

143  
26



ENT 59717:2013 PG 1 of 26  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Jun 20 10:06 am FEE 143.00 BY CLS  
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED RETURN TO:

**GRANT OF EASEMENTS TO CITY OF SARATOGA SPRINGS  
VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW)**

This Grant of Easements to the City of Saratoga Springs (this "Easement Agreement") is dated ~~MAY 15~~ 2013, and agreed to by SCP Fox Hollow, LLC, Cardinal Land Holdings IV, LLC, Hanahou, LLC, Mountain Spa Investors, LLC, La Familia VSS, LLC, Pronova Holdings 4, LLC, Pronova Holdings 5, LLC, America First Credit Union, OBM Scott, LTD, Utah Pacific Holdings, LLC, (individually, a "Developer," and collectively, "Developers") and City of Saratoga Springs, a political subdivision of the State of Utah ("City").

**RECITALS**

A. Developers collectively own most of the real property within the development project commonly known as "The Villages at Saratoga Springs," which is sometimes referred to interchangeably as "Fox Hollow," located in Saratoga Springs, Utah County, Utah (the "Project").

B. For purposes of developing the Project, and pursuant to the Second Master Development Agreement for The Villages at Saratoga Springs, dated APRIL 30, 2013 ("Second MDA"), it is anticipated that various easements may be needed, as depicted in the plat attached as Exhibit A.

C. The table attached as Exhibit B provides a legal description of each of the Easements, the name of the particular Developer whose real property is subject to the Easement, and the purpose of the particular easement. The easements depicted in Exhibit A and as legally described in Exhibit B and the purposes for which they are granted, are referred to collectively as the "Easements" and individually as an "Easement" in this Easement Agreement.

D. Developers desire to grant the Easements in accordance with the terms and conditions set forth in this Easement Agreement.

**EASEMENT**

Developers and City agree as follows:

1. **GRANT OF EASEMENT.** Subject to the terms and conditions set forth in this Easement Agreement, Developers hereby grant to City the Easements for the purposes described in Exhibit B. Developers make no representation, warranty or other covenant regarding the Easements. The Easements shall not be expanded in any manner without the express written consent of a Developer whose real property is subject to the Easement, which consent shall be manifested in a written recording between Developer and City.

2. **RIGHTS RUN WITH THE LAND.** The rights and obligations of Developers and City described herein shall run with the land and be binding on and inure to the benefit of Developers and City and their respective successors and assigns.

3. **INDEMNITY.** Any individual, entity, or any party to this Easement Agreement, who makes use of an Easement, operates on an Easement, or conducts any activities on the real property subject to an Easement (each, an "Indemnitor"), agrees to the fullest extent permitted by applicable law, indemnify, hold harmless and release any Covered Person (defined below), from and against, all claims, demands, liabilities, costs, expenses, damages, losses, suits, proceedings and actions, whether judicial, administrative, investigative or otherwise, of whatever nature, known or unknown, liquidated or unliquidated ("Claims"), that may accrue to or be incurred by any Covered Person, or in which any Covered Person may become involved, as a party or otherwise, or with which any Covered Person may be threatened, relating to or arising out of the following: any use, operations, or activities, by an Indemnitor or its agents, employees, guests, contractors, subcontractors or suppliers, in connection with an Easement. As used in the foregoing sentence, a "Covered Person" refers to any Developer whose real property is subject to an Easement. This paragraph does not apply to the City under the conditions in paragraph 4.

4. **INSTALLATION OF IMPROVEMENTS.** It is anticipated that, pursuant to the Second MDA, that the Developers will utilize the easements for construction of improvements and for the purposes in Exhibits A and B. In the event a Developer defaults in its obligations to install such improvements under the Second MDA, the City may utilize the Easements granted herein to construct the improvements and for the purposes in Exhibits A and B. Nothing herein shall be construed to affect Developers' obligation to install the improvements, dedicate water, pay SID and water fees, and dedicate the land to City at the time of plat submittal and approval.

5. **INSURANCE.** Prior to commencing construction, maintenance or repairs within any Easement, the party responsible for and conducting such construction shall obtain, at its expense, evidence of a commercial general liability insurance policy identifying the owner of the underlying fee interest as an additional insured, in such amounts as are reasonably deemed desirable by the insured. This shall not apply to the City under the conditions in paragraph 4.

6. **CONSTRUCTION.** Any construction, maintenance or repairs conducted by a party shall be done promptly and in a good and workmanlike manner. No work or operations shall be commenced in connection with any Easement unless protections reasonably satisfactory to the owner of the underlying fee interest have been put in place to protect against potential mechanic's lien claims.

7. **ALTERATIONS TO EASEMENTS.** While the easements granted herein may be utilized by the parties for the purposes specified herein and will be recorded against specific properties, the parties to this Agreement hereby recognize that the specific locations of the easements may change depending on the circumstances, geotechnical restrictions, physical constraints, and City needs for adequately providing services to the Developers' properties. The Developers agree that they shall not unreasonably deny requests by the City and other Developers to change the location of any easements granted herein, so long as the requested modification meets the intent of this Agreement, is for the purposes listed herein, and is approved in advance by the City in writing. This Section shall not obligate the City to agree to the modified easement and the City may withhold permission at its complete discretion. In the event an easement location is agreed to in writing by the City, the Developer(s) shall record a new easement taking the place of the existing easement, which shall be recorded in the Office of the Utah County Recorder.

8. **MISCELLANEOUS PROVISIONS.**

a. *Remedies.* Parties hereto shall be entitled to all other remedies set forth in this Agreement or provided by law.

b. *Modification and Termination.* Any Developer and City may mutually amend or terminate this Easement Agreement in writing with respect to that portion of such Developer's real property subject to an Easement; provided, however, that any such an amendment or termination shall be recorded in the public records for Utah County, and a copy of such recorded amendment or termination shall be mailed by U.S. Postal Service, certified mail, within 10 days of the recording of such amendment or termination, to all other Developers not party to such amendment or termination, at the address then shown for such Developers in the real property tax records of Utah County.

c. *Not a Partnership.* The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship among Developers or City.

d. *No Third Party Beneficiary Rights.* This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights to any person not a party hereto.

e. *No Joint and Several Liability.* Developers shall not be jointly and severally liable in connection with this Easement Agreement. Under no circumstances shall a Developer have any liability for any action, failure to act, omission, act of negligence, gross negligence, willful misconduct, breach, default of any other Developer.

f. *Recordation.* This Agreement shall be recorded in the official records of Utah County.

*{Signatures follow on next page.}*

Developers and City are signing this Easement as of the date set forth in the introductory clause.

**DEVELOPERS:**

SCP FOX HOLLOW, LLC

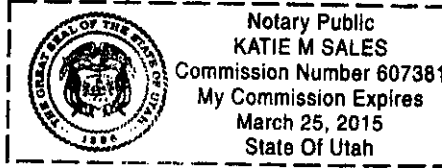
By: [Signature]

Its: Manager

State of Utah  
County of DAVY

The foregoing instrument was acknowledged before me this 21 day of May 2013 by Chad Bessinger of SCP Fox Hollow, LLC

[Signature]  
Notary Public



**CARDINAL LAND HOLDINGS IV, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Developers and City are signing this Easement as of the date set forth in the introductory clause.

DEVELOPERS:

SCP FOX HOLLOW, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

CARDINAL LAND HOLDINGS IV, LLC

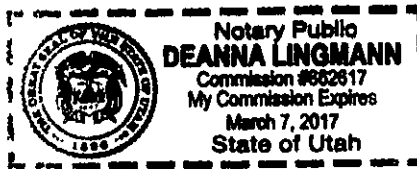
By: [Signature]

Its: manager

State of Utah  
County of Salt Lake

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May 2013 by  
Ed Luky of Cardinal Land Holdings IV, LLC

[Signature]  
Notary Public



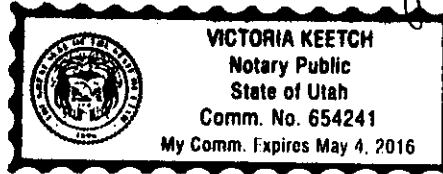
HANAHOU, LLC

By: Scott McCord  
Its: Manager

State of Utah  
County of Utah

The foregoing instrument was acknowledged before me this 10th day of May 2013 by Scott McCord Hanahou, LLC

Victoria Keetch  
Notary Public



MOUNTAIN SPA INVESTORS, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

LA FAMILIA VSS, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

HANAHOU, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

MOUNTAIN SPA INVESTORS, LLC

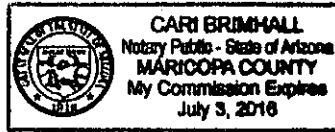
By: [Signature]

Its: Manager

State of AZ  
County of Maricopa

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May 2013 by  
Tyler E. LeSueur of Mountain Spa Investors.

Cari Brimhall  
Notary Public



LA FAMILIA VSS, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

HANAHOU, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

MOUNTAIN SPA INVESTORS, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

LA FAMILIA VSS, LLC

By: Jeff M. Anderson

Its: Manager

Arizona  
State of ~~Utah~~  
County of Maricopa

The foregoing instrument was acknowledged before me this 20th day of May 2013 by  
Jeffrey M. Anderson of La Familia VSS, LLC

Kristen Millett  
Notary Public





PRONOVA HOLDINGS 4, LLC

By: *[Signature]*

Its: Manager

State of Utah  
County of rd

The foregoing instrument was acknowledged before me this 31 day of May 2013 by  
Arthur H Wolthuis of Pronova Holdings 4 LLC

*[Signature]*  
Notary Public

PRONOVA HOLDINGS 5, LLC

By: *[Signature]*

Its: Manager

State of Utah  
County of rd

The foregoing instrument was acknowledged before me this 31 day of May 2013 by  
Arthur H Wolthuis of Pronova Holdings 5 LLC

*[Signature]*  
Notary Public



AMERICA FIRST CREDIT UNION

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

PRONOVA HOLDINGS 4, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

PRONOVA HOLDINGS 5, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

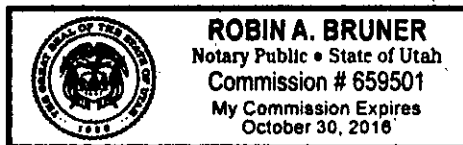
AMERICA FIRST CREDIT UNION

By: Shari Cheney  
Its: Manager

State of Utah  
County of Weber

The foregoing instrument was acknowledged before me this 22 day of May 2013 by  
Shari Cheney of America First Credit Union

Robin A. Bruner  
Notary Public



OBM SCOTT, LTD

BY: OBM, LLC  
ITS: M/W/ABSA

By: Sandra J. Spencer

Its: OBM-LLC CO-Manager

State of Utah  
County of Utah

The foregoing instrument was acknowledged before me this 17 day of May 2013 by Sandra J. Spencer of OBM, LLC.

Elizabeth J. Simister  
Notary Public



UTAH PACIFIC LAND HOLDINGS, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

CITY: Rita Blome - Mayor

Attest: J. P. [Signature] - City Recorder



**EXHIBIT "A"**  
**DEPICTION OF EASEMENTS**

# EXHIBIT "K-1" MASTER EASEMENTS

NOTE: THE LOCATION OF ALL ROADWAYS, PIPES AND UTILITIES DEPICTED ON THIS MAP ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SUBDIVISION APPROVAL.

NOTE: THE EASEMENT LOCATIONS DEPICTED ON THIS MAP SHALL TAKE PRECEDENCE OVER THE LEGAL DESCRIPTIONS DESCRIBED IN THE MASTER EASEMENT AGREEMENT.

## MASTER EASEMENT DESCRIPTIONS

### ROADWAY EASEMENTS

- R-1 SWANSON BLVD
- R-2 WILDLIFE BLVD
- R-3 VILLAGE PARKWAY
- R-4 REDWOOD ROAD
- R-5 FOOTHILL PHASE 1
- R-6 FOOTHILL SECONDARY ACCESS
- R-7 FOOTHILL PHASE 2
- R-8 VIEWPOINT BLVD

### STORM DRAINAGE EASEMENTS

- SD-1 N1 PH7 DETENTION BASIN
- SD-2 N14 DETENTION BASIN
- SD-3 N14 DETENTION/DEBRIS BASIN
- SD-4 N-14 DETENTION / DEBRIS BASIN
- SD-5 N-14 DETENTION / DEBRIS BASIN
- SD-6 N-1 DETENTION / DEBRIS BASIN
- SD-7 N-16 DEBRIS BASIN
- SD-8 N-15/16 DETENTION / DEBRIS BASIN
- SD-9 N-4 SOUTH DETENTION BASIN
- SD-10 FOOTHILL DETENTION BASIN
- SD-11 N-4 NORTH DETENTION BASINS

### WATER EASEMENTS

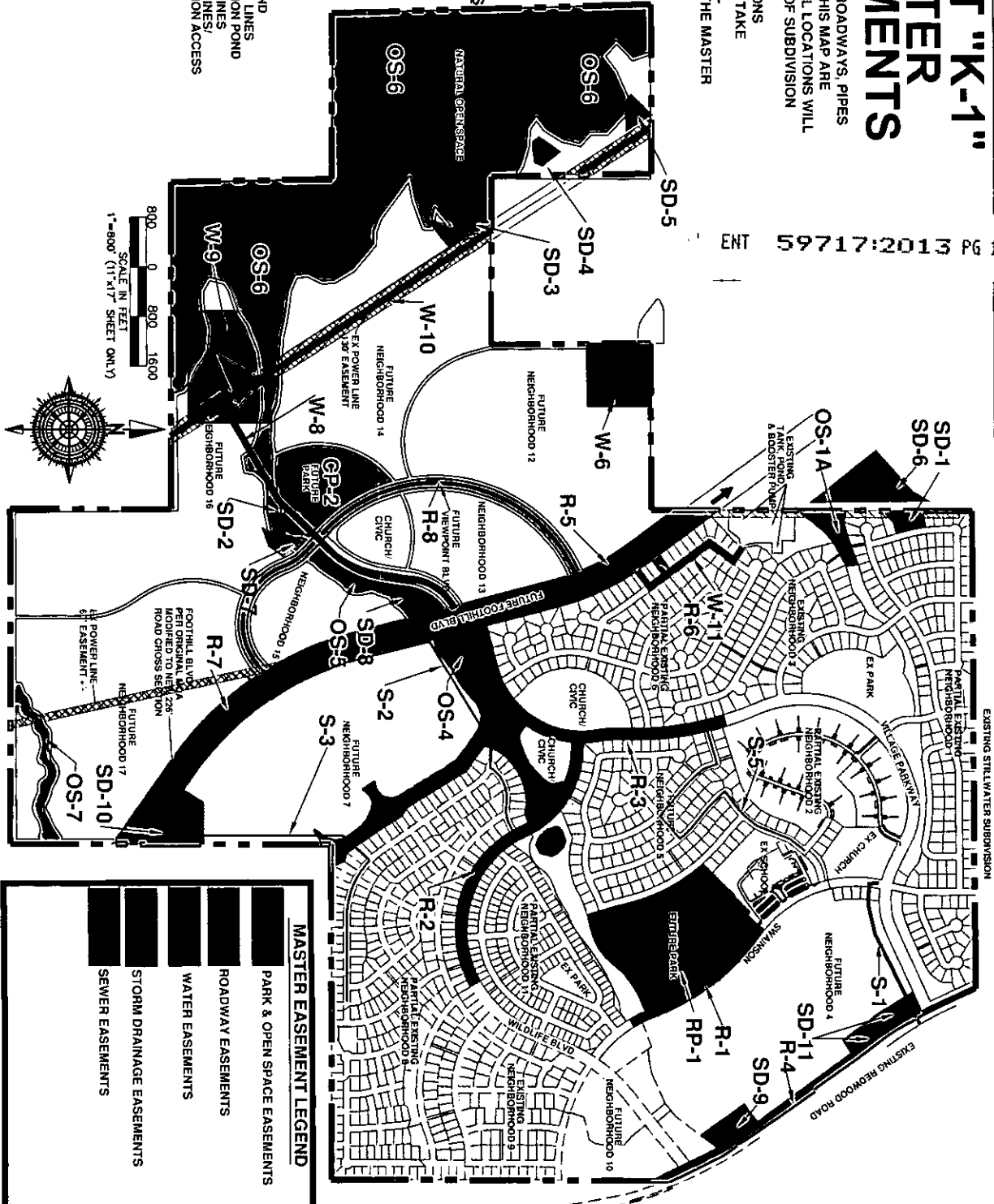
- W-6 ZONE 3 SECONDARY IRRIGATION POND
- W-8 ZONE 4-5 CULINARY AND IRRIGATION LINES
- W-9 ZONE 4-5 WATER TANK AND IRRIGATION POND
- W-10 ZONE 4 CULINARY AND IRRIGATION LINES
- W-11 ZONE 3 CULINARY AND IRRIGATION LINES
- W-11 ZONE 2 TANK/POND/BOOSTER STATION ACCESS

### OPEN SPACE EASEMENTS

- OS-1 REGIONAL PARK #1
- OS-1A OPEN SPACE #1A
- OS-4 OPEN SPACE #4
- OS-5 OPEN SPACE #5
- OS-6 COMMUNITY PARK NO. 2
- OS-6 OPEN SPACE #6 / SENSITIVE LANDS
- OS-7 OPEN SPACE #7

### SEWER EASEMENTS

- S-1 VILLAGE PARKWAY SEWER
- S-2 N15-17 OUTFALL SEWER
- S-3 N15-17 OUTFALL SEWER
- S-5 N 6 OUTFALL SEWER (lots 6110-6119)



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SHEET NO. K-1

VILLAGES OF FOX HOLLOW  
VILLAGES AT SARATOGA SPRINGS  
HAWKS LANDING  
EXHIBIT "K-1"  
MASTER EASEMENTS

**GATEWAY CONSULTING, inc.**  
11111 BAYVIEW BOULEVARD, SUITE 100  
FARMERS BRANCH, TEXAS 75448  
TEL: (972) 682-2545 FAX: (972) 452-7050  
www.gatewayconsulting.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

DATE: 08-08-13  
DRAWN BY: J. L. S.  
CHECKED BY: J. L. S.  
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE	APP'D.
1	CHANGED FOOTING FROM RECONSTRUCTION TO REPAIRS PERMIT LOCATION PER G-8	8-20-13	APP'D.
2	ORIGINAL EASEMENT LOCATION PER G-8		
3			
4			
5			
6			
7			
8			
9			
10			

**EXHIBIT "B"**

**INDIVIDUAL EASEMENT LEGAL DESCRIPTIONS**

## Exhibit "B"

### Villages at Saratoga Springs (Fox Hollow)

#### Master Easement Legal Descriptions

##### R-1) SWAINSON BOULEVARD

BEGINNING at a point that is N 00°41'59" W 861.89 feet along the Section Line and East 659.38 feet from the South ¼ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Northwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 39°00'31" E 74.00 feet to a 963.00' radius curve to the left, thence along arc of said curve 65.29 feet through a delta of 3°53'04" (chord bears S 52°56'01" E 65.28 feet) to a point on a 1,787.00' radius reverse curve to the right, thence along arc of said curve 1007.80 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 994.50 feet), thence S 22°33'48" E 145.64 feet to a point on a 963.00' radius curve to the left, thence along arc of said curve 139.89 feet through a delta of 8°19'24" (chord bears S 26°43'30" E 139.77 feet), thence S 59°06'48" W 74.00 feet to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 150.64 feet through a delta of 8°19'24" (chord bears N 26°43'30" W 150.51 feet), thence N 22°33'48" W 145.64 feet to a point on a 1,713.00' radius curve to the left, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears N 38°43'11" W 953.31 feet) to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta of 3°53'04" (chord bears N 52°56'01" W 70.30 feet) to the point of BEGINNING. Easement contains 2.29 ac.

##### R-2) WILDLIFE BOULEVARD

BEGINNING at a point that is S 89°46'37" E 1,906.18 feet along the Section Line and South 563.69 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence S 87°57'13" E 71.21 feet to a point on a 793.00' radius curve to the right, thence along arc of said curve 874.31 feet through a delta of 63°10'15" (chord bears S 56°22'05" E 830.70 feet) to a point on a 857.00' radius curve to left, thence along arc of said curve 1,411.89 feet through a delta of 94°23'37" (chord bears S 71°58'47" E 1,257.55 feet), thence S 29°09'56" E 96.50 feet to a point on a 953.50' radius curve to the right, thence along arc of said curve 1,570.85 feet through a delta of 94°23'33" (chord bears N 71°58'44" W 1,399.14 feet) to a point on a 696.50' radius curve to the left, thence along arc of said curve 767.92 feet through a delta of 63°10'14" (chord bears N 56°22'06" W 729.61 feet), thence N 87°57'13" W 71.84 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 96.56 feet through a delta of 06°53'07" (chord bears N 02°25'17 E 96.50 feet) to the point of BEGINNING. Easement contains 5.28 ac.

##### R-3) VILLAGE PARKWAY

BEGINNING at a point that is S 89°46'37" E 1,679.27 feet along the Section Line and North 587.77 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence N 72°58'04" E 96.50 feet to a point on a 2,553.50' radius curve to the right, thence along arc of said curve 876.64 feet

through a delta of  $19^{\circ}40'13''$  (chord bears  $S 07^{\circ}11'50'' E 872.34$  feet) to a point on a  $696.50'$  radius curve to the left, thence along arc of said curve  $123.30$  feet through a delta of  $10^{\circ}08'35''$  (chord bears  $S 02^{\circ}26'01'' E 123.14$  feet), thence  $S 07^{\circ}30'18'' E 102.36$  feet to a point on  $803.50'$  radius curve to the right, thence along arc of said curve  $1,164$  feet through a delta of  $83^{\circ}03'12''$  (chord bears  $S 34^{\circ}01'18'' W 1,065.39$  feet), thence  $S 75^{\circ}32'54'' W 344.08$  feet, thence  $N 14^{\circ}27'06'' W 96.50$  feet, thence  $N 75^{\circ}32'54'' E 344.08$  feet to a point on a  $707.00'$  radius curve to the left, thence along arc of said curve  $1,024.83$  feet through a delta of  $83^{\circ}03'12''$  (chord bears  $N 34^{\circ}01'18'' E 937.44$  feet), thence  $N 07^{\circ}30'18'' W 102.36$  feet to a point on a  $793.00'$  radius curve to the right, thence along arc of said curve  $140.38$  feet through a delta of  $10^{\circ}08'35''$  (chord bears  $N 02^{\circ}26'01'' W 140.20$  feet) to a point on a  $2,457.00'$  radius curve to the left, thence along arc of said curve  $843.52$  feet through a delta of  $19^{\circ}40'13''$  (chord bears  $N 07^{\circ}11'50'' W 839.38$  feet) to the point of BEGINNING. Easement contains  $5.61$  ac.

#### **R-4) REDWOOD ROAD**

BEGINNING at a point that is  $N 00^{\circ}41'59'' W 519.20$  feet along the Section Line and East  $2,488.92$  feet from the South  $1/4$  Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being  $90$  feet off of the centerline of Redwood Road, and running thence along said  $90'$  Redwood Road centerline offset the following 3 calls, 1) thence along the arc of a  $3,508.02'$  radius curve to the left  $375.95$  feet through a delta of  $6^{\circ}08'25''$  (chord bears  $N 32^{\circ}48'19'' W 375.77$  feet), 2) thence  $N 35^{\circ}52'31'' W 1,476.47$  feet to a point on a  $1,090.00'$  radius curve to the right, 3) thence along arc of said curve  $185.32$  feet through a delta of  $9^{\circ}44'29''$  (chord bears  $N 31^{\circ}00'17'' W 185.10$  feet) to the right of way of Village Parkway, thence along said right of way  $N 65^{\circ}40'03'' E 65.25$  feet to the right of way of Redwood Road, thence along said Right of way the following 6 calls; 1) thence along the arc of a  $2,897.79'$  radius curve to the left  $400.08$  feet through a delta of  $7^{\circ}54'38''$  (chord bears  $S 31^{\circ}07'54'' E 399.78$  feet), 2) thence  $S 37^{\circ}07'44'' E 254.89$  feet, 3) thence  $S 35^{\circ}05'14'' E 422.53$  feet, 4) thence  $S 89^{\circ}57'55'' E 24.23$  feet, 5) thence  $S 35^{\circ}20'34'' E 685.04$  feet to a point on a  $3,241.05'$  radius curve to the right, 6) thence along arc of said curve  $242.75$  feet through a delta of  $4^{\circ}17'29''$  (chord bears  $S 32^{\circ}33'08'' E 242.70$  feet), thence  $S 26^{\circ}08'43'' E 482.39$  feet, to the section line, thence along section  $S 00^{\circ}16'18'' W 146.10$  feet, thence  $N 26^{\circ}01'26'' W 596.39$  feet to the point of BEGINNING. Easement contains  $3.46$  acres more or less

#### **R-5) FOOTHILL BOULEVARD PHASE 1**

BEGINNING at a point that is  $N 00^{\circ}17'20'' E 183.44$  feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence  $N 00^{\circ}17'20'' E 380.00$  feet, thence  $S 36^{\circ}12'18'' E 770.41$  feet to a point on a  $2,090.00'$  radius curve to the right, thence along arc of said curve  $793.50$  feet through a delta of  $21^{\circ}45'12''$  (chord bears  $S 25^{\circ}19'42'' E 788.74$  feet), thence  $S 14^{\circ}27'06'' E 700.40$  feet, thence  $S 75^{\circ}32'54'' W 226.00$  feet, thence  $N 14^{\circ}27'06'' W 700.40$  feet to a point on a  $1864.00'$  radius curve to the left, thence along arc of said curve  $707.70$  feet through a delta of  $21^{\circ}45'12''$  (chord bears  $N 25^{\circ}19'42'' W 703.45$  feet), thence  $N 36^{\circ}12'18'' W 464.92$  feet to the point of BEGINNING. Easement contains  $10.73$  ac.



**R-6) FOOTHILL BOULEVARD SECONDARY ACCESS**

BEGINNING at a point that is S 89°46'37" E 416.29 feet along the Section Line and North 0.26 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 36°12'18" W 80.00 feet, thence N 53°47'42" E 137.00 feet, thence S 36°12'18" E 80.00 feet, thence S 53°47'42" W 137.00 feet to the point of BEGINNING. Easement contains 0.25 ac.

**R-7) FOOTHILL BOULEVARD PHASE 2**

BEGINNING at a point that is S 00°11'17" W 1,505.78 feet along the Section Line and East 756.22 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 226.00 feet, thence S 14°27'06" E 974.35 feet to a point on a 2,386.50' radius curve to the left, thence along arc of said curve 1,679.82 feet through a delta of 40°19'47" (chord bears S 34°36'59" E 1,645.36 feet), thence S 54°46'53" E 715.02 feet to the ¼ Section line, thence along ¼ Section line S 00°13'46" W 275.86 feet, thence N 54°46'53" W 873.21 feet to a 2,612.50' radius curve to the right, thence along arc of said curve 1,838.90 feet through a delta of 40°19'47" (chord bears N 34°36'59" W 1,801.18 feet), thence N 14°27'06" W 974.35 feet to the point of BEGINNING. Easement contains 18.30 ac.

**R-8) VIEWPOINT BOULEVARD**

BEGINNING at a point that is S 89°46'39" E 497.86 feet along the Section Line and South 590.50 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 20°53'36" E 77.14 feet to a point on a 1211.50' radius curve the left, thence along arc of said curve 2,384.72 feet through a delta of 112°46'52" (chord bears S 09°11'44" W 2,017.95 feet), thence S 47°11'42" E 205.43 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 258.89 feet through a delta of 27°32'44" (chord bears S 33°25'20" E 256.41 feet), to a point on a 461.50' radius curve to the left, thence along arc of said curve 910.74 feet through a delta of 113°04'12" (chord bears S 76°11'04" E 769.99 feet), thence N 47°16'50" E 62.95 feet, thence S 32°14'18" E 78.31 feet, thence S 47°16'50" W 48.70 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 1,062.70 feet through a delta of 113°04'12" (chord bears N 76°11'04" W 898.46 feet) to a point on a 461.50' radius curve to the left, thence along arc of said curve 221.87 feet through a delta of 27°32'44" (chord bears N 33°25'20" W 219.74 feet), thence N 47°11'42" W 205.43 feet to a point on a 1,288.50' radius curve to the right, thence along arc of said curve 2,541.02 feet through a delta of 112°59'31" (chord bears N 09°18'03" E 2,148.82 feet) to the point of beginning. Easement contains 6.98 acres

**SD-1) N-1 PH. 7 DETENTION BASIN**

BEGINNING at a point that is N 00°17'25" E 1,886.86 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°16'55" E 343.74 feet, thence N 81°05'58" E 138.21 feet to a point on a 1,318.00' radius curve to the left, thence along the arc of said curve 248.64 feet through a delta of 10°48'32" (chord bears S 12°26'19" E 248.27 feet), thence S 75°02'27" W 87.71 feet, thence S 46°55'11" W 146.47 feet to the point of BEGINNING. Easement contains 1.06 ac.

**SD-2) LOWER N-14 DETENTION BASIN**

BEGINNING at a point that is S 00°11'07" W 2,706.95 feet along the Section Line and East 40.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 49°34'06" E 244.04 feet, thence S 15°39'41" W 180.75 feet, thence S 82°528'40" W 160.94 feet, thence N 03°41'31" E 352.99 feet to the point of BEGINNING. Easement contains 1.10 ac.

**SD-3) UPPER N-14 DETENTION/DEBRIS BASIN**

BEGINNING at a point that is S 00°11'07" W 1,459.22 feet along the Section Line and West 2,254.70 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 33°10'49" E 221.05 feet, thence S 51°01'17" W 336.34 feet, thence N 19°30'23" E 420.72 feet to the point of BEGINNING. Easement contains 0.85ac.

**SD-4) N-14 DETENTION/DEBRIS BASIN**

BEGINNING at a point that is S 00°11'07" W 730.66 feet along the Section Line and West 2,918.21 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 37°47'56" E 196.07 feet, thence S 24°14'21" W 68.04 feet, thence S 82°17'24" W 177.41 feet, thence N 34°42'25" W 77.70 feet, thence N 35°50'59" E 218.24 feet to the point of BEGINNING. Easement contains 0.78 ac.

**SD-5) N-14 DETENTION/DEBRIS BASIN**

BEGINNING at a point that is S 00°11'07" W 192.96 feet along the Section Line and West 3,086.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 85°08'35" W 250.97 feet, thence N 39°44'13" W 79.57 feet, thence N 43°39'42" E 246.11 feet, thence S 31°00'27" E 254.32 feet to the point of BEGINNING. Easement contains 0.88 ac.

**SD-6) N-1 DETENTION/DEBRIS BASIN**

BEGINNING at a point that is N 00°17'25" E 1,296.91 feet along the Section Line and West 60.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running N 38°14'05" W 699.53 feet, thence N 48'28'43" E 455.52 feet, thence N 30°23'23" E 163.75 feet, thence S 00°31'20" E 992.71 feet to the point of BEGINNING. Easement contains 4.61 ac.

**SD-7) N-16 DEBRIS BASIN**

BEGINNING at a point that is S 00°11'07" W 2,857.74 feet along the Section Line and East 243.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 44°02'32" E 221.63 feet, thence S 36°49'49" W 154.94 feet, thence S 71°08'13" W 166.73 feet, thence N 15°58'52" E 350.80 feet to the point of BEGINNING. Easement contains 0.94 ac.

**SD-8) N-15/16 DETENTION/DEBRIS BASIN**

BEGINNING at a point that is S 00°11'07" W 1,744.49 feet along the Section Line and East 818.43 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 51°14'17" W 84.89 feet, thence S 11°53'41" W 402.61 feet, thence N 41°08'38" E 314.75 feet, thence S 41°08'38" E 314.75 feet to the point of BEGINNING. Easement contains 0.91 ac.

**SD-9) N-4 SOUTH DETENTION BASIN**

BEGINNING at a point that is N 00°17'25" E 736.20 feet along the Section Line and East 4,862.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 35°26'47" E 449.04 feet, thence N 37°45'20" E 173.34 feet, thence N 26°08'43" W 19.81 feet to a point on a 3,535.17' radius curve to the left, thence along arc of said curve 381.34 feet through a delta of 6°10'50" (chord bears N 33°09'03" W 381.15 feet), thence S 54°06'10" W 184.42 feet to the point of BEGINNING. Easement contains 2.14 ac.

**SD-10) FOOTHILL RETENTION BASIN**

BEGINNING at a point that is S 00°11'07" W 3,679.80 feet along the Section Line and East 2,395.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 54°46'53" E 548.05 feet, thence N 00°13'46" E 478.16 feet, thence N 89°46'14" W 350.16 feet, thence S 31°19'15" W 191.39 feet to the point of BEGINNING. Easement contains 3.12 ac.

**SD-11) N-4 NORTH DETENTION BASINS**

BEGINNING at a point that is N 00°17'25" E 2,126.30 feet along the Section Line and East 3,940.84 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 30°52'43" E 339.41 feet, thence S 36°52'56" E 369.23 feet, thence N 57°32'07" E 133.86 feet, thence N 35°52'31" W 505.04 feet to a point on a 1,090.00' radius curve to the right, thence along arc of said curve 185.32 feet through a delta of 9°44'29" (chord bears 185.10 N 31°00'17" W), thence S 65°39'53" W 128.87 feet to the point of beginning. Easement contains 2.14 acres.

**S-1) VILLAGE PARKWAY 12" SEWER LINE**

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 3,060.48 feet along the Section Line and North 1,865.61 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 06°00'34" E 76.19 feet, thence S 85°42'39" E 159.97 feet, thence N 77°16'33" E 253.49 feet, thence N 64°03'30" E 820.48 feet to an existing city sewer pipeline.

**S-2) N-15 OUTFALL SEWER LINE**

A 30' sewer easement, 15 feet either side of describe centerline

BEGINNING at a point that is S 00°14'43" W 706.32 feet along the Section Line and East 1,362.02 feet from the West 1/4 of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 44°07'55" E 277.97 feet to a point on a 2386.50' radius curve to the right, thence along arc of said curve 811.19 feet through a delta of 19°28'31" (chord bears N 24°11'21" W 807.29 feet), thence N 14°01'30" W 581.21 feet, thence N 59°03'46" E 979.60 feet, thence S 86°51'55" E 192.68 feet to a point on a 300.00' radius curve to the right, thence along arc of said curve 343.55 feet through a delta of 65°36'47" (chord bears N 66°08'54" E 325.08 feet) to a point on a 316.55' radius curve to the left, thence along arc of said curve 280.12 feet through a delta of 50°42'08" (chord bears N 72°39'47" E 271.07 feet) to a point on a 905.25' radius curve to the left, thence along arc of said curve 1,165.20 feet through a delta of 73°44'55" (chord bears S 66°37'31" E 1,086.41 feet) more or less to an existing public right-of-way.

**S-3) N-17 OUTFALL SEWER LINE**

A 30' sewer easement, 15 feet either side of describe centerline

BEGINNING at a point that is S 00°14'43" W 1,759.92 feet along the Section Line and East 2,672.24 feet from the West 1/4 of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°13'46" E 1,841.48 feet, thence N 43°32'41" E 300.26 feet to a point on a 670.00' radius curve to the left, thence along arc of said curve 476.07 feet through a delta of 40°42'43" (chord bears S 65°58'14" E 466.12 feet), thence S 89°37'44" E 734.84 feet more or less to an existing city public right-of-way..

**S-5) N-6 OUTFALL SEWER LINE**

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 1,766.87 feet along the Section Line and North 440.57 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 73°42'03" E 328.97 feet, thence S 19°20'08" E 119.99 feet, thence S 41°48'06" E 157.89 feet, thence S 49°02'04" E 368.95 feet, thence N 48°56'02" E 253.66 feet, thence N 44°38'24" W 136.47 feet, thence N 50°28'11" W 221.25 feet, thence N 43°48'20" W 181.09 feet, thence N 53°12'50" E 155.36 feet, thence N 48°24'56" E 97.05 feet, thence N 40°10'42" E 133.42 feet, thence N 21°53'32" E 294.10 feet, thence N 39°22'52" E 163.00 feet to an existing sewer manhole.

**W-6) ZONE 3 SECONDARY IRRIGAION POND**

BEGINNING at a point that is N89°43'24" W 847.30 along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°16'36" W 524.42 feet, thence S 88°59'14" W 520.04 feet, thence N 00°13'56" W 536.14 feet to the section line, thence along section line S 89°43'24" E 524.67 feet to the point of BEGINNING. Easement contains 6.36 ac.

**W-8) ZONE 3/ZONE 4 CULINARY AND SECONDARY WATER MAINS**

A 75 foot easement, 37.5' either side of described centerline

BEGINNING at a point that is along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°11'07" W 1,573.84 feet along the Section Line and East 913.83 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 497.50' radius curve 566.39 feet through a delta of 65°13'45" (chord bears S 41°12'46" W 536.29 feet), thence S 08°35'54" W 229.95 feet to a point on a 752.50' radius curve to the right, thence along arc of said curve 449.26 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 442.61 feet), thence S 42°48'18" W 126.34 feet, thence S 43°12'52" W 472.16 feet, thence S 60°41'20" W 897.43 feet to the point of terminus.

**W-9) ZONE 4/5 CULINARY TANK AND IRRIGATION POND**

BEGINNING at a point that is S 00°11'55" W 3,106.96 along the Section Line and West 706.45 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 685.10 feet, thence West 923.52 feet, thence North 923.52 feet, thence East 923.52 feet to the to the point of BEGINNING. Easement contains 14.52 ac.

**W-10) ZONE 4/5 CULINARY AND SECONDARY MASTER PLAN WATER MAINS**

BEGINNING at a point that is N 89°48'52" W 294.54 feet along the Section Line from the North Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 32°18'00" E 4,667.23 feet, thence N 89°45'29" W 154.21 feet, thence N 32°18'00" W 4,667.11 feet, thence S 89°47'40" E 154.15 feet to the to the point of BEGINNING, less and excepting the Northwest ¼ of the Northeast ¼ of Section 14. Easement contains 11.41 ac.

**W-11) ZONE 3 CULINARY AND SECONDARY WATER MAINS / ZONE 2 TANK/POND /BOOSTER STATION ACCESS**

BEGINNING at a point that is S 89°46'37" E 506.46 feet along the Section Line and South 125.47 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the arc of a 2,090.00' radius curve to the left 30.02 feet through a delta of 0°49'23" (chord bears N 34°17'54" W 30.02 feet), thence N 53°47'42" E 137.71 feet, thence N 36°12'18" W 612.73 feet, thence N 36°04'42" E 243.67 feet, thence N 53°55'18" W 100.00 feet, thence N 31°02'49" E 40.15 feet, thence S 53°55'18" E 159.52 feet, thence S 36°04'42" W 242.77 feet, thence S 36°12'18" E 601.83 feet, thence S 53°47'42" W 194.71 feet to the point of BEGINNING.

**RP-1) REGIONAL PARK**

BEGINNING at a point that is N 00°41'59" W 416.04 feet along the Section Line and East 159.53 feet from the South ¼ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Southwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 44°35'06" E 109.03 feet, thence N 44°36'44" E 258.46 feet, thence S 45°23'16" E 9.00 feet, thence N 44°36'44" E 185.15 feet, thence S 45°23'16" E 29.91 feet, thence N 44°36'44" E 111.95 feet to a point on a 1037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta

of 3°53'04" (chord bears S 52°56'01" E 70.30 feet) to a point on a 1713.00' radius compound curve to the right, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 953.31 feet), thence S 22°33'48" E 153.22 feet, thence S 66°53'07" W 98.41 feet to a point on a 775.22' radius curve to the left, thence along arc of said curve 397.34 feet through a delta of 29°22'02" (chord bears S 52°00'26" W 393.00 feet) to a point on a 499.91' radius curve to the right, thence along arc of said curve 309.94 through a delta of 35°31'22" (chord bears S 58°34'25" W 305.00 feet), thence S 76°20'11" W 136.06 feet, thence N 16°15'34" W 100.05 feet, thence N 16°15'34" W 70.36 feet to a point on a 801.49' radius curve to the right, thence along arc of said curve 117.70 feet through a delta of 8°24'50" (chord bears N 15°39'35" W 117.59 feet) to a point on a 1,478.81' radius curve to the left, thence along arc of said curve 762.85 feet through a delta of 29°33'22" (chord bears N 26°13'51" W 754.41 feet) to the point of BEGINNING. Easement contains 21.06 ac.

**OS-1A) OPEN SPACE NO. 1A**

BEGINNING at a point that is N 00°17'25" E 1,219.01 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°17'26" E 389.26 feet, thence S 67°19'45" E 34.12 feet, thence S 77°30'00" E 67.11 feet, thence N 74°39'34" E 99.41 feet, thence N 71°37'37" E 65.12 feet, thence N 71°25'26" E 67.37 feet, thence N 67°45'52" E 66.84 feet, thence N 69°08'17" E 65.81 feet, thence N 75°05'32" E 4.75 feet, thence S 06°43'05" E 104.26 feet, thence S 74°20'18" W 8.96 feet, thence S 60°39'53" W 92.86 feet, thence S 60°39'53" W 15.07 feet, thence S 60°39'53" W 103.96 feet, thence S 51°57'35" W 99.68 feet, thence S 39°46'52" W 156.80 feet, thence S 33°05'52" W 105.44 feet, thence N 89°36'37" W 30.93 feet to the point of BEGINNING. Easement contains 2.08 ac.

**OS-4) OPEN SPACE NO. 4**

BEGINNING at a point that is S 00°11'07" W 1,449.39 feet along the Section Line and East 974.81 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 344.08 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 579.87 feet through a delta of 41°20'56" (chord bears N 54°52'26" E 567.36 feet) to a non-tangent 125.00' radius curve to the left, thence along arc of said curve 169.64 feet through a delta of 77°45'30" (chord bears S 73°51'48" E 156.92 feet), thence N 67°15'27" E 168.06 feet, thence N 47°35'09" E 167.62 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 170.68 feet through a delta of 78°13'58" (chord bears N 08°28'10" E 157.72 feet), thence N 23°37'52" E 19.72 feet to a point on a 695.55' radius curve to the right, thence along arc of said curve 451.55 feet through a delta of 37°07'04" (chord bears S 47°49'49" E 443.39 feet), thence S 63°57'55" W 67.73 feet, thence N 80°45'31" W 103.52 feet, thence S 80°32'14" W 154.16 feet, thence N 14°41'48" W 0.07 feet, thence S 62°52'41" W 151.02 feet, thence S 48°11'51" W 135.59 feet, thence S 31°19'59" W 109.51 feet, thence S 22°23'14" W 21.18 feet, thence S 03°14'15" W 48.18 feet, thence S 54°12'39" E 248.23 feet, thence S 31°26'06" E 581.12 feet, thence S 63°06'12" E 68.02 feet, thence S 32°32'58" E 326.91 feet, thence S 36°20'45" E 219.73 feet, thence S 72°00'31" E 76.81 feet, thence S 22°47'26" E 92.06 feet, thence S 67°10'40" E 49.11 feet, thence N 89°43'24" W 225.22 feet, thence S 00°16'10" W 91.85 feet, thence S 74°20'04" W 55.59 feet, thence S 54°43'43" W 72.50 feet, thence N 52°00'23" W 20.48 feet, thence N 37°59'37" E 72.83 feet to a point on a 185.00' radius curve to the left, thence along arc of said curve 240.03 feet through a delta of 74°20'22" (chord bears N

00°49'26" E 223.55 feet), thence N 36°20'45" W 90.98 feet to a point on a 250.00' radius curve to the left, thence along arc of said curve 125.50 feet through a delta of 28°45'46" (chord bears N 50°43'38" W 124.19 feet), thence N 65°06'31" W 50.33 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 194.11 feet through a delta of 88°58'32" (chord bears S 70°24'13" W 175.19 feet) to a point on a 10.00' radius curve to the right, thence along arc of said curve 21.21 feet through a delta of 121°32'05" (chord bears S 86°40'59" W 17.45 feet), thence N 32°32'58" W 104.87 feet to a point on a 10.00' radius curve to the right, thence along arc of said curve 16.04 feet through a delta of 91°54'52" (chord bears N 13°24'28" E 14.38 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 60.18 feet through a delta of 27°35'08" (chord bears N 76°12'16" E 59.60 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 207.78 feet through a delta of 95°14'23" (chord bears N 16°11'06" E 184.67 feet), thence N 31°26'06" W 548.91 feet, thence N 54°12'39" W 286.24 feet to a point on a 200.00' radius curve to the left, thence along arc of said curve 282.61 feet through a delta of 80°57'40" (chord bears S 85°18'31" W 259.68 feet) to a point on a 884.50' radius curve to the right, thence along arc of said curve 315.23 feet through a delta of 20°25'12" (chord bears S 55°02'17" W 313.56 feet), thence S 50°18'31" W 0.42 feet to a point on a 884.50' radius curve to the right, thence along arc of said curve 2.63 feet through a delta of 0°10'13" (chord bears S 65°09'46" W 2.63 feet), thence S 50°18'31" W 191.45 feet, thence S 77°49'16" W 94.35 feet, thence N 14°27'06" W 354.45 feet to the point of BEGINNING. Easement contains 14.67 ac.

#### **OS-5) OPEN SPACE NO. 5**

BEGINNING at a point that is S 00°11'08" W 1,702.33 feet along the Section Line and East 806.40 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 427.50' radius to the left, thence along arc of said curve 344.73 feet through a delta of 46°12'09" (chord bears S 31°41'58" W 335.47 feet, thence S 08°35'54" W 229.95 feet to a point on a 822.50' radius curve to the right, thence along arc of said curve 491.05 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 483.79 feet), thence S 42°48'18" W 101.16 feet, thence S 47°11'42" E 78.90 feet to a point on a 562.00' radius curve to the left, thence along arc of said curve 26.06 feet through a delta of 2°39'24" (chord bears S 45°52'00" E 26.06 feet) to a point on a 62.98' radius curve to the left, thence along arc of said curve 13.91 feet through a delta of 12°39'12" (chord bears S 57°41'38" E 13.88 feet) to a point on a 4.88' radius curve to the left, thence along arc of said curve 8.28 feet through a delta of 97°10'39" (chord bears N 67°23'27" E 7.32 feet), thence N 25°52'40" E 20.65 feet to a point on a 93.74' radius curve to the right, thence along arc of said curve 32.04 feet through a delta of 19°34'58" (chord bears N 35°40'09" E 31.88 feet) to a point on a 84.57' radius curve to the right, thence along arc of said curve 31.54 feet through a delta of 6°21'04" (chord bears N 48°38'10" E 31.53 feet), thence N 38°17'16" E 35.43 feet, thence N 35°27'34" E 59.66 feet, thence N 34°50'17" E 23.08 feet to a point on a 379.12' radius curve to the right, thence along arc of said curve the right, thence along arc of said curve 94.20 feet through a delta of 14°14'08" (chord bears N 31°45'08" E 93.95 feet) to a point on a 265.23' radius curve to the right, thence along arc of said curve 62.34 feet through a delta of 13°28'02" (chord bears N 45°36'13" E 62.20 feet) to a point on a 126.25' radius curve to the left, thence along arc of said curve 138.39 feet through a delta of 62°48'21" (chord bears N 20°56'03" E 131.57 feet), thence N 10°37'30" W 65.22 feet to a point on a 88.26' radius curve to the right, thence along arc of said curve 66.67 feet through a delta of 43°17'00" (chord bears 65.10 N 02°07'20" E 65.10 feet) to a point on a 322.92' radius curve to the left, thence along arc of said curve 106.13 feet through a delta of 18°49'48" (chord bears N 19°27'11" E 105.65 feet) to a point on a 42.02'

radius curve to the right, thence along arc of said curve 39.38 feet through a delta of 53°41'30" (chord N 36°53'02" E 37.96 feet) to a point on a 168.52' radius curve to the left, thence along arc of said curve 98.33 feet through a delta of 33°25'48" (chord bears N 47°00'53" E 96.93 feet) to a point on a 688.89' radius curve to the right, thence along arc of said curve 101.87 feet through a delta of 8°28'21" (Chord bears N 47°10'32" E 101.78 feet) to a point on a 593.07' radius curve to the right, thence along arc of said curve 19.28 feet through a delta of 1°51'44" (chord bears N 52°20'35" E 19.28 feet) to a point on a 5,552.17' radius curve to the right, thence along arc of said curve 296.34 feet through a delta of 3°03'29" (chord bears N 15°03'13" W 296.31 feet) to the point of BEGINNING. Easement contains 3.38 ac.

#### **OS-6) OPEN SPACE NO. 6 / SENSITIVE LANDS**

BEGINNING at a point that the Southwest Corner of the Northeast Quarter (center of section 14) of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 89°40'29" W 1347.81 feet, thence N 01°27'21" W 2618.47 feet, thence S 89°47'56" E 380.76 feet, thence S 18°55'05" E 153.94 feet, thence S 45°28'50" W 198.94 feet, thence S 47°22'45" E 179.67 feet, thence N 52°49'47" E 166.52 feet, thence N 66°15'32" E 208.21 feet, thence N 87°01'22" E 126.17 feet, thence S 47°19'41" E 224.01 feet, thence S 01°15'36" E 145.47 feet, thence S 48°15'11" E 120.02 feet, thence S 14°02'34" W 138.38 feet, thence S 31°43'41" W 167.23 feet, thence S 53°02'32" W 126.26 feet, thence S 52°26'07" E 117.92 feet, thence S 85°51'28" E 156.12 feet, thence S 72°36'19" E 158.45 feet, thence S 59°31'10" E 98.97 feet, thence S 00°54'59" E 187.26 feet, thence S 88°35'35" E 431.51 feet, thence S 14°31'32" E 215.90 feet, thence S 33°26'44" W 117.24 feet, thence S 50°15'58" W 234.53 feet, thence S 78°15'15" E 172.82 feet, thence S 04°24'13" W 49.44 feet, thence S 70°16'13" W 228.38 feet, thence S 79°03'23" W 206.69 feet, thence S 53°14'31" E 433.17 feet, thence S 69°18'26" E 119.27 feet, thence S 89°44'37" E 98.42 feet, thence S 49°42'01" E 263.37 feet, thence S 30°34'08" E 184.07 feet, thence S 00°27'22" E 94.37 feet, thence S 26°15'51" W 130.72 feet, thence S 07°36'50" E 104.76 feet, thence S 66°58'51" E 131.88 feet, thence S 80°35'09" E 59.93 feet, thence S 84°22'19" E 45.91 feet, thence S 80°47'55" E 147.55 feet, thence S 77°13'35" E 127.79 feet, thence S 85°11'26" E 217.64 feet, thence N 87°21'54" E 107.44 feet, thence N 89°45'15" E 64.45 feet, thence S 82°45'56" E 175.09 feet, thence S 66°28'15" E 64.58 feet, thence S 58°59'09" E 19.01 feet, thence S 76°00'33" E 27.02 feet, thence N 89°13'08" E 53.00 feet, thence S 88°43'05" E 51.36 feet, thence S 86°59'02" E 80.23 feet, thence N 86°37'50" E 64.48 feet, thence N 78°14'10" E 29.46 feet, thence N 82°38'09" E 17.07 feet, thence N 88°43'41" E 26.93 feet, thence S 88°37'31" E 75.96 feet, thence N 89°57'32" E 108.32 feet, thence N 85°38'29" E 77.28 feet, thence N 82°49'48" E 69.19 feet, thence N 61°33'38" E 47.63 feet, thence N 45°16'00" E 20.35 feet, thence N 73°26'18" E 59.63 feet, thence S 89°27'15" E 80.00 feet, thence N 81°56'51" E 49.97 feet, thence N 81°17'25" E 24.70 feet, thence N 66°19'42" E 48.57 feet, thence N 19°49'32" E 75.72 feet, thence N 01°17'00" E 61.62 feet, thence N 16°58'43" E 46.41 feet, thence S 47°11'42" E 66.98 feet, thence S 43°11'40" E 61.11 feet, thence S 34°33'00" W 55.29 feet, thence S 00°36'00" W 42.89 feet, thence S 33°23'03" W 104.46 feet, thence S 69°00'43" W 49.01 feet, thence S 68°41'20" W 52.18 feet, thence S 79°10'12" W 134.47 feet, thence N 88°34'34" W 137.97 feet, thence S 83°17'33" W 111.77 feet, thence S 43°53'00" W 113.78 feet, thence S 10°47'30" W 72.97 feet, thence S 80°10'34" W 109.06 feet, thence N 35°18'58" W 50.68 feet, thence N 53°41'48" W 73.96 feet, thence N 70°19'05" W 73.19 feet, thence N 78°39'11" W 229.97 feet, thence S 89°43'16" W 247.71 feet, thence S 82°24'33" W 242.05 feet, thence S 68°30'31" W 235.92 feet, thence S 56°47'50" W 113.72 feet, thence S 60°44'16" W 54.70 feet, thence S 71°13'02" W 85.14 feet, thence S 70°52'07" W 62.66 feet, thence S



58°25'52" W 80.85 feet, thence S 14°06'17" W 146.85 feet, thence S 59°32'16" E 124.47 feet, thence S 89°26'25" E 73.68 feet, thence N 82°57'44" E 110.17 feet, thence N 73°53'25" E 94.41 feet, thence N 77°13'58" E 52.67 feet, thence S 83°23'10" E 155.29 feet, thence S 62°07'16" E 82.78 feet, thence S 48°35'57" E 64.38 feet, thence S 63°37'31" E 95.82 feet, thence S 80°08'28" E 41.34 feet, thence S 73°55'49" E 45.13 feet, thence S 53°26'14" E 61.87 feet, thence S 14°15'55" E 101.52 feet, thence N 89°45'29" W 1720.78 feet, thence N 00°55'09" W 1314.77 feet to the point of BEGINNING. Easement contains 120.01 ac.

**OS-7) OPEN SPACE NO. 7**

BEGINNING at a point that is S 00°14'36" W 2,239.31 feet along the Section Line and East 2,703.13 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 24°42'16" E 15.00 feet, thence S 00°00'00" W 100.95 feet, thence S 59°15'17" W 42.45 feet, thence N 72°23'16" W 33.87 feet, thence S 88°50'24" W 25.69 feet, thence S 73°58'31" W 60.08 feet, thence S 61°16'21" W 42.76 feet, thence S 74°19'41" W 95.47 feet, thence N 69°23'14" W 72.08 feet, thence N 65°50'39" W 34.47 feet, thence N 84°38'49" W 25.92 feet, thence S 85°51'27" W 27.89 feet, thence N 76°19'00" W 32.37 feet, thence N 43°37'01" W 31.20 feet, thence N 36°20'27" W 34.02 feet, thence N 70°18'38" W 34.68 feet, thence S 84°39'48" W 43.33 feet, thence S 68°02'58" W 26.95 feet, thence S 40°18'57" W 41.75 feet, thence S 51°41'32" W 41.43 feet, thence N 75°00'44" W 51.21 feet, thence N 82°17'42" W 72.78 feet, thence S 81°59'49" W 62.83 feet, thence S 59°32'50" W 23.94 feet, thence S 33°42'13" W 30.63 feet, thence S 58°15'13" W 29.98 feet, thence S 85°42'47" W 48.69 feet, thence S 55°01'18" W 44.44 feet, thence S 26°07'32" W 68.92 feet, thence S 66°18'29" W 54.35 feet, thence N 85°14'20" W 43.85 feet, thence S 14°02'35" W 30.01 feet, thence S 04°53'22" E 15.73 feet, thence S 89°55'01" W 119.10 feet, thence N 50°55'25" W 25.90 feet, thence N 09°41'51" E 6.46 feet, thence N 64°19'44" E 33.23 feet, thence N 70°32'26" E 30.03 feet, thence N 53°31'19" E 33.73 feet, thence N 43°26'43" E 30.35 feet, thence N 70°27'18" E 42.12 feet, thence N 88°11'55" E 21.04 feet, thence N 57°21'40" E 60.70 feet, thence N 29°28'16" E 33.55 feet, thence N 42°35'16" E 41.03 feet, thence N 67°25'05" E 15.19 feet, thence N 70°49'34" E 41.34 feet, thence N 54°42'01" E 42.56 feet, thence N 46°33'34" E 17.07 feet, thence N 71°43'06" E 41.24 feet, thence N 89°30'52" E 70.60 feet, thence S 83°54'38" E 36.15 feet, thence N 80°15'11" E 112.30 feet, thence N 54°15'52" E 50.68 feet, thence N 83°45'49" E 84.70 feet, thence S 66°46'49" E 51.05 feet, thence S 60°34'42" E 36.37 feet, thence S 71°45'50" E 59.66 feet, thence S 71°00'48" E 58.29 feet, thence S 62°04'28" E 40.72 feet, thence N 86°26'02" E 75.47 feet, thence N 61°36'29" E 62.68 feet, thence N 65°12'28" E 72.04 feet, thence N 55°39'36" E 68.17 feet, thence N 58°52'28" E 30.08 feet, thence N 81°53'39" E 12.66 feet to the point of BEGINNING. Easement contains 2.01 ac.

**CP-2) COMMUNITY PARK NO. 2**

BEGINNING at a point that is S 00°18'23" W 107.73 feet along the Section Line and East 143.66 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 47°11'42" E 113.14 feet to a point on a non-tangent 110.77' radius curve to the left, thence along arc of said curve 65.14 feet through a delta of 33°41'36" (chord bears S 18°07'48" W 64.21 feet) thence S 01°17'00" W 61.84 feet to a point on a 88.41' radius curve to the right, thence along arc of said curve 58.16 feet through a delta of 37°41'28" (chord bears S 19°02'31" W 57.12 feet) to a point on a 57.45' radius curve to the right, thence along arc of said curve 32.25 feet through a delta of 32°10'05"

(chord bears S 67°22'34" W 31.83 feet) to a point on a 351.25' radius curve to the right, thence along arc of said curve 26.60 feet through a delta of 4°20'22" (chord bears S 81°17'25" W 26.60 feet) to a point on a 481.58' radius curve to the right, thence along arc of said curve 46.28 feet through a delta of 5°30'21" (chord bears S 81°52'25" W 46.26 feet), thence N 89°27'15" W 77.96 feet to a point on a 108.76' radius curve to the left, thence along arc of said curve 79.99 feet through a delta of 42°08'23" (chord bears S 72°45'38" W 78.20 feet), thence S 45°16'00" W 23.06 feet to a point on a 40.65' radius curve to the right, thence along arc of said curve 31.14 feet through a delta of 43°53'13" (chord bears S 60°53'11" W 30.38 feet), thence S 82°49'48" W 68.58 feet, thence S 85°38'29" W 75.72 feet, thence S 89°57'32" W 107.07 feet, thence N 88°37'31" W 76.23 feet to a point on a 750.00' radius curve to the right, thence along arc of said curve 1,057.33 feet through a delta of 80°46'26" (chord bears N 12°27'17" E 971.92 feet) to a point on a non-tangent 1,312.00' radius curve to the left, thence along arc of said curve 720.11 feet through a delta of 31°26'51" (chord bears S 31°28'17" E 711.11 feet) to the point of BEGINNING. Easement contains 9.97 ac.