

811

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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 34,
TOWNSHIP 35 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 5531.90'

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

SURVEYOR'S NARRATIVE

I, Dusty L. Bishop, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 4938720, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundaries, monument the corners, and provide boundary and topographical information to our client.

All Section Corner monuments upon which the subject and adjoining boundaries are dependent were located on the ground, and all of the highway right-of-way monuments needed to define said right-of-way were also located. All fence lines, utilities, etc. were located in order to define established lines of occupation, and are shown hereon, including the right-of-way fences of the railroad, which were used to define the boundary of the railroad property.

The basis of bearing for this survey is the measured line between the found brass Iron County Surveyor monument, dated 1983, at the Northwest Corner of Section 34, and the found aluminum B.B.E. cap, dated 1992, at the North Quarter Corner of Section 34, Township 35 South, Township 12 West, Salt Lake Base and Meridian, which bears South 88°59'28" East 2653.47 feet.

COMMITMENT DESCRIPTIONS - 13721-00001

SECTIONAL LOTS 3, 8 & 4 OF SECTION 2, T. 36 S., R. 12 W., SALT LAKE BASE AND MERIDIAN

SECTIONAL LOT 1 OF SECTION 3, T. 36 S., R. 12 W., SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, T. 35 S., R. 12 W., SALT LAKE BASE AND MERIDIAN, THENCE N.89°37'35"W. ALONG THE SECTION LINE 1335.40 FEET, THENCE N.0°15'56"E. ALONG THE 1/16 LINE 4320.70 FEET, THENCE N.90°00'00"E. 1328.03 FEET TO THE EAST LINE OF SAID SECTION 34, THENCE S.0°10'05"W. ALONG THE SECTION LINE 373.36 FEET, THENCE N.89°52'50"E. ALONG THE EXISTING FENCE LINE 2653.41 FEET, TO THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 35, T. 35 S., R. 12 W., SALT LAKE BASE AND MERIDIAN, THENCE S.0°04'41"E. ALONG THE 1/4 SECTION LINE 2681.89 FEET, THENCE S.44°07'41"W. 882.21 FEET, THENCE S.43°33'40"E. 2743.12 FEET TO THE SOUTHEAST CORNER OF SECTIONAL LOT 2 OF SECTION 2, T. 36 S., R. 12 W., SLB&M, THENCE N.89°39'38"W. ALONG THE 1/16 LINE 1332.20 FEET TO THE 1/4 SECTION LINE, THENCE N.71°41'07"W. ALONG THE 1/4 SECTION LINE 1316.47 FEET TO THE NORTH LINE OF SAID SECTION 2, THENCE N.89°37'35"W. ALONG THE TOWNSHIP LINE 2607.23 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHEAST OF THE LOS ANGELES AND SALT LAKE RAIL ROAD RIGHT OF WAY.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LOS ANGELES AND SALT LAKE RAIL ROAD RIGHT OF WAY.

EXCEPTING THEREFROM any all water and/or water rights.

COMMITMENT DESCRIPTIONS - 13493

Parcel 1: (E-0144-00R1-0000)

Beginning at a point South 88°48'38" East, 1359.65 feet from the Northwest corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian and running thence South 00°34'53" West 3230.07 feet to the P.C. of a curve to the left, Curve Data: Delta=89°47'55", Radius=201.0 feet, Tangent=19.93 feet; thence along the arc of said curve 31.35 feet to the P.T.; thence South 89°13'02" East 643.07 feet; thence South 00°32'02" West 1318.58 feet; thence South 89°22'00" East 670.02 feet; thence South 00°29'11" West 740.00 feet to the South line of said Section 34; thence South 89°41'12" East 1336.2 feet; more or less, to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 00°23'24" East to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence North 88°48'38" West to the point of beginning.

LESS AND EXCEPTING therefrom all that portion of land conveyed to the Los Angeles and Salt Lake Railroad Company by that certain Warranty Deed recorded August 11, 1923 as Entry No. 32760, in Book "X" of Deeds, at Page 266 of Official Records.

ALSO LESS AND EXCEPTING all that portion of land conveyed to J. Melvin Bulloch and Glenna Bulloch, as joint tenants with full rights of survivorship by that certain Warranty Deed recorded March 29, 1980 as Entry No. 297794, in Book 413, at Page 113 of Official Records.

FURTHER LESS AND EXCEPTING all that portion of land conveyed to The Central Iron County Water Conservancy District, by that certain Special Warranty Deed recorded March 17, 2009 as Entry No. 00586078, in Book 1159, at Page 854 of Official Records.

EXCEPTING THEREFROM any all water and/or water rights.

Parcel 2: (E-0144-0004-0000)

Beginning at the Northwest corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 88°48'38" East along the North line of said Section 34, a distance of 1359.65 feet; thence South 00°34'53" West 3230.07 feet to the P.C. of a curve to the left, Curve Data: Delta=89°47'55", Radius=200.00 feet, Tangent=19.93 feet; thence along the arc of said curve 31.35 feet to the P.T.; thence South 89°13'02" East 643.07 feet; thence South 00°32'02" West 1318.58 feet; thence South 89°22'00" East 670.02 feet; thence South 00°29'11" West 740.00 feet to the South line of Section 34, said point also being on the Township line; thence North 89°30'15" West along said South line of Section 34, a distance of 33.00 feet to the South Quarter corner of Section 34, Township 35 South, Range 12 West; thence North 89°28'28" West along said South line of Section 34, a distance of 1117.39 feet to a point on the Northeastly Right-of-Way of a County Road and a point on a curve to the right, Curve Data: Delta=19°54'42", Radius=5679.70 feet, Tangent=996.97 feet; thence along the arc of said curve to the right 1973.83 feet to the P.T. of said curve; thence North 20°13'22" West along said right of way 329.47 feet to the P.C. of a curve to the left, Curve Data: Delta=10°10'15", Radius=2014.90 feet, Tangent=255.13 feet; thence along the arc of said curve to the left 508.96 feet; thence North 30°07'06" West along said Right of Way line 347.20 feet to the P.C. of a non-tangent curve to the right with a radius of 1382.39 feet, a distance of 57.42 feet (chord bearing North 29°23'30" West 57.42 feet) to a point on the West line of said Section 34; thence North 00°40'32" East along said West Section line 2524.92 feet to the point of beginning.

EXCEPTING THEREFROM any all water and/or water rights.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 33, the majority of Section 34, and the Southwest Quarter of Section 35, Township 35 South, Range 12 West, and in the North Half of Section 2 and the Northeast Quarter of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the found brass Iron County Surveyor monument, dated 1983, at the Northwest Corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian, and running:

thence South 88°59'28" East 2653.47 feet along the measured Section line, to the found aluminum B.B.E. monument, dated 1992, at the North Quarter Corner of said Section 34; thence South 89°59'21" East 262.30 feet along the measured Section line, to the westerly line of the I. & S.L. Railroad, as determined from the measured right-of-way fence line; thence South 43°43'35" East 3451.48 feet along said right-of-way and fence line, to a corner thereof, at its intersection with the measured Section line; thence South 0°06'31" West 144.39 feet along said Section line and right-of-way line, to a corner thereof; thence South 43°43'35" East 2607.50 feet along said right-of-way and fence line, to a corner thereof; thence North 46°16'25" East 100.00 feet along said right-of-way and fence line, to a corner thereof; thence South 43°43'35" East 2973.47 feet along said right-of-way and fence line, to its intersection with the Sectional Lot line; thence North 89°48'19" West 1321.27 feet along the south line of Lot 2 of Section 2, Township 36 South, Range 12 West, Salt Lake Base and Meridian, which follows very closely an existing, long-standing fence line; thence North 89°48'19" West 2673.93 feet along the south line of Lots 3 and 4 of said Section 2, which follows very closely said fence line; thence North 89°48'58" West 1338.66 feet along the south line of Lot 1 of Section 3, Township 36 South, Range 12 West, which follows very closely said fence line, to its intersection with the Sixteenth Corner of said Section 34 and a newly constructed wire fence line; thence North 0°41'47" West 1285.42 feet along the west line of said Lot 1, following said fence line, to the East Sixteenth Corner on the north line of said Section 3; thence South 89°41'09" East 79.16 feet along the measured Section line, to the East Sixteenth Corner on the south line of said Section 34; thence North 0°12'22" East 295.16 feet along the measured Sixteenth Section line; thence North 89°41'09" West 295.16 feet; thence South 0°12'22" West 295.16 feet to the measured Section line; thence North 89°41'09" West 1040.19 feet along said Section line, to the found brass Iron County Surveyor monument, dated 1863, at the South Quarter Corner of said Section 34; thence North 89°37'01" West 1117.39 feet along the measured Section line, to the measured easterly right-of-way line of Iron Springs Road; thence Northwesterly 1973.76 feet along the arc of a 5679.70-foot radius non-tangent curve to the right (center bears North 49°41'27" East, and the long chord bears North 30°21'13" West 1953.84 feet, through a central angle of 19°54'39"), along said easterly line, to a found State Road right-of-way monument; thence North 20°27'07" West 329.48 feet, along said line, to a found State Road right-of-way monument; thence Northwesterly 508.96 feet along the arc of a 2914.90-foot radius slightly non-tangent curve to the left (center bears South 69°30'09" West, and the long chord bears North 25°23'59" West 508.31 feet, through a central angle of 10°00'15"), along said line; thence North 30°21'30" West 347.12 feet, diverging from the original alignment of said Iron Springs Road, and merging with the new alignment thereof, at a found Iron County Surveyor right-of-way P.C. monument; thence Northwesterly 621.00 feet along the arc of a 1429.13-foot radius slightly non-tangent curve to the right (center bears North 60°08'03" East, and the long chord bears North 17°25'03" West 616.12 feet, through a central angle of 24°53'47"), along the new alignment of said easterly line; thence North 4°58'19" West 1978.85 feet along said easterly line, passing through two found Iron County Surveyor right-of-way monuments, to its intersection with the measured Section line; thence North 87°25'12" East 349.61 feet along said Section line, to the Point of Beginning.

Parcel contains: 33,346,790 square feet, or 765.537 acres.

To: (i)James Barlow; (ii)Sherie Pribsey and Kaylin Moss, trustees of the Glenna D. Bulloch Living Trust dated June 24, 2019; (iii)Iron Apex Holding, LLC a Utah Limited Liability Company; (iv)Vanguard Properties, LLC, a Utah Limited Liability Company; and (v)Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 8, 11, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

The field work was completed on January 6, 2022.

Date of Plat or Map: January 27, 2022.

1/27/22
Date
Dusty L. Bishop
License No. 4938720

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report(s) supplied by Stewart Title Guaranty Company, under Commitment No. 13721-00001, Effective Date: September 7, 2021 at 7:30 a.m. and the title report under Commitment No. 13493, Effective Date: August 12, 2021 at 7:30 a.m.

Schedule B-2 Exceptions - Commitment No. 13721-00001

- Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (Blanket in nature)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (Blanket in nature)
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not survey related)
- Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not survey related)
- Taxes for the year 2021 are now a lien, not yet due and payable as to Tax Parcel No. E-0136-0004-0000, Tax Account No. 0498189. Proposed 2021 Tax Amount is \$0.00 which is subject to final approval by the Board of Equalization and County Commission. (Not survey related)
- Said property is located in the unincorporated area of Iron County and Tax District No. 10 and is subject to all assessments and service charges levied there under. (Not survey related)
- Effects of the 1969 Farmland Assessment Act, wherein there is a five year roll back tax provision, as evidenced by Application for Assessment and Taxation of Agricultural Land, recorded August 26, 2016 as Entry No. 00687640 in Book 1353, at Page 129, and Statement of Recertification for Assessment and Taxation of Agricultural Land recorded July 13, 2017 as Entry No. 00700384, in Book 1381, at Page 1317, Statement of Recertification for Assessment and Taxation of Agricultural Land recorded September 12, 2017 as Entry No. 00702971, in Book 1387, at Page 1250 of Official Records. (Not survey related)
- Any Easements as shown on the Official Plats and Ownership Plats of Section 3, Township 36 South, Range 12 West and Section 34, Township 35 South, Range 12 West, all in the Salt Lake Base and Meridian, Official Records of Iron County. Also, subject to terms, conditions, restrictions, and notes that may be shown on the recorded plat. (Blanket in nature)
- Reservations and exceptions in those patents by The State of Utah and United States of America recorded November 23, 1899, as Entry No. 3330 in Book M of Deeds at Page 469, and recorded July 8, 1907, as Entry No. 12289 in Book A of Patents, at Page 28, and recorded November 2, 1916, as Entry No. 21011 in Book B Patents, at Page 44 and recorded November 2, 1916, as Entry No. 21015 in Book B Patents, at Page 46 and recorded April 4, 1923 as Entry No. 31736, in Book C of Patents, at Page 123, and recorded November 3, 1949 as Entry No. 86502, in Book D of Patents, at Page 231 of Official Records. (Not survey related)
- Easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines, fiber optic cables and purposes incidental thereto, and purposes incidental thereto, in favor of Utah Power & Light Company, a Utah corporation, over and across said property by virtue of that certain Easement, recorded November 23, 1988 as Entry No. 287760, in Book 388 at Page 684 of Official Records. (Shown on survey) (Not located on subject property)
- An Easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines, and purposes incidental thereto, in favor of PacificCorp, an Oregon Corporation, d/b/a Rocky Mountain power its successors and assigns, on, over and across said property by virtue of that certain Right of Way Easement recorded April 2, 2015 as Entry No. 0068109, in Book 1310, at Page 1325 of Official Records. (Shown on survey)
- Any claim, right, title or interest to water, water rights and/or ditch rights whether or not shown by the public records. (Not survey related)
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, gravel, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not survey related)
- Lack of a right to access. (Not survey related)

Schedule B-2 Exceptions - Commitment No. 13493

- Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (Blanket in nature)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (Blanket in nature)
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not survey related)
- Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not survey related)
- Taxes for the year 2021 are now a lien, not yet due and payable as to Tax Parcel No. E-0144-00R1-0000 and E-0144-0004-0000, Tax Account No. 0492156 and 0344389.
- Proposed 2021 Tax Amounts are \$29.66 as to Tax Parcel No. E-0144-00R1-0000, and \$19.01 as to Tax Parcel No. E-0144-0004-0000, both of which are subject to final approval by the Board of Equalization and County Commission. (Not survey related)
- Effects of the 1969 Farmland Assessment Act, wherein there is a five year roll back tax provision, as evidenced by Application for Assessment and Taxation of Agricultural Land, recorded August 10, 2007 as Entry Nos. 00557996 and 00557998 in Book 1100 at Pages 7 and 9, and Statement of Recertification for Assessment and Taxation of Agricultural Land recorded August 4, 2017 as Entry Nos. 00701261 and 00701262, in Book 1383, at Pages 1604 and 1606, of Official Records. (Not survey related)
- Said property is located in the unincorporated area of Iron County and Tax District No. 10, and is subject to all assessments and service charges levied there under. (Not survey related)
- Any Easements as shown on the Official Plat and Ownership Plat of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian, Official Records of Iron County. Also, subject to terms, conditions, restrictions, and notes that may be shown on the recorded plat. (Shown on survey)
- Reservations and exceptions in the patents by The State of Utah recorded November 23, 1899 as Entry No. 3330, in Book "M" of Deeds, at Page 469, and recorded August 9, 1910 as Entry No. 14688, in Book "A" of Land Patents, at Page 273, and recorded April 4, 1923 as Entry No. 31736, in Book "C" of Land Patents, at Page 123 of Official Records. (Not survey related)
- Easements for Ingress, Egress, and Utilities, and purposes incidental thereto, on, over and across said property by virtue of that certain Warranty Deed, recorded December 5, 2005 as Entry No. 00518077, in Book 1008 at Page 475 of Official Records. (Shown on survey)
- The terms, provisions, and conditions contained within that certain Assignment of Easement Rights recorded March 17, 2009 as Entry No. 00586076, in Book 1159, at Page 40 of Official Records. (Shown on survey) (Not located on subject property)
- The terms provisions, conditions, and easements contained within that certain Central Iron County Water Conservancy District Public Utility Easement Agreement recorded March 17, 2009 as Entry No. 00586077, in Book 1159, at Page 847 of Official Records. (Shown on survey)
- Public Utility Easements, and purposes incidental thereto, in favor of PacificCorp, an Oregon Corporation d/b/a Rocky Mountain Power, on, over, and across said property by virtue of that certain Right of Way Easement recorded April 2, 2015 as Entry No. 00688110 in Book 1310, at page 1329 of Official Records. (Shown on survey)
- Any claim, right, title or interest to water, water rights and/or ditch rights whether or not shown by the public records. (Not survey related)
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, gravel, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not survey related)
- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$1,597,500.00
Dated: March 8, 2005
Trustor: Wingspan Exchanges, LLC.
Trustee: State Bank of Southern Utah
Beneficiary: State Bank of Southern Utah
Recorded: March 9, 2005 as Entry No. 00499732, in Book 964 at Page 1599 of Official Records (Not survey related)
- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$781,671.90
Dated: June 1, 2006
Trustor: Vanguard Properties, LLC, a Utah Limited Liability Company
Trustee: State Bank of Southern Utah
Beneficiary: State Bank of Southern Utah
Recorded: June 15, 2006 as Entry No. 00531837, in Book 1039 at Page 1402 of Official Records (Not survey related)

TABLE A

- All monuments used and set are shown on survey.
- Address is Vacant Land, Cedar City, Utah 84721.
- Subject parcel contains 33,346,797 sq.ft. or 765.537 acres.
- Vertical Relief is shown on survey.
- Substantial features are shown on survey.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

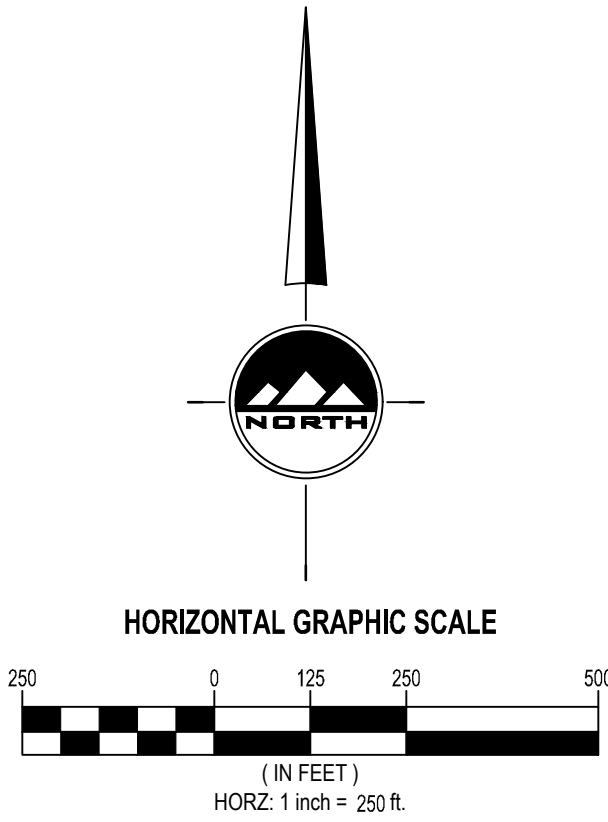
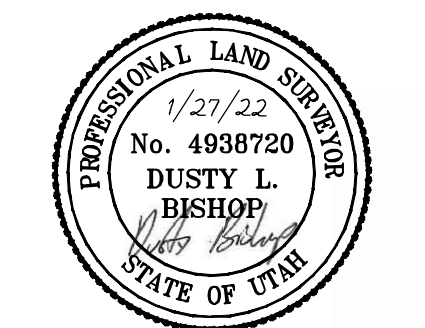
FOR:
BZI STEEL
PO BOX 340
KANARRAVILLE, UT 84742

CONTACT:
RYAN OBRAY
PHONE: 435-704-7166

BZI STEEL

ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY

IRON SPRINGS ROAD
CEDAR CITY, UTAH



LOCATED IN SECTIONS 34 AND 35
TOWNSHIP 35 SOUTH, RANGE 12 WEST
AND SECTIONS 3 AND 4
TOWNSHIP 36 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

ALTA-NSPS
LAND TITLE
AND TOPOGRAPHY
SURVEY

PROJECT NUMBER 1254
PRINT DATE 1/27/22
DRAWN BY M. BURT
CHECKED BY
PROJECT MANAGER J. NOWELL

811

Know what's below.
Call before you dig.

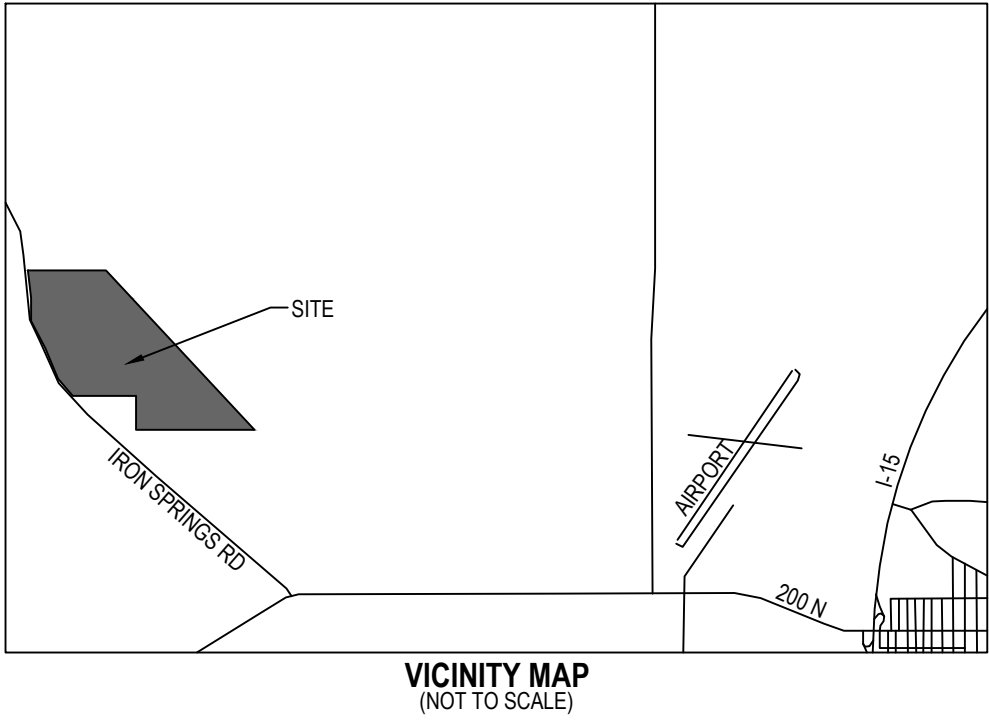
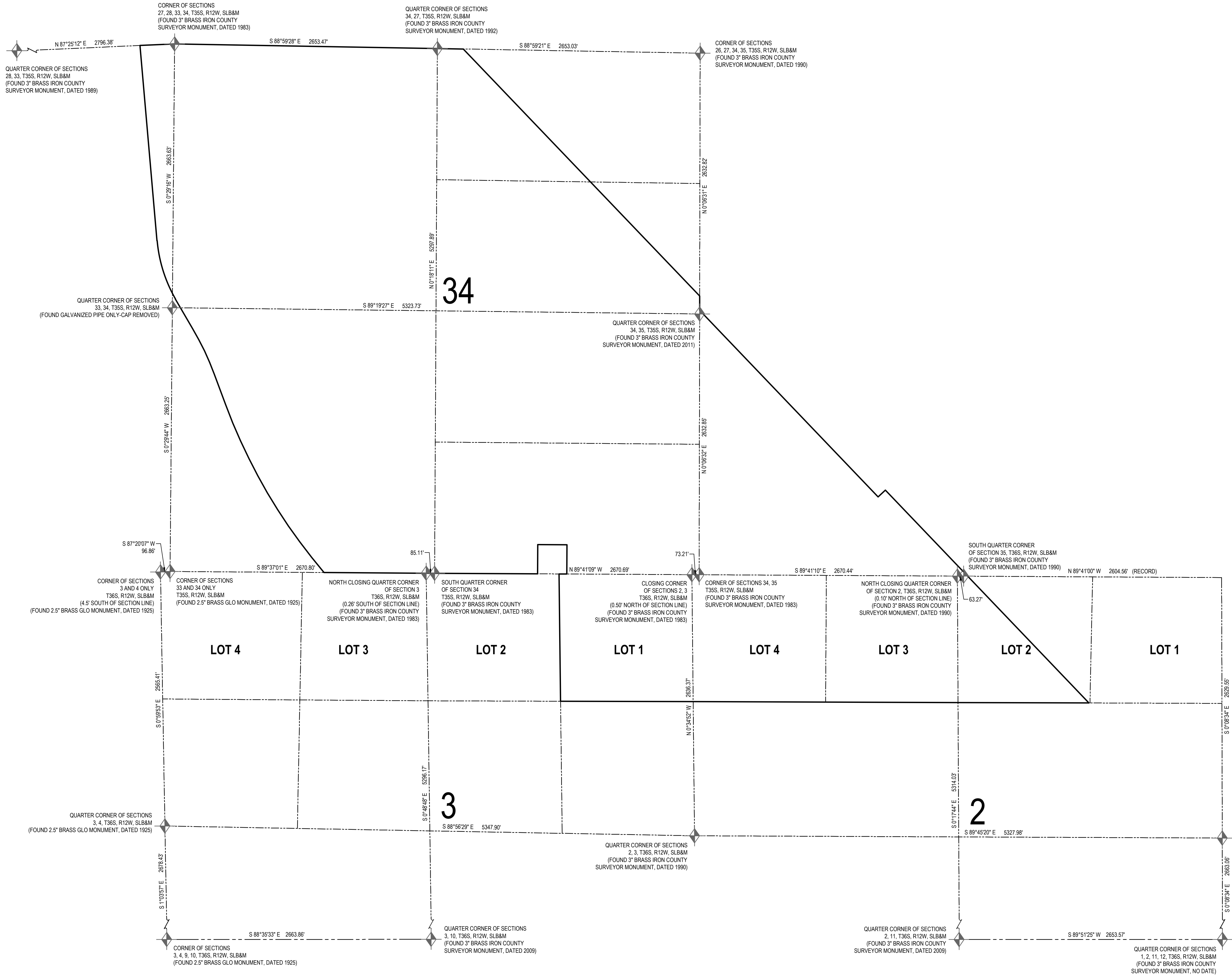
CALL BLUESTAKES
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BENCHMARK

NORTHWEST CORNER OF SECTION 34,
TOWNSHIP 35 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 5531.90'

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

SCHEDULE B-2 EXCEPTION

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

The north arrow points towards the top of the page. The horizontal graphic scale is in feet, with markings for 500, 0, 250, 500, and 1000 feet. The scale is labeled "HORIZONTAL GRAPHIC SCALE" and "HORZ: 1 inch = 500 ft."

LOCATED IN SECTIONS 34 AND 35
TOWNSHIP 35 SOUTH, RANGE 12 WEST
AND SECTIONS 3 AND 4
TOWNSHIP 36 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BZI STEEL
PO BOX 340
KANARRAVILLE, UT 84742

CONTACT:
RYAN OBRAY
PHONE: 435-704-7186

BZI STEEL ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY IRON SPRINGS ROAD CEDAR CITY, UTAH

ALTA-NSPS
LAND TITLE
AND TOPOGRAPHY
SURVEY

PROJECT NUMBER
11254
PRINT DATE
1/27/22
DRAWN BY
M. BURT
CHECKED BY
PROJECT MANAGER
J. NOWELL

2 OF 5

811

Know what's below.
Call before you dig.

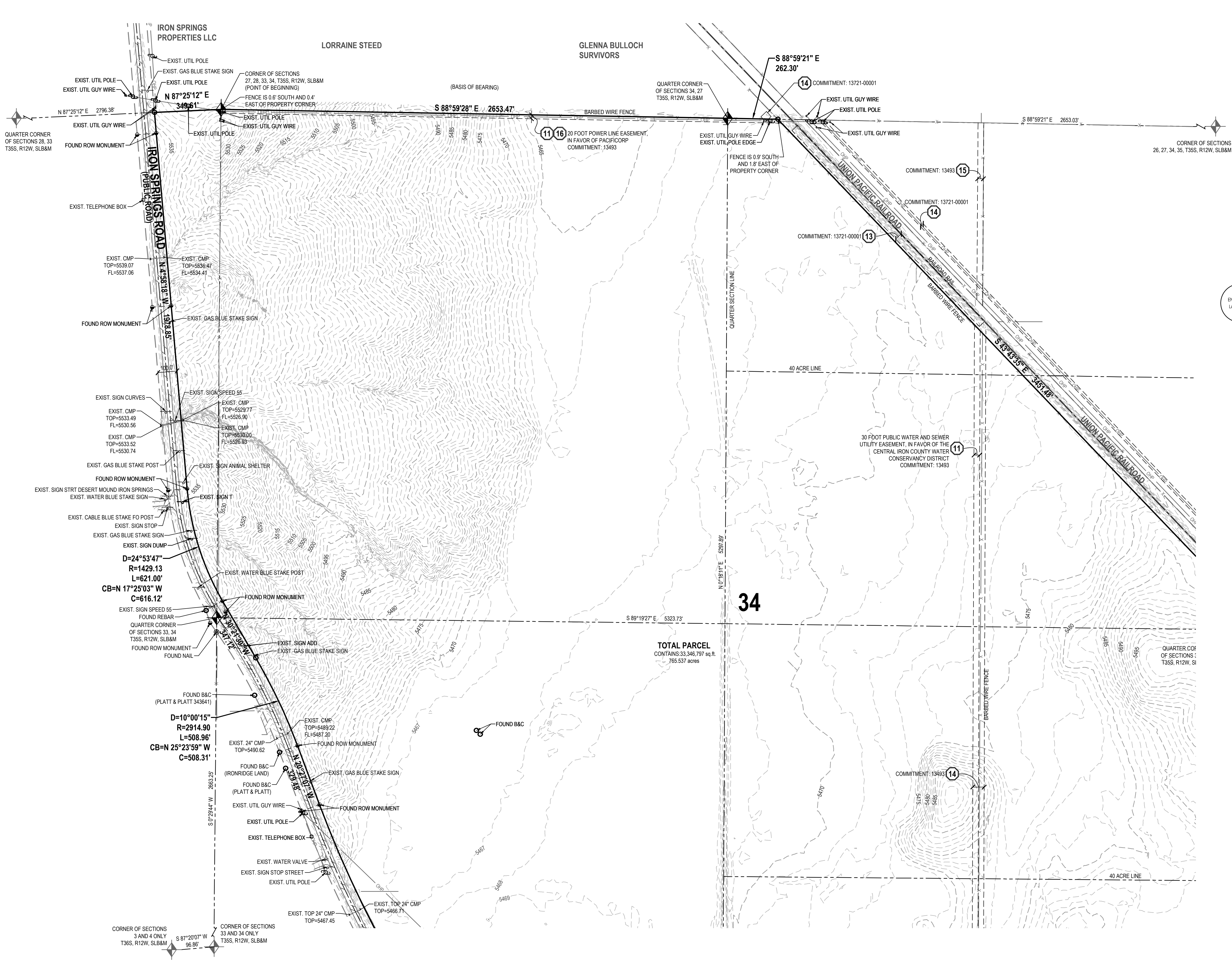
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 34,
TOWNSHIP 35 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 5531.90'

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.



SHEET 3

SHEET 4

SITE

SHEET 5

IRON SPRINGS RD

RAILROAD

200' N

VICINITY MAP
(NOT TO SCALE)

LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SS SANITARY SEWER LINE

SD STORM DRAIN LINE

LD LAND DRAIN LINE

W CULINARY WATER LINE

SW SECONDARY WATER LINE

IRR IRRIGATION LINE

CHP OVERHEAD POWER LINE

E ELECTRICAL LINE

G GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

SCHEDULE B-2 EXCEPTION

NORTH

HORIZONTAL GRAPHIC SCALE

250

0

125

250

500

(IN FEET)

HORZ: 1 inch = 250 ft.

LOCATED IN SECTIONS 34 AND 35
TOWNSHIP 35 SOUTH, RANGE 12 WEST
AND SECTIONS 3 AND 4
TOWNSHIP 36 SOUTH, RANGE 12 WEST
SALT LAKE BASE AND MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY

IRON SPRINGS ROAD

CEDAR CITY, UTAH

PROFESSIONAL LAND SURVEYOR

1/27/22

No. 4938720

DUSTY L. BISHOP

STATE OF UTAH

ALTA-NSPS
LAND TITLE
AND TOPOGRAPHY
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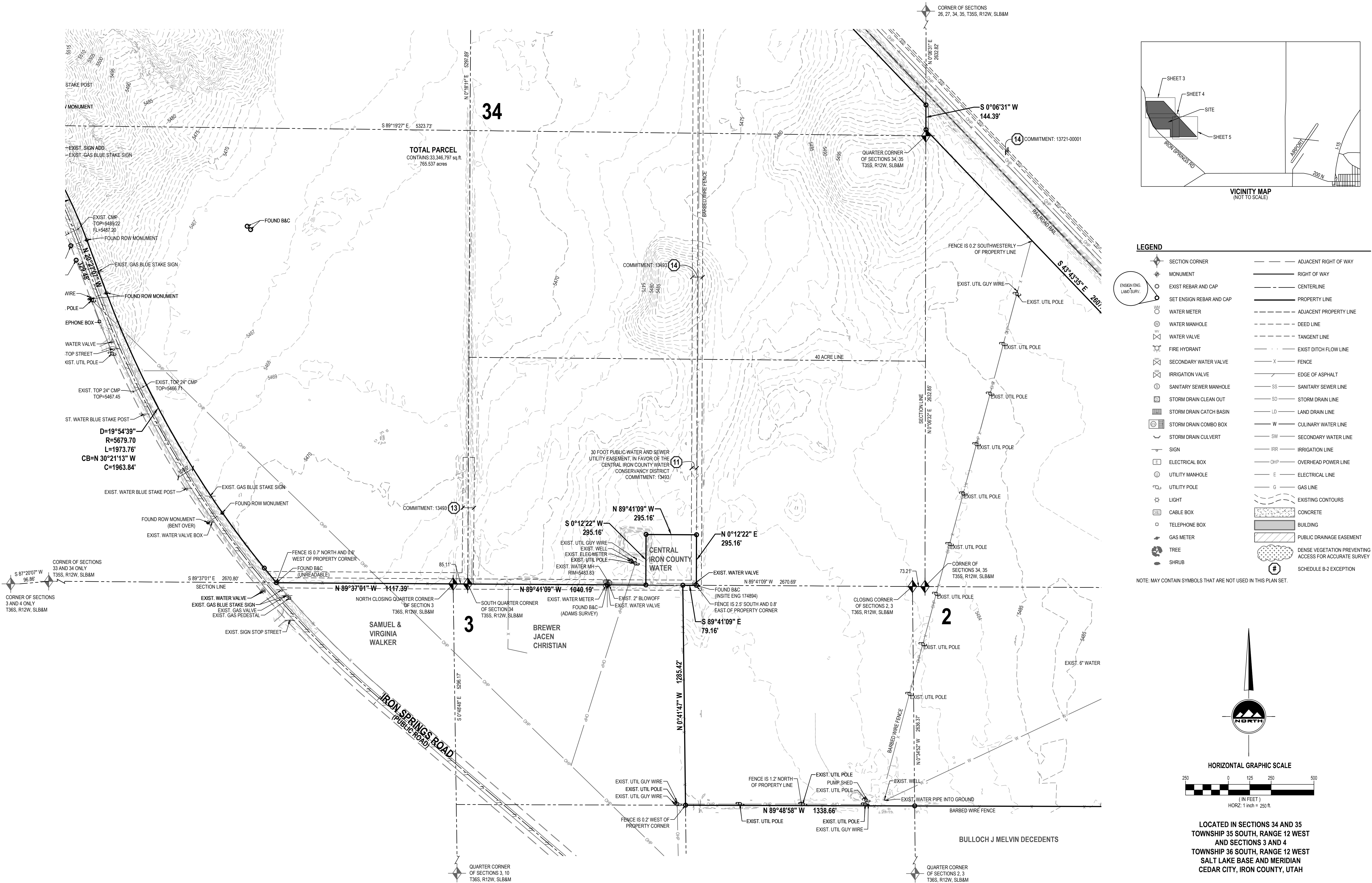
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NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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CEDAR CITY, UTAH

PROFESSIONAL LAND SURVEYOR

1/27/22

No. 4938720

DUSTY L. BISHOP

STATE OF UTAH

ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY

PROJECT NUMBER 1254

PRINT DATE 1/27/22

DRAWN BY M. BURT

CHECKED BY

PROJECT MANAGER J. NOWELL

4 OF 5

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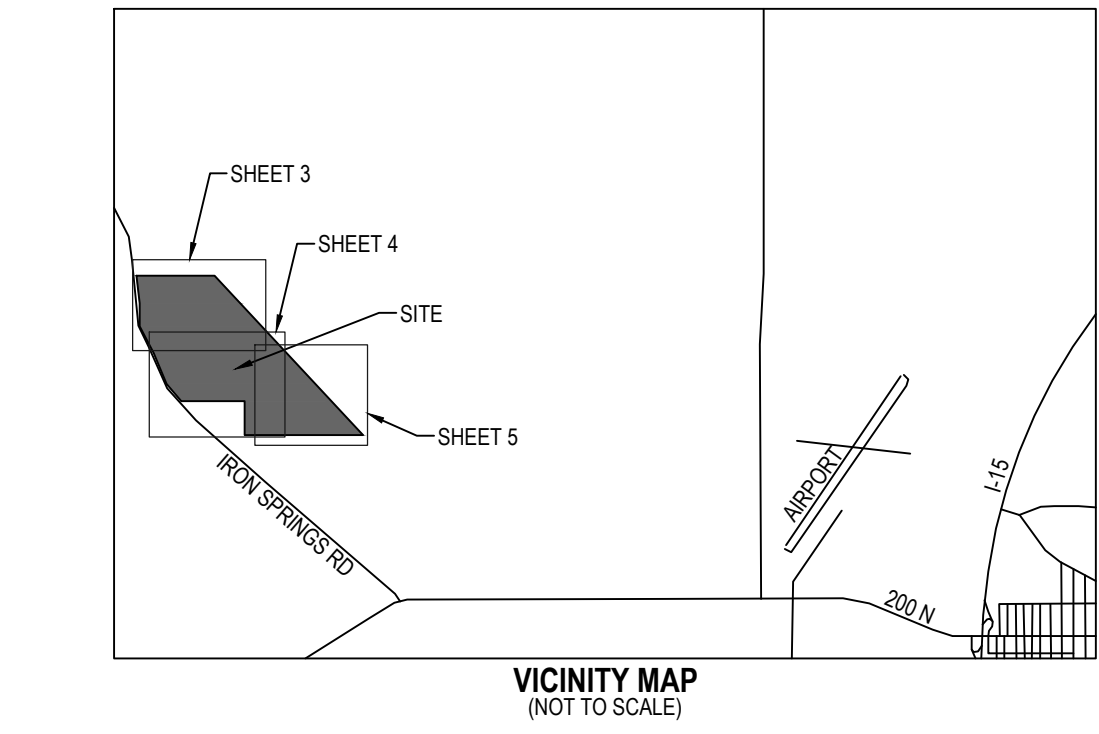
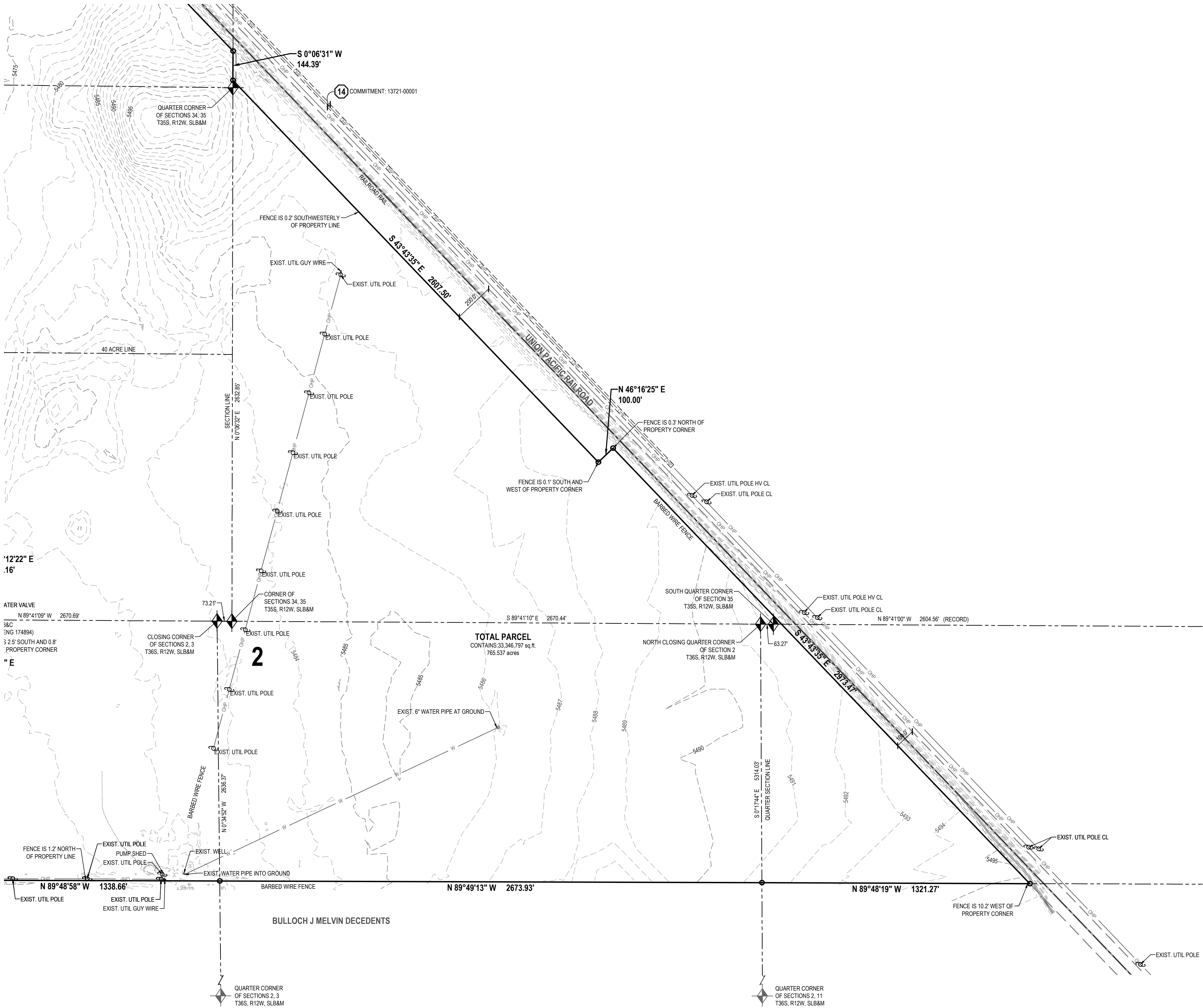
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