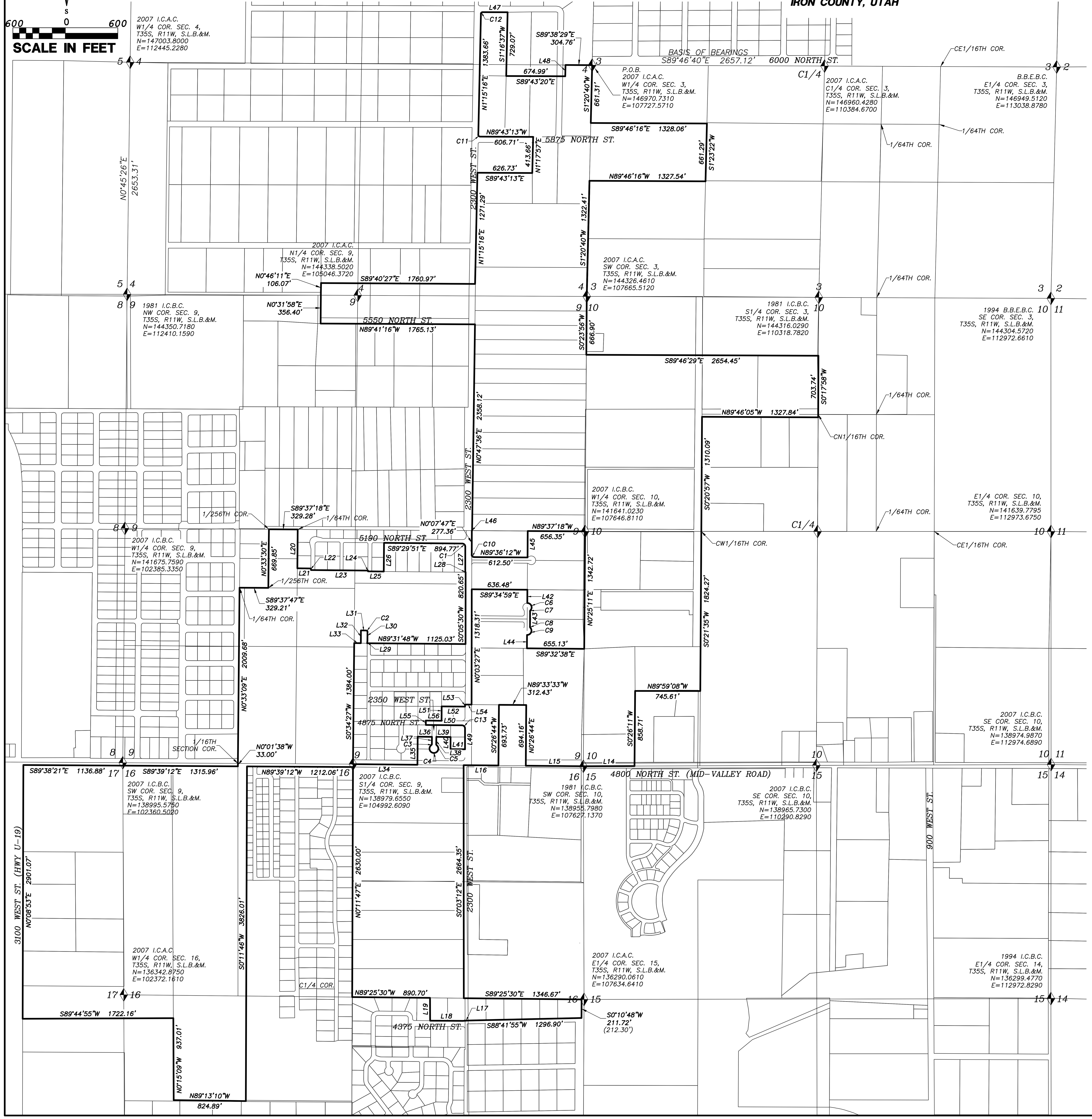
TOWN BOUNDARIES EXHIBIT OF:
COAL CREEK, UTAH
LOCATED WITHIN SECTIONS 3, 4, 9, 10, 16 & 17, T35S, R11W, S.L.B.&M.
IRON COUNTY, UTAH

LEGEND

- PROPOSED TOWN BOUNDARY OF COAL CREEK, UTAH
- SECTION LINE
- SECTION CORNER AS DESCRIBED



SURVEYOR'S CERTIFICATE

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

STEVEN BRENT WOOLSEY, PLS #4938769

PROFESSIONAL LAND SURVEYOR STATE OF UTAH — STEVEN BRENT WOOLSEY — No. 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 COAL CREEK, 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 BASED ON THE CEDAR CITY GPS COORDINATE CONTROL NETWORK, DERIVED FROM THE GRIMSHAW SURVEY OF TOWNSHIP 35 SOUTH. ALL COORDINATES AS SHOWN HEREIN ARE BASED ON SAID NETWORK.

COAL CREEK, 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 DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING S01°20'40"W, ALONG THE SECTION LINE, 661.31 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL D-0495-0005-0000; THENCE DEPARTING SAID SECTION LINE AND RUNNING S89°46'16"E, ALONG THE NORTH LINE OF SAID PARCEL, 1328.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S01°23'22"W, ALONG THE EAST LINE OF SAID PARCEL, 661.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°46'16"W, ALONG THE SOUTH LINE OF SAID PARCEL, 1327.54 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE WEST LINE OF SAID SECTION 3; THENCE S01°20'40"W, ALONG THE SECTION LINE, 1322.41 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 NORTHEAST CORNER OF IRON COUNTY TAX PARCEL D-0534-0002-0014 AND A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 10; THENCE S00°17'58"W, ALONG THE EAST LINE OF SAID PARCEL AND SAID SECTION LINE, 703.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°46'05"W, ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE NORTH LINES OF IRON COUNTY TAX PARCELS D-0534-0002-0009-03, 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, 165.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2300 WEST STREET; THENCE N00°05'31"E, ALONG SAID RIGHT-OF-WAY LINE, 239.23 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 89°37'19"; THENCE NORTHWESTERLY ALONG SAID CURVE, 54.74 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4875 NORTH STREET; THENCE N89°31'48"W, ALONG SAID RIGHT-OF-WAY LINE, 413.66 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°30'05"E, 50.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID 4875 NORTH STREET; THENCE S89°31'48"E, ALONG SAID RIGHT-OF-WAY LINE, 180.00 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF SAID PHASE 1; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N00°30'05"E, ALONG THE WEST LINE OF SAID LOT 25, 164.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE S89°31'48"E, ALONG THE NORTH LINE OF SAID LOT 25 AND ALONG THE NORTH LINE OF LOT 26, 266.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 26 AND A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°05'31"E, ALONG SAID RIGHT-OF-WAY LINE, 23.12 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°33'33"E, 75.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 2300 WEST STREET; THENCE N00°03'27"E, ALONG SAID RIGHT-OF-WAY LINE, 1,318.31 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°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°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°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 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°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 772.40 ACRES.

LINE TABLE

LINE	LENGTH	DIRECTION
L14	585.07'	N89°47'11"E
L15	658.67'	N89°28'52"W
L16	398.53'	N89°28'52"W
L17	60.04'	S86°28'51"W
L18	374.85'	N89°46'13"W
L19	260.74'	N0°06'26"W
L20	444.19'	S0°33'50"W
L21	154.68'	S89°29'51"E
L22	18.43'	S0°30'09"W
L23	653.51'	S89°29'51"E
L24	9.49'	S0°30'09"W
L25	180.27'	S89°29'57"E
L26	328.33'	N0°30'09"E
L27	293.56'	S0°05'31"W
L28	4.51'	S89°29'57"E

LINE TABLE

LINE	LENGTH	DIRECTION
L29	25.14'	N6°12'03"E
L30	105.53'	N0°30'09"E
L31	59.22'	N89°29'51"W
L32	145.58'	S0°28'12"W
L33	76.66'	N89°31'48"W
L34	737.55'	S89°28'52"E
L35	320.63'	N0°30'08"E
L36	162.50'	S89°31'48"E
L37	83.75'	S0°30'08"W
L38	83.78'	N0°30'08"E
L39	163.50'	S89°31'48"E
L40	139.00'	S0°30'08"W
L41	165.65'	S89°31'48"E
L42	152.42'	S0°26'10"W
L43	174.53'	S0°26'10"W

LINE TABLE

LINE	LENGTH	DIRECTION
L44	152.43'	S0°26'10"W
L45	302.44'	S0°23'12"W
L46	3.47'	S89°37'18"E
L47	284.95'	S89°43'22"E
L48	128.96'	N1°19'19"E
L49	239.23'	N0°05'31"E
L50	413.66'	N89°31'48"W
L51	164.00'	N0°30'05"E
L52	266.90'	S89°31'48"E
L53	23.12'	N0°05'31"E
L54	75.00'	S89°33'33"E
L55	50.00'	N0°30'05"E
L56	180.00'	S89°31'48"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	54.73'	35.00'	49.32'	S44°42'10"E	89°35'22"
C2	23.56'	15.00'	21.21'	S44°29'51"E	90°00'00"
C3	13.62'	15.00'	13.16'	S26°30'53"W	52°01'28"
C4	247.87'	50.00'	61.54'	N89°29'32"W	284°02'17"
C5	13.62'	15.00'	13.15'	N25°30'16"W	52°00'49"
C6	114.14'	50.00'	90.92'	S24°10'02"E	130°47'36"
C7	14.24'	20.00'	13.94'	N20°49'58"E	40°47'36"
C8	14.24'	20.00'	13.94'	N19°57'38"W	40°47'36"
C9	114.14'	50.00'	90.92'	S25°02'22"W	130°47'36"
C10	39.15'	25.00'	35.27'	N44°44'13"W	89°43'59"
C11	31.76'	20.00'	28.52'	N44°13'59"W	90°58'29"
C12	31.08'	20.00'	28.04'	N45°45'58"E	89°01'24"
C13	54.74'	35.00'	49.33'	N44°43'08"W	89°37'19"
C14	55.21'	35.00'	49.66'	N45°16'52"E	90°22'41"

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	REMOVED PARCELS AND ADDED PARCELS	4-5-24	SBW
2	REMOVED PARCELS AND ADDED PARCELS	12-12-24	SBW
3	REMOVED PARCELS AND ADDED PARCEL	2-12-25	SBW
4	REMOVED PORTION OF SE TOWN AREA		
	PLUS ADDED A PORTION OF 2300 WEST ST.	10-23-25	SBW
5	REMOVED PARCELS AND ADDED PARCELS	11-30-25	SBW

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TOWN BOUNDARIES EXHIBIT OF:
COAL CREEK, UTAH
IRON COUNTY, UTAH
LOCATED WITHIN SECTIONS 3, 4, 9, 10, 16, AND 17, T35S, R11W, S.L.B.&M.

DATE: 6-21-2026
SCALE: 1"=600'

JOB NO.
1998

SHEET NO:
1 OF 1