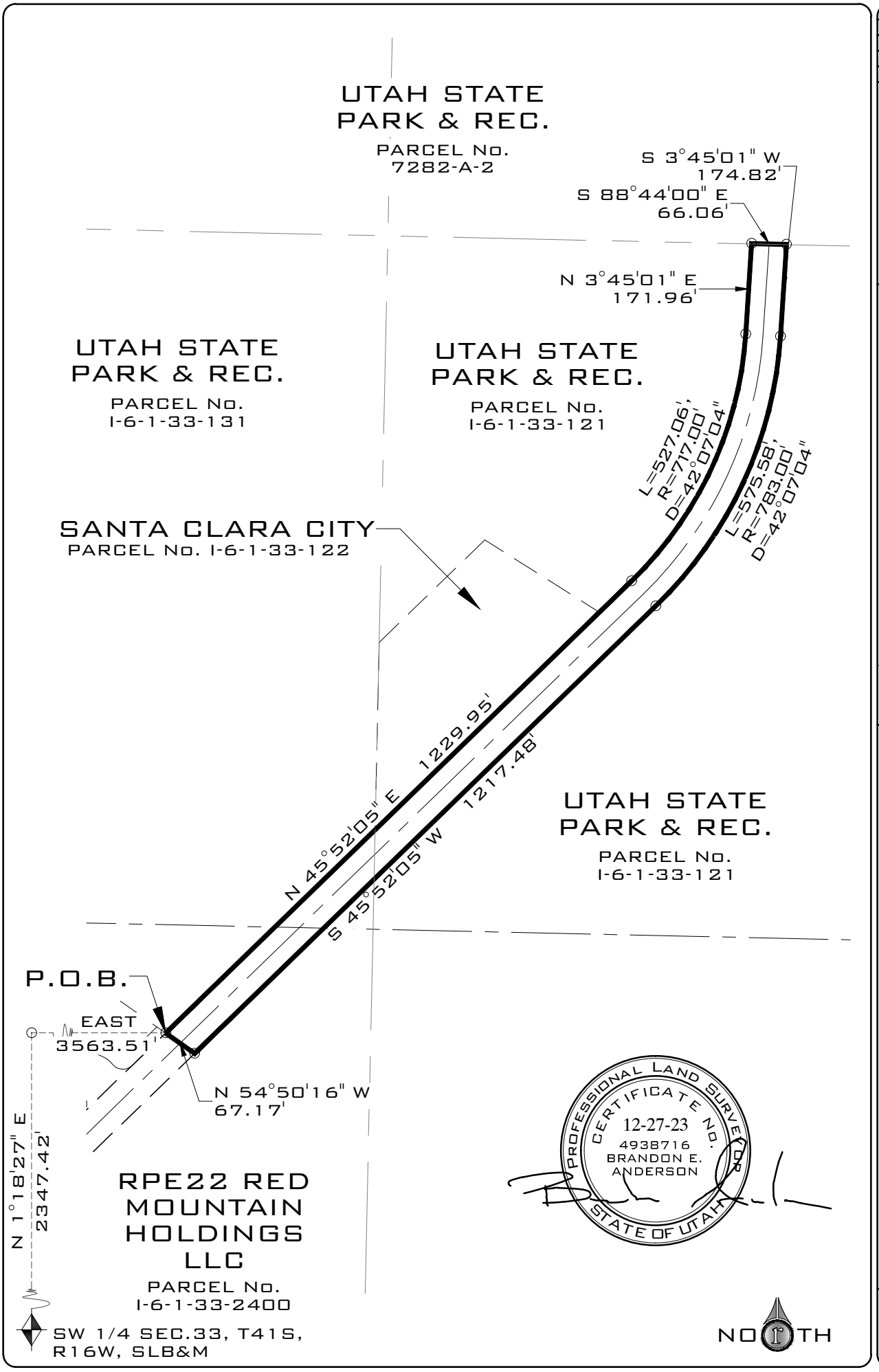


DATE: 12/27/23
JOB NO.: 12449-23-001
DRAWN BY: B.E.A.
SCALE: 1"=250'
DWG: BASE-ROW

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
435.673.8586
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EXHIBIT MAP

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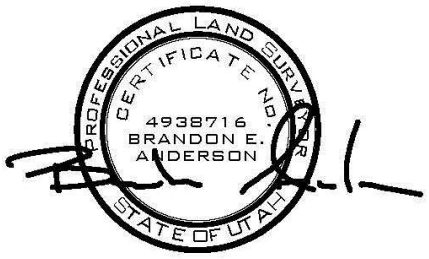
Exhibit "A"

A portion of Snow Canyon Drive as dedicated as entry No. 537649, with the Washington County Recorder's Office, more particularly described as follows:

Beginning at the easterly corner of Vermillion Cliffs, as found on Record as Entry No. 864876, with the Washington County Recorder's Offices, said point being a point being North 01°18'27" East 2,347.42 feet along the section line and East 3,563.51 from the Southwest Corner of Section 33, Township 41 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 45°52'05" East 1,229.95 feet;
thence Northeasterly 527.06 feet along an arc of a 717.00 foot radius curve to the left (center bears North 44°07'55" West, long chord bears North 24°48'33" East 515.28 feet with a central angle of 42°07'04");
thence North 03°45'01" East 171.96 feet to the North line of the SE1/4,NE1/4, of said Section 33;
thence South 88°44'00" East 66.06 feet along said North line;
thence South 03°45'01" West 174.82 feet;
thence Southwesterly 575.58 feet along an arc of a 783.00 foot radius curve to the right (center bears North 86°14'59" West, long chord bears South 24°48'33" West 562.71 feet with a central angle of 42°07'04");
thence South 45°52'05" West 1,217.48 feet;
thence North 54°50'16" West 67.17 feet to the Point of Beginning.

Containing 128,596 square feet or 2.95 acres.



December 27, 2023