

Ent 451525 Bk 1222 Pg 1742-1790  
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Fee: \$447.00 Check Filed By: TC  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: VR ACQUISITIONS LLC

When recorded return to:

Edwin C. Barnes  
Clyde Snow & Sessions  
201 South Main Street, Suite 1300  
Salt Lake City, Utah 84111

**NOTICE OF REINVESTMENT FEE COVENANT  
FOR VICTORY RANCH  
A MASTER PLANNED COMMUNITY**

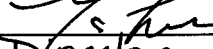
Pursuant to Utah Code Annotated section 57-1-46, the Victory Ranch Home Owners Association hereby gives notice of a Reinvestment Fee Covenant (as that term is defined in section 57-1-46) that burdens all that real property described in Exhibit A hereto (the "Property") and incorporated herein by this reference.

The Reinvestment Fee Covenant was created by the Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, recorded on June 9, 2006, as Entry No. 302853, in Book 0863, at Pages 0474-0554, and carried forward in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, recorded on February 7, 2018, as Entry No. 448198, in Book 1214, at Pages 1643-1765 of the records of the Wasatch County Recorder (collectively, the "Declaration"). The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any portion of the Property, the transferee is required to pay a transfer assessment as determined in accordance with the Declaration to the Victory Ranch Home Owners Association at 3710 Quincy Avenue, Ogden, Utah 84403.

The burden of the Reinvestment Fee Covenant is intended to be perpetual in duration and to run with the land and bind the owners of the Property and their successors-in-interest and assigns. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened Property. The Reinvestment Fee's purpose is for payment of common expenses and reserves, including payment for common planning, facilities and infrastructure, and is required to benefit the burdened Property.

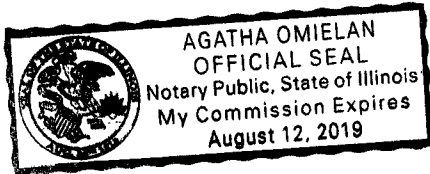
DATED this 25<sup>th</sup> day of April 2018.

VICTORY RANCH HOME  
OWNERS ASSOCIATION

By   
Its DIRECTOR

STATE OF ~~UTAH~~ Illinois )  
COUNTY OF Cook ) :SS

On April 25, 2018 before me, the undersigned, a Notary Public, personally appeared Matthew Manna, personally known to me (or prove to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Agatha Omielan  
NOTARY PUBLIC

Exhibit "A"  
 Victory Ranch, a Master Planned Community  
 Property Descriptions

VICTORY RANCH PLAT "A" AMENDED

A TRACT OF LAND LOCATED IN SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'59" WEST 3323.66 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32 ALSO KNOWN AS U.S. HIGHWAY 189 (PROJECT S-240); THENCE NORTH 64°51'08" EAST 424.06 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 64°51'08" EAST 928.88 FEET; THENCE SOUTH 25°12'58" EAST 77.20 FEET TO A POINT ON A 27.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 23.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'18", SAID ARC HAVING A CHORD BEARING SOUTH 49°48'07" EAST 22.47 FEET TO A POINT ON A REVERSE 195.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 182.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°35'58", SAID ARC HAVING A CHORD BEARING SOUTH 47°35'17" EAST 175.84 FEET; THENCE SOUTH 20°47'18" EAST 51.04 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING SOUTH 65°47'18" EAST 21.21 FEET; THENCE SOUTH 20°47'18" EAST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING SOUTH 24°12'42" WEST 21.21 FEET; THENCE SOUTH 20°47'18" EAST 350.06 FEET TO A POINT ON A 375.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 515.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°42'04", SAID ARC HAVING A CHORD BEARING SOUTH 60°08'20" EAST 475.55 FEET; THENCE NORTH 80°30'38" EAST 66.18 FEET; THENCE NORTH 42°00'44" EAST 363.88 FEET; THENCE NORTH 88°18'56" EAST 650.31 FEET; THENCE NORTH 85°13'55" EAST 635.40 FEET; THENCE SOUTH 76°51'53" EAST 194.40 FEET; THENCE NORTH 86°30'51" EAST 263.32 FEET; THENCE NORTH 62°53'40" EAST 480.83 FEET; THENCE NORTH 40°24'12" EAST 618.99 FEET TO A POINT IN THE CENTERLINE OF THE PROVO RIVER; THENCE ALONG THE CENTERLINE OF SAID PROVO RIVER AND THE WASATCH COUNTY AND SUMMIT COUNTY LINE NORTH 39°27'29" EAST 56.27 FEET; THENCE NORTH 59°04'41" EAST 261.05 FEET; THENCE NORTH 78°44'45" EAST 226.24 FEET; THENCE NORTH 55°44'21" EAST 602.61 FEET; THENCE NORTH 67°42'32" EAST 211.87 FEET; THENCE SOUTH 80°16'41" EAST 300.72 FEET; THENCE SOUTH 64°34'08" EAST 283.88 FEET; THENCE SOUTH 80°06'44" EAST

264.72 FEET; THENCE LEAVING SAID RIVER AND SAID COUNTY LINE SOUTH 00°07'58" WEST 475.42 FEET; THENCE NORTH 89°52'02" WEST 195.08 FEET; THENCE SOUTH 00°12'54" EAST 179.90 FEET; THENCE NORTH 84°47'46" WEST 108.81 FEET; THENCE SOUTH 68°58'05" WEST 440.65 FEET; THENCE SOUTH 00°08'22" WEST 64.38 FEET; THENCE SOUTH 63°01'59" WEST 306.99 FEET; THENCE SOUTH 20°34'33" WEST 256.13 FEET; THENCE SOUTH 63°20'39" WEST 1442.98 FEET; THENCE SOUTH 51°18'22" WEST 644.65 FEET TO A POINT ON A NON-TANGENT 425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 805.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°32'18", SAID ARC HAVING A CHORD BEARING SOUTH 39°40'10" WEST 690.00 FEET; THENCE SOUTH 14°35'59" EAST 68.16 FEET; THENCE SOUTH 75°24'01" WEST 326.73 FEET; THENCE SOUTH 65°11'50" WEST 387.06 FEET TO A POINT ON A NON-TANGENT 275.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 85.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'48", SAID ARC HAVING A CHORD BEARING NORTH 33°43'34" WEST 85.31 FEET; THENCE NORTH 42°38'58" WEST 329.49 FEET; THENCE SOUTH 47°21'02" WEST 50.00 FEET; THENCE SOUTH 44°16'56" WEST 335.71 FEET; THENCE SOUTH 85°53'44" WEST 456.41 FEET; THENCE NORTH 83°36'29" WEST 365.82 FEET; THENCE NORTH 47°34'29" WEST 259.26 FEET; THENCE NORTH 40°58'06" WEST 50.00 FEET; THENCE NORTH 31°57'27" WEST 399.71 FEET; THENCE NORTH 25°08'52" WEST 1665.35 FEET TO THE POINT OF BEGINNING, CONTAINING 199.79 ACRES.

TAX SERIAL NUMBERS: 0VR-1001, 0VR-1002-A, 0VR-1002-B, and 0VR-1003 through 0VR-1022

## VICTORY RANCH PLAT "B" AMENDED

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°41'24" WEST 1488.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 121.04 FEET; THENCE NORTH 51°40'55" WEST 50.00 FEET; THENCE NORTH 38°19'05" EAST 202.20 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 154.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°11'08", SAID ARC HAVING A CHORD BEARING NORTH 54°24'39" EAST 152.46 FEET; THENCE NORTH 19°29'47" WEST 201.93 FEET; THENCE NORTH 25°52'41" EAST 474.40 FEET; THENCE NORTH 29°15'03" EAST 306.05 FEET; THENCE NORTH 65°10'31" WEST 103.19 FEET TO A POINT ON A NON-TANGENT 325.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 377.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'58", SAID ARC HAVING A CHORD BEARING NORTH 58°07'28" EAST 356.86 FEET; THENCE SOUTH 88°34'33" EAST 82.00 FEET TO A POINT ON A 75.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 39.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'48", SAID ARC HAVING A CHORD BEARING NORTH 76°18'33" EAST 39.11 FEET; THENCE NORTH 61°11'39" EAST 50.00 FEET TO A POINT ON A 725.00 FEET RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 390.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°49'55", SAID ARC HAVING A CHORD BEARING NORTH 76°36'37" EAST 385.45 FEET; THENCE SOUTH 87°58'26" EAST 194.97 FEET TO A POINT ON A 155.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 53.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'54", SAID ARC HAVING A CHORD BEARING NORTH 82°04'07" EAST 53.60 FEET; THENCE NORTH 72°06'40" EAST 58.43 FEET TO A POINT ON A 305.00 FEET RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 152.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'51", SAID ARC HAVING A CHORD BEARING NORTH 86°24'05" EAST 150.57 FEET; THENCE SOUTH 79°18'29" EAST 69.09 FEET TO A POINT ON A 375.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 67.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'38", SAID ARC HAVING A CHORD BEARING SOUTH 84°29'48" EAST 67.83 FEET; THENCE SOUTH 89°41'07" EAST 128.01 FEET; THENCE NORTH 10°38'10" EAST 244.24 FEET; THENCE NORTH 53°44'00" WEST 191.50 FEET; THENCE SOUTH 53°27'10" WEST 172.89 FEET; THENCE SOUTH 12°13'33" EAST 50.75 FEET; THENCE SOUTH 88°07'39" WEST 565.64 FEET; THENCE SOUTH 67°17'00" WEST 252.79 FEET; THENCE SOUTH 81°22'28" WEST 719.14 FEET; THENCE NORTH 24°11'24" WEST 1009.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32 ALSO KNOWN AS U.S. HIGHWAY 189 (PROJECT S-240); THENCE NORTH -64°51'08" EAST

693.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WEST BOUNDARY LINE OF THE CAHOON PROPERTY; THENCE SOUTH 00°00'59" EAST 158.37 FEET TO THE SOUTHWEST CORNER OF SAID CAHOON PROPERTY; THENCE NORTH 89°59'01" EAST 1056.00 FEET TO THE SOUTHEAST CORNER OF SAID CAHOON PROPERTY AND THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00°00'59" WEST 653.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 189; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 64°51'08" EAST 424.06 FEET TO THE WESTERLY BOUNDARY OF VICTORY RANCH, PLAT A; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT A THE FOLLOWING THIRTEEN COURSES: 1) SOUTH 25°08'52" EAST 1665.35 FEET; 2) SOUTH 31°57'27" EAST 399.71 FEET; 3) SOUTH 40°58'06" EAST 50.00 FEET; 4) SOUTH 47°34'29" EAST 259.26 FEET; 5) SOUTH 83°36'29" EAST 365.82 FEET; 6) NORTH 85°53'44" EAST 456.41 FEET; 7) NORTH 44°16'56" EAST 335.71 FEET; 8) SOUTH 42°38'58" EAST 329.49 FEET TO A POINT ON A 225.00 FEET RADIUS CURVE TO THE RIGHT; 9) SOUTHEASTERLY 96.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'57", SAID ARC HAVING A CHORD BEARING SOUTH 30°23'29" EAST 95.54 FEET; 10) SOUTH 18°08'01" EAST 58.63 FEET TO A POINT ON A 325.00 FEET RADIUS CURVE TO THE LEFT; 11) SOUTHEASTERLY 122.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'40", SAID ARC HAVING A CHORD BEARING SOUTH 28°56'51" EAST 121.95 FEET; 12) SOUTH 39°45'41" EAST 88.73 FEET TO A POINT ON A 375.00 FEET RADIUS CURVE TO THE RIGHT; AND, 13) SOUTHEASTERLY 97.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'28", SAID ARC HAVING A CHORD BEARING SOUTH 32°19'57" EAST 96.97 FEET; THENCE SOUTH 65°05'47" WEST 174.18 FEET; THENCE SOUTH 02°53'29" EAST 455.75 FEET; THENCE SOUTH 85°07'55" WEST 520.67 FEET; THENCE NORTH 63°13'56" WEST 162.90 FEET; THENCE SOUTH 55°04'22" WEST 450.59 FEET; THENCE SOUTH 74°14'44" WEST 234.66 FEET; THENCE SOUTH 29°48'59" WEST 1065.87 FEET; THENCE SOUTH 07°52'36" WEST 692.64 FEET; THENCE SOUTH 15°10'44" EAST 118.81 FEET; THENCE SOUTH 70°50'51" EAST 289.14 FEET; THENCE SOUTH 19°09'09" WEST 412.11 FEET; THENCE SOUTH 25°37'59" EAST 94.92 FEET; THENCE SOUTH 64°22'01" WEST 50.00 FEET; THENCE SOUTH 46°11'32" WEST 73.66 FEET; THENCE SOUTH 15°02'25" WEST 214.26 FEET; THENCE SOUTH 76°43'27" WEST 196.38 FEET; THENCE NORTH 13°16'33" WEST 199.75 FEET TO A POINT ON A 425.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 16.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'37", SAID ARC HAVING A CHORD BEARING NORTH 14°23'52" WEST 16.64 FEET; THENCE SOUTH 74°28'50" WEST 50.00 FEET TO A POINT ON A NON-TANGENT 375.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 79.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'32", SAID ARC HAVING A CHORD BEARING NORTH 21°33'26" WEST 78.89 FEET; THENCE SOUTH 46°30'55" WEST 961.49 FEET TO THE WEST LINE OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST; THENCE ALONG SAID WEST LINE NORTH 01°21'28" WEST 143.30 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01°10'42" WEST 2649.88 FEET TO THE POINT OF BEGINNING, CONTAINING 264.44 ACRES.

TAX SERIAL NUMBERS: 0VR-2023 through 0VR-2094

## VICTORY RANCH PLAT "B" AMENDED AND ADJUSTED LOTS 31A &amp; 32A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 SOUTH 89°41'24" WEST 1172.81 FEET TO THE SOUTHEAST CORNER OF LOT 32, VICTORY RANCH PLAT "B" AMENDED AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 01°24'24" EAST 362.38 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 32 TO A POINT ON THE SOUTHERLY BOUNDARY OF ROCK CHUCK DRIVE; THENCE NORTH 05°53'49" EAST 50.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 31 OF SAID PLAT "B" AMENDED; THENCE ALONG THE BOUNDARY OF SAID LOT 31 THE FOLLOWING NINE (9) COURSES: 1) EASTERLY 37.37 FEET ALONG A 275.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°47'12" AND A LONG CHORD OF SOUTH 80°12'35" EAST 37.34 FEET; 2) SOUTH 76°18'59" EAST 201.20 FEET; 3) EASTERLY 201.36 FEET ALONG A 175.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°55'40" AND A LONG CHORD OF NORTH 70°43'11" EAST 190.44 FEET; 4) NORTH 37°45'21" EAST 63.76 FEET; 5) NORTHERLY 23.56 FEET ALONG A 15.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD OF NORTH 07°14'39" WEST 21.21 FEET; 6) NORTH 52°14'39" WEST 150.60 FEET; 7) NORTHWESTERLY 86.45 FEET ALONG A 225.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°00'54" AND A LONG CHORD OF NORTH 41°14'12" WEST 85.92 FEET; 8) SOUTH 59°46'15" WEST 71.78 FEET; AND 9) SOUTH 86°24'07" WEST 398.90 FEET; THENCE ALONG THE ADJUSTED BOUNDARY OF SAID LOTS 31A AND 32A++ AND ROCK CHUCK DRIVE THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 62°45'14" EAST 140.24 FEET; 2) SOUTH 26°55'08" EAST 124.78 FEET; 3) WESTERLY 30.35 FEET ALONG A 275.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°19'21" AND A LONG CHORD OF NORTH 88°34'22" WEST 30.33 FEET; 4) WESTERLY 12.24 FEET ALONG A 15.00 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°45'48" AND A LONG CHORD OF NORTH 68°21'08" WEST 11.91 FEET; 5) SOUTHERLY 210.26 FEET ALONG A 50.00 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 240°56'20" AND A LONG CHORD OF SOUTH 14°33'36" WEST 86.19 FEET; 6) SOUTH 50°30'21" WEST 338.02 FEET; 7) SOUTH 26°31'21" WEST 135.64 FEET; AND 8) NORTH 89°41'24" EAST 376.69 FEET TO THE POINT OF BEGINNING, CONTAINING 4.597 ACRES.

TAX SERIAL NUMBERS: 0VR-2031-A and 0VR-2032-A

VICTORY RANCH PLAT "B" AMENDED LOT 65A

ALL OF LOTS 65, 66, & 67 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE 6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2065A



VICTORY RANCH PLAT "B" AMENDED LOT 73A

ALL OF LOTS 73 & 81 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE  
OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE  
6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2073A

VICTORY RANCH PLAT "B" AMENDED LOTS 92A & 94A

ALL OF LOTS 92, 93 & 94 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE 6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2092-A and 0VR-2094-A

## THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4260.98 FEET AND SOUTH 1125.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 81°50'27" EAST 415.94 FEET; 2) THENCE EASTERLY ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 251.77 FEET THROUGH A CENTRAL ANGLE OF 44°23'10", SAID ARC HAVING A CHORD BEARING NORTH 75°57'58" EAST 245.52 FEET; 3) THENCE NORTH 53°46'23" EAST 100.00 FEET; 4) THENCE EASTERLY ALONG A 475.00-FOOT RADIUS CURVE TO THE RIGHT 365.61 FEET THROUGH A CENTRAL ANGLE OF 44°06'01", SAID ARC HAVING A CHORD BEARING NORTH 75°49'24" EAST 356.65 FEET; AND 5) SOUTH 82°07'36" EAST 247.35 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY SOUTH 07°04'22" WEST 403.35 FEET; THENCE SOUTH 35°26'44" WEST 337.44 FEET; THENCE NORTH 67°42'37" WEST 136.33 FEET; THENCE SOUTH 87°47'13" WEST 279.08 FEET; THENCE SOUTH 10°54'35" WEST 83.83 FEET; THENCE SOUTH 34°47'27" WEST 96.21 FEET; THENCE NORTH 82°05'28" WEST 347.74 FEET; THENCE SOUTH 07°54'32" WEST 254.24 FEET; THENCE WEST 257.45 FEET; THENCE NORTH 07°54'32" EAST 457.61 FEET; THENCE NORTH 73°37'00" WEST 88.07 FEET; THENCE NORTHERLY ALONG A NON-TANGENT 259.00-FOOT RADIUS CURVE TO THE LEFT 168.71 FEET THROUGH A CENTRAL ANGLE OF 37°19'19", SAID ARC HAVING A CHORD BEARING NORTH 02°16'39" WEST 165.74 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND 15.00-FOOT RADIUS CURVE TO THE LEFT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING NORTH 63°26'48" WEST 20.27 FEET; THENCE NORTH 15°57'17" WEST 50.00 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT 138.00-FOOT RADIUS CURVE TO THE LEFT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING NORTH 42°22'35" EAST 144.90 FEET; THENCE NORTH 10°42'28" EAST 62.03 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE LEFT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING NORTH 35°34'00" WEST 21.68 FEET TO THE POINT OF BEGINNING, CONTAINING 19.889 ACRES.

TAX SERIAL NUMBERS: 0VK-1273 through 0VK-1289

## THE BARN OVERLOOK AT VICTORY RANCH, PHASE 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 3432.33 FEET AND SOUTH 1197.58 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT 120.26 FEET THROUGH A CENTRAL ANGLE OF 34°27'13", SAID ARC HAVING A CHORD BEARING NORTH 74°06'25" EAST 118.46 FEET; 2) THENCE NORTH 56°52'50" EAST 151.66 FEET; 3) THENCE EASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 126.08 FEET THROUGH A CENTRAL ANGLE OF 41°16'43", SAID ARC HAVING A CHORD BEARING NORTH 77°31'11" EAST 123.37 FEET; AND 4) THENCE SOUTH 81°50'27" EAST 472.02 FEET; THENCE SOUTHEASTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING SOUTH 35°34'00" EAST 21.68 FEET; THENCE SOUTH 10°42'28" WEST 62.03 FEET; THENCE SOUTHWESTERLY ALONG A 138.00-FOOT RADIUS CURVE TO THE RIGHT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 42°22'35" WEST 144.90 FEET; THENCE SOUTH 15°57'17" EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT 15.00-FOOT RADIUS CURVE TO THE RIGHT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING SOUTH 63°26'48" EAST 20.27 FEET; THENCE SOUTHERLY ALONG A COMPOUND 259.00-FOOT RADIUS CURVE TO THE RIGHT 17.37 FEET THROUGH A CENTRAL ANGLE OF 03°50'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°01'02" EAST 17.37 FEET; THENCE SOUTH 73°51'54" WEST 682.79 FEET; THENCE NORTH 26°06'35" WEST 265.56 FEET; THENCE NORTH 01°20'02" EAST 135.54 FEET TO THE POINT OF BEGINNING, CONTAINING 6.719 ACRES.

TAX SERIAL NUMBERS: 0VK-2263 through 0VK-2267

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 4

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3544.32 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 615.67 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 31°50'55" WEST 482.78 FEET ALONG THE WESTERLY BOUNDARY OF THE BARN AT VICTORY RANCH TO THE NORTHERLY RIGHT OF WAY OF MOONLIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 10°39'29" WEST 57.95 FEET; THENCE NORTHWESTERLY 216.56 FEET ALONG THE ARC OF A 225.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°08'46", SAID ARC HAVING A CHORD BEARING NORTH 38°13'52" WEST 208.30 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT J-2 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 18°05'03" EAST 79.48 FEET, (2) NORTHERLY 89.29 FEET ALONG THE ARC OF A 145.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°16'55", SAID ARC HAVING A CHORD BEARING NORTH 00°26'36" EAST 87.88 FEET, (3) NORTH 72°48'08" EAST 45.72 FEET, AND (4) NORTH 58°14'20" EAST 188.82 FEET; THENCE SOUTH 62°13'11" EAST 186.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.199 ACRES.

TAX SERIAL NUMBERS: 0VK-4110 through 0VK-4112

VICTORY RANCH PLAT "E" AMENDED

A TRACT OF LAND LOCATED ON THE NORTH SIDE OF MOON LIGHT DRIVE IN THE NORTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH  $01^{\circ}12'05''$  EAST 821.87 FEET AND EAST 2053.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; AND RUNNING THENCE SOUTH  $44^{\circ}01'11''$  EAST 443.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MOON LIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: 1) SOUTHWESTERLY 549.52 FEET ALONG THE ARC OF A NON-TANGENT 625.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $50^{\circ}22'36''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $41^{\circ}51'02''$  WEST 531.99 FEET, 2) SOUTH  $16^{\circ}39'43''$  WEST 216.98 FEET, 3) SOUTHWESTERLY 329.46 FEET ALONG THE ARC OF A 275.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $68^{\circ}38'35''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $50^{\circ}59'01''$  WEST 310.11 FEET, 4) SOUTH  $85^{\circ}18'18''$  WEST 90.19 FEET, 5) WESTERLY 184.30 FEET ALONG THE ARC OF A 325.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $32^{\circ}29'29''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $69^{\circ}03'34''$  WEST 181.84 FEET, AND 6) SOUTH  $52^{\circ}48'49''$  WEST 75.73 FEET; THENCE NORTH  $12^{\circ}33'02''$  EAST 347.73 FEET; THENCE NORTH  $66^{\circ}00'00''$  EAST 55.14 FEET; THENCE NORTH  $48^{\circ}07'49''$  EAST 143.37 FEET; THENCE NORTH  $18^{\circ}20'41''$  EAST 462.43 FEET; THENCE NORTH  $40^{\circ}35'47''$  EAST 448.01 FEET TO THE POINT OF BEGINNING, CONTAINING 10.212 ACRES.

TAX SERIAL NUMBERS: 0VR-5105 through 0VR-5109

## VICTORY RANCH PLAT "F" AMENDED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3714.18 FEET; THENCE NORTH 434.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE; AND RUNNING THENCE SOUTH 78°48'16" EAST 134.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT OF CUSP; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 33°48'16" WEST 21.21 FEET; THENCE NORTH 11°11'44" EAST 15.05 FEET ; THENCE NORTHERLY 38.30 FEET ALONG THE ARC OF A 122.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°59'21", SAID ARC HAVING A CHORD BEARING NORTH 02°12'04" EAST 38.15 FEET; THENCE NORTH 80°51'27" EAST 100.49 FEET; THENCE NORTH 55°23'20" EAST 135.66 FEET; THENCE NORTH 23°26'34" WEST 254.34 FEET; THENCE NORTH 24°02'57" WEST 87.00 FEET; THENCE NORTH 24°04'24" WEST 55.73 FEET; THENCE NORTH 22°52'13" WEST 153.59 FEET; THENCE NORTH 76°59'33" WEST 203.76 FEET; THENCE NORTHERLY 14.00 FEET ALONG THE ARC OF A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°35'06", SAID ARC HAVING A CHORD BEARING NORTH 04°39'50" EAST 14.00 FEET; THENCE NORTH 87°37'44" WEST 50.00 FEET; THENCE SOUTHERLY 13.78 FEET ALONG THE ARC OF A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°19'03", SAID ARC HAVING A CHORD BEARING SOUTH 05°31'48" WEST 13.78 FEET; THENCE SOUTHWESTERLY 25.35 FEET ALONG THE ARC OF A 15.00 FEET RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 96°48'47", SAID ARC HAVING A CHORD BEARING SOUTH 57°05'43" WEST 22.44 FEET; THENCE SOUTH 15°30'07" WEST 50.00 FEET; THENCE SOUTH 74°29'53" EAST 0.78 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING SOUTH 29°29'53" EAST 21.21 FEET; THENCE SOUTH 15°30'07" WEST 92.15 FEET; THENCE SOUTHERLY 96.13 FEET ALONG THE ARC OF A 155.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°32'01", SAID ARC HAVING A CHORD BEARING SOUTH 02°15'54" EAST 94.59 FEET; THENCE SOUTHERLY 20.00 FEET ALONG THE ARC OF A 15.00 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING SOUTH 18°09'50" WEST 18.55 FEET; THENCE SOUTH 33°38'27" EAST 50.00 FEET; THENCE EASTERLY 20.00 FEET ALONG THE ARC OF A 15.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING SOUTH 85°26'43" EAST 18.55 FEET; THENCE SOUTHEASTERLY 56.11 FEET ALONG THE ARC

OF A 155.00 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°44'34", SAID ARC HAVING A CHORD BEARING SOUTH 57°37'16" EAST 55.81 FEET; THENCE SOUTH 22°00'27" WEST 51.82 FEET; THENCE SOUTH 06°25'09" EAST 224.16 FEET; THENCE SOUTH 78°48'16" EAST 109.68 FEET; THENCE SOUTHERLY 20.04 FEET ALONG THE ARC OF A 122.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°24'45", SAID ARC HAVING A CHORD BEARING SOUTH 15°54'07" WEST 20.02 FEET; THENCE SOUTH 11°11'44" WEST 15.05 FEET; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING SOUTH 56°11'44" WEST 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.259 ACRES.

TAX SERIAL NUMBERS: 0VR-6115 through 0VR-6122



## VICTORY RANCH PLAT "G" AMENDED

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $89^{\circ}48'04''$  EAST 3632.62 FEET; THENCE NORTH 1137.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY CLUB DRIVE; AND RUNNING THENCE NORTHERLY 39.61 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $12^{\circ}58'05''$ , SAID ARC HAVING A CHORD BEARING NORTH  $04^{\circ}06'46''$  WEST 39.52 FEET; THENCE NORTH  $10^{\circ}35'48''$  WEST 78.19 FEET TO A POINT ON A 295.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 91.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}48'48''$ , SAID ARC HAVING A CHORD BEARING NORTH  $01^{\circ}41'24''$  WEST 91.35 FEET; THENCE NORTH  $07^{\circ}12'59''$  EAST 113.08 FEET; THENCE NORTH  $82^{\circ}47'01''$  WEST 50.00 FEET; THENCE NORTH  $12^{\circ}31'24''$  WEST 166.95 FEET; THENCE SOUTH  $75^{\circ}24'01''$  WEST 131.13 FEET; THENCE SOUTH  $01^{\circ}47'40''$  WEST 172.19 FEET; THENCE SOUTH  $19^{\circ}18'46''$  WEST 371.53 FEET TO A POINT ON A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 25.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}47'57''$ , SAID ARC HAVING A CHORD BEARING NORTH  $21^{\circ}58'29''$  WEST 25.70 FEET; THENCE NORTH  $16^{\circ}04'30''$  WEST 91.21 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 21.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $07^{\circ}09'58''$ , SAID ARC HAVING A CHORD BEARING NORTH  $19^{\circ}39'29''$  WEST 21.87 FEET; THENCE NORTH  $23^{\circ}14'28''$  WEST 76.00 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 10.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $41^{\circ}12'48''$ , SAID ARC HAVING A CHORD BEARING NORTH  $02^{\circ}38'05''$  WEST 10.56 FEET TO A POINT ON A 50.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 140.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $160^{\circ}33'27''$ , SAID ARC HAVING A CHORD BEARING NORTH  $62^{\circ}18'24''$  WEST 98.56 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 17.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $65^{\circ}00'39''$ , SAID ARC HAVING A CHORD BEARING NORTH  $04^{\circ}54'33''$  EAST 16.12 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 33.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ}57'36''$ , SAID ARC HAVING A CHORD BEARING NORTH  $31^{\circ}04'35''$  WEST 33.39 FEET; THENCE NORTH  $34^{\circ}33'23''$  WEST 4.82 FEET; THENCE NORTH  $87^{\circ}02'50''$  WEST 103.66 FEET; THENCE NORTH  $24^{\circ}48'10''$  WEST 51.17 FEET; THENCE SOUTH  $65^{\circ}11'50''$  WEST 105.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 275.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5)

COURSES:(1) SOUTHEASTERLY 32.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'09", SAID ARC HAVING A CHORD BEARING SOUTH 21°28'05" EAST 31.99 FEET; (2) SOUTH 18°08'01" EAST 58.63 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE LEFT; (3) SOUTHEASTERLY 103.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'40", SAID ARC HAVING A CHORD BEARING SOUTH 28°56'51" EAST 103.19 FEET; (4) SOUTH 39°45'41" EAST 88.73 FEET TO A POINT ON A 425.00 FEET RADIUS CURVE TO THE LEFT; (5) SOUTHEASTERLY 90.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°12'11", SAID ARC HAVING A CHORD BEARING SOUTH 33°39'36" EAST 90.35 FEET; THENCE NORTH 25°46'12" EAST 55.96 FEET; THENCE SOUTH 87°01'16" EAST 57.21 FEET; THENCE NORTH 32°03'13" EAST 81.12 FEET TO A POINT ON A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 14.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°44'49", SAID ARC HAVING A CHORD BEARING SOUTH 19°26'55" EAST 14.71 FEET; THENCE SOUTH 16°04'30" EAST 91.21 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 115.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'04", SAID ARC HAVING A CHORD BEARING SOUTH 34°58'32" EAST 113.37 FEET; THENCE SOUTH 20°57'29" WEST 67.38 FEET; THENCE SOUTH 00°59'40" WEST 162.33 FEET; THENCE SOUTH 23°11'30" WEST 167.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 325.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 218.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°34'13", SAID ARC HAVING A CHORD BEARING SOUTH 59°31'10" EAST 214.68 FEET; (2) SOUTH 78°48'16" EAST 335.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF VICTORY RANCH PLAT "F" SAID POINT BEING ON A 15.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING EIGHTEEN (18) COURSES: (1) NORTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 56°11'44" EAST 21.21 FEET; (2) NORTH 11°11'44" EAST 15.05 FEET TO A POINT ON A 122.00 FEET RADIUS CURVE TO THE RIGHT; (3) NORTHERLY 20.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'45", SAID ARC HAVING A CHORD BEARING NORTH 15°54'06" EAST 20.02 FEET; (4) NORTH 78°48'16" WEST 109.68 FEET; (5) NORTH 06°25'09" WEST 224.16 FEET; (6) NORTH 22°00'27" EAST 51.82 FEET TO A POINT ON A NON-TANGENT 155.00 FEET RADIUS CURVE TO THE RIGHT; (7) NORTHWESTERLY 56.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'34", SAID ARC HAVING A CHORD BEARING NORTH 57°37'16" WEST 55.81 FEET TO A POINT ON A REVERSE 15.00 FEET RADIUS CURVE TO THE LEFT; (8) WESTERLY 20.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING NORTH 85°26'43" WEST 18.55 FEET; (9) NORTH 33°38'27" WEST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; (10) NORTHERLY 20.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING NORTH 18°09'50" EAST

18.55 FEET TO A REVERSE POINT ON A 155.00 FEET RADIUS CURVE TO THE RIGHT; (11) NORTHERLY 96.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°32'01", SAID ARC HAVING A CHORD BEARING NORTH 02°15'54" WEST 94.59 FEET; (12) NORTH 15°30'07" EAST 92.15 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE LEFT; (13) NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 29°29'53" WEST 21.21 FEET; (14) NORTH 74°29'53" WEST 0.78 FEET; (15) NORTH 15°30'07" EAST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; (16) NORTHEASTERLY 25.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°48'47", SAID ARC HAVING A CHORD BEARING NORTH 57°05'43" EAST 22.44 FEET TO A POINT ON A COMPOUND CURVE 125.00 FEET RADIUS CURVE TO THE LEFT; (17) NORTHERLY 13.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'03", SAID ARC HAVING A CHORD BEARING NORTH 05°31'48" EAST 13.78 FEET; (18) SOUTH 87°37'44" EAST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.040 ACRES.

TAX SERIAL NUMBERS: 0VR-G127 through 0VR-G137

VICTORY RANCH CABINS PLAT "H" AMENDED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $89^{\circ}48'04''$  EAST 3262.86 FEET; THENCE NORTH 312.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND RUNNING THENCE NORTH  $62^{\circ}33'55''$  WEST 405.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COMMON AREA C, VICTORY RANCH SUBDIVISION, PLAT B; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTH  $02^{\circ}53'29''$  WEST 455.75 FEET, AND 2) NORTH  $65^{\circ}05'47''$  EAST 174.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VICTORY CLUB DRIVE; THENCE SOUTHERLY 152.10 FEET ALONG THE ARC OF A 375.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $23^{\circ}14'23''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $13^{\circ}17'02''$  EAST 151.06 FEET; THENCE SOUTH  $01^{\circ}39'50''$  EAST 72.40 FEET; THENCE SOUTHEASTERLY 446.07 FEET ALONG THE ARC OF A 375.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $68^{\circ}09'14''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $35^{\circ}44'27''$  EAST 420.23 FEET; THENCE SOUTH  $20^{\circ}10'56''$  WEST 165.20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.336 ACRES.

TAX SERIAL NUMBERS: 0VR-H123 through 0VR-H126

## VICTORY RANCH CABINS PLAT "I" AMENDED

TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

## PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3285.96 FEET; THENCE NORTH 1071.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VISTA CLUB DRIVE; AND RUNNING THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 19°18'46" EAST 371.53 FEET;
  - (2) NORTH 01°47'40" EAST 172.19 FEET;
- THENCE SOUTH 75°24'01" WEST 181.84 FEET;  
 THENCE SOUTH 65°11'50" WEST 281.85 FEET;  
 THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING ELEVEN (11) COURSES:
- (1) SOUTH 24°48'10" EAST 51.17 FEET;
  - (2) SOUTH 87°02'50" EAST 103.66 FEET;
  - (3) SOUTH 34°33'23" EAST 4.82 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE RIGHT;
  - (4) SOUTHERLY 33.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°57'36", SAID ARC HAVING A CHORD BEARING SOUTH 31°04'35" EAST 33.39 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE RIGHT;
  - (5) SOUTHERLY 17.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°00'39", SAID ARC HAVING A CHORD BEARING SOUTH 04°54'33" WEST 16.12 FEET TO A POINT ON A 50.00 FEET RADIUS CURVE TO THE RIGHT;
  - (6) SOUTHEASTERLY 140.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°33'27", SAID ARC HAVING A CHORD BEARING SOUTH 62°18'24" EAST 98.56 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE LEFT;
  - (7) SOUTHERLY 10.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°12'48", SAID ARC HAVING A CHORD BEARING SOUTH 02°38'05" EAST 10.56 FEET
  - (8) SOUTH 23°14'28" EAST 76.00 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE RIGHT;
  - (9) SOUTHERLY 21.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°9'58", SAID ARC HAVING A CHORD BEARING SOUTH 19°39'29" EAST 21.87 FEET

(10) SOUTH 16°4'30" EAST 91.21 FEET TO A POINT ON A 125.00 FEET RADIUS CURVE TO THE LEFT

(11) SOUTHERLY 25.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'57", SAID ARC HAVING A CHORD BEARING SOUTH 21°58'29" EAST 25.70 TO THE POINT OF BEGINNING, CONTAINING 94,782 SF OR 2.18 ACRES.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3200.53 FEET; THENCE NORTH 609.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE; AND RUNNING THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING NINE

(9) COURSES:

(1) NORTH 23°11'30" EAST 167.19 FEET;

(2) NORTH 00°59'40" EAST 162.33 FEET;

(3) NORTH 20°57'29" EAST 67.38 FEET TO A POINT ON A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE RIGHT;

(4) NORTHWESTERLY 115.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'04", SAID ARC HAVING A CHORD BEARING NORTH 34°58'32" WEST 113.37 FEET;

(5) NORTH 16°04'30" WEST 91.21 FEET TO A POINT ON A 125.00 FEET RADIUS CURVE TO THE LEFT;

(6) NORTHERLY 14.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°44'49", SAID ARC HAVING A CHORD BEARING NORTH 19°26'55" WEST 14.71 FEET;

(7) SOUTH 32°03'13" WEST 81.12 FEET;

(8) NORTH 87°01'16" WEST 57.21 FEET;

(9) SOUTH 25°46'12" WEST 55.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 425.00 FEET RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

(1) SOUTHEASTERLY 192.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°53'38", SAID ARC HAVING A CHORD BEARING SOUTH 14°36'41" EAST 190.44 FEET;

(2) SOUTH 1°39'50" EAST 72.40 FEET TO A POINT ON A 325.00 FEET RADIUS CURVE TO THE LEFT

(3) SOUTHERLY 218.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°34'13", SAID ARC HAVING A CHORD BEARING SOUTH 20°56'57" EAST 214.68 TO THE POINT OF BEGINNING, CONTAINING 68,003 SF OR 1.56 ACRES.

TAX SERIAL NUMBERS: 0VR-I138 through 0VR-I144

## VICTORY RANCH PLAT "J-1"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3038.88 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 612.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°43'24" EAST A DISTANCE OF 171.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE AS DEPICTED ON THE MOON LIGHT DRIVE EXTENSION ROAD DEDICATION PLAT "3", RECORDED AS ENTRY 309695 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENTIAL 225.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 02°43'24" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°52'48", A DISTANCE OF 89.85 FEET; THENCE SOUTH 64°23'48" WEST A DISTANCE OF 254.01 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°58'46", A DISTANCE OF 109.88 FEET; THENCE SOUTH 36°25'02" WEST A DISTANCE OF 56.15 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'22", A DISTANCE OF 98.27 FEET; THENCE SOUTH 68°35'24" WEST A DISTANCE OF 153.12 FEET TO A POINT ON A 625.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'04", A DISTANCE OF 16.92 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED NORTH 44°01'11" WEST A DISTANCE OF 237.58 FEET; THENCE LEAVING SAID PLATE "E" BOUNDARY NORTH 60°17'05" EAST A DISTANCE OF 456.14 FEET; THENCE NORTH 53°55'26" EAST A DISTANCE OF 160.29 FEET; THENCE NORTH 64°23'48" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°26'19" EAST A DISTANCE OF 195.45 FEET TO SAID POINT OF BEGINNING. CONTAINING 187,267 SQ. FT., OR 4.30 ACRES.

TAX SERIAL NUMBERS: 0VR-J1157 through 0VR-J1162

## VICTORY RANCH PLAT "J-2" AMENDED

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 2716.76 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 176.84 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 62°13'11" EAST 749.10 FEET; THENCE SOUTH 58°14'20" WEST 188.82 FEET; THENCE SOUTH 72°48'08" WEST 45.72 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 145.00 FEET RADIUS CURVE TO THE RIGHT 89.29 FEET THROUGH A CENTRAL ANGLE OF 35°16'55", SAID ARC HAVING A CHORD BEARING SOUTH 00°26'35" WEST 87.88 FEET; THENCE SOUTH 18°05'03" WEST 79.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE AS DEPICTED ON THE MOON LIGHT DRIVE EXTENSION ROAD DEDICATION PLAT "3", RECORDED AS ENTRY 309695 IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG A NON-TANGENT 225.00 FEET RADIUS CURVE TO THE LEFT 105.71 FEET THROUGH A CENTRAL ANGLE OF 26°55'10", SAID ARC HAVING A CHORD BEARING NORTH 79°15'48" WEST 104.74 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT "J-1," RECORDED AS ENTRY 409477 IN SAID RECORDER'S OFFICE; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PLAT "J-1" THE FOLLOWING FIVE (5) COURSES: (1) NORTH 02°43'24" WEST 171.87 FEET, (2) NORTH 89°26'19" WEST 195.45 FEET, (3) SOUTH 64°23'48" WEST 115.00 FEET, (4) SOUTH 53°55'26" WEST 160.29 FEET, AND (5) SOUTH 60°17'05" WEST 456.14 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT "E" AMENDED RECORDED AS ENTRY 405882 OF SAID RECORDER'S RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 44°01'11" WEST 206.20 FEET; THENCE NORTH 40°35'47" EAST 830.94 FEET; THENCE NORTH 77°30'02" EAST 107.87 FEET TO THE POINT OF BEGINNING, CONTAINING 10.202 ACRES.

TAX SERIAL NUMBERS: 0VR-J2145 through 0VR-J2156



JUNIPER DRAW AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SAID SECTION 31, THENCE ALONG THE SOUTH LINE SAID SECTION 31 NORTH 89°48'04" EAST 4074.15 FEET AND NORTH 51.82 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 55°34'05" WEST 245.73 FEET; THENCE NORTH 65°09'18" WEST 138.75 FEET; THENCE NORTH 09°59'36" EAST 124.36 FEET; THENCE SOUTH 78°48'16" EAST 179.52 FEET; THENCE EASTERLY 201.79 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°01'20", SAID ARC HAVING A CHORD BEARING SOUTH 67°47'36" EAST 200.55 FEET; THENCE SOUTH 09°32'26" EAST 165.94 FEET; THENCE SOUTH 61°06'08" WEST 93.98 FEET TO THE POINT OF BEGINNING, CONTAINING 72347 SQUARE FEET OR 1.661 ACRES.

TAX SERIAL NUMBERS: 0JJ-0183 through 0JJ-0185

## VICTORY RANCH PLAT "K"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 5334.75 FEET AND SOUTH 80.92 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF VICTORY RANCH, PLAT M, RECORDED MARCH 22, 2016, AS ENTRY 422495 IN THE WASATCH COUNTY RECORDS SOUTH 41°38'15" EAST 420.36 FEET; THENCE SOUTH 44°07'43" WEST 388.94 FEET; THENCE NORTH 89°08'28" WEST 335.78 FEET; THENCE SOUTH 62°05'25" WEST 189.97 FEET; THENCE SOUTH 26°54'51" WEST 426.98 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE RECORDED JUNE 26, 2006, AS ENTRY 303718 IN SAID RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 81°50'27" WEST 209.54 FEET; THENCE NORTHEASTERLY 23.56 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 53°09'33" EAST 21.21 FEET; THENCE NORTH 08°09'33" EAST 11.99 FEET; THENCE NORTHEASTERLY 155.09 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°05'21", SAID ARC HAVING A CHORD BEARING NORTH 43°42'13" EAST 145.33 FEET; THENCE NORTH 79°14'54" EAST 59.18 FEET; THENCE NORTHEASTERLY 85.19 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'02", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 80.69 FEET; THENCE NORTH 14°09'51" EAST 20.12 FEET; THENCE NORTH 59°20'39" WEST 325.83 FEET; THENCE NORTH 55°20'36" EAST 1136.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.339 ACRES.

TAX SERIAL NUMBERS: 0VR-K166 through 0VR-K172

## VICTORY RANCH PLAT "L"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4679.82 FEET AND SOUTH 1136.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 26°54'51" EAST 426.98 FEET; THENCE NORTH 62°05'25" EAST 189.97 FEET; THENCE SOUTH 89°08'28" EAST 335.78 FEET; THENCE NORTH 44°07'43" EAST 388.94 FEET; THENCE SOUTH 41°38'15" EAST 175.51 FEET; THENCE SOUTH 40°16'05" EAST 217.18 FEET; THENCE SOUTH 55°04'20" EAST 183.97 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 466.91 FEET ALONG A 425.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62°56'44" (LONG CHORD BEARS SOUTH 66°24'02" WEST 443.78 FEET); 2) NORTH 82°07'36" WEST 307.34 FEET; 3) WESTERLY 404.09 FEET ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°06'01" (LONG CHORD BEARS SOUTH 75°49'23" WEST 394.19 FEET); 4) SOUTH 53°46'23" WEST 100.00 FEET; AND 5) WESTERLY 213.04 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°23'10" (LONG CHORD BEARS SOUTH 75°57'58" WEST 207.75 FEET) TO THE POINT OF BEGINNING, CONTAINING 422,110 SQUARE FEET OR 9.690 ACRES.

TAX SERIAL NUMBERS: 0VR-L173 through 0VR-L179

VICTORY RANCH PLAT "M"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST

5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 5337.33 FEET AND SOUTH 46.05 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 09°26'12" EAST 245.95 FEET; THENCE NORTH 20°15'20" EAST 587.40 FEET; THENCE NORTH 85°04'43" EAST 405.62 FEET TO THE NORTHWEST CORNER OF VICTORY RANCH PLAT N RECORDED SEPTEMBER 2, 2015 AS ENTRY 415846 OF THE WASATCH COUNTY RECORDER'S RECORDS; THENCE FOLLOWING THE WESTERLY BOUNDARY OF SAID PLAT N THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 04°55'17" EAST 415.73 FEET, (2) SOUTH 25°32'39" WEST 114.43 FEET, (3) SOUTH 00°57'30" EAST 459.20 FEET, (4) WESTERLY ALONG A NON-TANGENT 525.00 FEET RADIUS CURVE TO THE LEFT 49.11 FEET THROUGH A CENTRAL ANGLE OF 05°21'34", SAID ARC HAVING A CHORD BEARING SOUTH 86°07'48" WEST 49.09 FEET AND (5) SOUTH 02°58'17" WEST 495.06 FEET; THENCE NORTH 40°16'05" WEST 217.18 FEET; THENCE NORTH 41°38'15" WEST 642.37 FEET TO THE POINT OF BEGINNING, CONTAINING 14.737 ACRES.

TAX SERIAL NUMBERS: 0VR-M186 through 0VR-M192

## VICTORY RANCH PLAT "N"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SAID SECTION 31 NORTH 00°00'59" WEST 283.53 FEET AND EAST 5971.52 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 25°32'39" EAST 114.43 FEET; THENCE NORTH 04°55'17" WEST 415.73 FEET; THENCE NORTH 85°04'43" EAST 354.78 FEET; THENCE SOUTH 39°38'30" EAST 43.90 FEET TO THE WESTERLY RIGHT OF WAY OF MOON LIGHT DRIVE, ROAD DEDICATION PLAT "1" RECORDED JUNE 26, 2006 AS ENTRY 303718 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTHWESTERLY ALONG A NON-TANGENT 325.00-FOOT RADIUS CURVE TO THE LEFT 276.09 FEET THROUGH A CENTRAL ANGLE OF 48°40'21", SAID ARC HAVING A CHORD BEARING SOUTH 26°01'20" WEST 267.86 FEET; (2) SOUTH 01°41'09" WEST 675.91 FEET; (3) SOUTHERLY ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT 220.10 FEET THROUGH A CENTRAL ANGLE OF 12°56'04", SAID ARC HAVING A CHORD BEARING SOUTH 08°09'11" WEST 219.64 FEET; (4) SOUTH 14°37'14" WEST 316.71 FEET; AND (5) SOUTHWESTERLY ALONG A 425.00-FOOT RADIUS CURVE TO THE RIGHT 150.63 FEET THROUGH A CENTRAL ANGLE OF 20°18'26", SAID ARC HAVING A CHORD BEARING SOUTH 24°46'27" WEST 149.84 FEET; THENCE NORTH 55°04'20" WEST 183.97 FEET; THENCE NORTH 02°58'17" EAST 495.06 FEET; THENCE EASTERLY ALONG A NON-TANGENT 525.00-FOOT RADIUS CURVE TO THE RIGHT 49.11 FEET THROUGH A CENTRAL ANGLE OF 05°21'34", SAID ARC HAVING A CHORD BEARING NORTH 86°07'48" EAST 49.09 FEET; THENCE NORTH 00°57'30" WEST 459.20 FEET TO THE POINT OF BEGINNING, CONTAINING 399410 SQUARE FEET OR 9.169 ACRES.

TAX SERIAL NUMBERS: 0VR-N193 through 0VR-N202

VICTORY RANCH PLAT "N" AMENDED LOTS 193-195

LOTS 193, 194 AND 195, VICTORY RANCH, PLAT "N" BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SAID SECTION 31 NORTH 00°00'59" WEST 283.53 FEET AND EAST 5971.52 FEET AND NORTH 25°32'39" EAST 114.43 FEET TO THE NORTHWEST CORNER OF LOT 196, VICTORY RANCHES, PLAT "N" RECORDED SEPTEMBER 2, 2015 AS ENTRY 415846, SAID CORNER BEING THE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOTS 193-195, PLAT "N" THE FOLLOWING SIX (6) COURSES: (1) NORTH 04°55'17" WEST 415.73 FEET, (2) NORTH 85°04'43" EAST 354.78 FEET, (3) SOUTH 39°38'30" EAST 43.90 FEET TO THE WESTERLY RIGHT OF WAY OF MOON LIGHT DRIVE, ROAD DEDICATION PLAT "1" RECORDED JUNE 26, 2006 AS ENTRY 303718 IN THE WASATCH COUNTY RECORDER'S OFFICE, (4) ALONG SAID WESTERLY RIGHT OF WAY SOUTHWESTERLY ALONG A 325.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 276.09 FEET THROUGH A CENTRAL ANGLE OF 48°40'21", SAID ARC HAVING A CHORD BEARING SOUTH 26°01'20" WEST 267.86 FEET, (5) SOUTH 01°41'09" WEST 228.22 FEET, AND (6) NORTH 75°20'04" WEST 229.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.826 ACRES.

TAX SERIAL NUMBERS: 0VR-N194-A and 0VR-N195-A

## VICTORY RANCH PLAT "P"

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 6115.64 FEET ALONG THE NORTH LINES OF SECTIONS 5 AND 6 OF SAID TOWNSHIP 3 SOUTH, RANGE 2 EAST; THENCE SOUTH 798.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF MOON LIGHT DRIVE ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE LEFT FROM WHICH THE POINT RADIUS BEARS SOUTH 75°22'46" EAST, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: 1) NORTHEASTERLY 132.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'13", SAID ARC HAVING A CHORD BEARING OF NORTH 22°37'21" EAST 132.24 FEET; 2) NORTH 14°37'14" EAST 316.71 FEET TO A POINT ON A 1025.00-FOOT RADIUS CURVE TO THE LEFT; 3) NORTHERLY 231.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°56'04", SAID ARC HAVING A CHORD BEARING NORTH 08°09'12" EAST 230.90 FEET; 4) NORTH 01°41'09" EAST 675.91 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; 5) NORTHEASTERLY 436.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°55'02", SAID ARC HAVING A CHORD BEARING NORTH 47°08'40" EAST 392.01 FEET; 6) SOUTH 87°23'49" EAST 121.13 FEET TO A POINT ON A 350.00-FOOT RADIUS CURVE TO THE LEFT; AND 7) EASTERLY 24.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'49", SAID ARC HAVING A CHORD BEARING SOUTH 89°25'44" EAST 24.82 FEET; THENCE SOUTH 20°00'58" EAST 266.02 FEET; THENCE SOUTH 70°04'05" EAST 347.13 FEET; THENCE SOUTH 17°27'13" WEST 256.91 FEET; THENCE SOUTH 87°57'16" WEST 353.52 FEET TO A POINT ON A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 47°37'21" WEST; THENCE SOUTHWESTERLY 21.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING SOUTH 54°40'42" WEST 21.30 FEET TO A POINT ON A REVERSE 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 15.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING SOUTH 37°57'48" WEST 14.55 FEET TO A POINT ON A COMPOUND 250.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 110.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC

HAVING A CHORD BEARING SOUTH 03°40'40" EAST 109.29 FEET; THENCE SOUTH 16°18'10" EAST 54.75 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 347.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°52'07" WEST 324.61 FEET; THENCE SOUTH 56°02'24" WEST 83.51 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 21.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING SOUTH 15°08'48" WEST 19.64 FEET TO A POINT ON A REVERSE 265.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 183.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING SOUTH 05°54'36" EAST 179.85 FEET; THENCE SOUTH 13°55'37" WEST 240.94 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 190.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING SOUTH 02°24'54" WEST 189.59 FEET; THENCE SOUTH 09°05'49" EAST 117.01 FEET; THENCE SOUTH 80°54'11" WEST 50.00 FEET; THENCE NORTH 70°07'59" WEST 356.85 FEET; THENCE NORTH 22°02'54" EAST 160.12 FEET; THENCE NORTH 53°52'20" WEST 75.71 FEET TO THE POINT OF BEGINNING, CONTAINING 19.600 ACRES.

TAX SERIAL NUMBERS: 0VR-P203 through 0VR-P211



## VICTORY RANCH PLAT "P" AMENDED LOTS 206-208

LOTS 206, 207 AND 208, VICTORY RANCH, PLAT "P" BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 214.86 FEET AND EAST 6302.20 FEET TO THE SOUTHEAST CORNER OF COMMON AREA "B", VICTORY RANCHES, PLAT "P" RECORDED APRIL 20, 2015 AS ENTRY 411093, SAID CORNER BEING THE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOTS 206, 207 AND 208 OF SAID PLAT "P" THE FOLLOWING TWELVE (12) COURSES: (1) NORTHERLY ALONG A 1055.00 FOOT RADIUS CURVE TO THE LEFT 94.08 FEET THROUGH A CENTRAL ANGLE OF 05°06'34", SAID ARC HAVING A CHORD BEARING NORTH 04°14'26" EAST 94.05 FEET, (2) NORTH 01°41'09" EAST 354.73 FEET TO THE SOUTHWEST CORNER OF LOT 209 OF SAID PLAT "P", (3) SOUTH 85°26'11" EAST 316.28 FEET TO THE WESTERLY RIGHT OF WAY OF STARLIGHT CIRCLE, (4) SOUTHEASTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 16.06 FEET THROUGH A CENTRAL ANGLE OF 18°24'12", SAID ARC HAVING A CHORD BEARING SOUTH 27°27'58" EAST 15.99 FEET, (5) SOUTHERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT 12.36 FEET THROUGH A CENTRAL ANGLE OF 47°11'47", SAID ARC HAVING A CHORD BEARING SOUTH 13°04'10" EAST 12.01 FEET, (6) SOUTHERLY ALONG A 300.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 140.49 FEET THROUGH A CENTRAL ANGLE OF 26°49'53", SAID ARC HAVING A CHORD BEARING SOUTH 02°53'13" EAST 139.21 FEET, (7) SOUTH 16°18'10" EAST 54.75 FEET, (8) SOUTHERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT 284.09 FEET THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°52'07" WEST 265.59 FEET, (9) SOUTH 56°02'24" WEST 83.51 FEET, (10) WESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.41 FEET THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING NORTH 83°04'00" WEST 19.64 FEET TO THE NORTHERLY RIGHT OF WAY OF EVENING STAR DRIVE, (11) NORTHWESTERLY ALONG A 265.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 183.50 FEET THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING NORTH 62°00'36" WEST 179.85 FEET, AND (12) NORTH 81°50'49" WEST 27.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.723 ACRES.

TAX SERIAL NUMBERS: 0VR-P206-A and 0VR-P208-A

## VICTORY RANCH PLAT "R-1"

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 7523.34 FEET AND NORTH 194.85 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 72°20'58" EAST 498.77 FEET; THENCE SOUTH 45°21'31" EAST 713.22 FEET; THENCE SOUTH 00°07'23" WEST 819.74 FEET; THENCE SOUTH 44°08'11" WEST 1200.28 FEET; THENCE SOUTH 21°49'28" WEST 914.90 FEET; THENCE SOUTH 38°50'57" WEST 239.23 FEET; THENCE NORTH 51°09'03" WEST 400.34 FEET; THENCE NORTH 35°07'34" WEST 201.87 FEET; THENCE SOUTH 47°56'44" WEST 82.34 FEET; THENCE SOUTHWESTERLY 165.18 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING SOUTH 36°48'41" WEST 164.14 FEET; THENCE SOUTH 25°40'39" WEST 180.70 FEET; THENCE SOUTHWESTERLY 333.09 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 322.25 FEET; THENCE SOUTH 76°34'10" WEST 123.71 FEET; THENCE WESTERLY 73.67 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 73.57 FEET; THENCE SOUTH 86°30'02" WEST 120.71 FEET; THENCE WESTERLY 93.64 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 93.49 FEET; THENCE SOUTH 75°12'21" WEST 165.50 FEET; THENCE SOUTHWESTERLY 19.77 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 37°26'41" WEST 18.37 FEET; THENCE SOUTH 89°41'00" WEST 50.00 FEET; THENCE NORTHWESTERLY 126.57 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC HAVING A CHORD BEARING NORTH 38°29'08" WEST 117.42 FEET; THENCE NORTH 76°39'15" WEST 390.20 FEET; THENCE NORTHWESTERLY 253.53 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 222.45 FEET; THENCE NORTH 23°31'40" EAST 54.44 FEET; THENCE

SOUTH 66°28'20" EAST 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE SOUTH 23°31'40" WEST 54.44 FEET; THENCE SOUTHEASTERLY 166.11 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 145.74 FEET; THENCE SOUTH 76°39'15" EAST 390.20 FEET; THENCE SOUTHEASTERLY 119.91 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING SOUTH 52°57'46" EAST 116.52 FEET; THENCE SOUTHEASTERLY 19.77 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 67°01'58" EAST 18.37 FEET; THENCE NORTH 75°12'21" EAST 165.50 FEET; THENCE EASTERLY 103.49 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 103.33 FEET; THENCE NORTH 86°30'02" EAST 120.71 FEET; THENCE EASTERLY 65.00 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 65.85 FEET; THENCE NORTH 76°34'10" EAST 123.71 FEET; THENCE NORTHEASTERLY 288.68 FEET ALONG A 325.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 279.28 FEET; THENCE NORTH 25°40'39" EAST 180.70 FEET; THENCE NORTHEASTERLY 97.91 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING NORTH 31°34'57" EAST 97.74 FEET; THENCE NORTH 63°59'41" WEST 332.91 FEET; THENCE NORTH 17°36'43" EAST 538.04 FEET; THENCE NORTH 43°43'14" WEST 265.14 FEET TO THE EASTERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 47°03'23" EAST 149.84 FEET, (2) NORTHEASTERLY 5.19 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 5.19 FEET, (3) EASTERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 88°44'55" EAST 20.23 FEET, (4) NORTH 41°08'27" EAST 50.00 FEET, (5) NORTHERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 06°28'02" WEST 20.23 FEET, (6) NORTHERLY 333.96 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING NORTH 13°24'51" EAST 325.43 FEET. (7) NORTH 09°05'49" WEST 214.90 FEET. (8) NORTHERLY 190.88 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING NORTH 02°24'54" EAST 189.59 FEET, (9) NORTH 13°55'37" EAST 240.94 FEET, (10) NORTHERLY 183.50 FEET ALONG A 265.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING NORTH 05°54'36" WEST 179.85 FEET, AND (11) NORTHERLY 21.41 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC

HAVING A CHORD BEARING NORTH 15°08'48" EAST 19.64 FEET TO THE EASTERLY RIGHT OF WAY OF STARLIGHT CIRCLE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: (1) NORTH 56°02'24" EAST 83.51 FEET, (2) NORTHERLY 347.22 FEET ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING NORTH 19°52'07" EAST 324.61 FEET, (3) NORTH 16°18'10" WEST 54.75 FEET, (4) NORTHERLY 110.18 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC HAVING A CHORD BEARING NORTH 03°40'39" WEST 109.29 FEET, (5) NORTHEASTERLY 15.19 FEET ALONG A COMPOUND 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING NORTH 37°57'49" EAST 14.55 FEET, AND (6) NORTHEASTERLY 21.47 FEET ALONG A REVERSE 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING NORTH 54°40'42" EAST 21.30 FEET; THENCE NORTH 87°57'16" EAST 353.52 FEET; THENCE NORTH 17°27'13" EAST 256.91 FEET; THENCE SOUTH 58°43'00" EAST 437.24 FEET TO THE POINT OF BEGINNING, CONTAINING 106.995 ACRES.

TAX SERIAL NUMBERS: 0VR-R1290 through 0VR-R1308

## VICTORY RANCH PLAT "R-2"

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5974.82 FEET AND SOUTH 2216.25 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 223, VICTORY RANCH PLAT U-2, AND RUNNING THENCE NORTH 86°04'32" EAST 386.14 FEET TO THE SOUTHWESTERLY BOUNDARY OF VICTORY RANCH, PLAT R-1; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES: 1) SOUTH 17°36'43" WEST 205.76 FEET, 2) SOUTH 63°59'41" EAST 332.91 FEET, 3) SOUTHWESTERLY 97.91 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING SOUTH 31°34'57" WEST 97.74 FEET, 4) SOUTH 25°40'39" WEST 180.70 FEET, 5) SOUTHWESTERLY 288.68 FEET ALONG THE ARC OF A 325.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 279.28 FEET, 6) SOUTH 76°34'10" WEST 123.71 FEET, 7) WESTERLY 65.00 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 64.92 FEET, 8) SOUTH 86°30'02" WEST 120.71 FEET, 9) WESTERLY 103.49 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 103.33 FEET, 10) SOUTH 75°12'21" WEST 165.50 FEET, 11) NORTHWESTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 67°01'59" WEST 18.37 FEET, 12) NORTHWESTERLY 119.91 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING NORTH 52°57'47" WEST 116.52 FEET, 13) NORTH 76°39'15" WEST 390.20 FEET, 14) NORTHWESTERLY 166.11 FEET ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 145.74 FEET, AND 15) NORTH 23°31'40" EAST 54.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 23°31'40" EAST 0.38 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE RIGHT, 2) EASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 68°31'40" EAST 21.21 FEET, 3) SOUTH 66°28'20" EAST 40.44 FEET TO A POINT ON A 525.00-FOOT RADIUS CURVE TO THE LEFT, 4) NORTHEASTERLY 876.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING NORTH 65°42'34" EAST 778.07 FEET, AND 5) NORTH 17°53'28" EAST 190.91 FEET TO THE POINT OF BEGINNING, CONTAINING 13.987 ACRES.

ALSO, A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6750.37 FEET AND SOUTH 2452.96 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 305, VICTORY RANCH PLAT R-1, AND RUNNING THENCE SOUTH 35°07'34" EAST 201.87 FEET; THENCE SOUTH 51°09'03" EAST 400.34 FEET; THENCE SOUTH 38°50'57" WEST 395.68 FEET; THENCE SOUTH 57°03'02" WEST 845.07 FEET; THENCE SOUTH 84°51'25" WEST 850.73 FEET; THENCE NORTH 29°59'49" WEST 177.47 FEET; THENCE NORTH 44°35'37" EAST 238.06 FEET; THENCE NORTH 121.60 FEET; THENCE NORTH 00°25'55" EAST 50.00 FEET; THENCE NORTH 77°55'51" WEST 556.93 FEET; THENCE SOUTH 85°57'42" WEST 578.56 FEET; THENCE NORTH 02°55'30" EAST 390.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY 250.96 FEET ALONG THE ARC OF A 625.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°00'23", SAID ARC HAVING A CHORD BEARING NORTH 81°25'19" EAST 249.28 FEET, 2) NORTH 69°55'07" EAST 135.78 FEET 3) EASTERLY 379.45 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°24'41", SAID ARC HAVING A CHORD BEARING SOUTH 89°22'32" EAST 371.25 FEET, AND 4) SOUTHEASTERLY 24.14 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING SOUTH 22°34'16" EAST 21.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WHISPERING WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 23°31'40" WEST 54.44 FEET, 2) SOUTHEASTERLY 253.53 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 222.45 FEET, 3) SOUTH 76°39'15" EAST 390.20 FEET, 4) SOUTHEASTERLY 126.57 FEET

ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 38°29'07" EAST 117.42 FEET, AND 5) NORTH 89°41'00" EAST 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MOON RISE WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 37°26'40" EAST 18.37 FEET, 2) NORTH 75°12'21" EAST 165.50 FEET, 3) EASTERLY 93.64 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 93.49 FEET, 4) NORTH 86°30'02" EAST 120.71 FEET, 5) EASTERLY 73.67 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 73.57 FEET, 6) NORTH 76°34'10" EAST 123.71 FEET, 7) NORTHEASTERLY 333.09 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 322.25 FEET, 8) NORTH 25°40'39" EAST 180.70 FEET, 9) NORTHEASTERLY 165.18 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING NORTH 36°48'42" EAST 164.14 FEET, AND 10) NORTH 47°56'44" EAST 82.34 FEET TO THE POINT OF BEGINNING, CONTAINING 33.290 ACRES.

TAX SERIAL NUMBERS: 0VR-R2327 through 0VR-R2336

## RIVER TERRACE AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ALL IN THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 475.81 FEET ALONG THE TOWNSHIP LINE AND NORTH 1634.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREEN DRAKE DRIVE, AT THE SOUTHWEST CORNER OF LOT 25, VICTORY RANCH PLAT B, SAID POINT BEING THE POINT OF BEGINNING, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°41'07" WEST 128.01 FEET, (2) THENCE WESTERLY ALONG A 375.00-FOOT RADIUS CURVE TO THE RIGHT 67.92 FEET THROUGH A CENTRAL ANGLE OF 10°22'38", SAID ARC HAVING A CHORD BEARING NORTH 84°29'48" WEST 67.83 FEET, (3) NORTH 79°18'29" WEST 69.09 FEET, (4) WESTERLY ALONG A 305.00-FOOT RADIUS CURVE TO THE LEFT 152.14 FEET THROUGH A CENTRAL ANGLE OF 28°34'51", SAID ARC HAVING A CHORD BEARING SOUTH 86°24'06" WEST 150.57 FEET, (5) SOUTH 72°06'40" WEST 58.43 FEET, AND (6) WESTERLY ALONG A 155.00-FOOT RADIUS CURVE TO THE RIGHT 53.88 FEET THROUGH A CENTRAL ANGLE OF 19°54'54", SAID ARC HAVING A CHORD BEARING SOUTH 82°04'07" WEST 53.60 FEET; THENCE NORTH 87°58'26" WEST 100.83 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 20.07 FEET THROUGH A CENTRAL ANGLE OF 76°39'28", SAID ARC HAVING A CHORD BEARING NORTH 49°38'42" WEST 18.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS REVERSE CURVE TO THE LEFT 25.60 FEET THROUGH A CENTRAL ANGLE OF 29°20'24", SAID ARC HAVING A CHORD BEARING NORTH 25°59'11" WEST 25.33 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE LEFT 115.79 FEET THROUGH A CENTRAL ANGLE OF 132°40'57", SAID ARC HAVING A CHORD BEARING SOUTH 21°37'58" EAST 91.60 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 27, VICTORY RANCH PLAT B; THENCE ALONG THE NORTHERLY BOUNDARIES OF LOTS 27, 28, AND 29 OF SAID PLAT B THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 87°58'26" WEST 104.41 FEET, (2) WESTERLY ALONG A 675.00-FOOT RADIUS CURVE TO THE LEFT 173.91 FEET THROUGH A CENTRAL ANGLE OF 14°45'42", SAID ARC HAVING A CHORD BEARING SOUTH 84°38'43" WEST 173.43 FEET, (3) SOUTH 13°56'39" EAST 10.00 FEET, (4) THENCE WESTERLY ALONG A NON-TANGENT 665.00-FOOT RADIUS CURVE TO THE LEFT 186.73 FEET THROUGH A CENTRAL ANGLE OF 16°05'19", SAID ARC HAVING A CHORD BEARING SOUTH 69°14'18" WEST 186.12 FEET, (5) THENCE SOUTH 61°11'39" WEST 50.00 FEET, (6) THENCE WESTERLY ALONG A 135.00-FOOT RADIUS CURVE TO THE RIGHT 54.22 FEET THROUGH A CENTRAL ANGLE OF 23°00'42", SAID ARC HAVING A CHORD BEARING SOUTH 72°42'00" WEST 53.86 FEET, (7) SOUTH 05°47'39" EAST 88.55 FEET, AND (8) SOUTH 84°12'21" WEST 464.29 FEET; THENCE NORTH 24°11'24" WEST 330.65 FEET; THENCE NORTH 81°22'28" EAST



719.14 FEET; THENCE NORTH 67°17'00" EAST 252.79 FEET; THENCE NORTH 88°07'39" EAST 565.64 FEET; THENCE NORTH 12°13'33" WEST 50.75 FEET; THENCE NORTH 53°27'10" EAST 172.89 FEET; THENCE SOUTH 53°44'00" EAST 191.59 FEET; THENCE SOUTH 10°38'10" WEST 244.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.319 ACRES.

TAX SERIAL NUMBERS: 0RQ-0243 through 0RQ-0249

## VICTORY RANCH PLAT "S-1"

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 7149.67 FEET AND NORTH 423.19 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 70°04'05" WEST 347.13 FEET; THENCE NORTH 20°00'58" WEST 266.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE, SAID POINT BEING ON A NON-TANGENT 350.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 274.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°54'34", SAID ARC HAVING A CHORD BEARING NORTH 66°05'05" EAST 267.37 FEET; THENCE SOUTH 46°33'02" EAST 89.79 FEET; THENCE SOUTH 53°43'24" EAST 225.29 FEET; THENCE SOUTH 02°34'38" EAST 40.98 FEET; THENCE SOUTH 17°27'13" WEST 252.30 FEET TO THE POINT OF BEGINNING, CONTAINING 3.230 ACRES.

TAX SERIAL NUMBERS: 0VR-S1324-0-032-026 through 0VR-S1326

## VICTORY RANCH PLAT "T"

A TRACT OF LAND LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3187.71 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 892.02 FEET TO THE POINT OF BEGINNING BEING ON THE SOUTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE EXTENSION PER ROAD DEDICATION PLAT 3 RECORDED OCTOBER 24, 2006 AS ENTRY 309695; AND RUNNING THENCE SOUTH 31°13'45" WEST 715.68 FEET; THENCE SOUTH 178.50 FEET; THENCE EAST 160.12 FEET; THENCE SOUTH 619.61 FEET; THENCE SOUTH 49°46'23" WEST 362.82 FEET; THENCE SOUTH 40°13'37" EAST 39.05 FEET; THENCE EASTERLY ALONG A 475.00-FOOT RADIUS CURVE TO THE LEFT 471.69 FEET THROUGH A CENTRAL ANGLE OF 56°53'49", SAID ARC HAVING A CHORD BEARING SOUTH 68°40'31" EAST 452.55 FEET; THENCE SOUTH 07°07'26" EAST 127.55 FEET; THENCE SOUTH 22°28'07" WEST 402.71 FEET; THENCE NORTH 67°31'53" WEST 407.90 FEET; THENCE NORTH 57°32'34" WEST 402.31 FEET; THENCE NORTH 62°39'58" WEST 239.39 FEET; THENCE NORTH 87°05'07" WEST 815.05 FEET; THENCE NORTH 10°49'32" EAST 561.32 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID MOON LIGHT DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 52°48'49" EAST 151.47 FEET, (2) EASTERLY ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT 155.95 FEET THROUGH A CENTRAL ANGLE OF 32°29'29", SAID ARC HAVE A CHORD BEARING NORTH 69°03'33" EAST 153.87 FEET, (3) NORTH 85°18'18" EAST 90.19 FEET, (4) NORTHEASTERLY ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 389.36 FEET THROUGH A CENTRAL ANGLE OF 68°38'35", SAID ARC HAVING A CHORD BEARING NORTH 50°59'01" EAST 366.49 FEET, (5) NORTH 16°39'43" EAST 216.98 FEET, (6) NORTHEASTERLY ALONG A 575.00-FOOT RADIUS CURVE TO THE RIGHT 521.13 FEET THROUGH A CENTRAL ANGLE OF 51°55'41", SAID ARC HAVING A CHORD BEARING NORTH 42°37'34" EAST 503.48 FEET, (7) NORTH 68°35'24" EAST 153.12 FEET, (8) NORTHEASTERLY ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT 126.34 FEET THROUGH A CENTRAL ANGLE OF 32°10'22", SAID ARC HAVING A CHORD BEARING NORTH 52°30'13" EAST 124.69 FEET, (9) NORTH 36°25'02" EAST 56.15 FEET, (10) NORTHEASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 85.46 FEET THROUGH A CENTRAL ANGLE OF 27°58'46", SAID ARC HAVING A CHORD BEARING NORTH 50°24'25" EAST 84.61 FEET, (11) NORTH 64°23'48" EAST

254.01 FEET, AND (12) EASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 224.70 FEET THROUGH A CENTRAL ANGLE OF  $73^{\circ}34'06''$ , SAID ARC HAVING A CHORD BEARING SOUTH  $78^{\circ}49'09''$  EAST 209.58 FEET TO THE POINT OF BEGINNING, CONTAINING 51.393 ACRES.

TAX SERIAL NUMBERS: 0VR-T250 through 0VR-T262

## VICTORY RANCH PLAT "U-1"

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4932.02 FEET AND SOUTH 1648.99 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 87°47'13" EAST 279.08 FEET; THENCE SOUTH 67°42'37" EAST 136.33 FEET; THENCE SOUTH 19°11'46" WEST 405.16 FEET; THENCE SOUTH 34°09'22" EAST 125.50 FEET; THENCE SOUTH 158.79 FEET; THENCE SOUTH 41°27'56" WEST 349.66 FEET; THENCE SOUTH 13°52'11" WEST 50.00 FEET; THENCE WESTERLY ALONG A NON-TANGENT 525.00 FEET RADIUS CURVE TO THE LEFT 311.09 FEET THROUGH A CENTRAL ANGLE OF 33°57'04", SAID ARC HAVING A CHORD BEARING SOUTH 86°53'39" WEST 306.56 FEET; THENCE SOUTH 69°55'07" WEST 135.78 FEET; THENCE WESTERLY ALONG A 625.00 FEET RADIUS TO THE RIGHT 459.94 FEET THROUGH A CENTRAL ANGLE OF 42°09'52", SAID ARC HAVING A CHORD BEARING NORTH 88°59'57" WEST 449.63 FEET; THENCE NORTH 67°55'01" WEST 88.75 FEET; THENCE WESTERLY ALONG A 675.00 FEET RADIUS CURVE TO THE LEFT 470.19 FEET THROUGH A CENTRAL ANGLE OF 39°54'38", SAID ARC HAVING A CHORD BEARING NORTH 87°52'20" WEST 460.74 FEET; THENCE SOUTH 72°10'20" WEST 374.49 FEET; THENCE WESTERLY ALONG A 525.00 FEET RADIUS CURVE TO THE RIGHT 98.08 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING SOUTH 77°31'27" WEST 97.94 FEET; THENCE NORTH 07°07'26" WEST 50.00 FEET; THENCE EASTERLY ALONG A NON-TANGENT 475.00 FEET RADIUS CURVE TO THE LEFT 88.74 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING NORTH 77°31'27" EAST 88.61 FEET; THENCE NORTH 72°10'20" EAST 135.90 FEET; THENCE NORTH 17°49'40" WEST 178.77 FEET; THENCE NORTH 23°44'16" EAST 445.28 FEET; THENCE NORTH 07°59'21" EAST 84.85 FEET; THENCE EAST 983.07 FEET; THENCE NORTH 07°54'32" EAST 254.24 FEET; THENCE SOUTH 82°05'28" EAST 347.74 FEET; THENCE NORTH 34°47'27" EAST 96.21 FEET; THENCE NORTH 10°54'35" EAST 83.83 FEET TO THE POINT OF BEGINNING, CONTAINING 32.808 ACRES.

TAX SERIAL NUMBERS: 0VR-U1225 through 0VR-U1235

## VICTORY RANCH PLAT "U-2"

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6116.69 FEET AND SOUTH 991.57 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 203, VICTORY RANCH, PLAT P, AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT P SOUTH 70°07'59" EAST 356.85 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 80°54'11" EAST 50.00 FEET; THENCE SOUTH 09°05'49" EAST 97.89 FEET; THENCE SOUTHERLY 333.96 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING SOUTH 13°24'50" WEST 325.43 FEET; THENCE SOUTHERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 06°28'02" EAST 20.23 FEET; THENCE SOUTH 41°08'27" WEST 50.00 FEET; THENCE WESTERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 88°44'56" WEST 20.23 FEET; THENCE SOUTHWESTERLY 5.19 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING SOUTH 46°42'24" WEST 5.19 FEET; THENCE SOUTH 47°03'23" WEST 149.84 FEET; THENCE SOUTH 43°43'14" EAST 265.14 FEET; THENCE SOUTH 17°36'43" WEST 332.29 FEET; THENCE SOUTH 86°04'32" WEST 386.14 FEET; THENCE SOUTH 17°53'28" WEST 190.91 FEET; THENCE SOUTHWESTERLY 876.32 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING SOUTH 65°42'34" WEST 778.07 FEET; THENCE NORTH 66°28'20" WEST 40.44 FEET; THENCE WESTERLY 23.94 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°25'59", SAID ARC HAVING A CHORD BEARING SOUTH 67°48'40" WEST 21.48 FEET; THENCE NORTH 66°28'20" WEST 50.00 FEET; THENCE NORTHWESTERLY 24.14 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING NORTH 22°34'16" WEST 21.62 FEET; THENCE WESTERLY 68.36 FEET ALONG A COMPOUND 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°27'37", SAID ARC HAVING A CHORD BEARING NORTH 72°24'00" WEST 68.31 FEET; THENCE NORTH 13°52'11" EAST 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT U-1; THENCE EASTERLY 96.92 FEET ALONG A NON-TANGENT 575.00 FOOT RADIUS

CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°39'29", SAID ARC HAVING A CHORD BEARING SOUTH 71°18'05" EAST 96.81 FEET; THENCE SOUTH 66°28'20" EAST 100.89 FEET; THENCE EASTERLY 59.42 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°10'02", SAID ARC HAVING A CHORD BEARING SOUTH 70°03'21" EAST 59.38 FEET; THENCE NORTH 16°21'37" EAST 173.12 FEET; THENCE NORTH 58°29'31" EAST 186.71 FEET; THENCE NORTH 21°24'34" EAST 47.71 FEET; THENCE SOUTH 82°37'02" EAST 345.73 FEET; THENCE NORTHERLY 49.42 FEET ALONG A NON-TANGENT 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°57'40", SAID ARC HAVING A CHORD BEARING NORTH 20°52'19" EAST 49.40 FEET; THENCE NORTH 17°53'28" EAST 317.60 FEET; THENCE NORTHERLY 25.63 FEET ALONG A 1025.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°25'57", SAID ARC HAVING A CHORD BEARING NORTH 18°36'27" EAST 25.63 FEET; THENCE NORTH 82°14'43" WEST 323.35 FEET; THENCE NORTH 21°24'34" EAST 459.35 FEET; THENCE NORTH 43°34'12" EAST 263.28 FEET; THENCE NORTH 00°12'43" WEST 184.66 FEET; THENCE NORTH 27°38'17" EAST 246.38 FEET TO THE POINT OF BEGINNING, CONTAINING 18.695 ACRES.

TAX SERIAL NUMBERS: 0VR-U2212 through 0VR-U2217; 0VR-U2220; 0VR-U2221; and 0VR-U2223

## VICTORY RANCH PLAT "U-3"

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5582.39 FEET AND SOUTH 1017.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THE BARN OVERLOOK, PHASE 1 AT VICTORY RANCH AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF MOON LIGHT DRIVE SOUTH 82°07'36" EAST 59.99 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 557.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°14'57", SAID ARC HAVING A CHORD BEARING NORTH 64°14'55" EAST 526.06 FEET TO THE SOUTHWEST CORNER OF VICTORY RANCH, PLAT P; THENCE SOUTH 53°52'20" EAST 75.71 FEET; THENCE SOUTH 22°02'54" WEST 160.12 FEET TO THE NORTHWEST CORNER OF VICTORY RANCH, PLAT U-2; THENCE SOUTH 27°38'17" WEST 246.38 FEET; THENCE SOUTH 00°12'43" EAST 184.66 FEET; THENCE SOUTH 43°34'12" WEST 263.28 FEET; THENCE SOUTH 21°24'34" WEST 459.35 FEET; THENCE SOUTH 82°14'43" EAST 323.35 FEET TO THE SOUTHEAST CORNER OF LOT 217, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 1025.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 25.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'57", SAID ARC HAVING A CHORD BEARING SOUTH 18°36'27" WEST 25.63 FEET; THENCE SOUTH 17°53'28" WEST 317.60 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 49.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'40", SAID ARC HAVING A CHORD BEARING SOUTH 20°52'18" WEST 49.40 FEET TO THE NORTHEAST CORNER OF LOT 220, SAID VICTORY RANCH, PLAT U-2; THENCE NORTH 82°37'02" WEST 345.73 FEET; THENCE SOUTH 21°24'34" WEST 47.71 FEET; THENCE SOUTH 58°29'31" WEST 186.71 FEET; THENCE SOUTH 16°21'37" WEST 173.12 FEET TO THE SOUTHWEST CORNER OF LOT 221, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 59.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'02", SAID ARC HAVING A CHORD BEARING NORTH 70°03'22" WEST 59.38 FEET; THENCE NORTH 66°28'20" WEST 100.89 FEET TO A POINT ON A 575.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 96.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'29", SAID ARC HAVING A CHORD BEARING NORTH 71°18'04" WEST 96.81 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT U-1; THENCE NORTH 41°27'56" EAST 349.66 FEET; THENCE NORTH 158.79 FEET; THENCE NORTH 34°09'22" WEST 125.50 FEET; THENCE NORTH 19°11'46" EAST 405.16 FEET TO THE



SOUTHEAST CORNER OF THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1;  
THENCE NORTH 35°26'44" EAST 337.44 FEET; THENCE NORTH 07°04'22" EAST 403.35  
FEET TO THE POINT OF BEGINNING, CONTAINING 18.157 ACRES.

TAX SERIAL NUMBERS: 0VR-U3218 and 0VR-U3219