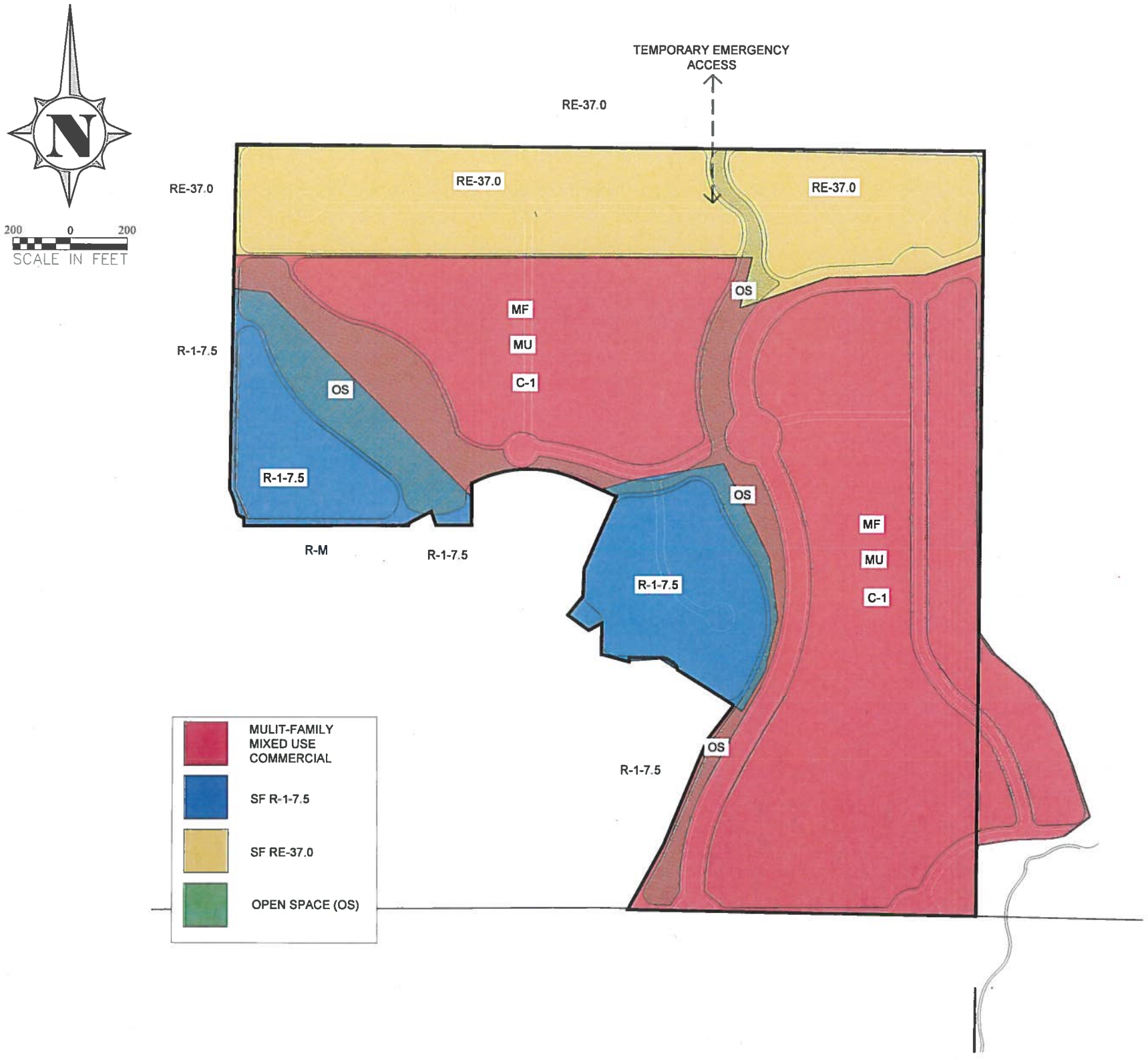


SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, HEREBY CERTIFY THAT I HOLD PROFESSIONAL LAND SURVEYOR LICENSE No. 177128-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE UTAH CODE ANNOTATED. I FURTHER CERTIFY THAT I HAVE COMPLETED A REVIEW OF THE HEREON LAND DESCRIPTIONS AND THAT ALL MEASUREMENTS AND MONUMENTS SHOWN HEREON ARE THE CORRECT REPRESENTATION OF BOUNDARIES DESCRIBED.

PROFESSIONAL LAND SURVEYOR
7/1/20
No.177128
KEVAN L. BUNDY
STATE OF UTAH

KEVAN L. BUNDY PLS No. 177128-2201

PARCEL 1
(C1 / MU / MF)

BEGINNING AT A POINT BEING NORTH 00°23'25" EAST 937.72 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING SOUTH 89°49'12" EAST 519.02 FEET, THENCE SOUTH 13°44'22" WEST 182.60 FEET, THENCE NORTH 71°90'20" EAST 328.11 FEET, THENCE NORTH 88°20'03" EAST 341.19 FEET, THENCE NORTH 71°90'20" EAST 210.26 FEET TO THE WEST 1/16 LINE OF SAID SECTION 4; THENCE SOUTH 00°23'27" WEST 977.13 FEET ALONG SAID 1/16 LINE TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 4; THENCE CONTINUING ALONG SAID 1/16 LINE SOUTH 00°34'30" WEST 338.98 FEET; THENCE LEAVING SAID 1/16 LINE RUNNING SOUTH 36°90'58" EAST 190.19 FEET; THENCE SOUTH 49°53'09" EAST 166.24 FEET; THENCE SOUTH 36°57'04" EAST 120.87 FEET; THENCE SOUTH 21°58'26" EAST 197.11 FEET; THENCE SOUTH 18°03'03" EAST 190.71 FEET; THENCE SOUTH 53°13'91" WEST 111.90 FEET; THENCE SOUTH 88°32'35" WEST 70.32 FEET; THENCE SOUTH 81°59'19" WEST 97.71 FEET; THENCE SOUTH 84°17'26" WEST 95.45 FEET; THENCE SOUTH 66°20'38" WEST 64.34 FEET TO THE WEST 1/16 LINE OF SAID SECTION 4; THENCE SOUTH 00°29'52" WEST 194.05 FEET ALONG SAID SOUTH 1/16 LINE OF SAID SECTION 4; THENCE NORTH 88°56'28" WEST 1221.21 FEET ALONG SAID SOUTH 1/16 LINE TO THE SOUTHEASTERLY CORNER OF "PADRE CANYON ESTATES PHASE 8" SUBDIVISION; RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING THREE COURSES: NORTH 28°37'41" EAST 258.42 FEET ; THENCE NORTH 22°34'56" EAST 396.25 FEET; THENCE NORTH 37°39'02" EAST 154.46 FEET; THENCE SOUTH 53°07'41" EAST 37.82 FEET; THENCE NORTH 30°00'29" EAST 158.56 FEET; THENCE NORTH 33°51'49" EAST 194.23 FEET; THENCE NORTH 07°59'27" WEST 211.44 FEET; THENCE NORTH 25°58'28" WEST 369.12 FEET; THENCE SOUTH 79°48'55" WEST 318.55 FEET; THENCE SOUTH 74°05'31" WEST 127.77 FEET TO A POINT ON THE NORTH BOUNDARY OF THE LAND DESCRIBED IN DOCUMENT No. 20170042032 (PARCEL 2) FILED IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, UTAH; RUNNING THENCE ALONG SAID BOUNDARY IN THE FOLLOWING THREE COURSES: NORTH 66°18'17" WEST 87.67 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°29'02", HAVING A RADIUS OF 430.00 FEET (RADIUS POINT BEARS SOUTH 23°41'43" WEST), AND WHOSE CHORD BEARS SOUTH 87°57'12" WEST 373.51 FEET, THENCE ALONG THE ARC OF SAID CURVE 386.38 FEET; THENCE SOUTH 00°47'02" EAST 44.95 FEET, THENCE NORTH 44°59'17" WEST 1005.12 FEET; THENCE NORTH 83°15'41" WEST 121.36 FEET TO THE EAST BOUNDARY LINE OF "PADRE CANYON ESTATES PHASE 5" SUBDIVISION; THENCE NORTH 00°56'41" EAST 117.13 FEET ALONG SAID SUBDIVISION BOUNDARY LINE, THENCE SOUTH 89°49'12" EAST 1298.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 74.340 ACRES

PARCEL 2
(RE-37.0)

BEGINNING AT A POINT BEING NORTH 00°23'25" EAST 937.72 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°49'12" WEST 1298.60 FEET TO THE EAST BOUNDARY LINE OF "PADRE CANYON ESTATES PHASE 5" SUBDIVISION; THENCE NORTH 00°56'41" EAST 379.89 FEET ALONG SAID SUBDIVISION BOUNDARY LINE, THENCE SOUTH 89°56'35" EAST 0.42 FEET TO THE SOUTHWEST CORNER OF "PADRE CANYON ESTATES UNIT 1 - PHASE 3 AMENDED" SUBDIVISION; RUNNING THENCE SOUTH 89°53'12" EAST 1294.52 FEET ALONG THE SOUTH BOUNDARY LINE OF "PADRE CANYON ESTATES UNIT 1 - PHASE 3 AMENDED" AND ALONG THE SOUTH BOUNDARY LINE OF "PADRE CANYON ESTATES UNIT 1 - PHASE 2" SUBDIVISIONS TO AN ANGLE POINT IN THE SOUTH BOUNDARY OF SAID "PADRE CANYON ESTATES UNIT 1 - PHASE 2" SUBDIVISION; THENCE SOUTH 88°47'38" EAST 1325.69 FEET ALONG THE SOUTH BOUNDARY LINE OF "PADRE CANYON ESTATES UNIT 1 - PHASE 2" AND THE SOUTH BOUNDARY LINE OF "PADRE CANYON ESTATES UNIT 1 - PHASE 1" SUBDIVISIONS TO THE WEST 1/16 LINE OF SAID SECTION 4; THENCE SOUTH 00°23'27" WEST 347.50 FEET ALONG SAID 1/16 LINE; THENCE SOUTH 71°90'28" WEST 210.26 FEET, THENCE SOUTH 88°20'03" WEST 341.19 FEET, THENCE SOUTH 71°90'20" WEST 328.11 FEET; THENCE NORTH 13°44'22" EAST 182.60 FEET, THENCE NORTH 89°49'12" WEST 519.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 23.981 ACRES

PARCEL 3
(R-1-7.5)

BEGINNING AT A POINT BEING SOUTH 89°52'35" WEST 461.66 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°52'35" WEST 124.56 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 5 TO A POINT ON THE EAST BOUNDARY LINE OF "PADRE CANYON ESTATES PHASE 7" SUBDIVISION; RUNNING THENCE ALONG SAID BOUNDARY LINE IN THE FOLLOWING TWO COURSES: NORTH 18°42'31" WEST 51.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°51'19", HAVING A RADIUS OF 530.00 FEET (RADIUS POINT BEARS NORTH 31°47'41" WEST), AND WHOSE CHORD BEARS SOUTH 64°19'58" WEST 113.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 113.37 FEET TO THE CENTER SECTION LINE OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF "RED ROCK CANYON PHASE 1" SUBDIVISION; THENCE SOUTH 89°52'35" WEST 552.06 FEET ALONG SAID CENTER SECTION LINE AND ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF "PADRE CANYON ESTATES PHASE 5" SUBDIVISION; RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION IN THE FOLLOWING FOUR COURSES: NORTH 00°06'46" WEST 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°38'38", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 00°06'46" WEST), AND WHOSE CHORD BEARS NORTH 49°47'17" WEST 32.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.19 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°21'51", HAVING A RADIUS OF 280.00 FEET (RADIUS POINT BEARS SOUTH 89°32'12" WEST), AND WHOSE CHORD BEARS NORTH 17°38'43" WEST 79.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 79.97 FEET; THENCE NORTH 80°56'43" EAST 700.64 FEET; THENCE SOUTH 83°15'41" EAST 121.36 FEET; THENCE SOUTH 44°59'17" EAST 1005.12 FEET; SOUTH 00°47'02" EAST 100.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 9.715 ACRES

PARCEL 4
(R-1-7.5)

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT No. 20170042032 (PARCEL 2), FILED IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, UTAH; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL IN THE FOLLOWING TWO COURSES: NORTH 23°41'43" EAST 108.21 FEET; THENCE NORTH 66°18'17" WEST 58.51 FEET; THENCE NORTH 74°05'31" EAST 127.77 FEET, THENCE NORTH 79°48'55" EAST 318.55 FEET, THENCE SOUTH 25°58'28" EAST 369.12 FEET; THENCE SOUTH 07°59'27" EAST 211.44 FEET; THENCE SOUTH 13°51'49" WEST 194.23 FEET, THENCE SOUTH 30°00'29" WEST 158.56 FEET, THENCE NORTH 53°07'41" WEST 37.82 FEET TO THE NORTHERLY BOUNDARY LINE OF "PADRE CANYON ESTATES PHASE 8" SUBDIVISION; RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY IN THE FOLLOWING FOUR COURSES: NORTH 58°00'34" WEST 303.36 FEET; THENCE SOUTH 86°39'45" WEST 113.45 FEET; THENCE NORTH 74°41'42" WEST 85.43 FEET; THENCE NORTH 78°48'39" WEST 143.23 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°46'07" EAST 109.44 FEET ALONG SAID WEST LINE OF SECTION 4; THENCE SOUTH 61°19'18" WEST 52.09 FEET; THENCE NORTH 54°05'48" WEST 90.53 FEET, THENCE NORTH 39°15'41" EAST 84.54 FEET, THENCE NORTH 02°04'50" EAST 96.38 FEET, THENCE NORTH 21°41'37" EAST 165.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 9.597 ACRES

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAQUAH WAY
IVINS, UT 84738
(435) 229-0244

ZONE CHANGE EXHIBIT
THE RETREAT AT BLACK DESERT

PREPARED FOR EWD,LLC
PROJECT LOCATED IN SECTION 4, T4XS, R1XW SLB&M
IVINS, UTAH

Project : RBD
File : ZC KB
Date : APR 2020
Drafted by : BH
Review by : BH

Scale :
200

Sheet No.
1

1:1

X:\Kuma Projects\Active Projects\RBD\EXHIBITS\ZC Exhibit - Jul 06, 2020 - 1:27pm - Brett