

SOUTHEAST 1/4, SECTION 20
T.10N., R.7E., S.1.M.
RICH COUNTY, UTAH

LEGAL DESCRIPTION
OF A
MOUNTAIN MEADOW SUBDIVISION PARCEL AND ACCESS ROAD
QUESTAR PIPELINE COMPANY
ROCK SPRINGS, WYOMING
MAY 1996

A subdivision parcel of land in two phases and a 50 foot wide strip of land for access roads in three parts situated in the east half of the southeast quarter of Section 20, Township 10 North, Range 7 East, Salt Lake Meridian, Rich County, Utah, the parcel boundary and strip centerline being more particularly described as follows:

PHASE 1
Commencing at the section corner common to Sections 20, 21, 28 and 29, Township 10 North, Range 7 East, Salt Lake Meridian, Rich County, Utah, being a brass cap and iron pipe monument, thence N.01°11'38"W, 1,184.95 feet to the POINT OF BEGINNING, a point on the westerly right of way boundary for Utah State Highway No. 16, and the southeasterly corner of the Mountain Meadow Subdivision Phase 1;
Thence southwesterly through a curve concave from the northwest, with a delta angle of 21°16'54", a radius of 439.21 feet, a length of 163.14 feet, a chord length of 162.21 feet and a tangent length of 82.52 feet to a set aluminum cap and iron bar monument;
Thence N.89°55'16"W, 892.84 feet to the corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence continuing N.89°55'16"W, 122.12 feet to the southwest corner of Mountain Meadow Subdivision Phase 1, the corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence N.00°00'43"E, 64.02 feet to the corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence continuing N.00°00'43"E, 780.55 feet to the northwest corner of Mountain Meadow Subdivision and a set aluminum cap and iron bar monument;
Thence N.89°55'16"W, 833.57 feet to the northeast corner of Mountain Meadow Subdivision, a point on the westerly right of way boundary for Utah State Highway No. 16, and a found aluminum cap and iron bar monument;
Thence S.22°42'50"E, 882.19 feet along said westerly right of way boundary to the POINT OF BEGINNING.

PHASE 2
Commencing at the section corner common to Sections 20, 21, 28 and 29, Township 10 North, Range 7 East, Salt Lake Meridian, Rich County, Utah, being a brass cap and iron pipe monument and the POINT OF BEGINNING, the southeasterly corner of Mountain Meadow Subdivision;
Thence S.89°55'16"W, 1,199.91 feet to the southeasterly corner of Mountain Meadow Subdivision and a found aluminum cap and iron bar monument;
Thence N.00°00'43"E, 1,153.53 feet to the corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence S.89°55'16"W, 122.12 feet to the southeast corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence S.89°55'16"W, 892.84 feet to the corner of a fenced parcel of land for a water well and pump house and a set aluminum cap and iron bar monument;
Thence northwesterly through a curve concave from the northwest, with a delta angle of 21°16'54", a radius of 439.21 feet, a length of 163.14 feet, a chord length of 162.21 feet and a tangent length of 82.52 feet to a point on the westerly right of way boundary of Utah State Highway No. 16;
Thence S.22°42'50"E, 64.59 feet along said westerly right of way boundary;
Thence S.00°00'46"W, 1,125.11 feet to the POINT OF BEGINNING.

ACCESS ROAD PART 1
Commencing at the section corner common to Sections 20, 21, 28 and 29, Township 10 North, Range 7 East, Salt Lake Meridian, Rich County, Utah, being a brass cap and iron pipe monument, thence N.01°28'13"E, 1,179.50 feet and the POINT OF BEGINNING, a point in the centerline of Utah State Highway 16 and the junction with the Road No. 1 for Mountain Meadow Subdivision;
Thence southwesterly through a curve concave from the northwest, with a delta angle of 22°13'01", a radius of 465.67 feet, a length of 180.65 feet, a chord length of 173.52 feet, a tangent length of 91.47 feet, and Station 1+80.65 on said Road No. 1;
Thence S.89°55'16"W, 602.86 feet to the junction with Road No. 2 for Mountain Meadow Subdivision and Station 7+83.51 on said Road No. 1;
Thence continuing S.89°55'16"W, 269.56 feet to the junction with Road No. 3 for Mountain Meadow Subdivision and Station 10+53.07 on said Road No. 1;
Thence continuing S.89°55'16"W, 145.28 feet to the end and Station 11+98.35 on said Road No. 1.

ACCESS ROAD PART 2
Commencing at the junction with Road No. 1 for Mountain Meadow Subdivision, Station 7+83.51 on said Road No. 1, the POINT OF BEGINNING and Station 0+00 on Road No. 2 for Mountain Meadow Subdivision;
Thence S.00°00'08"W, 223.97 feet to Station 2+23.97 on said Road No. 2;
Thence southwesterly through a curve concave from the northeast, with a delta angle of 29°05'11", a radius of 350.51 feet, a length of 183.12 feet, a chord length of 181.16 feet, a tangent length of 93.58 feet, to Station 4+07.09 on said Road No. 2;
Thence southerly through a curve concave from the southwest, with a delta angle of 28°59'00", a radius of 355.74 feet, a length of 166.97 feet, a chord length of 165.45 feet, a tangent length of 85.04 feet, to Station 5+74.06 on said Road No. 2;
Thence S.00°09'19"W, 209.85 feet to the end of said Road No. 2, junction with Road No. 3 for Mountain Meadow Subdivision, Station 11+71.59 on said Road No. 3, and Station 7+83.91 on said Road No. 2.

ACCESS ROAD PART 3
Commencing at the junction with Road No. 1 for Mountain Meadow Subdivision, Station 10+53.07 on said Road No. 1, the POINT OF BEGINNING and Station 0+00 on Road No. 3 for Mountain Meadow Subdivision;
Thence S.00°02'15"W, 344.97 feet to Station 3+44.97 on said Road No. 3;
Thence southwesterly through a curve concave from the northeast, with a delta angle of 34°48'57", a radius of 145.21 feet, a length of 88.24 feet, a chord length of 86.89 feet, a tangent length of 45.53 feet, to Station 4+33.21 on said Road No. 2;
Thence southwesterly through a curve concave from the west, with a delta angle of 84°09'37", a radius of 178.52 feet, a length of 262.22 feet, a chord length of 239.28 feet, a tangent length of 161.19 feet, to Station 6+95.43 on said Road No. 3;
Thence southerly through a curve concave from the southeast, with a delta angle of 29°18'12", a radius of 145.21 feet, a length of 74.27 feet, a chord length of 73.46 feet, a tangent length of 37.96 feet, to Station 7+69.70 on said Road No. 3;
Thence S.00°47'30"W, 37.92 feet to Station 8+07.62 on said Road No. 3;
Thence S.89°45'02"E, 363.97 feet to Station 11+71.59 on said Road No. 3 and the junction with said Road No. 2;
Thence continuing S.89°45'02"E, 40.44 feet to the end and Station 12-03 on said Road No. 3.

The total area of Mountain Meadow Subdivision, Phase 1, as described above, is 854,600 square feet or 19.62 acres, more or less.
The total area of Mountain Meadow Subdivision, Phase 2, as described above, is 1,384,300 square feet or 31.78 acres, more or less.
The total length of access roads as described, is 3,194.29 feet or 193.59 rods or 0.61 mile, more or less.

- LEGEND**
- SET LOT CORNER - 5/8" REBAR
 - SEWER SYSTEM MANHOLE
 - ◆ PUBLIC LAND SURVEY SECTION CORNER
 - SET OR FOUND 1" DIA. ALUMINUM CAP ON IRON BAR SET MONUMENTS MARKED AS SHOWN
 - ⊕ CORNER LOCATION CHISLED IN CONCRETE SIDEWALK
 - ⊙ WATER SYSTEM MANHOLE
 - ▲ FIRE HYDRANT

MOUNTAIN MEADOW SUBDIVISION PHASE 2
TOTAL AREA PHASE 2 31.78 ACRES
TOTAL COMMON AREA 27.14 ACRES
TOTAL LOTTED AREA 4.64 ACRES

TABULATIONS
ROAD 3194.29 FEET
193.59 RODS
0.61 MILES
SEWERLINE 2567.63 FEET
155.61 RODS
0.49 MILES
WATERLINE EASEMENT FROM PHASE 1 705.24 FEET
42.74 RODS
0.13 MILES

SURVEYOR'S NARRATIVE
THE SURVEY WAS MADE TO DEFINE AND MONUMENT THE LOTS IN MOUNTAIN MEADOW SUBDIVISION OWNED BY QUESTAR PIPELINE COMPANY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 EAST, S.1.M., RICH COUNTY, UTAH. THE PROPERTY WAS ACQUIRED IN ONE UNIT AND LOTS WERE CREATED FOR CONSTRUCTION OF HOMES AND OFFICE/GARAGE FOR COMPANY EMPLOYEES. THE ABOVE DESCRIBED SUBDIVISION DIVIDES THE LOTS BASED ON OCCUPATION OF FENCELINES AND OTHER PHYSICAL FEATURES. THIS DOCUMENT IS INTENDED TO BE FILED WITH THE COUNTY RECORDER TO DOCUMENT THE BOUNDARIES OF LOTS WITHIN THE SUBDIVISION.

CERTIFICATE OF SURVEYOR
STATE OF WYOMING) S.S.
COUNTY OF SWEETWATER)
CLEMENT R. WILLIAMS STATES HE IS BY OCCUPATION A PROFESSIONAL LAND SURVEYOR EMPLOYED BY QUESTAR PIPELINE COMPANY TO MAKE THE SURVEY OF MOUNTAIN MEADOW SUBDIVISION, RANDOLF, UTAH, AS DESCRIBED AND SHOWN ON THIS MAP AND PLAT THAT THE SURVEY OF SAID WORK WAS MADE BY HIM OR UNDER HIS SUPERVISION AND AUTHORITY, ON MAY 13 - 16, 1996 AND THAT SUCH SURVEY IS ACCURATELY REPRESENTED ON THIS MAP AND PLAT.

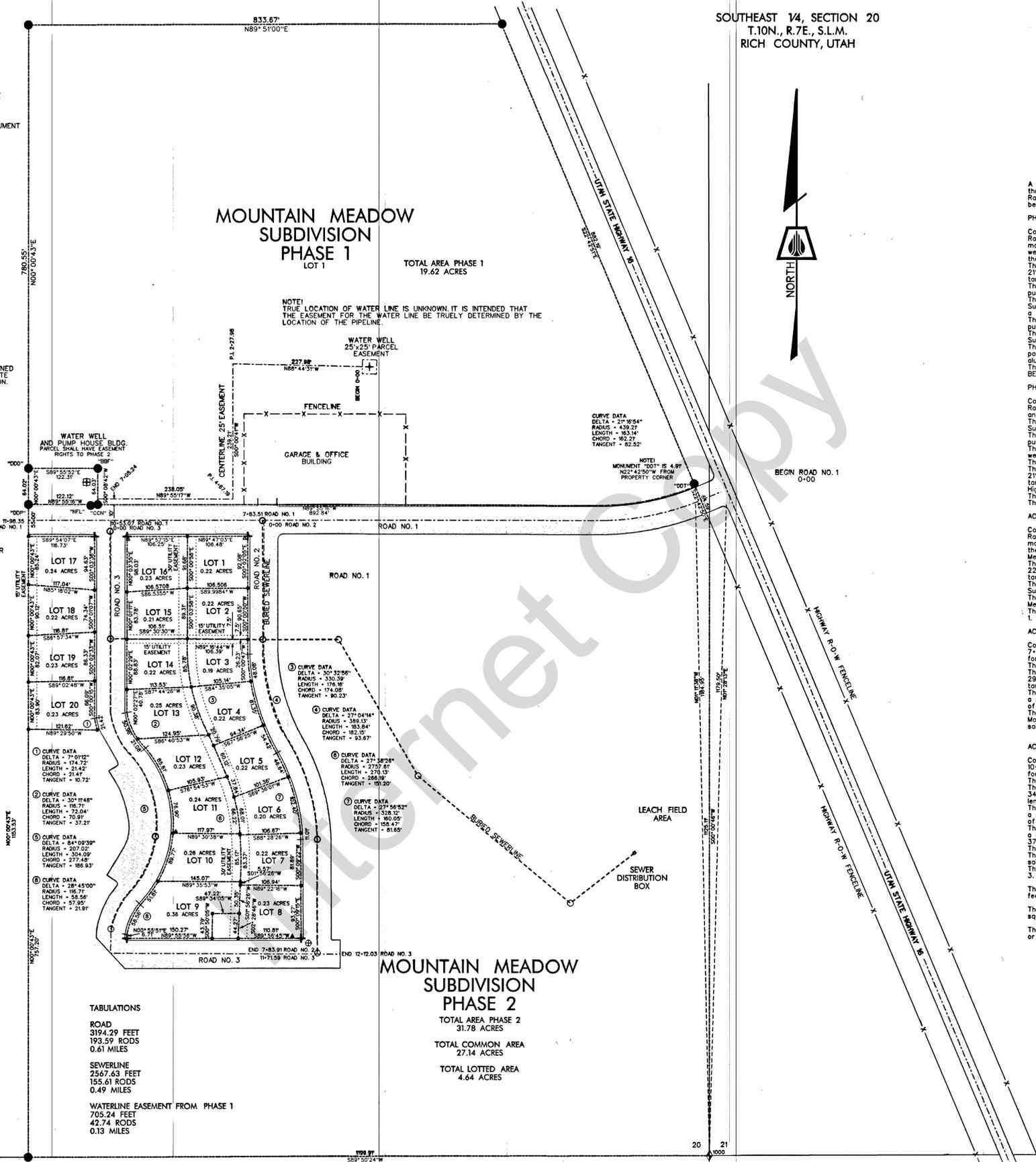
Clement R. Williams 5/31/96
CLEMENT R. WILLIAMS, UTAH PROFESSIONAL LAND SURVEYOR NO. 92-17178-2201

APPLICANT'S CERTIFICATE
I, A.J. MARUSHACK, DO HEREBY CERTIFY THAT I AM THE PRESIDENT AND CEO FOR QUESTAR PIPELINE COMPANY, HERINAFTER DESIGNATED THE APPLICANT, THAT CLEMENT R. WILLIAMS WHO SUBSCRIBED TO THE FOREGOING SURVEYOR'S CERTIFICATE, IS EMPLOYED BY THE APPLICANT TO SURVEY AND PREPARE THE PLAT AND MAP FOR THE SUBDIVISION OF A PARCEL OF LAND OWNED BY QUESTAR PIPELINE COMPANY, THAT THIS MAP AND PLAT HAS BEEN PREPARED TO BE FILED WITH THE COUNTY OF RICH, STATE OF UTAH OR THEIR DULY AUTHORIZED REPRESENTATIVES AS PART OF A COMPLETE APPLICATION FOR THE PROPOSED SUBDIVISION.

A.J. Marushack
A.J. MARUSHACK,
PRESIDENT AND C.E.O.
QUESTAR PIPELINE COMPANY

BASIS OF BEARING
ALL BEARING REPORTED HEREON ARE REFERRED TO THE STRAIGHT LINE FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28, AND 29, T.10 N., R. 7 E., S.1.M., RICH COUNTY UTAH, BEING A FOUND BRASS CAP AND IRON PIPE MONUMENT TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND OWNED BY QUESTAR PIPELINE COMPANY, BEING A FOUND 1" DIAMETER ALUMINUM CAP AND IRON BAR MONUMENT, AS S. 89° 50' 24" W., 1,199.91 FEET.

SECTION CORNER DESCRIPTIONS
THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28, AND 29, T.10 N., R. 7 E., S.1.M., RICH COUNTY UTAH, BEING A FOUND 3/4" DIAMETER BRASS CAP MOUNTED ON A 2 1/2" IRON PIPE EXTENDING 8 1/2" ABOVE THE GROUND, MONUMENT IS LOCATED 600' +/- WESTERLY OF UTAH STATE HIGHWAY 16, NORTHWESTERLY OF THE JUNCTION OF NORTH/SOUTH AND EAST/WEST FENCELINES.



OWNER'S DEDICATION
Know all men by these presents that Questar Pipeline Company, the owner of the above described tract of land, having caused the same to be divided into lots to be known as Mountain Meadow Subdivision Phase 1, dedicates the common area and roads described above to the Mountain Meadow Homeowner's Association and warrants and saves Rich County harmless from any encumbrances and liens said subdivision without any dedication to Rich County of streets, alleys or common areas, or other public places. Rich County shall not be responsible for permanent maintenance of streets, water lines or sewer improvements.
IN WITNESS WHEREOF, Questar Pipeline Company has authorized the undersigned to make this dedication the _____ day of June, 1996.

QUESTAR PIPELINE COMPANY
A.J. Marushack
A.J. Marushack, President & CEO

COUNTY RECORDER'S NO. 48711
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK, RICH COUNTY, UTAH, THIS 17 DAY OF JUNE, 1996.
INDEXED
FILED IN FILE OF PLATS

PLANNING COMMISSION APPROVAL
APPROVED THIS 5 DAY OF JUNE, 1996 BY THE PLANNING COMMISSION.
Richard Nelson
CHAIRMAN

BEAR RIVER DISTRICT HEALTH APPROVAL
WASTE DISPOSAL SYSTEM & CULINARY WATER SYSTEM APPROVAL THIS 5 DAY OF JUNE, 1996.
Paul D. Hunt
DISTRICT SANITARIAN

ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATE 5/31/96
Robert J. ...
COUNTY ENGINEER

ATTORNEY'S APPROVAL
APPROVED AS TO FORM THIS 5 DAY OF JUNE 1996.
Charles D. ...
ATTORNEY

NOTARY PUBLIC
William H. Robbins
79 South State St.
Salt Lake City, Utah 84119
My Commission Expires September 18, 1998
STATE OF UTAH

ENGINEERING RECORD		
W.O. SURVEYED 5/15/96 FH	SECTION 20	
DRAWN 3/98 CRW CHECKED CRW	T. 10 N. R. 7 E.	
PROJECT ENGINEER	COUNTY RICH STATE UTAH	
APPROVED CRW	LINE/AREA MOUNTAIN MEADOW	
REVISIONS		
NO.	DESCRIPTION	DATE/BY

QUESTAR PIPELINE COMPANY
SUBDIVISION PLAT FOR MOUNTAIN MEADOW PHASES 1 & 2
SCALE: 1" = 100'
DRWG. NO. 34451