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lack	SECTION CORNER AS DESCRIBED  150  0 150		[ ] >			
•	SET WOOLSEY LAND SURVEYING REBAR & CAP SCALE IN FEET		7/7			
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(00.00)	RECORD BEARING OR DISTANCE					
	HATCHED AREA DENOTES PUBLIC ACCESS EASEMENT					
<b>(W)</b>	EXISTING FROST HYD., VALVE, OR METER					
P	EXISTING POWER POLE   EXISTING POWER PEDISTAL		Õ			
፟	EXISTING LIGHT POLE EXISTING ELECTRICAL BOX	$\mathbb{I}$				

THIS SURVEY WAS DONE AT THE REQUEST OF IRON COUNTY AND PAROWAN CITY CORP. TO PERFORM A PARCEL LINE ADJUSTMENT/RECORD OF SURVEY OF IRON COUNTY TAX PARCELS A-0017-0000-0000 AND A-0008-0002-0000. SAID PARCELS ARE CURRENTLY OWNED BY PARCWAN CITY CORP. AND LIE WITHIN THE PARCWAN CITY ANNEXATION BOUNDARY LIMITS. THIS SURVEY ADJUST SAID PARCELS AS SHOWN HEREIN AND WILL BE CONVEYED AND CREATED BY WARRANTY DEEDS. PAROWAN CITY CORP. ALSO OWNS IRON COUNTY TAX PARCEL C-0933-0004-0000, WHICH LIES WITHIN THE IRON COUNTY LIMITS. SAID PARCEL WILL GO THROUGH THE IRON COUNTY MINOR SUBDIVISION PROCESS TO SUBDIVIDE SAID PARCEL AS SHOWN HEREIN. THIS SURVEY SHOWS WHAT THE RESULTS OF SAID SPLIT WILL BE. PARCELS 2 AND 4 AS SHOWN AND DESCRIBED HEREIN WILL BE CONVEYED TO IRON COUNTY BY PAROWAN CITY CORP.

STEVEN BRENT WOOLSEY

THE BASIS OF BEARINGS IS SOO'09'27"E, 2609.27 FEET FROM THE EAST QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN. DURING MY OFFICE CALCULATIONS FOR THE DEEDS, I FOUND VARIOUS DEED PLACEMENT ISSUES OF THE FOLLOWING TAX PARCELS: A-0008-0008-0005-0002, CURRENTLY OWNED BY BRYANT, AND A-0008-0008-0005, CURRENTLY OWNED BY ROBB. SAID PARCELS WHEN PLACED EITHER OVERLAPPED OF HAD GAPS BETWEEN THEM AND THE ADJACENT PARCELS. DURING MY FIELD TIES, I FOUND VARIOUS EXISTING MONUMENTS AS SHOWN HEREIN THE HELPED ME PLACE SAID PARCELS AND BRING HARMONY TO THE ADJACENT PROPERTIES. AT SOME POINT SAID PARCELS SHOULD BE UPDATED TO THIS SURVEYS LOCATION TO HELP FIX THEIR ISSUES. THIS SURVEY HOLDS TO THE EXISTING DEED LOCATION OF IRON COUNTY TAX PARCELS A-0008-0003-0002, CURRENTLY OWNED BY MUNICIPAL BUILDING AUTHORITY OF BEAVER CITY, AND A-0008-0003-0000, CURRENTLY OWNED BY BEAVER VALLEY HOSPITAL.

THE QUESTAR GAS PARCEL PER THE CURRENT DEED, PLACES SAID PARCEL APPROX. 2.00' WEST OF ITS FENCED LOCATION. TO CORRECT THIS ISSUE, I MOVE SAID PARCEL APPROX. 2.00' EAST SO THAT THE WEST LINE FITS TO THE EAST RIGHT—OF—WAY LINE OF 300 EAST STREET. THE NORTH, SOUTH, AND EAST LINES FIT VERY WELL WITH THE EXISTING FENCES SURROUNDING SAID GAS IMPROVEMENTS. THE SOUTHEAST AND EAST QUARTER CORNERS OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, ARE EXISTING 1999 IRON COUNTY BRASS CAP MONUMENTS. BULLOCH BROTHERS ENGINEERING CREATED A SECTION 13 BREAKDOWN YEARS AGO THAT HAS BEEN USED BY MULTIPLE SURVEYS AND THE CREATION OF MULTIPLE PARCELS. SAID BREAKDOWN SHOWED THESE CORNERS BEING G.L.O. ROCK MONUMENTS. THE BRASS CAP MONUMENTS DO NOT FIT THE B.B.E. BREAKDOWN, CAUSING SOME AMBIGUITY IN THE PLACEMENT OF SOME OF THE PARCELS USED IN THIS SURVEY, AS WELL AS THE PLACEMENT OF THE RED HILLS ESTATES SUBDIVISIONS. THEREFORE, I FOUND EXISTING 1/2" REBAR AND OR CAP MONUMENTS WITHIN THE RED HILLS SUBDIVISIONS AS WELL AS OTHER LOCATIONS AS SHOWN HEREIN TO PLACE SAID SUBDIVISIONS AND PARCELS RATHER THAN HOLDING TO THE RECORD CALLS FROM THE SOUTHEAST CORNER OF SECTION 13. THIS SURVEY HOLDS LOCATION TO THE EXISTING

# PARCEL 1 DESCRIPTION: PAROWAN CITY CORP. A-17-0-0

THENCE N89'55'34"W. ALONG THE EAST-WEST CENTER SECTION LINE. 1,348.97 FEET TO THE POINT OF BEGINNING: SAID POINT BEING THE CENTEREAST 1/16TH SECTION CORNER: THENCE S00°02′30″E. ALONG THE 1/16TH SECTION LINE. 848.40 FEET: THENCE DEPARTING SAID LIN AND RUNNING N89'59'27"W, 46.18 FEET; THENCE N43'42'32"W, 315.83 FEET; THENCE N75'26'36"W, 376.18 FEET; THENCE S89'09'29"W, 827.33 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NO0°56'10"W, ALONG SAID LINE, 25.53 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89'23'40"E, 60.00 FEET; THENCE N00'56'10"W, 40.00 FEET; THENCE S89'23'40"W, 60.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 300 EAST STREET; THENCE NO0°56'10"W, ALONG SAID LINE, 193.58 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°55'23"E, 299.81 FEET; THENCE NO0°04'24"E, 220.52 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 200 NORTH STREET: THENCE S89'55'34"F. ALONG SAID LINE, 484.71 FEFT TO THE SOUTHEAST CORNER OF 200 NORTH STREET AS CONVEYED TO PAROWAN CITY DECEMBER 1993, AND DESCRIBED IN ENTRY NO. 00334234, IN BOOK 493, AT PAGE 653, ON FILE IN THE OFFICE OF THE IRON COUNTY RECORDER; SAID POINT ALSO BEING LOCATED ON THE 1/64TH SECTION LINE; THENCE NO0'04'22"E, ALONG THE 1/64TH SECTION LINE, AND ALONG EAST LINE OF SAID 200 NORTH STREET, 60.00 FEET TO THE NORTHEAST CORNER OF SAID 200 NORTH STREET; SAID POINT ALSO BEING THE 1/64TH SECTION CORNER; THENCE S89\*55'34"E, ALONG SAID EAST—WEST CENTER SECTION LINE, 674.50 FEET TO THE POINT OF BEGINNING. CONTAINING 16.87 ACRES.

## PARCEL 2 DESCRIPTION: PAROWAN CITY CORP. A-8-2-0

N89°55'34"W, ALONG THE EAST-WEST CENTER SECTION LINE, 1,348.97 FEET TO THE CENTEREAST 1/16TH SECTION CORNER; THENCE SOO°02'30"E, ALONG THE 1/16TH SECTION LINE, 848.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOO°02'30"E, ALONG SAID 1/16TH LINE, 732.14 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88'49'34"W, 206.63 FEET; THENCE N00'17'12"E, 280.00 FEET; THENCE N89'59'24"W, 246.83 FEET TO THE NORTHERLY PROJECTION OF THE EAST BOUNDARY LINE OF RED HILLS ESTATES, UNIT D; THENCE SOO'DO'33"E, ALONG SAID PROJECTION, 33.86 FEET TO THE POINT OF CURVE LOCATED ON THE EAST BOUNDARY LINE OF SAID RED HILLS ESTATES, UNIT D; SAID POINT ALSO BEING LOCATED ON A POINT OF CUSP CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 90°11°23". (RADIAL LINE BEARS S89°59'27"W); THENCE NORTHWESTERLY ALONG SAID CURVE, AND ALONG SAID UNIT D BOUNDARY LINE, 55.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°48'04"W, ALONG THE NORTH BOUNDARY LINE OF SAID UNIT D, 418.30 FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF IRON COUNTY TAX PARCEL A—0008—0003—0000; THENCE DEPARTING SAID SUBDIVISION BOUNDARY LINE AND RUNNING NOO°02'57"E, ALONG SAID PROJECTION AND ALONG THE EAST LINE OF SAID PARCEL, 132.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°43'03"W, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL A-0008-0003-0002, 133.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A-0008-0003-0002; THENCE SO0 04'31"W, ALONG THE WEST LINE OF SAID PARCEL, 5.97 FEET TO THE NORTHEAST CORNER OF IRON COUNTY TAX PARCEL A-0008-0008-0005, AND AN EXISTING 1/2 REBAR: THENCE N89:38'38"W. ALONG THE NORTH LINE OF SAID PARCEL. 118.80 FEET TO THE SOUTHEAST CORNER OF IRON COUNTY TAX PARCEL A-0008-0008-0005-0002, AND AN EXISTING 1/2" REBAR; THENCE NOO'01'48"E, ALONG THE EAST LINE OF SAID PARCEL, 122.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND AN EXISTING 1/2" REBAR; THENCE N89'05'27"W, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL A-0008-0008-0005-0001, 290.84 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND AN EXISTING 3/4" GALVANIZED PIPE; SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NOO'56'10"W, ALONG SAID RIGHT-OF-WAY LINE, 504.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N89°09'29"E, 827.33 FEET; THENCE S75°26'36"E, 376.18 FEET; THENCE \$43'42'32"E, 315.83 FEET; THENCE \$89'59'27"E, 46.18 FEET TO THE POINT OF BEGINNING. CONTAINING 22.66 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING RIGHT-OF-WAY EASEMENT FOR TRAVEL AND PARKING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1,468.00 FEET NORTH AND 194.30 FEET EAST FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°21'30"E, 85.90 FEET TO A POINT ON A 86.25 FOOT RADIUS CURVE (BEARING TO CENTER OF CURVE BEARS NOO°38'30"E), THENCE 135.128 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARING BEARS N44°28'29"W), THENCE

#### SUBJECT TO AND TOGETHER WITH A PUBLIC ACCESS EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST. OF THE SALT LAKE BASE AND MERIDIAN: THENCE N89'55'34"W, ALONG THE EAST-WEST CENTER SECTION LINE, 2,812.94 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE SOO'56'10"E, ALONG SAID LINE, 947.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S79'41'27"E, 113.12 FEET; THENCE N90'00'00"E, 106.96 FEET; THENCE S70'33'15"E, 175.77 FEET; THENCE S61'46'18"E, 110.43 FEET; THENCE S54'51'40"E, 116.48 FEET; THENCE S21'42'56"W, 46.64 FEET; THENCE S00'02'57"W, 109.27 FEET TO A POINT LOCATED ON THE NORTH BOUNDARY LINE OF RED HILLS ESTATES, UNIT D; THENCE S89°48'04"W, ALONG SAID LINE, 15.00 FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF IRON COUNTY TAX PARCEL A-0008-0003-0000; THENCE DEPARTING SAID SUBDIVISION BOUNDARY LINE AND RUNNING NO0'02'57"E, ALONG SAID PROJECTION AND ALONG THE EAST LINE OF SAID PARCEL, 132.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89'43'03"W, ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE NORTH LINE OF IRON COUNTY TAX PARCEL A-0008-0003-0002, 133.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A-0008-0003-0002; THENCE DEPARTING SAID CORNER AND RUNNING NO0'00'00"E, 26.64 FEET; THENCE N46'48'30"W, 73.53 FEET; THENCE N52'33'18"W, 65.06 FEET TO THE EASTERLY PROJECTION OF THE NORTH LINE OF IRON COUNTY TAX PARCEL A-0008-0008-0005-0002, AS CURRENTLY MONUMENTED WITH 1/2" REBAR MONUMENTS; THENCE N89°05'27"W, ALONG SAID PROJECTION AND SAID LINE, 207.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE DEPARTING SAID CORNER AND RUNNING NO0°53'12"W, 24.43 FEET; THENCE S89°56'35"W, 99.98 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 300 EAST STREET;

### PARCEL 3 DESCRIPTION: PAROWAN CITY CORP. A PORTION OF C-0933-0004-0000

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°55'34"W, ALONG THE EAST-WEST CENTER SECTION LINE, 817.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S00°02'30"E, AND PARALLEL TO THE 1/16TH SECTION LINE, 847.80 FEET; THENCE N89°59'27"W, 531.42 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE NOO'02'30"W, ALONG SAID LINE, 848.40 FEET TO THE CENTEREAST 1/16TH SECTION CORNER; THENCE S89'55'34"E, ALONG SAID EAST-WEST CENTER SECTION LINE, 531.42 FEET TO THE POINT OF BEGINNING. CONTAINING 10.35 ACRES.

#### PARCEL 4 DESCRIPTION: PAROWAN CITY CORP. A PORTION OF C-0933-0004-0000

OMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°55'34"W, ALONG THE EAST-WEST CENTER SECTION LINE, 817.55 FEET; THENCE S00°02'30"E, AND PARALLEL TO THE 1/16TH SECTION LINE, 847.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°02'30"E, 1,283.39 FEET; THENCE S89°31'24"W, 531.43 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE NOO"02"30"W, ALONG SAID LINE, 1,287.89 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89\*59'27"E. 531.42 FEET TO THE POINT OF BEGINNING. CONTAINING 15.68 ACRES.

# PLANNING COMMISSION APPROVAL

	.CHAIRPERSON OF THE PAROWA	N CITY PLANNING AND ZON	NING COMMISSION, DO HEREBY CERTIFY
S PLAT HAS BEEN REVIEWED AND A	CCEPTED BY THE PAROWAN CITY	SURVEYOR AND HAS BEEN	APPROVED BY SAID COMMISSION AND

	PLAT NO. :
OMMISSION CHAIR	. <b>FILE DATE :</b>
	RECEIPT NO. :

DATE: 11-12-2*0*21

SHEET NO:

**OF** 

SCALE: 1"=200'

JOB NO.