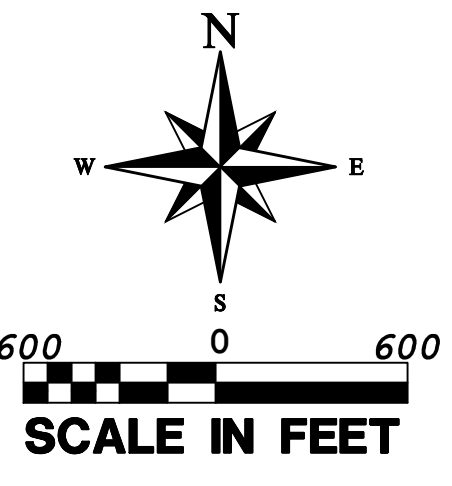


TOWN BOUNDARIES EXHIBIT OF: RIDDERMARK, UTAH

LOCATED WITHIN SECTIONS 3, 4, 9, 10, & 16, T35S, R11W, S.L.B.&M.
IRON COUNTY, UTAH



LEGEND

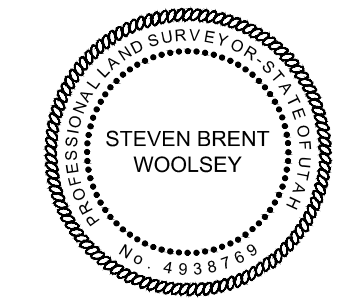
— PROPOSED TOWN BOUNDARY OF RIDDERMARK, UTAH

— SECTION LINE

◆ SECTION CORNER AS DESCRIBED

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A TOWN BOUNDARY SURVEY EXHIBIT MADE UNDER MY DIRECTION OF AN AREA LOCATED WITHIN SECTIONS 3, 4, 9, 10, AND 16, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN IRON COUNTY, UTAH, THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769

DATE

SURVEYOR'S NARRATIVE

THIS TOWN BOUNDARY SURVEY EXHIBIT WAS DONE AT THE REQUEST OF THE FOUNDATION OF SOLITUDE, TO CREATE A PLAT MAP OF AN INCORPORATED TOWN SITE TO BE KNOWN AS RIDDERMARK, UTAH.

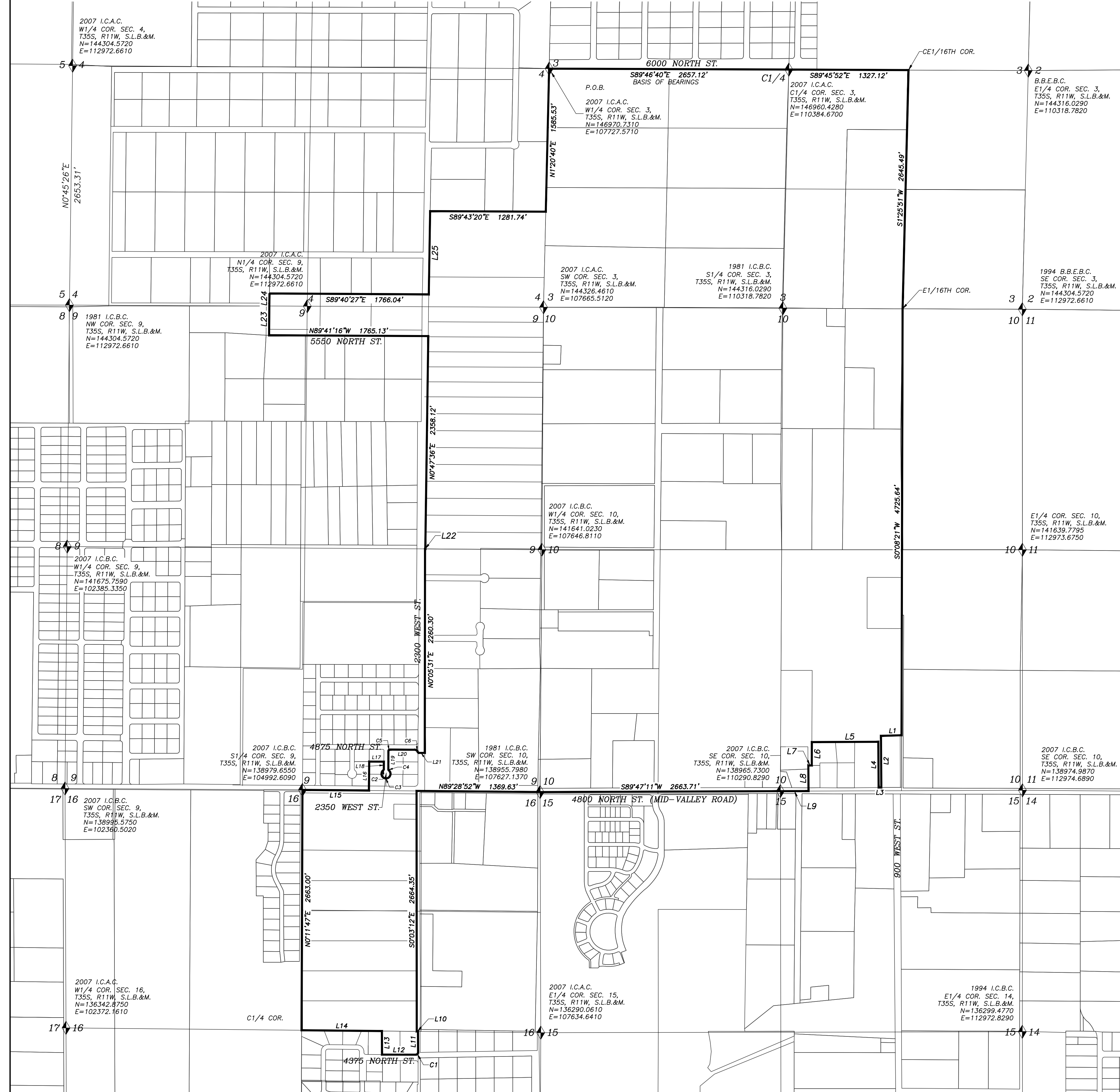
THE BASIS OF BEARINGS IS S89°46'40"E, 2657.12 FEET FROM THE WEST QUARTER CORNER TO THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SAID BASIS OF BEARINGS IS DERIVED FROM THE CEDAR CITY GPS COORDINATE CONTROL NETWORK. ALL COORDINATES AS SHOWN HEREIN ARE BASED ON SAID NETWORK.

RIDDERMARK, UTAH TOWN DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 6000 NORTH STREET; THENCE S89°46'40"E, ALONG THE EAST-WEST CENTER SECTION LINE, AND SAID RIGHT-OF-WAY LINE 2,657.12 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3; THENCE S89°45'52"E, ALONG THE EAST-WEST CENTER SECTION LINE, AND SAID RIGHT-OF-WAY LINE AND ITS EASTERLY PROJECTION, 1,327.12 FEET TO THE CENTEREAST 1/16TH SECTION CORNER; THENCE S01°25'51"W, ALONG THE 1/16TH SECTION LINE, THE 2,645.49 FEET TO THE EAST 1/16TH SECTION CORNER BETWEEN SAID SECTION 3 AND SECTION 10, OF SAID TOWNSHIP AND RANGE; THENCE S00°08'21"W, ALONG THE 1/16TH SECTION LINE LOCATED WITHIN SAID SECTION 10, 4,725.64 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0537-0002-0001; THENCE S88°28'20"W, ALONG SAID PROJECTION AND THE NORTH LINE OF SAID PARCEL, 227.96 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°20'43"E, ALONG THE WEST LINE OF SAID PARCEL, 572.25 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHEASTERN MOST BOUNDARY CORNER OF IRON COUNTY TAX PARCEL D-0537-0002-0000; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL D-0537-0002-0000 THE FOLLOWING THREE (3) COURSES: S89°44'17"W, 30.00 FEET; THENCE N00°20'43"W, 505.94 FEET; THENCE S89°48'09"W, 736.54 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0537-0002-0006; THENCE S00°18'01"W, ALONG THE WEST LINE OF SAID PARCEL, 259.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, AND A POINT LOCATED ON THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0537-0002-0002; THENCE S89°48'19"W, ALONG THE NORTH LINE OF SAID PARCEL, 37.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°21'17"E, ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION, 283.49 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID SECTION 10; SAID SECTION LINE BEING THE ACCEPTED CENTERLINE OF 4800 NORTH STREET (MID-VALLEY ROAD); THENCE S89°48'09"W, ALONG THE SOUTH LINE OF SAID SECTION 10, 312.18 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE S89°47'11"W, ALONG THE SOUTH LINE OF SAID SECTION 10, 2,663.71 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10 AND THE NORTHEAST CORNER OF SECTION 16 OF SAID TOWNSHIP AND RANGE; THENCE N89°28'52"W, ALONG THE NORTH LINE OF SAID SECTION 16, 1,369.63 FEET TO A POINT LOCATED ON THE NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF 2300 WEST STREET; THENCE S00°03'12"E, ALONG SAID PROJECTION, THE WEST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET, AND THE EAST LINE OF LOTS 1 THRU 6, OF THE HB RANCH MINOR LOT SUBDIVISION, 2,664.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 OF SAID SUBDIVISION, AND A POINT LOCATED ON THE NORTH LINE OF SUNRISE MEADOWS SUBDIVISION, UNIT 1; SAID POINT ALSO BEING LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 16; THENCE S89°25'30"E, ALONG THE SECTION LINE, NORTH LINE OF SAID SUNRISE MEADOWS, UNIT 1, AND THE RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET, 14.11 FEET TO THE NORTHEAST CORNER OF LOT 1, OF SAID UNIT 1; THENCE DEPARTING SAID SECTION LINE AND RUNNING S00°06'26"E, ALONG THE WEST LINE OF SAID 2300 WEST STREET, AND THE EAST LINE OF SAID LOT 1, 233.18 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°20'06"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.42 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID LOT 1, AND THE NORTH RIGHT-OF-WAY LINE OF 4375 NORTH STREET; THENCE N89°46'13"W, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1, AND ALONG THE SOUTH LINE OF LOT 2 OF SAID UNIT 1, 374.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N00°06'26"W, ALONG THE WEST LINE OF SAID LOT 2, 280.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THE NORTHEAST CORNER OF SUNRISE MEADOWS, PHASE 2, A POINT LOCATED ON SAID EAST-WEST CENTER SECTION LINE, AND A POINT LOCATED ON THE SOUTH LINE OF SAID HB RANCH MINOR LOT SUBDIVISION; THENCE N89°25'30"W, ALONG SAID LINES, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOWS, PHASE 2, 890.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 16, THE NORTHWEST CORNER OF SAID SUNRISE MEADOWS, PHASE 2, AND THE SOUTHWEST CORNER OF SAID HB RANCH MINOR LOT SUBDIVISION; THENCE N00°11'45"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, AND ALONG THE WEST LINE OF SAID HB RANCH AND ITS NORTHERLY PROJECTION, 2,663.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 9, OF SAID TOWNSHIP AND RANGE; THENCE S89°28'52"E, ALONG THE SECTION LINE, 737.55 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 11, OF THE RANCHO BONITA SUBDIVISION, PHASE 1; THENCE DEPARTING SAID SECTION LINE AND RUNNING N00°30'08"E, ALONG SAID PROJECTION AND ALONG THE WEST LINE OF SAID LOT 11, AND ALONG THE WEST LINE OF LOT 10 OF SAID PHASE 1, 353.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S89°31'48"E, ALONG THE NORTH LINE OF SAID LOT 10, 162.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; SAID POINT ALSO BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2350 WEST STREET; THENCE ALONG THE 2350 WEST STREET RIGHT-OF-WAY, AND ALONG THE LOT LINES OF LOTS 10, 11, 2, 3, AND 6, THE FOLLOWING SIX (6) COURSES: S00°30'08"W, 83.75 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 52°01'12"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 13.62 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 284°02'17"; THENCE EASTERLY, ALONG SAID CURVE, 247.87 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 52°01'12"; THENCE NORTHWESTERLY, ALONG SAID CURVE, 13.62 FEET; THENCE N00°30'08"E, 203.79 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 89°36'51"; THENCE NORTHEASTERLY ALONG SAID CURVE, 23.55 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4875 NORTH STREET, AND A POINT LOCATED ON THE NORTH LINE OF SAID LOT 6; THENCE S89°31'48"E, ALONG SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID LOT 6, AND A LOT THE NORTH LINE OF LOT 5 OF SAID PHASE 1, 277.41 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 89°36'51"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 54.74 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID LOT 5, AND A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°05'31"E, ALONG SAID RIGHT-OF-WAY LINE, 2,260.30 FEET TO THE NORTHWEST CORNER OF LOT 1, OF THE WHITE SUBDIVISION; THENCE S89°37'18"E, ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG SAID RIGHT-OF-WAY LINE, 2.86 FEET TO THE SOUTHWEST CORNER OF RIDING ACRES MINOR SUBDIVISION, PHASE 1; THENCE N00°47'36"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET AND THE WEST LINE OF SAID RIDING ACRES, MINOR SUBDIVISION, PHASE 1 AND THE WEST LINE OF SAID RIDING ACRES, MINOR SUBDIVISION, PHASE 2, 2,358.12 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 5550 NORTH STREET; THENCE DEPARTING SAID 2300 WEST STREET RIGHT-OF-WAY LINE AND RUNNING N89°41'16"W, ALONG SAID PROJECTION AND SAID 5550 NORTH STREET RIGHT-OF-WAY LINE, 1,765.13 FEET TO A POINT LOCATED ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 8, OF THE HIDDEN VALLEY RANCHOS SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N00°31'58"E, ALONG SAID PROJECTION AND THE WEST LINE OF SAID LOT 8, 356.40 FEET TO AN ANGLE POINT IN SAID LINE; THENCE N00°46'11"E, 106.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S89°40'27"E, ALONG THE NORTH LINE OF SAID LOT 8, AND LONG THE NORTH LINE OF LOTS 9 AND 10, OF SAID SUBDIVISION AND THEIR EASTERLY PROJECTION, 1,766.04 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°56'22"E, ALONG SAID RIGHT-OF-WAY LINE, 922.51 FEET TO THE SOUTHWEST CORNER OF MOUNTAIN VALLEY RANCHOS SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING S89°43'20"E, THE SOUTH LINE OF SAID SUBDIVISION, 1,281.74 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF SAID SECTION 3, OF SAID TOWNSHIP AND RANGE; THENCE N01°20'40"E, ALONG THE EAST LINE OF SAID SUBDIVISION, AND THE SECTION LINE, 1,585.53 FEET TO THE POINT OF BEGINNING, CONTAINING 1,013.66 ACRES.

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	227.96'	S88°28'20"W	L14	890.70'	N89°25'30"W
L2	572.25'	S0°20'43"E	L15	737.55'	S89°28'52"E
L3	30.00'	S89°44'17"W	L16	320.63'	N0°29'57"E
L4	505.94'	N0°20'43"W	L17	162.50'	S89°31'48"E
L5	736.54'	S89°48'09"W	L18	83.75'	S0°30'08"W
L6	259.19'	S0°18'01"W	L19	203.79'	N0°30'08"E
L7	37.62'	S89°48'19"W	L20	277.41'	S89°31'48"E
L8	283.49'	S0°21'17"E	L21	75.01'	S89°54'29"E
L9	312.18'	S89°48'09"W	L22	2.86'	S89°37'18"E
L10	14.11'	S89°25'30"E	L23	356.40'	S0°31'58"W
L11	233.18'	S0°06'26"E	L24	106.07'	S0°46'11"W
L12	374.85'	N89°46'13"W	L25	922.51'	N0°56'22"E
L13	260.74'	N0°06'26"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	39.42'	25.00'	35.46'	S45°03'41"W	90°20'13"
C2	13.62'	15.00'	13.16'	S26°30'53"W	52°01'28"
C3	247.87'	50.00'	61.54'	N89°29'32"W	284°02'17"
C4	13.62'	15.00'	13.15'	N25°30'16"W	52°00'49"
C5	23.55'	15.00'	21.21'	N45°29'10"E	89°58'04"
C6	54.74'	35.00'	49.33'	S44°43'29"E	89°36'38"



NO.	REVISIONS	DATE	BY

WOOLSEY LAND SURVEYING, P.C.
 Land Surveyors - Land Planners
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 BENCH CITY, UTAH 84721
 435-555-2318 CELL
 steve@woolseyls.com

TOWN BOUNDARIES EXHIBIT OF:
RIDDERMARK, UTAH
 IRON COUNTY, UTAH
 LOCATED WITHIN SECTIONS 3, 4, 9, 10, AND 16, T35S, R11W, S.L.B.&M.

DATE: 1-21-2022
 SCALE: 1"=600'
 JOB NO.: 1938
 SHEET NO.:
1 OF 1