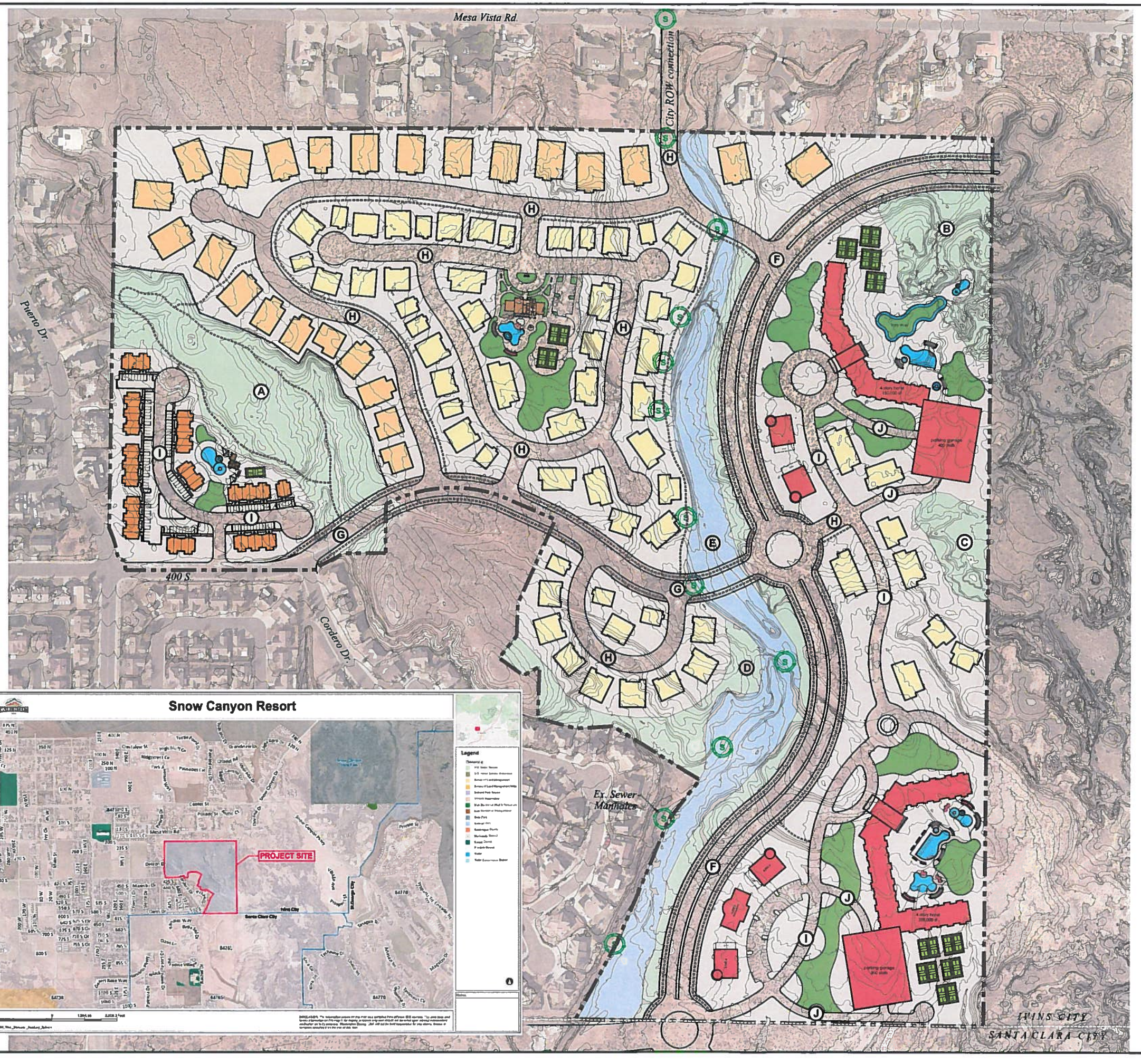


Project Theme

To develop a luxury resort project with a unique mix of estate homes, townhomes, condos and condo-hotel product types surrounded by natural open space, trails and active recreational amenities.

DEVELOPABLE AREA

	LAND USE	AREA (ac)	UNITS
	TOWNHOMES	6.26	50
	MULTI-ESTATE HOMES	15.29	68
	TOWNHOMES/CONDOS	21.68 4.98 7.16	184 21 62
short-term rental overlay	RESORT HOTEL-150,000 sf RESORT COM.-12,000 sf	9.33	275
short-term rental overlay	RESORT HOTEL-228,000 sf RESORT COM.-18,000 sf	14.45	375
	TOTAL	83.89	1,035
		12.3 u/ac	

NON-DEVELOPABLE AREA

LAND USE		AREA (ac)
LOCAL TRAILS	2.65 mi.	
DEDICATED OPEN SPACE	Ⓐ	6.10
	Ⓒ	2.43
	Ⓓ	1.12
	Ⓓ	4.16
TUACHAN WASH	Ⓔ	7.19
111' WESTERN PKWY.	Ⓕ	8.23
TOTAL		29.23
TOTAL SITE		113.12

LOCAL ROADWAYS

ROAD TYPE	KEY
111' WESTERN PKWY.	Ⓕ
85' PUBLIC ROW ROAD	Ⓖ
50' PUBLIC ROW ROAD	Ⓗ
36' PUBLIC ROW ROAD	Ⓘ
25' PRIVATE ROAD	Ⓙ

Project Team:

Owner: SITLA, contact: Kyle Pasley 435-619-3164
Developer: EWD, LLC, contact: James Rose 435-319-4381
Horrocks Engineers, contact: Ben Willits 435-272-2391
R&B Surveying, contact: Roger Bundy 435-632-3540
AGEC (Geotech), contact: Wayne Rogers 435-680-6849

scale: 1" = 300'

State of Utah School and Institutional Trust Lands Administration

IVINS CITY

Description: Conceptual Land Use Plan

SITLA Ivins 120 Block

EWD, LLC
2 West St. George Blvd., Bldg. 5
St. George, UT 84770
p 435-319-4381
James Rose

ROSE|DVLPMNT

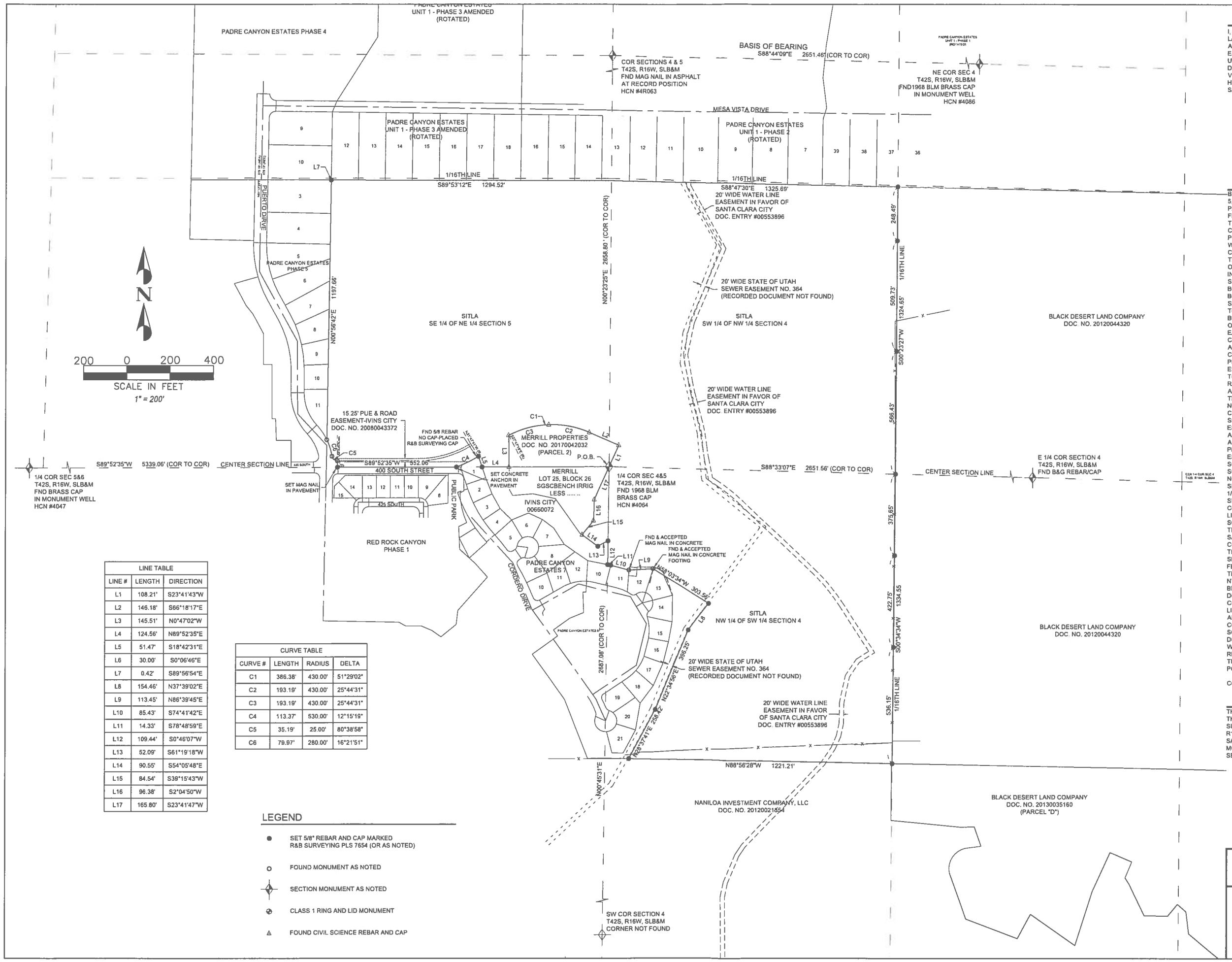
Snow Canyon Resort Development

Conceptual Land Use Plan

DATE: 08/13/2018	APPROVED BY	
DRAWN BY: BW	REVISION DATE	
CHECKED BY: JR		

EXHIBIT : A

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	108.21'	S23°41'43"W
L2	146.18'	S66°18'17"E
L3	145.51'	N0°47'02"W
L4	124.56'	N89°52'35"E
L5	51.47'	S18°42'31"E
L6	30.00'	S0°06'46"E
L7	0.42'	S89°56'54"E
L8	154.46'	N37°39'02"E
L9	113.45'	N86°39'45"E
L10	85.43'	S74°41'42"E
L11	14.33'	S78°48'59"E
L12	109.44'	S0°46'07"W
L13	52.09'	S61°19'18"W
L14	90.55'	S54°05'48"E
L15	84.54'	S39°15'43"W
L16	96.38'	S2°04'50"W
L17	165.80'	S23°41'47"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	386.38'	430.00'	51°29'02"
C2	193.19'	430.00'	25°44'31"
C3	193.19'	430.00'	25°44'31"
C4	113.37'	530.00'	12°15'19"
C5	35.19'	25.00'	80°38'58"
C6	79.97'	280.00'	16°21'51"

LEGEND

- SET 5/8" REBAR AND CAP MARKED R&B SURVEYING PLS 7654 (OR AS NOTED)
- FOUND MONUMENT AS NOTED
- SECTION MONUMENT AS NOTED
- CLASS 1 RING AND LID MONUMENT
- FOUND CIVIL SCIENCE REBAR AND CAP

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.

PROFESSIONAL LAND SURVEYOR
7654
ROGER M. BUNDY
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 4 AND SECTION 5, T42S, R16W, SLB&M, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 20170042032 (PARCEL 2) FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG HE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: N23°41'43"E, 108.21 FEET; THENCE N65°18'17"W, 146.18 FEET TO THE POINT OF CURVE OF A 430.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 386.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°29'02"; THENCE S0°47'02"E, 145.51 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE, SAID POINT ALSO BEING THE CORNER OF IVINS CITY PROPERTY DESCRIBED IN DOCUMENT ENTRY #00660072 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S89°52'35"W, 124.56 FEET ALONG THE CENTER SECTION LINE AND NORTH BOUNDARY OF SAID IVINS CITY PROPERTY TO A POINT ON THE EAST BOUNDARY OF PADRE CANYON ESTATES PHASE 7, THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: N18°42'31"W, 51.47 FEET TO A POINT ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N31°47'41"W; THENCE SOUTHWESTERLY 113.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'19" TO A POINT ON THE EAST-WEST CENTER SECTION LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF RED ROCK CANYON PHASE 1; THENCE S89°52'35"W, 552.06 FEET ALONG THE CENTER SECTION LINE AND NORTH BOUNDARY OF RED ROCK CANYON PHASE 1 TO THE SOUTHEAST CORNER OF PADRE CANYON ESTATES PHASE 5; RUNNING THENCE ALONG THE BOUNDARY OF PADRE CANYON ESTATES PHASE 5 THE FOLLOWING FIVE (5) COURSES: N0°06'46"W, 30.00 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N0°06'46"W; THENCE NORTHWESTERLY 35.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°38'58" TO THE POINT OF CURVE OF A 280.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 79.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'51"; THENCE N0°56'43"E, 1197.66 FEET; THENCE S89°56'54"E, 0.42 FEET TO THE SOUTHWEST CORNER OF PADRE CANYON ESTATES, UNIT 1 - PHASE 3 AMENDED; THENCE S89°53'12"E, 1294.52 FEET ALONG THE SOUTH BOUNDARY OF PADRE CANYON ESTATES, UNIT 1 - PHASE 3 AMENDED AND THE SOUTH BOUNDARY OF PADRE CANYON ESTATES, UNIT 1 - PHASE 2 TO AN ANGLE POINT ON THE SOUTH LINE OF PADRE CANYON ESTATES, UNIT 1 - PHASE 2; THENCE S88°47'30"E, 1325.69 FEET ALONG THE SOUTH BOUNDARY OF PADRE CANYON ESTATES, UNIT 1 - PHASE 2 ANDTHE SOUTH BOUNDARY OF PADRE CANYON ESTATES, UNIT 1 - PHASE 1 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, T42S, R16W, SLB&M, THENCE S0°23'27"W, 1324.65 FEET ALONG THE 1/16TH LINE (EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4) TO A POINT ON THE EAST-WEST CENTER SECTION LINE (1/16TH CORNER); THENCE S0°34'34"W, 1334.55 FEET ALONG THE 1/16TH LINE (EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4) OF SECTION 4 TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N88°56'28"W, 1221.21 FEET ALONG THE 1/16TH LINE (SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4)TO THE SOUTHEASTERLY CORNER OF PADRE CANYON ESTATES PHASE 8; RUNNING THENCE ALONG THE BOUNDARY OF PADRE CANYON ESTATES PHASE 8 THE FOLLOWING SEVEN (7) COURSES: N28°37'41"E, 258.42 FEET; THENCE N22°34'56"E, 396.25 FEET; THENCE N37°39'02"E, 154.46 FEET; THENCE N58°03'34"W, 303.56 FEET; THENCE S86°39'45"W, 113.45 FEET; THENCE N74°41'42"W, 85.43 FEET; THENCE N78°48'59"W, 14.33 FEET TO A POINT ON THE SECTION LINE, SAID POINT ALSO BEING ON THE BOUNDARY OF IVINS CITY PROPERTY DESCRIBED IN DOCUMENT ENTRY #00660072 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N0°46'07"E, 109.44 FEET ALONG THE SECTION LINE AND EAST LINE OF SAID IVINS CITY PROPERTY; THENCE CONTINUING ALONG THE BOUNDARY OF IVINS CITY PROPERTY THE FOLLOWING TWO (2) COURSES: S61°19'18"W, 52.09 FEET; THENCE N54°05'48"W, 90.55 FEET TO THE SOUTHEASTERLY CORNER OF A REMNANT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 20170042032 (PARCEL 2) FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID REMNANT PARCEL THE FOLLOWING THREE COURSES: N39°15'43"E, 84.54 FEET, THENCE N2°04'50"E, 96.38 FEET; THENCE N23°41'47"E, 165.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 113.117 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE ABOVE DESCRIBED PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS S88°44'09"E ALONG THE NORTH LINE OF SECTION 4, T42S, R16W, SLB&M BETWEEN A MAG NAIL FOR THE NORTHWEST CORNER OF SAID SECTION 4 (NORTHEAST CORNER OF SECTION 5) AND A BRASS CAP MONUMENT IN MONUMENT WELL FOR THE NORTH 1/4 CORNER OF SECTION 4 AS SHOWN AND NOTED HEREON.

EWD, LLC
RECORD OF SURVEY

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

LOCATION:
SW 1/4 AND NW 1/4 SEC. 4, T42S, R16W, SLB&M
NE 1/4 SEC. 5, T42S, R16W, SLB&M

COMPLETED:
JANUARY 31, 2018

REQUESTED BY:
EWD, LLC