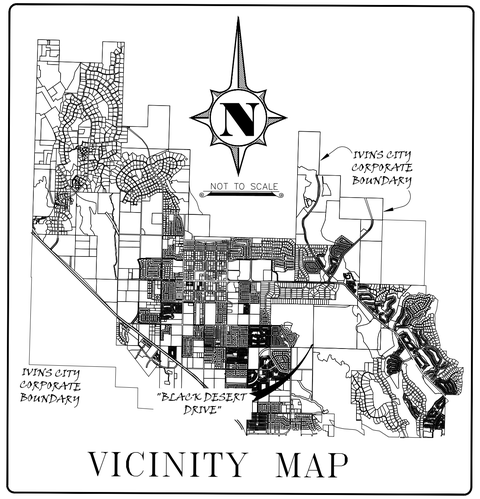
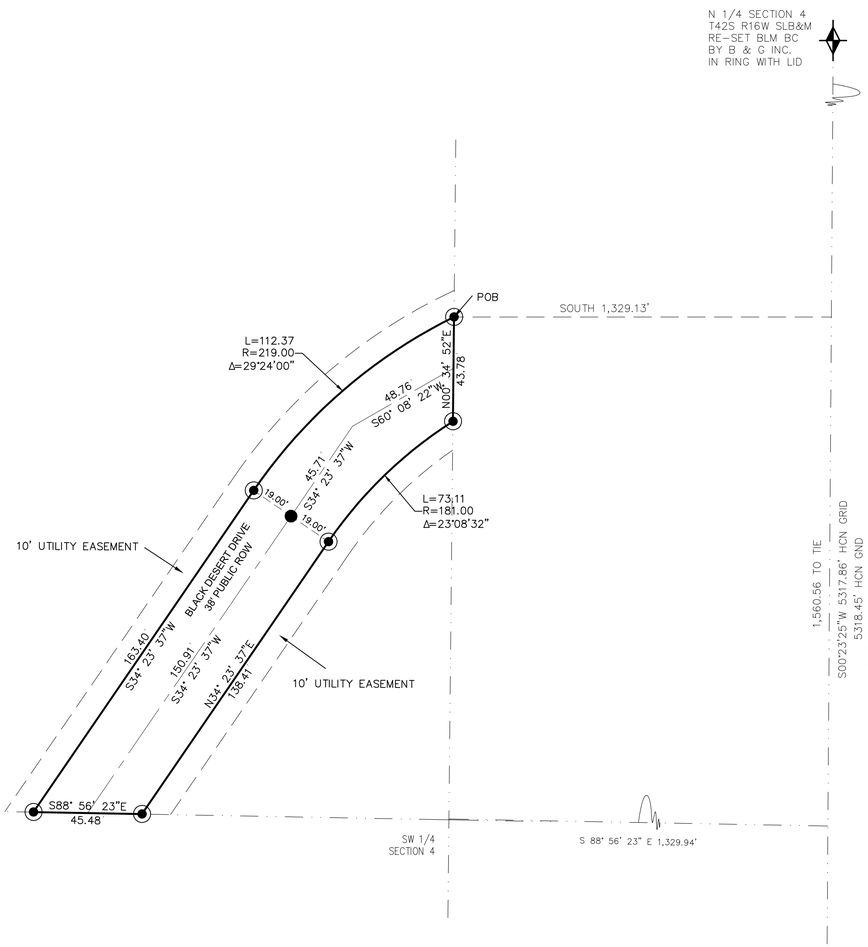
Exhibit A



VICINITY MAP

LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)
- EASEMENT



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 00°23'25" EAST 1,560.56 FEET ALONG THE SECTION LINE AND WEST 1,329.13 FEET FROM THE SOUTH CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°34'52" WEST 43.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°08'32", HAVING A RADIUS OF 181.00 FEET (RADIUS POINT BEARS SOUTH 32°27'51" EAST), AND WHOSE CHORD BEARS SOUTH 45°57'53" WEST 72.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 73.11 FEET; THENCE SOUTH 34°23'37" WEST 138.41 FEET; THENCE NORTH 88°56'23" WEST 45.48 FEET; THENCE NORTH 34°23'37" EAST 163.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°24'00", HAVING A RADIUS OF 219.00 FEET (RADIUS POINT BEARS SOUTH 55°36'23" EAST), AND WHOSE CHORD BEARS NORTH 49°05'37" EAST 111.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 112.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.213 ACRES, MORE OR LESS

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF ALL THE ABOVE-DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS:

"BLACK DESERT DRIVE"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS A PUBLIC ROAD, AND DO HEREBY DEDICATE AND CONVEY TO IVINS CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS PUBLIC ROAD AND EASEMENTS. EXCEPTING AND RESERVING TO THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ALL COAL, OIL, GAS, AND ALL OTHER MINERALS OF ANY KIND IN THE LANDS SO CONVEYED AND DEDICATED.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2021.

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

_____

BY: DAVID URE, DIRECTOR

APPROVED AS TO FORM:

_____

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS DEVELOPER UNDER DEVELOPMENT AGREEMENT DEVL 1132, DATED FEBRUARY 15, 2018 BETWEEN EDW, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION HEREBY JOINS AND CONSENTS TO THE ABOVE DEDICATION AND CONVEYANCE.

EWD, LLC

_____

JAMES ROSE, MANAGER

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME JAMES ROSE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF EWD, LLC AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF A AND A ENTERPRISES, LLC.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME PERSONALLY APPEARED BEFORE ME DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
TRULINE SURVEYING
435-619-1990

BLACK DESERT DRIVE

(A PORTION THEREOF)

ROADWAY DEDICATION PLAT

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE APPROVAL FOR THE "KWAVASA DRIVE" ROADWAY DEDICATION PLAT ON THE_____ DAY OF_____ , A.D.____ , ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	I, CHARLES GILLETTE, PE, IVINS CITY ENGINEER DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS ROADWAY DEDICATION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ DATE _____ CITY ENGINEER, IVINS, UTAH	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS ROADWAY DEDICATION PLAT AS TO FORM, THIS____ DAY OF_____, A.D. . _____ IVINS, UTAH, CITY ATTORNEY	ON THIS THE ____DAY OF_____, A.D. ____ , THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "KWAVASA DRIVE" ROADWAY DEDICATION PLAT, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID ROADWAY DEDICATION PLAT FOR RECORDING. ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. _____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

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