

REQUEST FOR MODIFIED FEASIBILITY STUDY

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

12/17/2024

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.

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
Albert (AS) Kleinman Deborah Kleinman	5077N 1700W, Cedar City UT 84721	435-592-2827	6.17	yes yes	[Redacted] 3-30-2022 [Redacted] 3-30-2022
Joshua Maher	5082 N 2300 W County UT 84721	435 830 3726	4.25	✓	[Redacted] 3-31-2022
Tim Izzy	5174ND 2300 West 5174ND	435-682-2822	5.50	✓	[Redacted] 4-1-22 [Redacted] 10/5/23
William Babace Mary Babace	5128 N. 2300 W.	909-560-515	10	✓	[Redacted] 10/5/23
Eric Atkin	5510 N 2300 W	801-210-0123	9.8	✓	[Redacted]
Robert Adams	4837 Ne. 2350 W Cedar City UT 84721	702-466-1292	.5		[Redacted]
Bob Beauchamp Sandy Beauchamp	5676 N 2300 W Cedar City, UT 84721	435 764 8591	21	yes	[Redacted]
Karina Righter	5530 N 2300 W Cedar City, UT 84721	253-394-6340	5	yes	[Redacted] 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					[Redacted]
ROSS McLENNAN	5105 W Bullock	702-524-8800	5		[Redacted]
MATTHEW TARA GARDING	2522 N 5550 N Cedar City, UT 84721	435-867-5457	5.13	Town	[Redacted] 3/24/22
STEPHEN McLENNAN	4315 NORTH 2322 W 1375 North	435-805-6792	1		[Redacted] 3/28/22
SARA JOHNSON	2322 W 1375 North 4332A 4375 North	435-704-1222	1		[Redacted] 3/28/22

RIDDERMARK TOWN BOUNDARY 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 SECTION LINE AND THE RIGHT-OF-WAY LINE, 1,328.57 FEET TO THE NORTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0495-0002-0000; THENCE S01°23'20"W, ALONG THE EAST LINE OF SAID PARCEL, AND THE EAST LINES OF IRON COUNTY TAX PARCELS D-0495-0005-0000, AND D-0495-0006-0000, 1,983.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL D-0495-0006-0000; THENCE N89°46'17"W, ALONG THE SOUTH LINE OF SAID PARCEL, 1,327.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE WEST LINE OF SAID SECTION 3; THENCE S01°20'38"W, ALONG THE SECTION LINE, 661.29 FEET TO THE NORTHWEST CORNER OF SECTION 10, OF SAID TOWNSHIP AND RANGE; THENCE S00°23'56"W, ALONG THE SECTION LINE, 666.90 FEET TO THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0012; THENCE S89°46'29"E, ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF IRON COUNTY TAX PARCEL D-0495-0010-0000, 2,654.45 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL D-0495-0010-0000 AND A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 10; THENCE N00°17'58"E, ALONG THE EAST LINE OF SAID PARCEL AND SAID SECTION LINE, 666.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N01°25'38"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,645.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3, AND A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 6000 NORTH STREET; 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°25'52"W, ALONG THE 1/16TH SECTION LINE, 661.37 FEET TO AN ANGLE POINT IN IRON COUNTY TAX PARCEL D-0488-0490-0494-497 AND THE 1/64TH SECTION CORNER; THENCE N89°45'41"W, ALONG THE 1/64TH SECTION LINE, 663.54 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE 1/64TH SECTION CORNER; THENCE S01°25'44"W, ALONG THE WEST LINE OF SAID PARCEL, AND ALONG THE 1/64TH SECTION LINE, 1,984.02 FEET TO THE 1/64TH SECTION CORNER AND THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0004; THENCE S00°11'15"W, ALONG THE WEST LINE OF SAID PARCEL, ALONG THE WEST LINE OF IRON COUNTY TAX PARCEL D-0534-0002-0004-01, AND ALONG THE 1/64TH SECTION LINE, 1,337.35 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0007 AND THE 1/64TH SECTION CORNER; THENCE S00°07'54"W, ALONG THE WEST LINE OF SAID PARCEL, 1,335.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL THE 1/64TH SECTION CORNER; THENCE S89°59'12"E, ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE EAST-WEST CENTER SECTION LINE, 664.44 FEET TO THE NORTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0537-0002-0000 THE CENTEREAST 1/16TH SECTION CORNER; THENCE S00°08'21"W, ALONG THE EAST LINE OF SAID PARCEL AND ALONG SAID 1/16TH SECTION LINE, 2,055.42 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, 394.50 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°17'58"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 AND A POINT LOCATED ON THE 1/64TH SECTION LINE; THENCE N89°52'31"W, ALONG THE NORTH LINE OF SAID PARCEL, AND THE SECTION LINE, 333.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL CENTERNORTH 1/16TH SECTION CORNER OF SAID SECTION 10; THENCE S00°17'58"W, ALONG THE WEST LINE OF SAID PARCEL AND ALONG THE NORTH-SOUTH CENTER SECTION 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, THE NORTH LINE OF SAID SUNRISE MEADOWS, UNIT 1, 1,346.67 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK F, MID-VALLEY ACRES; THENCE S00°10'48"W, ALONG THE EAST LINE OF SAID LOT 1, 211.72 FEET, (RECORD BEING 212.30 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S88°41'55"W, ALONG THE SOUTH LINE OF SAID BLOCK F, 1,296.90 FEET TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK F, AND A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE DEPARTING SAID BLOCK F AND SAID RIGHT-OF-WAY LINE, AND RUNNING S86°28'51"W, 60.04 FEET TO A POINT LOCATED ON THE CURVE P.T. ON THE SOUTH LINE OF LOT 1, SUNRISE MEADOWS, UNIT 1; THENCE N89°46'13"W, ALONG THE SOUTH LINE OF SAID LOT 1, 374.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°06'26"W, 260.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°25'30"W, ALONG THE NORTH LINE OF SAID UNIT 1, AND ALONG THE NORTH LINE OF SUNRISE MEADOWS, UNIT 2, 890.70 FEET TO THE NORTHWEST CORNER OF LOT 7, OF SAID UNIT 2, AND A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 16; THENCE N00°11'47"E, ALONG SAID SECTION LINE, 2,630.00 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET; THENCE N89°39'12"W, ALONG SAID RIGHT-OF-WAY LINE, 1,212.06 FEET TO THE NORTHWEST CORNER OF SAGE MEADOWS, PHASE 1; THENCE S00°11'46"W, ALONG THE WEST LINE OF SAID PHASE 1, AND ITS SOUTHERLY PROJECTION, 3,826.01 FEET TO THE SOUTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0597-0005-0000; THENCE N89°13'10"W, ALONG THE SOUTH LINE OF SAID PARCEL 824.89 FEET TO THE SOUTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0600-0002-0000;

THENCE N00°15'09"W, ALONG THE EAST LINE OF SAID PARCEL, 937.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S89°44'55"W, ALONG THE NORTH LINE OF SAID PARCEL, 1,722.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND A POINT MORE OR LESS LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 3100 WEST STREET (UTAH STATE HIGHWAY U-19); THENCE N00°08'53"E, ALONG SAID RIGHT-OF-WAY LINE, 2,901.07 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0600-0001-0000 AND A POINT MORE OR LESS LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MID VALLEY ROAD); THENCE S89°38'21"E, THE NORTH LINE OF SAID PARCEL, AND ALONG SAID RIGHT-OF-WAY LINE, 1,136.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, A POINT LOCATED ON THE WEST LINE OF SAID SECTION 16, AND THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0597-0002-0000; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID PARCEL D-0597-0002-0000 AND ALONG THE NORTH LINE OF SAID PARCEL D-0597-0005-0000, S89°39'12"E, 1,315.96 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N00°01'38"W, ALONG THE 1/16TH SECTION LINE, 33.00 FEET TO THE WEST 1/16TH SECTION CORNER; THENCE N00°33'09"E, ALONG THE 1/16TH SECTION LINE, 2,009.68 FEET TO THE 1/64TH SECTION CORNER; THENCE S89°37'47"E, ALONG THE 1/64TH SECTION LINE, 329.21 FEET TO THE 1/256TH SECTION CORNER; THENCE N00°33'30"E, ALONG THE 1/256TH SECTION LINE, 669.85 FEET TO THE 1/256TH SECTION CORNER; THENCE S89°37'18"E, ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 9, OF SAID TOWNSHIP AND RANGE, 329.28 FEET TO THE 1/64TH SECTION CORNER AND THE NORTHWEST CORNER OF PAINTED DESERT, PHASE 1 SUBDIVISION; THENCE S00°33'50"W, ALONG THE WEST LINE OF SAID PHASE 1, 444.19 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 1; THENCE ALONG THE SOUTH LINE OF SAID PHASE 1, THE FOLLOWING FIVE (5) COURSES: S89°29'51"E, 154.68 FEET; THENCE S00°30'09"W, 18.43 FEET; THENCE S89°29'51"E, 653.51 FEET; THENCE S00°30'09"W, 9.49 FEET; THENCE S89°29'57"E, 180.27 FEET TO THE SOUTHWEST CORNER OF LOT 19, OF SAID PHASE 1; THENCE N00°30'09"E, ALONG THE WEST LINE OF SAID LOT 19, 328.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, AND A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5190 NORTH STREET; THENCE S89°29'51"E, ALONG THE NORTH LINES OF LOTS 19 THRU 25, OF SAID PHASE 1, 894.77 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 89°35'22"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 54.73 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID LOT 25, AND A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2300 WEST STREET; THENCE S00°05'31"W, ALONG SAID LINE, 293.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND A POINT LOCATED ON THE NORTH LINE OF IRON COUNTY TAX PARCEL D-0528-0004-0000; THENCE S89°29'57"E, ALONG SAID PARCEL, 4.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE WEST LINE OF SAID 2300 WEST STREET; THENCE S00°05'30"W, ALONG THE EAST LINE OF SAID PARCEL, ALONG THE EAST LINE OF IRON COUNTY TAX PARCEL D-0528-0008-0000, AND SAID RIGHT-OF-WAY LINE, 820.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL D-0528-0008-0000 AND THE NORTHEAST CORNER OF LOT 24, RANCH

BONITA, PHASE 2 SUBDIVISION; THENCE N89°31'48"W, 1,125.03 FEET TO THE NORTHEAST CORNER OF LOT 31, OF SAID PHASE 2, AND THE SOUTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0528-0012-0000; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL, THE FOLLOWING FIVE (5) COURSES: N06°12'03"E, 25.14 FEET; THENCE N00°30'09"E, 105.53 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE, 23.56 FEET; THENCE N89°29'51"W, 59.22 FEET; THENCE S00°28'12"W, 145.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE NORTH LINE OF SAID PHASE 2; THENCE N89°31'48"W, ALONG SAID LINE, 76.66 FEET TO THE NORTHWEST CORNER OF SAID PHASE 2 AND A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 9; THENCE S00°34'27"W, ALONG SAID SECTION LINE, THE WEST LINE OF SAID PHASE 2, AND THE WEST LINE OF PHASE 1, OF SAID RANCHO BONITA SUBDIVISION AND ITS SOUTHERLY PROJECTION, 1,384.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE S89°28'52"E, ALONG THE SECTION LINE, 737.55 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 11, OF SAID 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, 320.63 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, AND 3, THE FOLLOWING FIVE (5) 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°01'28"; 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°00'49"; THENCE NORTHWESTERLY, ALONG SAID CURVE, 13.62 FEET; THENCE N00°30'08"E, 83.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S89°31'48"E, ALONG THE NORTH LINE OF SAID LOT 3, 163.50 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PHASE 1; THENCE S00°30'08"W, ALONG THE WEST LINE OF SAID LOT 4, 139.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°31'48"E, ALONG THE SOUTH LINE OF SAID LOT 4, AND ITS EASTERLY PROJECTION, 240.75 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, 1,829.48 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°23'12"W, ALONG THE EAST LINE OF SAID LOT 1, 302.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°36'12"W, ALONG THE SOUTH LINE OF SAID LOT 1, 612.50 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 TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°07'47"E, ALONG SAID LINES, 277.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 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 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 ALONG 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, 1,271.29 FEET TO THE SOUTHWEST CORNER OF IRON COUNTY TAX PARCEL D-1214-0012-000B; THENCE S89°43'13"E, ALONG THE SOUTH LINE OF SAID PARCEL, 626.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N01°17'57"E, ALONG THE EAST LINE OF SAID PARCEL AND ITS NORTHERLY PROJECTION, 413.66 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 5875 NORTH STREET; THENCE N89°43'13"W, ALONG SAID RIGHT-OF-WAY

LINE, 606.71 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF $90^{\circ}58'29''$; THENCE NORTHWESTERLY ALONG SAID CURVE, 31.76 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET AND THE WEST LINE OF MOUNTAIN VALLEY RANCHES SUBDIVISION; THENCE $N01^{\circ}15'16''E$, ALONG SAID LINES, 1,383.66 FEET TO THE POINT OF CURVATURE OF LOT 4, OF SAID SUBDIVISION AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF $89^{\circ}01'24''$; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.08 FEET; THENCE $S89^{\circ}43'22''E$, ALONG THE NORTH LINE OF SAID LOT 4, 284.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE $S01^{\circ}16'37''W$, ALONG THE EAST LINE OF SAID LOT 4, 729.07 FEET TO THE NORTHWEST CORNER OF LOT 9, OF SAID SUBDIVISION; THENCE $S89^{\circ}43'20''E$, ALONG THE NORTH LINE OF SAID LOT 9, 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 OF SAID SUBDIVISION; THENCE $N01^{\circ}19'19''E$, 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 $S89^{\circ}38'29''E$, ALONG THE NORTH LINE OF SAID LOT 11, AND THE SECTION LINE, 304.76 FEET TO THE POINT OF BEGINNING. CONTAINING 964.34 ACRES.

