

REQUEST FOR MODIFIED FEASIBILITY STUDY

REGARDING THE INCORPORATION OF A NEW TOWN IN IRON COUNTY, UTAH, WITH THE PROPOSED  
NAME OF RIDDERMARK.

4/8/2024

THE FOLLOWING PETITION SPONSORS RESPECTFULLY REQUEST A MODIFIED FEASIBILITY STUDY FROM  
THE OFFICE OF THE LEUTINENT GOVERNOR OF THE STATE OF UTAH:

- Eric Atkin, Sponsor, 5510 N 2300 W, Cedar City, UT 84721
- Tara Carling, Sponsor, 2522 W 5550 N, Cedar City, UT 84721
- Symbria Patterson, Sponsor, 2322 W 4375 N, Cedar City, UT 84721
- Karina Rigtrup, Sponsor, 5530 N 2300 W, Cedar City, UT 84721
- Nancy Bevacco, Sponsor, 5628 N 2300 W, Cedar City, UT 84721


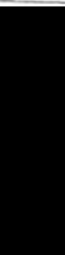
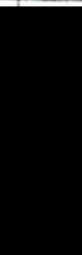
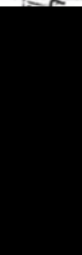
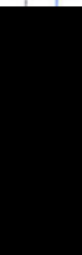
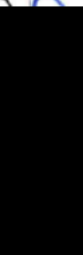
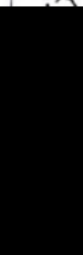

CONTACT SPONSOR:

- Casey Anderson, 4828 N 2350 W, Cedar City, UT 84721

If, this format of sponsors is not permitted and only five sponsors are permitted, then Eric Atkin shall be listed as the contact sponsor and Casey Anderson shall be removed.

Ut. Governor's Office,

We request a feasibility study be conducted for the proposed incorporation of a new town in Iron County, Utah. The signers and proposed plat map with legal description are included.

Name	Mailing Address	Phone	Acreage	Sponsor	Signature and Date
Albert (AS) Kleinman Deborah Kleinman	5077 N 1700 W, Cedar City UT 84721	435-592-2827	6.17	<del>Yes</del> Yes	 3-30-2022 3-30-2022
Joshua Maher	5082 N 2300 W UT 84721	435 830 3726	4.35	✓	 3-31-2022
Tim Izott	<del>5476 ND</del> 2300 West 5476 ND	435-682-2822	5.50	✓	 4-1-22
William Bubeck Nancy Bubeck	5628 N. 2300 W.	909-540-5155	10	✓	 10/5/23
Eric Atkin	5510 N 2300 W	801-210-0123	9.8	✓	
Robert Anderson	4837 Ne. 2350 W Cedar City UT 84721	702-466-1292	.5	✓	
Bob Beauchamp Sandy Beauchamp	5676 N 2300 W Cedar City, UT 84721	435 764 8591	21	Yes	
Karina Righter	5530 N 2300 W Cedar City, UT 84721	253-394-6340	5	Yes	 10/5/23

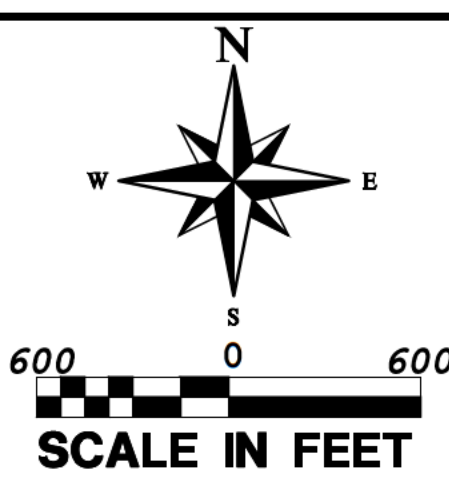
Lt. Governor's Office,

We request a feasibility study be conducted for the proposed Incorporation of a new town in Iron County, Utah. The signers and proposed plat map with legal description are included.

Name	Mailing Address	Phone	Acreage	Sponsor	Signature and Date
CASEY ANDERSON	4828 N. 2350 W. Cedar City, UT 84721	435-215-9001	.52		[Redacted] 3/23/22
Doug Cotton	5123 N. 1700 W. Cedar City, UT 84721	619-307-1561	S. Dec.		[Redacted]
EMMIT AUSTY	5507 W 1700 W SADDY UT CEDAR CITY	909-644-6492	18.1p		[Redacted] 3/23/22
Jela Ruels	5015 N 1700 W 5953 N 1700 W 5727 N 1700 W	704-5763543 559-500-3509	12.38 40		[Redacted]
Ruth Jacobsen	5726 N 1700 W 5510 N 2300 W	435-5924693 801-210-0223	20 9.76		[Redacted]
ERIC ATKIN	5105 W Bullock	702-524-8864	5		[Redacted]
Matthew Tara Garding	2522 N 5550 N Cedar City, UT 84721	435-867-5457	5.13	Town	[Redacted] 3/24/22
Steph P. Matheson	4315 NORTH 2322 W 1375 North	435-845-6792	1		[Redacted] 3/28/22
Sara Johnson	2322 W 1375 North 4332A 4375 North	435-704-1223	1		[Redacted] 3/28/22







**LEGEND**  
 — PROPOSED TOWN BOUNDARY OF RIDDERMARK, UTAH  
 — SECTION LINE  
 ◆ SECTION CORNER AS DESCRIBED

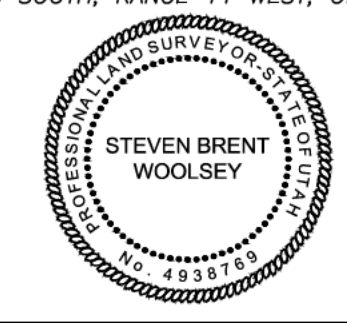
# TOWN BOUNDARIES EXHIBIT OF: RIDDERMARK, UTAH

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

## 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 HEREON 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 S01°20'40"W, ALONG THE SECTION LINE, 1,983.71 FEET TO THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0495-0006-0000; THENCE S89°46'16"E, ALONG THE SOUTH LINE OF SAID PARCEL, 1,327.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N01°23'20"E, ALONG THE EAST LINE OF SAID PARCEL AND ALONG THE EAST LINE OF IRON COUNTY TAX PARCEL AND D-0495-0002-0000, 1,983.89 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 6000 NORTH STREET; THENCE S89°46'40"E, ALONG SAID LINE, 1,328.55 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 CENTER EAST 1/16TH SECTION CORNER; THENCE S01°25'51"W, ALONG THE 1/16TH SECTION LINE, 661.37 FEET TO A POINT LOCATED ON IRON COUNTY TAX PARCEL D-0488-0490-0494-497; THENCE N89°45'41"W, ALONG SAID LINE, 663.54 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S01°25'44"W, ALONG THE WEST LINE OF SAID PARCEL, 1,984.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL, 683.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND 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 S89°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°24'3"E, ALONG THE WEST LINE OF SAID PARCEL, 572.25 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL, D-0534-0005-0000, 394.44 FEET TO THE CENTER QUARTER CORNER AND SAID POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 10; THENCE N00°18'03"E, ALONG SAID LINE, 2,283.39 FEET TO THE CENTER QUARTER CORNER AND THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0019; THENCE S89°59'12"E, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 10 AND ALONG THE SOUTH LINE OF SAID PARCEL, 333.13 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE S00°21'17"E, ALONG THE WEST LINE OF SAID PARCEL, 1,331.09 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°52'31"W, ALONG THE NORTH LINE OF SAID PARCEL, 333.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON SAID NORTH-SOUTH CENTER SECTION LINE; THENCE S00°17'58"W, ALONG SAID LINE, 32.68 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0009-03; THENCE N89°46'05"W, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINES OF IRON COUNTY TAX PARCELS D-0534-0002-0009-02 AND D-0534-0002-0009-01, 1,327.84 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE; THENCE S00°21'17"E, ALONG SAID LINE, 1,310.09 FEET TO THE CENTER EAST 1/16TH SECTION CORNER; THENCE S00°21'17"E, ALONG THE 1/16TH SECTION LINE, 1,824.27 FEET TO THE EASTERLY PROJECTION OF THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0534-0002-0001; THENCE N89°59'08"W, ALONG SAID LINE AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0534-0002-0003, 745.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°26'11"W, ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION 858.71 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID SECTION 10; THENCE S89°47'11"W, ALONG THE SECTION LINE, 585.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10 AND THE NORTH LINE OF SAID PARCEL, 636.48 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL, ALONG THE NORTH LINE OF SAID SECTION 16, 658.67 FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF IRON COUNTY TAX PARCEL D-0530-0001-0002-01; THENCE N00°26'44"E, ALONG SAID LINE, 694.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°33'33"W, ALONG THE NORTH LINE OF SAID PARCEL, 312.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°26'44"W, ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION, 683.73 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°28'52"W, ALONG THE WEST LINE OF SAID PARCEL AND THE NORTHWEST CORNER OF SAID PARCEL, 1,411.11 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°06'26"E, ALONG 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 SOUTHWEST 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, PHASE 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°20'08"; 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 SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 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°58'04"; THENCE NORTHEASTERLY ALONG SAID CURVE, 235.55 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, 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 WEST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE DEPARTING SAID LINE AND RUNNING S89°54'29"E, 75.01 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°03'50"E, ALONG SAID RIGHT-OF-WAY LINE, 1,589.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N89°28'52"W, ALONG SAID SECTION LINE, 14.24 FEET; THENCE S00°26'10"W, 174.53 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 40°47'36"; THENCE SOUTHERLY ALONG SAID CURVE, 14.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 130°47'36"; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 114.14 FEET; THENCE S00°26'10"W, 152.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D-0530-0002-0004; THENCE S89°32'38"E, ALONG THE SOUTH LINE OF SAID PARCEL, 655.13 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE EAST LINE OF SECTION 9, OF SAID TOWNSHIP AND RANGE; THENCE N00°25'11"E, ALONG THE SECTION LINE, 1,342.72 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE N89°17'18"W, ALONG THE EAST-WEST CENTER SECTION LINE, 658.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, OF THE WHITE SUBDIVISION; THENCE S00°23'18"W, ALONG THE EAST LINE OF SAID LOT, 302.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N89°36'12"W, ALONG THE SOUTH LINE OF SAID LOT, 612.49 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'59"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.15 FEET; THENCE N00°07'47"E, ALONG THE WEST LINE OF SAID LOT, 277.36 FEET TO THE NORTHWEST CORNER OF SAID LOT AND A POINT LOCATED ON SAID EAST-WEST CENTER SECTION LINE; THENCE S89°31'48"E, ALONG SAID LINE, 47.47 FEET MORE TO THE SOUTHWEST CORNER OF SAID LOT AND A POINT LOCATED ON THE NORTH LINE OF SAID LOT 5; THENCE S00°07'47"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET AND THE WEST LINE OF SAID RIDING ACRES, 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°41'18"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, 1,760.97 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N01°15'16"E, ALONG SAID RIGHT-OF-WAY LINE, 3,088.94 FEET TO THE P.O.C. OF LOT 4, MOVING A RADIUS OF 20.00 FEET, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°01'24"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.08 FEET; THENCE S89°43'22"E, ALONG THE NORTH LINE OF SAID LOT 4, 284.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S01°16'37"W, ALONG THE EAST LINE OF SAID LOT 4, 729.07 FEET TO THE NORTHWEST CORNER OF LOT 9, OF SAID SUBDIVISION; THENCE S89°43'20"E, ALONG THE NORTH LINE OF LOT 4 AND ALONG THE NORTH LINE OF LOT 10 AND ITS EASTERLY PROJECTION, 674.99 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 2150 WEST STREET AND THE WEST LINE OF LOT 11; THENCE N01°19'19"E, ALONG SAID LINES, 128.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT LOCATED ON THE EAST WEST CENTER SECTION LINE OF SECTION 4, OF SAID TOWNSHIP AND RANGE; THENCE S89°38'29"E, ALONG THE NORTH LINE OF SAID LOT 11, AND THE SECTION LINE, 304.76 FEET TO THE POINT OF BEGINNING, CONTAINING 798.69 ACRES.

## LINE TABLE

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	227.96'	S88°28'20"W	L18	83.75'	S0°30'08"W
L2	572.25'	S0°20'43"E	L19	203.79'	N0°30'08"E
L3	30.00'	S89°44'17"W	L20	277.41'	S89°31'48"E
L4	505.94'	N0°20'43"W	L21	75.01'	S89°54'29"E
L5	736.54'	S89°48'09"W	L22	2.86'	S89°37'18"E
L6	259.19'	S0°18'01"W	L23	356.40'	S0°31'58"W
L7	37.62'	S89°48'19"W	L24	106.07'	S0°46'11"W
L8	283.49'	S0°21'17"E	L26	636.48'	S89°34'59"E
L9	312.18'	S89°48'09"W	L27	152.42'	S0°26'10"W
L10	14.11'	S89°25'30"E	L28	174.53'	S0°26'10"W
L11	233.18'	S0°06'26"E	L29	152.43'	S0°26'10"W
L12	374.85'	N89°46'13"W	L30	302.44'	S0°23'12"W
L13	260.74'	N0°06'26"W	L31	612.49'	N89°36'12"W
L14	890.70'	N89°25'30"W	L32	277.36'	N0°07'47"E
L15	737.55'	S89°28'52"E	L33	3.47'	S89°37'18"E
L16	320.63'	N0°29'57"E	L34	284.95'	S89°43'22"E
L17	162.50'	S89°31'48"E	L35	128.96'	N1°19'19"E

## 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"
C7	228.27'	50.00'	75.71'	N89°33'28"W	261°34'27"
C8	14.24'	20.00'	13.94'	S20°49'58"W	40°47'36"
C9	14.24'	20.00'	13.94'	S19°57'38"E	40°47'36"
C10	228.27'	50.00'	75.71'	S89°34'13"E	261°34'27"
C11	31.08'	20.00'	28.04'	S45°45'58"W	89°01'24"

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REMOVED PARCELS AND ADDED PARCELS	4-5-24	SBW

Woolsey Land Surveying, P.C.  
 Land Surveyors - Land Planners  
 50 WEST 8600 NORTH  
 ENOCH CITY, UTAH 84701  
 435-555-2315 CELL  
 steve@woolsey.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**



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 S01°20'40"W, ALONG THE SECTION LINE, 1,983.71 FEET TO THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0495-0006-0000; THENCE S89°46'16"E, ALONG THE SOUTH LINE OF SAID PARCEL, 1,327.03 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N01°23'20"E, ALONG THE EAST LINE OF SAID PARCEL AND ALONG THE EAST LINE OF IRON COUNTY TAX PARCELS D-0495-0005-0000 AND D-0495-0002-0000, 1,983.89 FEET TO A POINT LOCATED ON SAID EAST-WEST CENTER SECTION LINE, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 6000 NORTH STREET; THENCE S89°46'40"E, ALONG SAID LINES, 1,328.55 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, 661.37 FEET TO A POINT LOCATED ON IRON COUNTY TAX PARCEL D-0488-0490-0494-497; THENCE N89°45'41"W, ALONG SAID LINE, 663.54 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S01°25'44"W, ALONG THE WEST LINE OF SAID PARCEL, 1,984.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE S89°45'10"E, ALONG THE SOUTH LINE OF SAID PARCEL, 663.48 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND 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 (MIDVALLEY 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, 394.50 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF IRON COUNTY TAX PARCEL D-0534-0004-0000; THENCE DEPARTING SAID SECTION LINE

AND RUNNING N00°17'58"E, ALONG SAID LINE, 391.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°47'12"E, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL, D-0534-0005-0000, 394.44 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 10; THENCE N00°18'03"E, ALONG SAID LINE, 2,283.39 FEET TO THE CENTER QUARTER CORNER AND THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0019; THENCE S89°59'12"E, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 10 AND ALONG THE SOUTH LINE OF SAID PARCEL, 333.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°17'58"E, ALONG THE EAST LINE OF SAID PARCEL, 1,337.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°52'31"W, ALONG THE NORTH LINE OF SAID PARCEL, 333.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON SAID NORTH-SOUTH CENTER SECTION LINE; THENCE S00°17'58"W, ALONG SAID LINE, 32.68 FEET TO THE NORTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0009-03; THENCE N89°46'05"W, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINES OF IRON COUNTY TAX PARCELS D-0534-0002-0009-02 AND D-0534-0002-0009-01, 1,327.84 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE; THENCE S00°20'57"W, ALONG SAID LINE, 1,310.09 FEET TO THE CENTERWEST 1/16TH SECTION CORNER; THENCE S00°21'35"W, ALONG THE 1/16TH SECTION LINE, 1,824.27 FEET TO THE EASTERLY PROJECTION OF THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0534-0002-0001-01; THENCE N89°59'08"W, ALONG SAID LINE AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0534-0002-0003, 745.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°26'11"W, ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION 858.71 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID SECTION 10; THENCE S89°47'11"W, ALONG THE SECTION LINE, 585.07 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, 658.67 FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF IRON COUNTY TAX PARCEL D-0530-0001-0002-01; THENCE N00°26'44"E, ALONG SAID LINE, 694.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°33'33"W, ALONG THE NORTH LINE OF SAID PARCEL, 312.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°26'44"W, ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION, 693.73 FEET TO A POINT LOCATED ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°28'52"W, ALONG THE SECTION LINE, 398.53 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, 260.74 FEET TO THE NORTHWEST 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 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°58'04"; 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 WEST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE DEPARTING SAID LINES AND RUNNING S89°54'29"E, 75.01 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°03'50"E, ALONG SAID RIGHT-OF-WAY LINE, 1,589.74 FEET TO THE NORTHWEST CORNER OF D-0530-0002-0001; THENCE S89°34'59"E, ALONG THE NORTH LINE OF SAID PARCEL, 636.48 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0530-0002-0003; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL AND ALONG THE WESTERLY LINES OF IRON COUNTY TAX PARCEL D-0530-0002-0004 THE FOLLOWING SEVEN (7) COURSES: S00°26'10"W, 152.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 130°47'36". (RADIAL LINE BEARS S00°26'10"W); THENCE SOUTHEASTERLY ALONG SAID CURVE, 114.14 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 40°47'36"; THENCE SOUTHERLY, ALONG SAID CURVE, 14.24 FEET; THENCE S00°26'10"W, 174.53 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 40°47'36"; THENCE SOUTHERLY ALONG SAID CURVE, 14.24 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 130°47'36"; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 114.14 FEET; THENCE S00°26'10"W, 152.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D-0530-0002-0004; THENCE S89°32'38"E, ALONG THE SOUTH LINE OF SAID PARCEL, 655.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE EAST LINE OF SECTION 9, OF SAID TOWNSHIP AND RANGE; THENCE N00°25'11"E, ALONG THE SECTION LINE, 1,342.72 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE N89°37'18"W, ALONG THE EAST-WEST CENTER SECTION LINE, 656.35 FEET TO THE NORTHEAST CORNER OF LOT 1, OF THE WHITE SUBDIVISION; THENCE S00°23'18"W, ALONG THE EAST LINE OF SAID LOT, 302.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE N89°36'12"W, ALONG THE SOUTH LINE OF SAID LOT, 612.49 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'59"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.15 FEET; THENCE N00°07'47"E, ALONG THE WEST LINE OF SAID LOT, 277.36 FEET TO THE NORTHWEST CORNER OF SAID LOT AND A POINT LOCATED ON SAID EAST-WEST CENTER SECTION LINE; THENCE S89°37'18"E, ALONG SAID LINE 3.47 FEET MORE OR LESS 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, 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, 1,760.97 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N01°15'16"E, ALONG SAID RIGHT-OF-WAY LINE, 3,088.94 FEET TO THE P.C. OF LOT 4, MOUNTAIN VALLEY RANCHES SUBDIVISION AND A TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°01'24"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.08 FEET; THENCE S89°43'22"E, ALONG THE NORTH LINE OF SAID LOT 4, 284.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S01°16'37"W, ALONG THE EAST LINE OF SAID LOT 4, 729.07 FEET TO THE NORTHWEST CORNER OF LOT 9, OF SAID SUBDIVISION; THENCE S89°43'20"E, ALONG THE NORTH LINE OF LOT 4 AND ALONG THE NORTH LINE OF LOT 10 AND ITS EASTERLY PROJECTION, 674.99 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 2150 WEST STREET AND THE WEST LINE OF LOT 11; THENCE N01°19'19"E, ALONG SAID LINES, 128.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT LOCATED ON THE EAST WEST CENTER SECTION LINE OF SECTION 4, OF SAID TOWNSHIP AND RANGE; THENCE S89°38'29"E, ALONG THE NORTH LINE OF SAID LOT 11, AND THE SECTION LINE, 304.76 FEET TO THE POINT OF BEGINNING. CONTAINING 798.69 ACRES.



Taxable Value Review (obtain from County Assessor)		
Original Taxable Value	\$21,918,910.00	
After Exclusions	\$16,723,155.00	
D-0506-0008-0000	\$353,190	Added
D-0506-0009-0000	\$307,580	Added
D-0506-0010-0000	\$325,930	Added
D-0506-0011-0000	\$347,300	Added
D-0506-0013-0000	\$368,145	Added
D-0506-0014-0000	\$390,480	Added
D-1214-0012-000A	\$480,660	Added
D-1214-0012-000B	\$332,955	Added
D-0506-0004-0000	\$359,605	Added
D-0495-0005-0000	\$137,480	Removed
Total Added	\$3,265,845	
Newly Removed	\$137,480	
Total Net Change	\$3,128,365	
New Taxable Value after all Exclusions and Additions		
After Exclusions	\$16,723,155	
Total Net Change	\$3,128,365	
Total Taxable Value	\$19,851,520	
* Less than original, does not exceed 20% growth threshold		