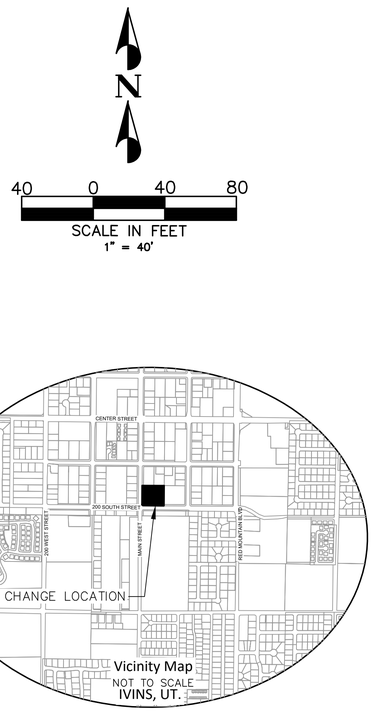




SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE 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 BY AUTHORITY OF THE OWNERS I HAVE PREPARED THE HEREON EXHIBIT AND BOUNDARY DESCRIPTION FROM REFERENCED RECORD DOCUMENTS AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF RECORD INFORMATION CONTAINED THEREON.

PROFESSIONAL LAND SURVEYOR
11/7/23
7654
ROGER M. BUNDY
STATE OF UTAH

11/7/23
DATE:

ZONE CHANGE BOUNDARY DESCRIPTION

ALL OF LOTS 3 AND 4, BLOCK 2, PLAT "A", IVINS TOWN SURVEY, AND VACATED PORTIONS OF MAIN STREET AND 200 SOUTH STREET ADJACENT TO LOTS 3 AND 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, PLAT "A", IVINS TOWN SURVEY, RUNNING THENCE S89°33'12"E, 290.34 FEET ALONG THE NORTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 3 OF SAID BLOCK 2, PLAT "A" TO THE NORTHEAST CORNER OF LOT 3; THENCE S0°32'19"W, 264.33 FEET ALONG THE EAST LINE OF LOT 3 TO THE SOUTHEAST CORNER OF LOT 3, SAID POINT BEING ON THE BOUNDARY OF VACATED PORTIONS OF 200 SOUTH AND MAIN STREET AS DESCRIBED IN DOCUMENT NO. 20230032131 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: S0°32'19"W, 14.50 FEET; THENCE N89°34'18"W, 287.38 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 31.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'41"; THENCE N0°33'23"E, 258.88 FEET; THENCE S89°33'12"E, 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.966 ACRES.

RECORD DOCUMENT REFERENCES:

- DEED DOC. NO. 20190017395
- DEED DOC. NO. 20230031131
- IVINS TOWN SURVEY

R&B SURVEYING, INC.
862 CAMINO PICO, WASHINGTON, UT 84780
PH: (435) 632-3540

ZONE CHANGE MAP FOR TAX PARCEL I-9 AND VACATED PORTIONS OF MAIN STREET AND 200 SOUTH STREET R-12.5 TO RM IVINS, UTAH