ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 174919, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TO: SUNROC CORPORATION AND SOUTHERN UTAH TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 4, 8, 10, 11 & 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 REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE ______________

PROFESSIONAL LAND SURVEYOR No. 174919 SCOTT P. WOOLSEY State of Utah

SCOTT P. WOOLSEY
P.L.S. No. 174919

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM CERTIFICATION TO THE PROPERTY FOR SUNROC CORPORATION AND TO SHOW THE LOCATIONS OF THE ITEMS DEPICTED ON SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE, AND ADDITIONAL PARCELS PER SUNROC CORP.

2. THE LEGAL DESCRIPTIONS AND EASEMENTS ARE BASED UPON A COMMITMENT FOR TITLE INSURANCE, BY SOUTHERN UTAH TITLE COMPANY, DATED JANUARY 7, 2008, FILE NO. 148175, OR AS OTHERWISE STATED.

3. EXCEPTIONS 1-13 & 17-26 ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE.

4. EXCEPTIONS 14, 15 AND 16 ARE GENERAL EASEMENTS AND ARE NOT PLOTTABLE, (HOWEVER THE EASEMENT UNDER #16 MAY COVER THE EXISTING OVERHEAD POWER LINES THAT EXIST UPON THE PROPERTY).

5. PARCEL #2 IS SHOWN IN THE TITLE REPORT, PARCEL #1& 3 ARE NOT, HOWEVER, PARCEL #1 & 3 ARE INCLUDED AS PART OF THIS ALTA SURVEY AT THE REQUEST OF SUNROC CORPORATION.

LEGAL DESCRIPTION

PARCEL 1: (FROM BOOK 881, PAGE 226, WASHINGTON COUNTY RECORDS)

BEGINNING AT A POINT WHICH IS NORTH 89°37'40" EAST ALONG THE SECTION LINE 1228.17 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF LAVA PRODUCTS, INC. PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 11, 1988 IN BOOK 483 PAGE 293 COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTH 89°37'40" EAST ALONG THE SECTION LINE 93.45 FEET TO A POINT ON AN EXISTING DIRT ROADWAY, THENCE ALONG THE CENTERLINE OF SAID DIRT ROADWAY FOR (5) COURSES AS FOLLOWS: NORTH 43°00' EAST 253.89 FEET TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, NORTHEASTERLY ALONG THE ARC OF SAID CURVE 104.72 FEET TO THE POINT OF TANGENCY; NORTH 27°00' EAST 121.70 FEET TO THE POINT OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT, NORTHEASTERLY ALONG THE ARC OF SAID CURVE 172.00 FEET TO THE POINT OF TANGENCY; AND NORTH 54°00' EAST 69.50 FEET; THENCE LEAVING SAID ROADWAY CENTERLINE NORTH 27°47' WEST 386.82 FEET; THENCE NORTH 7°25' WEST 176.73 FEET TO THE NORTHEAST CORNER OF LAVA PRODUCTS PROPERTY AS DESCRIBED ABOVE; THENCE SOUTH 387.91 FEET; THENCE SOUTH 20°00' WEST 400.00 FEET; THENCE SOUTH 40°30' WEST 321.35 FEET; THENCE SOUTH 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL #1 AMENDED TO REMOVE THAT PORTION OF CHAD RANCH ROAD

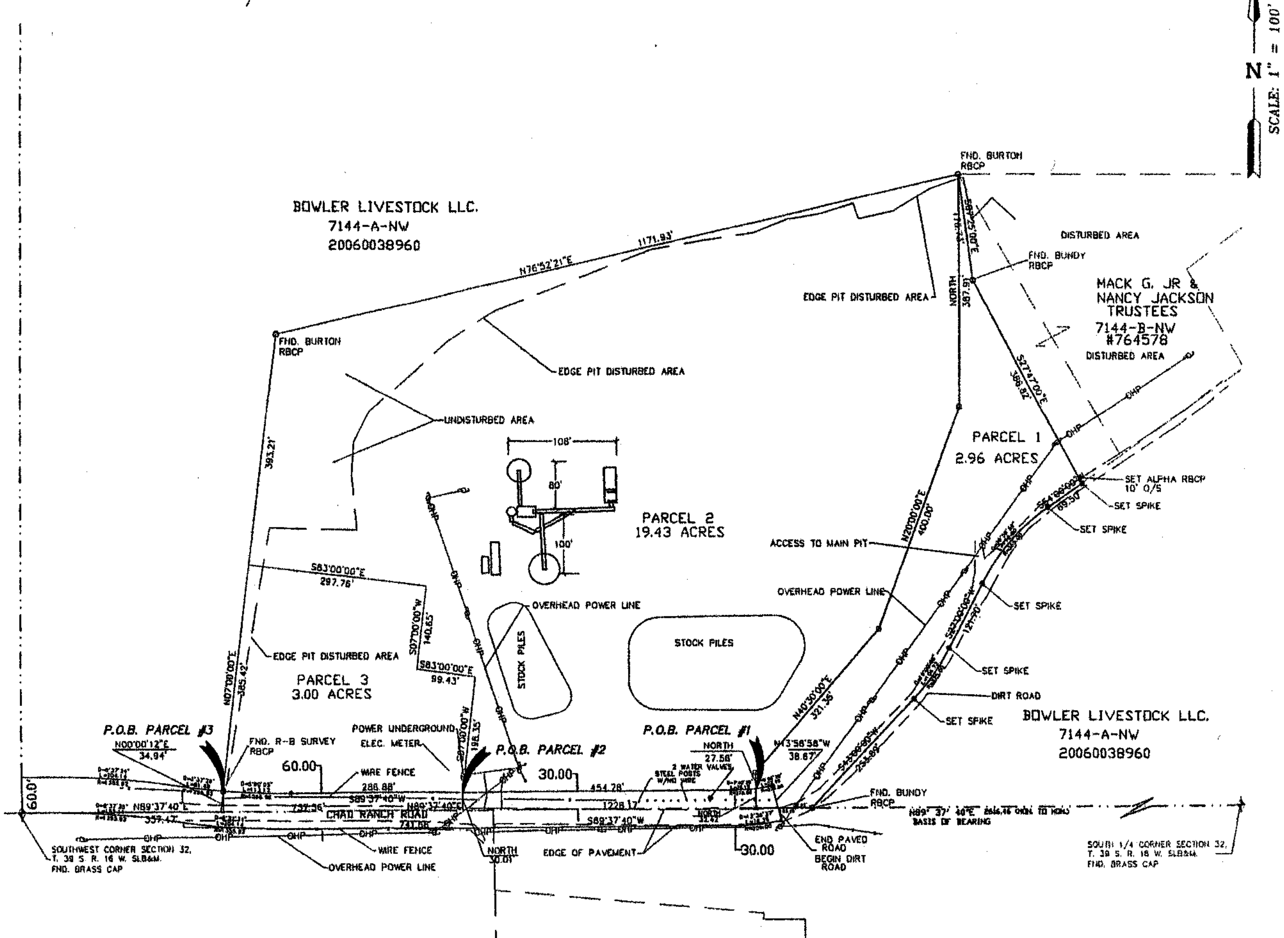
Commencing at the Southwest Corner of Section 32, Township 39 South, Range 16 West, Salt Lake Base and Meridian;
Thence North 89°37'40" East along the Section, line a distance of 737.36 feet and North a distance of 30.01 feet, to the Point of Beginning, said point being on the north line of Chad Ranch Road, a Dedicated Public Roadway;
Thence North, a distance of 27.58 feet; Thence North 40°30'00" East, a distance of 321.35 feet; Thence North 20°00'00" East, a distance of 400.00 feet; Thence North, a distance of 387.85 feet; Thence South 07°25'00" East, a distance of 176.68 feet; Thence South 27°17'00" East, a distance of 388.82 feet, to a point in the centerline of an existing roadway, the following (5) courses along said centerline, Thence South 54°00'00" West, a distance of 69.50 feet, to the point of curvature of a non tangent curve to the left, of which the radius point lies South 36°00'01" East, a radial distance of 365.00 feet; thence southwesterly along the arc of said curve, a distance of 172.00 feet, through a central angle of 26°59'59". Thence South 27°00'00" West, a distance of 121.70 feet, to the point of curvature to the right having a radius of 375.00 feet, thence southwesterly along the arc of said curve, a distance of 104.72 feet, through a central angle of 16°00'00";
Thence South 43°00'00" West, a distance of 253.89 feet; Thence South 89°37'40" West, a distance of 56.65 feet; Thence North 13°58'58" West, a distance of 38.67 feet, to the point of curvature of a non tangent curve to the right, of which the radius point lies North 13°58'59" West, a radial distance of 270.00 feet; thence westerly along the arc of said curve, a distance of 27.98 feet, through a central angle of 05°58'17", to the Point of Beginning:

Containing: 2.96 acres, more or less.

PARCEL 2: (EXHIBIT "A" FROM COMMITMENT FOR TITLE INSURANCE #148175)

BEGINNING AT A POINT WHICH LIES NORTH 89°37'40" EAST 333.17 FEET ALONG THE SOUTH LINE OF SECTION 32 FROM THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 39 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 07°00' EAST 813.86 FEET; THENCE NORTH 76°52'21" EAST 1171.93 FEET; THENCE SOUTH 387.91 FEET; THENCE SOUTH 20°00' WEST 400.00 FEET; THENCE SOUTH 40°30' WEST 321.35 FEET; THENCE SOUTH 60.00 FEET TO THE SOUTH LINE OF SECTION 32; THENCE SOUTH 89°37'40" WEST 895.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED, THAT PORTION LYING WITHIN CHAD RANCH ROAD, AS SET FORTH ON ROAD DEDICATION PLAT FILED MAY 19, 1997, AS ENTRY No. 566144.



PARCEL #2 AMENDED TO REMOVE THAT PORTION OF CHAD RANCH ROAD & PARCEL #3

Commencing at the Southwest Corner of Section 32, Township 39 South, Range 16 West, Salt Lake Base and Meridian;
Thence North 89°37'40" East along the Section, line a distance of 737.36 feet and North a distance of 30.01 feet, to the Point of Beginning;
Thence North 07°00'00" East, a distance of 198.35 feet; Thence North 83°00'00" West, a distance of 99.43 feet; Thence North 07°00'00" East, a distance of 140.65 feet; Thence North 83°00'00" West, a distance of 297.76 feet; Thence North 07°00'00" East, a distance of 393.21 feet; Thence North 76°52'21" East, a distance of 1,171.93 feet; Thence South, a distance of 387.91 feet; Thence South 20°00'00" West, a distance of 400.00 feet; Thence South 40°30'00" West, a distance of 321.35 feet; Thence South, a distance of 27.58 feet, to a point on the north line of Chad Ranch Road a Dedicated Public Roadway, said point being a point of curvature of a non tangent curve to the right, of which the radius point lies North 08°02'42" West, a radial distance of 270.00 feet; thence westerly along the arc of said curve, a distance of 36.16 feet, through a central angle of 07°40'22".
Thence South 89°37'40" West, a distance of 454.78 feet, to the Point of Beginning:

Containing: 19.43 acres, more or less.

PARCEL #3

Commencing at the Southwest Corner of Section 32, Township 39 South, Range 16 West, Salt Lake Base and Meridian;
Thence North 89°37'40" East along the Section, line a distance of 337.47 feet and North 00°00'12" East, a distance of 34.94 feet, to the Point of Beginning:
Thence North 07°00'00" East, a distance of 385.41 feet;
Thence South 83°00'00" East, a distance of 297.76 feet;
Thence South 07°00'00" West, a distance of 140.65 feet;
Thence South 83°00'00" East, a distance of 99.43 feet;
Thence South 07°00'00" West, a distance of 198.35 feet, to a point on the North line of Chad Ranch Road, a Dedicated Public Roadway,
Thence South 89°37'40" West, along said north line, a distance of 286.88 feet, to the point of curvature to the right having a radius of 1,295.82 feet, thence westerly along the arc of said curve, and said north line, a distance of 113.13 feet, through a central angle of 05°00'08", to the Point of Beginning:

Containing: 3.00 acres, more or less.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°37'40" EAST, BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

LEGEND

- SECTIONAL MONUMENT AS SHOWN
- SET REBAR AND PLASTIC CAP ALPHA ENGINEERING (OR AS NOTED)
- FOUND MONUMENT AS NOTED
- NO POINT FOUND OR SET
- SECTION LINE
- OVERHEAD POWER LINE
- POWER POLE

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING COMPANY
43 SOUTH, 100 EAST, ST. GEORGE, UT. 84770
TEL: 435-628-6500 FAX: 435-628-6553

ALTA/ACSM LAND TITLE SURVEY
SUNROC CORPORATION
VEYO, UTAH

PROJECT #	535-05
DRAWN	SPW
DATE	MARCH 20, 2008
SCALE	1"=100'
SHEET	1
	1 of 1
FILE	535-05-ALTA.DWG

Washington County Planning Commission Meeting
May 13, 2008

Item #3. CONDITIONAL USE PERMIT. Review permission to operate an aggregate processing plant and crushing operation in an existing grand fathered pit in the containing 22.39 acres, a portion of Section 32, T39S, R16W, SLB&M, generally located east of Veyo. Sunroc Corporation/Russell Leslie and Dana Truman, applicants.

The planner explained that this is a use requested within the A-10 zone under a grandfather clause, whereas the cinder pit was in existence since the zoning ordinance was adopted in 1972. The applicant is purchasing the 22-acre pit and wants to operate an aggregate processing plant or a crushing operation on site. The planner showed the location of roads, stock piles, equipment and overhead power lines on a displayed site plan. If there is to be any employees on site, the applicant needs to provide sanitary facilities. The planner explained that staff was unable to find minutes that the use was ever approved, and that is why it is being reviewed as a new request. Also, it is the responsibility of the applicant to provide that proof. The planner advised that there have been complaints about dust from the cinders, so water use should be addressed.

Russell Leslie, applicant, said that they do not currently own the property, but they do have a purchase agreement. Sunroc Corporation has not done any crushing on this property.

Motion was made by Commissioner Hepworth to recommend approval for a Conditional Use Permit Extension to operate an aggregate processing plant and crushing operation in an existing grand fathered pit generally located east of Veyo, for a period of one (1) year, with conditions that the applicant maintain air quality, with dust control and also provide sanitary facilities. Commissioner Ford seconded the motion. Four (4) commissioners voted Aye. The motion carried.

Washington County Land Use Authority Meeting
May 12, 2009

Item #1. CONDITIONAL USE PERMIT EXTENSION. Review extension to operate an aggregate processing plant and crushing operation in an existing grand fathered pit in the containing 22.39 acres, a portion of Section 32, T39S, R16W, SLB&M, generally located east of Veyo. Sunroc Corporation/Russell Leslie and Dana Truman, applicants.

The planner explained that this is an automatic annual review on a use within the A-10 zone under a grandfather clause, whereas the cinder pit was in existence since the zoning ordinance was adopted in 1972. The applicant has purchased the pit (22 acres) and they are operating an aggregate processing plant or a crushing operation on site. Previously, their site plan showed the location of roads, stock piles, equipment and overhead power lines. If there is to be any employees on site, the applicant needs to provide sanitary facilities.

Dana Truman, Sunroc, said that major improvements have been made, including cleaning up the area and installing a fence with a locked gate. They are not currently working the area, and have no plans to in the immediate future. This is a holding resource right now, but eventually it will be used for crushing and they would like to retain those rights.

Motion was made by Commissioner Balen to recommend approval to operate an aggregate processing plant and crushing operation in an existing grand fathered pit generally located east of Veyo, for a period of one (1) year. Commissioner Everett seconded the motion. Five (5) commissioners voted Aye. The motion carried.