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BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: SMITH HARTVIGSEN PLLC  
Recorded Electronically by Simplifile

The Order of Court is stated below:

Dated: September 08, 2014 /s/ Noel S. Hyde  
11:14:18 AM

District Court Judge



J. Craig Smith (4143)  
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STATE OF UTAH  
COUNTY OF Morgan  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts.  
WITNESS my hand and seal  
this 8<sup>th</sup> day of September  
20 14  
DISTRICT/JUVENILE COURT  
Carmela Allen CLERK



**IN THE SECOND JUDICIAL DISTRICT COURT  
IN AND FOR MORGAN COUNTY, STATE OF UTAH**

MOUNTAIN GREEN SECONDARY  
WATER COMPANY, a Utah non-profit  
corporation,

Plaintiff,

vs.

ARNELL RANCH AT COTTONWOOD,  
LLC, a Utah Limited Liability Company,  
GARDNER COTTONWOOD CREEK, L.C., a  
Utah Limited Liability Company, MORGAN  
COUNTY COTTONWOOD, L.L.C., a Utah  
Limited Liability Company, WILKINSON  
FAMILY FARM, L.L.C., a Utah Limited  
Liability Company,

Defendants.

**DEFAULT JUDGMENT  
(WILKINSON FAMILY FARM, L.L.C.)**

Case No. 140500063

Judge Noel S. Hyde

Having reviewed the Application for Default Judgment against Defendant Wilkinson Family Farm, L.L.C., the Complaint, and the Certificate of Default, and for good cause appearing, the Court HEREBY ENTERS Default Judgment against Wilkinson Family Farm, L.L.C., and in favor of Mountain Green Secondary Water Company, as follows:

1. Plaintiff is granted fee title to the following parcel:

Beginning at a point being South 0°12'34" East 1,922.27 feet along the section line and East 3,042.77 feet from the West Quarter Corner of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, and running thence South 80°14'06" East 143.28 feet; thence South 08°00'08" West 184.83 feet; thence North 40°08'30" West 30.04 feet; thence South 80°00'16" West 42.56 feet; thence North 40°11'16" West 77.49 feet; thence North 07°14'46" West 45.98 feet; thence North 63°10'35" West 98.95 feet; thence North 50°25'12" East 44.30 feet; thence South 76°15'56" East 47.70 feet; thence North 20°22'36" East 27.09 feet to the point of beginning. Contains 25,393 Square Feet or 0.583 Acres.

2. Plaintiff is granted three permanent easements across the Wilkinson property, which property is described as follows:

PARCEL #1: IN SEC 20 & 29, T5N, R2E, SLB&M. BEG AT THE NW COR OF THE NE1/4 OF SD SEC 20; RUN TH E 2640 FT TO THE NE COR OF THE SEC; TH S 39° W 2980 FT; TH S 8°10' W 2600 FT; TH S 72°52' E 575 FT; TH S 30°42' W 280 FT, M. OR L, TO THE SEC LN; TH SW ON THE SAME TNGT 883.0 FT; TH S 40° W 900 FT; TH S 55°30' W 975 FT; TH S 65°30' W 300 FT; TH S 73°20' W 361 FT; TH S 44°15' W 400.0 FT; TH W 660 FT, M. OR L, TO THE W1/4 MARKER ON SEC 29, AFORESD; TH N 6468 FT; TH N 56°20' E 2617 FT; TH E 462 FT, M. OR L, TO THE POB. TO/W & SUBJ TO THAT BDY AGREEMENT RECORDED IN BK 220/917; RE: LESS THE FOL: LESS & EXCEPT 208/442 (-4.58 AC GOING TO #03-005-122); 220/917 BDY LN AGREEMENT (FNC LN AS COMMON BDY); (2.972 AC GOING TO #03-005-108-01); 220/924 TO 940 (22.518 AC GOING TO #03-005-180-02); (51.228 AC GOING TO #03-005-180-03); (6.171 AC GOING TO #03-005-104-02); 246/691 (CORRECTING 236/488) (53.995 AC GOING TO #03-005-108-04) & (78.303 AC GOING TO #03-005-108-05); 246/672 (83.238 AC TO: #03-005-108-06); #107325 (246/672) (-2.312 AC GOING TO #03-005-108-07) LEAV 214.685 AC, 214.69 AC, M. OR L

3. The three permanent easements granted to Plaintiff are described as follows:

Beginning at a point being South 0°12'34" East 1,258.60 feet along the section line and East 2,952.45 feet from the West Quarter Corner of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, and running thence South 71°02'58" East 43.20 feet; thence South 21°03'42" East 519.72 feet; thence South 63°06'13" East 34.42 feet; thence South 08°00'08" West 21.14 feet; thence North 63°06'13" West 48.95 feet; thence North 21°03'42" West 518.08 feet; thence North 71°02'58" West 33.88 feet; thence North 18°57'02" East 20.00 feet to the point of beginning. Contains 11,982 Square Feet or 0.275 Acres.

Beginning at a point being South 0°12'34" East 1,467.39 feet along the section line and East 1,895.19 feet from the West Quarter Corner of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, and running thence South 68°43'11" East 21.78 feet; thence South 73°59'53" East 237.40 feet; thence South 69°27'50" East 130.57 feet; thence South 67°00'39" East 230.37 feet; thence South 47°55'25" East 344.18 feet; thence South 68°11'13" East 336.32 feet; thence South 07°14'46" East 22.88 feet; thence North 68°11'13" West 351.01 feet; thence North 47°55'25" West 344.39 feet; thence North 67°00'39" West 226.58 feet; thence North 69°27'50" West 129.35 feet; thence North 73°59'53" West 237.53 feet; thence North 68°43'11" West 15.04 feet; thence North 00°19'26" East 21.42 feet to the point of beginning. Contains 26,045 Square Feet or 0.598 Acres.

Beginning at a point being South 0°12'34" East 1,622.68 feet along the section line and East 1,893.74 feet from the West Quarter Corner of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, and running thence North 88°11'41" East 188.81 feet; thence Southeasterly 161.19 feet along the arc of a 160.00 foot radius curve to the right (center bears South 01°48'19" East and the chord bears South 62°56'38" East 154.46 feet with a central angle of 57°43'21"); thence South 34°04'57" East 320.03 feet; thence Southeasterly 84.80 feet along the arc of a 140.00 foot radius curve to the left (center bears North 55°55'03" East and the chord bears South 51°26'03" East 83.51 feet with a central angle of 34°42'12"); thence South 68°47'09" East 278.67 feet; thence Southeasterly 163.99 feet along the arc of a 125.00 foot radius curve to the right (center bears South 21°12'51" West and the chord bears South 31°12'09" East 152.48 feet with a central angle of 75°09'59"); thence South 06°22'50" West 218.98 feet; thence Southeasterly 30.41 feet along the arc of a 30.00 foot radius curve to the left (center bears South 83°37'10" East and the chord bears South 22°39'29" East 29.12 feet with a central angle of 58°04'39"); thence South 51°41'49" East 30.46 feet; thence Northeasterly 51.47 feet along the arc of a 30.00 foot radius curve to the left (center bears North 38°18'11" East and the chord bears North 79°09'03" East 45.39 feet with a central angle of 98°18'15"); thence North 29°59'56" East 317.83 feet; thence Northeasterly 117.11 feet along the arc of a 110.00 foot radius curve to the right (center bears South 60°00'04" East and the chord bears North 60°29'58" East 111.66 feet with a central angle of 61°00'04"); thence South 88°59'59" East 40.09 feet; thence South 08°00'08" West 20.15 feet; thence North 88°59'59" West 37.63 feet; thence Southwesterly 95.82 feet along the arc of a 90.00 foot radius curve to the left (center bears South 01°00'01" West and the chord bears South 60°29'59" West 91.36 feet with a central angle of 61°00'04"); thence South 29°59'56" West 317.83 feet; thence Southwesterly 85.79 feet along the arc of a 50.00 foot radius curve to the right (center bears North 60°00'04" West and the chord bears South 79°09'04" West 75.64 feet with a central angle of 98°18'15"); thence North 51°41'49" West 30.46 feet; thence Northwesterly 50.68 feet along the arc of a 50.00 foot radius curve to

the right (center bears North 38°18'11" East and the chord bears North 22°39'30" West 48.54 feet with a central angle of 58°04'39"); thence North 06°22'50" East 218.98 feet; thence Northwesterly 137.75 feet along the arc of a 105.00 foot radius curve to the left (center bears North 83°37'10" West and the chord bears North 31°12'10" West 128.08 feet with a central angle of 75°09'59"); thence North 68°47'09" West 278.67 feet; thence Northwesterly 96.91 feet along the arc of a 160.00 foot radius curve to the right (center bears North 21°12'51" East and the chord bears North 51°26'03" West 95.44 feet with a central angle of 34°42'12"); thence North 34°04'57" West 320.03 feet; thence Northwesterly 141.04 feet along the arc of a 140.00 foot radius curve to the left (center bears South 55°55'03" West and the chord bears North 62°56'38" West 135.15 feet with a central angle of 57°43'21"); thence South 88°11'41" West 189.55 feet; thence North 00°19'26" East 20.01 feet to the point of beginning. Contains 40,049 Square Feet or 0.919 Acres.

4. Within thirty (30) days of this Judgment, Plaintiff is required to pay to Wilkinson the appraised market value of \$36,000.00 for the property and easements described above.

5. This Judgment is a final order.

Electronically DATED, SIGNED AND ENTERED BY THE COURT, as Shown at the Top of this Order.

The Honorable Noel S. Hyde  
Second Judicial District Court

**CERTIFICATE OF SERVICE**

I hereby certify that on this 5th day of September, 2014, I caused to be served a true and correct copy of the proposed **DEFAULT JUDGMENT (WILKINSON FAMILY FARM, L.L.C.)** as follows:

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/s/ J. Craig Smith  
J. Craig Smith  
*Attorney for Plaintiff*