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**DOC # 20150045024**

Restrictive Page 1 of 43  
Russell Shirts Washington County Recorder  
12/30/2015 03:06:53 PM Fee \$ 0.00  
By SITLA



**When recorded return to:**

Utah School and Institutional  
Trust Lands Administration  
Ms. Alexa Wilson  
675 East 500 South, Suite 500  
Salt Lake City, Utah 84102

**TRACT DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Tract Declaration is made this 28<sup>th</sup> day of December, 2015, by **THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION**, hereinafter referred to as the "**Declarant**."

**WHEREAS** Declarant is the owner of that certain real property located in Washington City, Washington County, Utah described in **Exhibit A** hereto (the "**Annexation Property**"), which Annexation Property is part of Coral Canyon Master Planned Development.

**WHEREAS** Declarant hereunder is "Declarant" pursuant to that certain Amended and Restated Residential Declaration of Covenants, Conditions, and Restrictions for Coral Canyon (the "**Declaration**") recorded on April 3, 2002, in the office of the Washington County Recorder, Book No. 1459, Pages 1213-1268, Entry No. 00759602, as such may have heretofore been amended, which Declaration encumbers and has referenced to certain real property described therein.

**WHEREAS** Declarant desires that the Annexation Property be subject to all terms and provisions of said Declaration.

**WHEREAS** the Annexation Property is a part of the Annexable Property as defined in the Declaration.

**NOW THEREFORE**, it is hereby agreed and established as follows:

1. Annexation of Annexation Property. Pursuant to Section 3.1 of the Declaration, Declarant hereby annexes the Annexation Property under the purview of the Declaration, such that the Annexation Property shall be deemed a part of the Covered Property as defined in the Declaration.

2. Tract Declarations. This Tract Declaration shall be deemed a "Tract Declaration" pursuant to the terms and provisions of the Declaration, and is subsidiary and supplementary to the Declaration. If any provision of this Tract Declaration is inconsistent with any provision of the Declaration, the provision of the Declaration shall control.

3. Property Previously Annexed into Declaration. All property located in the Coral Canyon Master Planned Development that was previously annexed into the Declaration and made part of the Covered Property shall remain part of the Covered Property.

4. Capitalized Terms. Capitalized terms herein shall be the meanings ascribed by this Tract Declaration and the Declaration.

Dated this 28<sup>th</sup> day of December 2015.

**DECLARANT:**

THE STATE OF UTAH, ACTING THROUGH  
THE SCHOOL AND INSTITUTIONAL TRUST  
LANDS ADMINISTRATION

By: 

Name: Rodger Mitchell  
Title: Assistant Director

Approved as to Form  
Sean D. Reyes

ATTORNEY GENERAL

By: 

STATE OF UTAH )  
)ss.  
COUNTY OF SALT LAKE )

On the 28th day of December, 2015, personally appeared before me RODGER MITCHELL, who being by me duly sworn did say that he is the Assistant Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 28th day of December, 2015.



Alan Russell Roe

Notary Public

My Commission expires:

05/06/17

Residing at:

Salt Lake County

The Coral Canyon Master Residential Owners Association, as owner of a small portion of the Annexation Property consents to this Tract Declaration.

CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION

By: Aaron Langston

Name: Aaron Langston

Title: Vice-President

STATE OF UTAH )

: ss.

COUNTY OF WASHINGTON )

On the 30 day of December, 2015, personally appeared before me Aaron Langston, who being by me duly sworn did say that (s)he is the Vice President of Coral Canyon Master Residential Owners Association, and who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of said company.

Given under my hand and seal this 30 day of December, 2015.



My Commission expires:

12/9/2018  
(Date)

Rebecca R. McGuire

Notary Public

Residing at: Washington  
(County)

**EXHIBIT A**  
**Annexation Properties**

- A. Tracts 14, 15, and 16 of the **Coral Canyon Development, Phase 1**, according to the plat of record on March 21, 2000 as Entry No. 679602 filed in Book 1363, page 1078, records of Washington County, Utah.
- B. Fire Station parcel of **Highland Park Area 4-Phase 1** Subdivision at the Coral Canyon Community, according to the plat of record on December 12, 2006, as Recorded No. 20060057493, records of Washington County, Utah.
- C. Parcel CC of Area 6- Phase 1 **Area 6 - Phase 1** Subdivision, according to the plat of record on August 20, 2004 as entry 896312 Book 1663, page 2571 et. seq., records of Washington County, Utah.
- D. Undeveloped Property within the Coral Canyon Planned Community Development, depicted as Parcels 1, 3, 4, 5, 6, 8, 9 and 10 on Attachment 1 to this Exhibit A, and more particularly described below.

**D. Undeveloped Property Description**

Beginning at the North Quarter Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence South 00°28'35" West 1896.88 feet along the Center Section Line to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry Number 489341, Book 879, Page 76, Washington County Records; thence along the Boundary Line of said Knollwood Townhomes Phase 1-Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet; thence North 00°27'38" East 8.79 feet; thence North 89°32'22" West 218.40 feet; thence South 60°39'29" West 193.33 feet; thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; thence South 19°18'31" East 156.71 feet; thence North 70°41'29" East 22.39 feet; thence South 19°18'31" East 178.00 feet to the Northerly Right-of-Way Line of Highway 91 realignment, Entry Number 579572, Book 1141, Page 84, Washington County Records; thence leaving Knollwood Townhome Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses: South 70°41'29" West 69.58 feet to the point of curvature of a 650.00 foot radius curve concave to the left; thence Southwesterly 568.18 feet along the arc of said curve through a central angle of 50°05'01", the chord of said curve bears South 45°38'58" West a distance of 550.26 feet, to the Northeast Corner of that certain Hurricane Associates Property at Entry Number 552744, Book 1062, Page 306 of the Washington County Records; thence leaving said Northerly Right-of-Way Line and along Boundary Line of said Hurricane Associates property in the following six (6) courses: North 73°35'59" West 226.48 feet; thence South 16°24'01" West 139.00 feet; thence South 30°30'26" West 99.86 feet; thence South 00°52'12" West 205.77 feet to the Northerly Right-of-Way Line of S.R. 9 Highway, and a point on the arc of a 1709.86 foot radius curve concave to the left, thence Northeasterly 111.01 feet along the arc of said curve through a central angle of 03°43'11" feet to the point of tangency, the chord of said curve bears North 80°31'51" East a distance of 110.99 feet; thence North 78°40'15" East 155.74 feet to the Westerly Right-of-Way Line of said Highway 91 Realignment; thence South 03°40'34" West

513.87 feet along said Westerly Right-of-Way Line to the point of curvature of an 1150.00 foot radius curve concave to the right; thence continuing along said Right-of-Way Line Southwesterly 1544.75 feet along the arc of said curve through a central angle of  $76^{\circ}57'47''$  to the point of tangency, the chord of said curve bears South  $42^{\circ}09'27''$  West a distance of 1431.20 feet; thence South  $80^{\circ}38'21''$  West 207.84 feet to the point of curvature of a 1250.00 foot radius curve concave to the left; thence Southwesterly 37.88 feet along the arc of said curve through a central angle of  $01^{\circ}44'11''$ , the chord of said curve bears South  $79^{\circ}46'15''$  West a distance of 37.88 feet; thence leaving said Right-of-Way Line South  $10^{\circ}56'26''$  East 100.00 feet; thence South  $01^{\circ}05'53''$  West 174.20 feet to the Northeast Corner of Section 8, Township 42 South, Range 14 West; thence South  $01^{\circ}05'53''$  West 1338.13 feet along Section Line to the North 1/16th Corner common to Sections 8 and 9; thence North  $88^{\circ}57'06''$  West 658.03 feet along the 1/16th line to the E-E 1/64th line of said section 8; thence along the said E-E 1/64th line South  $01^{\circ}09'04''$  West 666.84 feet to the S-N 1/64th line of said section 8; thence along the said S-N 1/64th line North  $88^{\circ}45'35''$  West 658.64 feet to the E 1/16th line of said section 8; thence South  $01^{\circ}12'16''$  West 664.66 feet along E 1/16th line to the Center East Sixteenth Corner; thence along the center section line of said section 8 North  $88^{\circ}34'05''$  West 659.27 feet to the W-E 1/64th line of said section 8; thence along the said W-E 1/64th line South  $01^{\circ}15'25''$  West 665.75 feet to the N-S 1/64th line of said section 8; thence along the said N-S 1/64th line North  $88^{\circ}29'35''$  West 659.88 feet to the center section line of said section 8; thence along the said center section line South  $01^{\circ}18'35''$  West 664.91 feet to the Center-South Sixteenth Corner; thence along the South 1/16th line North  $88^{\circ}25'06''$  West 328.95 feet to the E-E-W 1/256th line; thence along the said E-E-W 1/256th line South  $01^{\circ}18'59''$  West 332.23 feet to the N-S-S 1/256th line; thence along the said N-S-S 1/256th line North  $88^{\circ}22'51''$  West 328.99 feet to the E-W 1/64th line; thence along the said E-W 1/64th line South  $01^{\circ}19'26''$  West 332.01 feet to the S-S 1/64th line; thence along the said S-S 1/64th line North  $88^{\circ}20'44''$  West 329.03 feet to the W-E-W 1/256th line; thence along the said W-E-W 1/256th line South  $01^{\circ}19'48''$  West 331.80 feet to the S-S-S 1/256th line; thence along the said S-S-S 1/256th line North  $88^{\circ}18'22''$  West 329.07 feet to the West 1/16th line; thence along the West 1/16th line South  $01^{\circ}21'35''$  West 331.47 feet to the West Sixteenth Corner common to Section 8 and 17; thence along the section line North  $88^{\circ}16'23''$  West 658.17 feet to the W-W 1/64th Corner of Section 17, Township 42 South, Range 14 West; thence along the said W-W 1/64th line South  $01^{\circ}10'01''$  West 660.73 feet to the NW-NW 1/64th corner of said Section 17; thence along the said N-N 1/64th line North  $88^{\circ}22'25''$  West 658.57 feet to the N-N 1/64 corner common to said section 17 and Section 18, said Township and Range; thence along the East section line of said Section 18, South  $01^{\circ}12'11''$  West 336.82 feet to the Northerly corner of Lot 28 of said Section 18, said point also being a BLM 2.5" aluminum cap marked: AP1 S17 S18 2004 with lines representing course, marking the first angle point of the Metes and Bounds Survey through Section 18 performed by the Bureau of Land Management and shown on map #1788-G dated November 23, 2005; thence along said Metes and Bounds survey line through the following seven (7) courses: South  $48^{\circ}22'44''$  West 610.36 feet; thence South  $40^{\circ}37'27''$  West 618.49 feet; thence South  $08^{\circ}19'22''$  East 741.54 feet; thence South  $52^{\circ}03'38''$  West 523.99 feet; thence South  $29^{\circ}28'52''$  West 309.49 feet; thence South  $42^{\circ}11'49''$  West 1559.68 feet; thence South  $54^{\circ}30'34''$  West 470.70 feet to a point on the Center Section line of said Section 18, said point also being a BLM 3 1/4" aluminum cap marked: AP8 C S18 2004 with lines representing course, marking the eighth angle point of said Metes and Bounds survey line; thence along said Center Section line North  $01^{\circ}30'33''$  East 1371.89 feet to the C-N-S 1/64th

corner; thence along the N-S 1/64th line of said Section 18 North 88°52'57" West 986.70 feet to the C-W-NE-SW 1/256 Section Corner of said Section 18, said bearing also running along the South line of Lot 36 & 38 of said Section 18; thence North 88°52'57" West 328.90 feet to the West 1/16th line of said Section 18, said bearing also running along the South line of Lot 21 of said Section 18; thence along lot 23 of said Section 18 for the following four (4) courses: thence along said NS 1/64th line North 88°52'43" West 164.32 feet to the E-E-W-W 1/1024th line of said Section 18; thence along the E-E-W-W 1/1024th line South 01°19'29" West 330.33 feet to the S-N-S 1/256th line of said Section 18; thence along the said S-N-S 1/256th line North 88°52'25" West 492.72 feet to the W-W 1/64th line of said Section 18; thence along said W-W 1/64th line South 01°16'56" West 330.26 feet to the South 1/16th line of said Section 18; thence along lot 27 of said Section 18 for the following four (4) courses: thence along said W-W 1/64th line South 01°16'56" West 330.22 feet to the N-S-S 1/256th line of said Section 18; thence along said N-S-S 1/256th line North 88°51'08" West 164.05 feet to the E-W-W-W 1/1024th line of said Section 18; thence along said E-W-W-W 1/1024th line South 01°16'01" West 660.31 feet to the S-S-S 1/256th line of said Section 18; thence along said S-S-S 1/256th line North 88°50'06" West 491.62 feet to the 80 1/16th line of said Section 18; thence along said S-S-S 1/256th line, said line also being the Northerly line of lot 25 of said Section 18 North 88°56'00" West 410.33 feet to the West Section line of said Section 18; thence along said West Section line North 00°52'55" East 330.21 feet to the N-S-S 1/256th line of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian ; thence along said N-S-S 1/256th line for the following two (2) courses: North 89°59'57" West 663.00 feet; thence North 89°32'24" West 662.98 feet to the East 1/16th of said Section 13; thence along said 1/16th line North 00°53'41" East 666.89 feet to the S-N-S 1/256th line of said Section 13; thence along said S-N-S 1/256th line South 89°14'49" East 331.40 feet to the W-E-E 1/256th line of said Section 13; thence along said W-E-E 1/256th line North 00°53'32" East 648.16 feet to the Southerly Right-of-Way of Telegraph Road Phase II recorded on January 8, 2001 as Entry No. 706703, in Book 1394, Page 247 in the office of the Washington County recorder, in said County, in the State of Utah; thence along said Southerly Right-of-Way, said point being a point on the arc of a 1986.48 foot radius curve concave to the left; thence Northeasterly 32.69 feet along said curve through a central angle of 0°56'34", the chord of said curve bears North 59°18'17" East a distance of 32.69 feet, to the N-N-S 1/256th line of said Section 13; thence along said N-N-S 1/256th line South 88°57'47" East 303.63 feet to the E-E 1/64th line of said Section 13; thence along said E-E 1/64th line North 00°53'22" East 234.53 feet to a point on the said Southerly Right-of-Way of Telegraph Road Phase II, said point also being a point on the arc of a 1986.48 foot radius curve concave to the left; thence along said Southerly Right-of-Way Northeasterly 140.19 feet along the arc of said curve through a central angle of 4°02'36", the chord of said curve bears North 45°44'33" East a distance of 140.16 feet, to the Center Section line of said Section 13; thence along said Center Section line North 88°33'18" West 59.93 feet to a point on the Southeasterly Right-of-Way Line of Highway 91, said point also being a point on the arc of a 1450.00 foot radius curve concave to the left; thence along said Southeasterly Right-of-Way Line in the following six (6) courses: Northeasterly 173.57 feet along the arc of said curve through a central angle of 06°51'31" to the point of tangency, the chord of said curve bears North 38°42'15" East a distance of 173.47 feet; thence North 35°16'30" East 744.53 feet to the point of curvature of a 650.00 foot radius curve concave to the right; thence Northeasterly 452.37 feet along the arc of said curve through a central angle of 39°52'29" to the point of tangency; thence North 75°08'59" East

556.10 feet to the point of curvature of a 1175.00 foot radius curve concave to the left; thence Northeasterly 603.95 feet through a central angle of 29°27'00" to the point of tangency, (the chord of said curve bears North 60°25'30" East a distance of 597.32 feet); thence North 45°42'00" East 73.00 feet; thence leaving said Right-of-Way Line and along the toe of the slope of the Black Ridge in the following eighteen (18) courses: North 07°27'01" East 540.87 feet; thence North 23°37'27" East 360.25 feet; thence North 14°28'10" East 304.43 feet; thence North 07°20'30" East 477.09 feet; thence North 21°28'02" East 447.91 feet; thence North 20°53'13" East 539.79 feet; thence North 38°36'52" East 411.12 feet; thence North 29°42'15" East 384.05 feet; thence North 36°08'23" East 220.08 feet; thence North 21°32'45" East 243.06 feet; thence North 37°11'51" East 162.48 feet; thence North 07°08'11" East 258.29 feet; thence North 22°11'51" West 213.85 feet; thence North 40°28'45" West 327.21 feet; thence North 46°25'46" West 171.31 feet; thence North 04°14'38" West 576.08 feet; thence North 13°25'06" West 477.18 feet; thence North 13°27'52" West 860.98 feet to the North Line of Section 7, Township 42 South, Range 14 West; thence leaving the toe of the slope South 89°00'45" East 527.59 feet along the Section Line to the North Quarter Corner of Section 7, said Township and Range; thence North 01°19'03" West 1316.28 feet along the Center Section Line of section 6 to the Center-South Sixteenth Corner; thence North 88°51'17" West 1339.43 feet, more or less, to the Southeasterly Right-of-Way Line of Interstate 15 Freeway; thence along said Southeasterly Right-of-Way Line in the following Nineteen (19) courses: North 73°33'14" East 242.95 feet; thence North 78°30'53" East 308.84 feet; thence North 73°32'06" East 1099.66 feet; thence North 72°44'58" East 626.70 feet; thence North 71°21'19" East 504.55 feet; thence North 70°07'02" East 504.15 feet; thence North 68°13'28" East 1011.22 feet; thence North 65°41'48" East 1005.76 feet; thence North 63°55'32" East 509.45 feet; thence North 63°13'10" East 494.79 feet; thence North 63°13'03" East 675.86 feet; thence North 63°13'03" East 908.00 feet; thence North 63°13'08" East 921.82 feet; thence North 63°12'10" East 494.35 feet; thence North 63°13'46" East 499.47 feet; thence North 63°10'30" East 499.98 feet; thence North 63°13'22" East 449.95 feet; thence North 63°14'11" East 1049.81 feet; thence North 64°26'50" East 1500.79 feet; thence leaving said Interstate 15 Freeway Right-of-Way Line South 24°12'06" East 1771.61 feet to a point on the North Line of Section 4, Township 42 South, Range 14 West; thence North 89°09'38" West 791.16 feet along the Section Line to the North Quarter Corner of said Section 4 and the point of beginning.

Contains 2196.39 Acres more or less, less and excepting those parcels that have been subdivided, dedicated, and/or conveyed as delineated below:

1. The area lying within the S.R. 9 Highway Right-of-Way – 45.06 acres.
2. The area lying within the new realigned Highway 91 – 1.90 acres.
3. The area that lies within the Southeast Quarter of the Southeast Quarter of Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian (SE 1/4 SE 1/4 Section 6) – 36.64 acres.

**4. UDOT North Coral Canyon Interchange Parcel (9-21-09)**

All of that parcel deeded to Utah Department of Transportation with Quit Claim Deed recorded on September 21, 1999 as Entry No. 00662141 in Book 1346, Page 2469 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:



Beginning at a point in the northerly Highway Right of Way and Limited access Line of said State Route No. 9, which point is 828.93 feet N.  $0^{\circ}22'52''$  E. along the section Line, and 943.12 feet West from the East Quarter Corner of said Section 5; and running thence northeasterly 108.82 feet along the arc of a 133.00-foot radius curve to the right, (Note: Chord to said curve bears N.  $52^{\circ}24'38''$  E. for a distance of 105.81 feet); thence N.  $75^{\circ}51' E$  54.03 feet; thence N.  $14^{\circ}09' W$  190.00 feet; thence S.  $75^{\circ}51' W$  118.00 feet to the point of tangency with a 489.26-foot radius curve to right; thence westerly 250.51 feet along the arc of said curve (Note: Chord of said curve bears N.  $89^{\circ}28'54'' W$ ., for a distance of 247.78 feet) to a point in the northerly Highway Right of Way and Limited Access Line of said State Route No. 9, said point being 200.00 feet perpendicularly distant northerly from the centerline of said State Route No.9, opposite Engineer Station 16+36.71; thence S.  $49^{\circ}10'14'' E$ . 360.02 along said Highway Right of Way and Limited Access Line to the point of beginning as shown on the Official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 52343 square feet or 1.20 acres in area.

**5. Coral Canyon Development Phase 1 (3-21-00)**

All of the Coral Canyon Development Phase 1 as shown on the Final Plat for the "Coral Canyon Development Phase 1 Subdivision" recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point North  $01^{\circ}11'11''$  West 34.37 feet along the West section line, and South  $90^{\circ}00'00''$  East 112.07 feet from the Southwest Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence North  $37^{\circ}43'00''$  East 637.19 feet; thence South  $68^{\circ}36'44''$  East 502.29 feet; thence North  $51^{\circ}29'46''$  East 339.06 feet; thence North  $14^{\circ}49'39''$  West 128.47 feet; thence North  $32^{\circ}59'45''$  East 209.14 feet; thence North  $32^{\circ}37'56''$  East 90.13 feet; thence North  $32^{\circ}56'07''$  East 507.85 feet; thence North  $37^{\circ}59'54''$  East 360.83 feet; thence North  $51^{\circ}59'22''$  West 100.41 feet; thence North  $60^{\circ}43'36''$  West 681.34 feet; North  $26^{\circ}51'07''$  West 1080.62 feet to a point on the Easterly Right-of-Way line of Interstate 15; thence along said Easterly Right-of-Way line in the following four courses: North  $65^{\circ}41'48''$  East 302.58 feet; thence North  $63^{\circ}55'32''$  East 509.45 feet; thence North  $63^{\circ}13'10''$  East 494.79 feet; thence North  $63^{\circ}13'03''$  East 675.86 feet to the point of curvature of a 710.00 foot radius curve concave to the Southwest, said curve being the Right-of-Way transition line from said Interstate 15 to Utah State Route 9; thence Northeasterly and Southeasterly 837.81 feet along said curve through a central angle of  $67^{\circ}36'34''$  to the point of tangency, said point being on the Southerly Right-of-Way line of said State Route 9; thence South  $49^{\circ}10'23''$  East 222.15 feet along said Right-of-way line; thence leaving said Southerly Right-of-Way line South  $19^{\circ}32'11''$  West 1481.13 feet; thence South  $64^{\circ}31'20''$  East 124.00 feet along a radial line to a point on the arc on a 285.00 foot radius curve concave to the Southeast; thence Northeasterly 295.43 feet along the arc of said curve through a central angle of  $59^{\circ}23'33''$  to the point of tangency; thence North  $84^{\circ}52'13''$  East 266.38 feet to a point on a 160.00 foot radius curve concave to the Southeast the radius point of which bears South  $74^{\circ}10'17''$  East; thence Northeasterly 115.45 feet along the arc of said curve through a central angle of  $41^{\circ}20'34''$  to a point from which the radius point bears South  $32^{\circ}49'43''$  East; thence North  $05^{\circ}07'47''$  West 35.00 feet; thence North  $84^{\circ}52'13''$  East 80.00 feet; thence South  $05^{\circ}07'47''$  East 35.00 feet to a point on a 130.00 foot radius curve concave to the Southwest the radius point of which bears South  $18^{\circ}56'02''$  West; thence Southeasterly 104.43 feet along the arc of said curve through a central angle of

46°01'37" to a point from which the radius point bears South 64°57'39" West, said point also being a point on a 305.00 foot radius curve concave to the Northwest the radius point of which bears North 04°56'48" West; thence Northeasterly 235.41 feet along the arc of said curve through a central angle of 44°13'26" to the point of tangency; thence North 49°49'46" East 501.29 feet to a point on the Southerly Right-of-Way line of Utah State Route 9; thence South 49°10'23" East 405.00 feet along said Southerly Right-of-Way line to a point on the Southerly Right-of-Way line of Coral Canyon Interchange Ramps to State Highway 9, known as project No. NF-16 (2); thence South 40°49'46" West 149.10 feet along said Southerly Right-of-Way line of Coral Canyon Interchange Ramps to State Highway 9; thence leaving said Coral Canyon Interchange Ramps South 40°49'46" West 216.64 feet; thence South 32°52'36" West 365.95 feet; thence South 20°32'12" East 227.32 feet; thence South 30°21'28" West 168.62 feet; thence South 19°04'29" West 135.31 feet; thence South 06°58'04" West 90.07 feet; thence South 34°36'48" West 457.89 feet; thence South 81°16'50" West 111.85 feet; thence South 84°52'13" West 492.37 feet; thence South 05°16'53" East 122.50 feet; thence South 74°35'34" West 357.58 feet; thence South 56°38'18" West 841.12 feet; thence South 63°29'27" West 630.05 feet; thence South 79°53'13" West 136.51 feet; thence South 47°08'52" West 721.93 feet; thence South 61°24'52" West 121.88 feet; thence South 48°47'29" West 262.96 feet; thence South 20°22'05" West 116.86 feet; thence North 71°33'00" West 160.26 feet; thence North 19°47'56" West 506.08 feet; thence North 71°45'21" West 70.00 feet; thence North 26°51'07" West 302.03 feet to the point of beginning. Contains 204.27 acres.

**6. Sorensen Parcel (6-28-00)**

All of that parcel deeded to Nyron G Sorensen with Warranty Deed recorded on June 28, 2000 as Entry No. 00689407 in Book 1372, Page 2247 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Commencing at the Southeast Corner of Section 6, Township 42 South, Range 14 West of the Salt Lake Base and Meridian thence North 89°03'21" West 1325.65 feet along the South section line of said Section 6 to the Southwest corner of the SE ¼ of the SE ¼ of said Section 6 thence North 01°15'02" West 147.15 feet along the 1/16 line to the point of beginning running thence North 01°15'02" West 151.52 feet along said 1/16; thence South 89°22'49" West 83.07 feet; thence South 01°15'02" East 86.54 feet; thence South 52°49'30" East 106.03 feet to the point of beginning. Contains 0.227 Acres more or less.

**7. Framton Parcel (6-28-00)**

All of that parcel deeded to Mat and Kathryn Frampton with Warranty Deed recorded on June 28, 2000 as Entry No. 00689408 in Book 1372, Page 2248 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Commencing at the Southeast Corner of Section 6, Township 42 South, Range 14 West of the Salt Lake Base and Meridian thence North 89°03'21" West 1325.65 feet along the South section line of said Section 6 to the Southwest corner of the SE ¼ of the SE ¼ of said Section 6 thence North 01°15'02" West 649.70 feet along the 1/16 line to the point of beginning, said point also being the Southwest corner of that parcel conveyed to Mat and Kathryn Frampton by Book 1342, Page 577 in the Washington County Recorders Office,

running thence North 01°15'02" West 228.44 feet along said Frampton parcel and also along said 1/16 line to the Northwest corner of said Frampton parcel; thence North 88°52'35" West 100.00 feet; thence South 01°15'02" East 228.44 feet; thence South 88°52'35" East 100.00 feet to the point of beginning. Contains 0.524 Acres more or less.

**8. Spendlove Parcel – Coral Canyon Phase 1 Lot 216 extension (2-16-01)**

All of that parcel deeded to Gretta and David Spendlove as supplementary property to Lot 216 of the Coral Canyon Phase 1 Subdivision with Warranty Deed recorded on February 16, 2001 as Entry No. 00710692 in Book 1395, Page 1893 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North 01°11'11" West 1706.72 feet along the West section line, and South 90°00'00" East 1812.15 feet from the Southwest Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence North 37°59'54" East 10.00 feet; thence South 51°59'31" East 100.41 feet; thence South 37°59'54" East 10.00 feet; thence North 51°59'31" West 100.41 feet to the point of beginning. Contains 1004.1 Sq. Ft. or 0.023 Acres.

**9. Coral Canyon Golf Course 1 (12-20-01)**

All of the Coral Canyon Golf Course as shown on the Plat for the "Coral Canyon Golf Course" recorded on December 20, 2001 as Entry No. 00746657 in Book 1441, Page 1245 in the office of the Washington County Recorder, in said County, in the State of Utah more particularly described as follows:

Beginning at a point which is South 88°30'38" East 637.92 feet along the South Section Line and South 00°00'00" West 767.32 feet from the Southwest Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence South 13°19'20" West 573.19 feet; thence South 06°07'22" West 924.51 feet; thence South 37°44'53" West 93.93 feet; thence South 52°05'07" East 54.91 feet to the point of curvature of a 535.00 foot radius curve concave to the Southwest; thence Southeasterly 391.84 feet along the arc of said curve through a central angle of 41°57'50" to the point of tangency; thence South 10°17'17" East 251.55 feet; thence South 33°21'26" East 91.53 feet; thence South 55°30'29" East 193.37 feet; thence South 23°03'53" East 225.18 feet; thence South 73°50'33" East 282.21 feet; thence South 87°11'10" East 261.20 feet; thence North 68°54'43" East 281.14 feet; thence North 84°07'04" East 139.02 feet; thence South 59°33'45" East 109.91 feet; thence North 45°01'19" East 545.41 feet to the point of curvature of an 1,150.00 foot radius curve concave to the Southeast; thence Northeasterly 298.73 feet along the arc of said curve through a central angle of 14°53'00" to the point of tangency; thence North 59°54'19" East 91.83 feet to the point of curvature of a 1,400.00 foot radius curve concave to the Northwest; thence Northeasterly 263.19 feet along the arc of said curve through a central angle of 10°46'17" to the point of tangency; thence North 49°08'02" East 107.26 feet; thence North 57°20'48" West 250.91 feet; thence North 76°01'23" West 263.08 feet; thence South 69°35'41" West 314.58 feet; thence South 89°57'02" West 146.07 feet; thence South 86°12'32" West 219.76 feet; thence South 62°07'59" West 775.49 feet; thence North 59°04'46" West 85.13 feet; thence North 04°39'18" East 1,706.33 feet; thence North 27°01'09" East 196.16 feet; thence North 62°41'56" East 338.55 feet; thence North 50°50'11" East 492.98 feet; thence North 73°47'29" East 414.65 feet; thence North

57°30'57" East 386.81 feet; thence South 62°11'59" East 191.73 feet; thence South 20°49'09" West 447.20 feet; thence South 00°23'34" West 421.63 feet; thence South 18°43'03" West 157.32 feet; thence South 36°04'21" East 237.37 feet; thence South 02°58'29" East 305.77 feet; thence South 23°07'57" East 298.51 feet; thence South 76°49'16" East 383.76 feet; thence North 21°43'14" East 239.25 feet; thence North 33°51'53" West 399.36 feet; thence North 46°45'37" East 418.97 feet; thence North 54°45'03" East 509.68 feet; thence North 31°47'38" East 417.89 feet; thence North 57°57'40" East 106.40 feet; thence South 78°06'34" East 152.59 feet; thence North 80°55'04" East 129.87 feet; thence South 74°11'54" East 113.92 feet to a point on the arc of a 2,980.00 foot radius curve concave to the Northwest, the radius point of which bears North 40°11'56" West; thence Northeasterly 544.16 feet along the arc of said curve through a central angle of 10°27'45" to the point of tangency; thence North 39°20'19" East 216.87 feet to the point of curvature of a 1,250.00 foot radius curve concave to the Southeast; thence Northeasterly 293.54 feet along the arc of said curve through a central angle of 13°27'18" to a point on a non tangent line, said line being the East Section Line of said Section 5, from which the radius point bears South 37°12'23" East; thence North 00°21'16" East 453.96 feet along said East Section Line; thence leaving said East Section Line North 56°24'38" West 105.91 feet; thence South 72°14'12" West 217.45 feet; thence North 35°00'03" West 121.41 feet; thence North 40°12'16" East 243.50 feet; thence North 23°26'49" East 193.87 feet; thence North 38°33'08" East 122.69 feet; thence North 52°48'48" West 126.66 feet; thence South 58°55'09" West 200.40 feet; thence South 56°48'10" West 174.44 feet; thence South 84°31'45" West 151.14 feet; thence North 27°00'53" West 156.69 feet; thence North 40°28'18" East 201.26 feet; thence North 39°43'19" East 237.19 feet; thence North 15°03'46" East 183.74 feet; thence North 02°51'35" East 270.97 feet; thence North 05°17'21" East 281.20 feet; thence North 49°10'23" West 526.97 feet; thence South 40°49'46" West 149.10 feet; thence South 40°49'46" West 216.64 feet; thence South 32°52'36" West 365.95 feet; thence South 20°32'12" East 227.32 feet; thence South 30°21'28" West 168.62 feet; thence South 19°04'29" West 135.31 feet; thence South 06°58'04" West 90.07 feet; thence South 34°36'48" West 457.89 feet; thence South 81°16'50" West 111.85 feet; thence South 84°52'13" West 492.37 feet; thence South 05°16'53" East 122.50 feet; thence South 74°35'34" West 357.58 feet; thence South 56°38'18" West 841.12 feet; thence South 63°29'27" West 630.05 feet; thence South 79°53'13" West 136.51 feet; thence South 47°08'52" West 721.93 feet; thence South 61°24'52" West 121.88 feet; thence South 48°47'29" West 262.96 feet; thence South 20°22'05" West 116.86 feet to the point of beginning. Contains 227.182 acres.

**10. Heritage Park (4-8-02)**

All of Heritage Park as shown on the Dedication Plat for the "Heritage Park" recorded on April 8, 2002 as Entry No. 760049 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said County, in the State of Utah more particularly described as follows:

Beginning at a point on the boundary line of "Coral Canyon Development, Phase 1" recorded March 21, 2000 as Recorded No 679602 in the office of the Washington County Recorder, said point being North 01°11'11" West 503.14 feet along the West section line, and South 90°00'00" East 601.92 feet from the Southwest Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence North 22°37'45" East 564.61 feet; thence North 44°02'20" East 90.00 feet; thence North 35°36'50" East 140.30 feet; thence South 82°21'05" East 153.99 feet; thence North

40°28'18" East 308.14 feet; thence South 81°41'48" East 337.84 feet to a point on said boundary line, thence coincident with said boundary line in the following six (6) courses: South 32°56'07" West 507.85 feet; thence South 32°37'56" West 90.13 feet; thence South 32°59'45" West 209.14 feet; thence South 14°49'39" East 128.47 feet; thence South 51°29'46" West 339.06 feet; thence North 68°36'44" West 405.27 feet to the point of beginning. Contains 11.89 acres.

**11. Canyon Greens Commercial Center Phase A (8-20-02)**

All of the Canyon Green Commercial Center Phase A Subdivision as shown on the Final Plat for "Canyon Green Commercial Center Phase A Subdivision" recorded as Entry No. 00777607 on August 20, 2002 in Book 1481, Page 224 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North 00°22'33" East 189.80 feet along the East section line, and South 90°00'00" West 1215.58 feet from the East 1/4 Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point being a point on the northerly boundary line of the Coral Canyon Development, Phase I, and the northerly right-of-way line of Coral Canyon Boulevard, a Public Roadway as shown on the official plat of "Coral Canyon Development, Phase I" recorded as Entry No. 679602 on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder and running thence along the said Northerly boundary line in the following five (5) courses along the said northerly right-of-way line South 40°49'46" West 236.88 feet to the point of curvature of a 305.00 foot radius curve concave to the Northwest; thence Southwesterly 235.42 feet along the arc of said curve through a central angle of 44°13'26" to a point from which the radius point of which bears North 04°56'48" West, said point also being a point on a 130.00 foot radius curve concave to the Southwest, the radius point of which bears South 64°57'39" West; thence leaving said northerly right-of-way line Northwesterly 104.43 feet along the arc of said curve through a central angle of 46°01'37" to a point from which the radius point bears South 18°56'02" West, said point also being a point on the easterly right-of-way line of Canyon Greens Drive, a public roadway as shown on said final plat; thence North 05°07'47" West 35.00 feet along said easterly right-of-way line thence leaving said easterly right-of-way line South 84°52'13" West 80.00 feet; thence leaving said northerly boundary line North 05°07'47" West 132.18 feet; thence North 84°52'13" East 167.66 feet; thence North 04°54'54" West 90.50 feet; thence North 40°49'46" East 143.23 feet; thence South 49°10'14" East 147.61 feet; thence North 40°49'30" East 12.00 feet; thence South 49°10'14" East 114.50 feet; to the point of curvature of a 50.00 foot radius curve concave to the North; thence Southeasterly 78.54 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency and the point of beginning. Contains 2.65 acres.

**12. Coral Canyon Recreation Center (10-3-02)**

All of the Coral Canyon Recreation Center Subdivision as shown on the Final Plat for the "Coral Canyon Recreation Center" recorded as Entry No. 00783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North 01°11'11" West 1322.40 feet along the West section line and South 90°00'00" East 348.31 feet from the Southwest Corner of Section 5,

Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence North 88°59'28" East 291.98 feet; thence North 63°30'12" East 62.93 feet along a radial line to a point on the arc of a 1124.00 foot radius curve concave to the Northeast; thence Southeasterly 27.02 feet along the arc of said curve through a central angle of 01°22'39" to a point on the radial line of said curve; thence along said radial line North 62°07'33" East 124.00 feet; thence South 30°38'15" East 133.96 feet; thence South 58°15'13" West 116.62 feet to a point on the arc of a 392.00 foot radius curve concave to the Northeast, the radius point of which bears North 51°59'54" East; thence Southeasterly 54.46 feet along the arc of said curve through a central angle of 07°57'34" to the point of tangency; thence South 45°57'40" East 110.42 feet to point on the northwest subdivision boundary line of Heritage Park as shown on the "Heritage Park Dedication Plat" recorded as Entry No. 760049 on April 8, 2002 in Book 1459, Page 2681 in office of the Washington County Recorder; thence along said subdivision boundary line in the following three (3) courses: South 35°36'50" West 8.09 feet to the Northeasterly right-of-way line of Grasslands Parkway, a public roadway; thence South 44°02'20" West 90.00 feet to a point on the Southwesterly right-of-way line of said Grasslands Parkway; thence South 22°37'45" West 69.82 feet; thence leaving said subdivision boundary line North 45°57'40" West 48.54 feet to the point of curvature of a 565.00 foot radius curve concave to the Northeast, thence Northwesterly 118.81 feet along the arc of said curve through a central angle of 12°02'53" to a point from which the radius point bears North 56°05'13" East; thence South 18°16'18" West 133.89 feet; thence South 72°17'17" West 167.74 feet; thence North 35°25'10" West 269.89 feet; thence North 02°24'51" East 196.13 feet; to the point of beginning. Contains 4.076 acres.

**13. Canyon Greens Commercial Center Phase B (10-13-03)**

All of the Canyon Greens Commercial Center Phase A as shown on the Final Plat for "Canyon Greens Commercial Center Phase B" recorded as Entry No. 00845204 on October 13, 2003 in Book 1588, Page 2000 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North 00°22'33" East 1076.99 feet along the East section line, and South 90°00'00" West 1843.78 feet from the East 1/4 Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point being a point on the southwesterly right-of-way line of the S.R. 9 Highway and running thence along the said southwesterly right-of-way line South 49°10'23" East 1050.97 feet to a point on the boundary line of the Coral Canyon Development, Phase I, and the northerly right-of-way line of Coral Canyon Boulevard, a Public Roadway as shown on the official plat of "Coral Canyon Development, Phase I" recorded as Entry No. 679602 on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder; thence along the said northerly boundary line and said northerly right-of-way line South 40°49'46" West 264.42 feet to the point of curvature of a 50.00 foot radius curve concave to the Right (North), said point also being a point on the boundary line Canyon Greens Commercial Center - Phase A as shown on the official plat of "Canyon Greens Commercial Center - Phase A" Final Plat recorded as Entry No. 777607 on August 20, 2002 in Book 1481, Page 2224 in the office of the Washington County Recorder, said curve being the right-of-way transition line from said Coral Canyon Boulevard to Town Center Drive, a Public Roadway as shown on said Canyon Greens Commercial Center - Phase A Final Plat; running thence along said boundary line of said Canyon Greens Commercial Center - Phase A in the following seven (7) courses: Westerly 78.54 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence along the

northeasterly right-of-way line of said Town Center Drive North 49°10'14" West 114.50 feet; thence South 40°49'30" West 12.00 feet; thence North 49°10'14" West 147.61 feet; thence leaving said northeasterly right-of-way line South 40°49'46" West 143.23 feet; thence South 04°54'54" East 90.50 feet; thence South 84°52'12" West 167.66 feet; thence leaving said Canyon Greens Commercial Center - Phase A boundary line North 05°07'48" West 131.20 feet; thence North 49°10'14" West 203.45 feet; thence North 29°21'14" East 114.25 feet; thence North 60°37'37" East 94.24 feet to a point on the arc of a 92.33 foot radius curve concave to the Right (Southeast), the radius point of which bears North 60°37'37" East; thence Northeasterly 50.26 feet along the arc of said curve through a central angle of 31°11'18" to the point of reverse curvature of an 81.50 foot radius curve concave to the Left (Southwest), the radius point of which bears North 88°11'05" West; thence Northwesterly 74.16 feet along the arc of said curve through a central angle of 52°08'08" to the point of tangency; thence North 50°19'13" West 67.64 feet to the point of curvature of a 100.00 foot radius curve concave to the Right (Northeast); thence Northwesterly 39.05 feet along the arc of said curve through a central angle of 22°22'34" to the point of tangency; thence North 27°56'39" West 36.67 feet; thence North 03°27'16" East 251.45 feet; thence North 40°30'53" East 84.00 feet to a point on the said southerly right-of-way line and the point of beginning. Contains 9.43 acres.

**14. Coral Canyon Area 2 – Phase 1 (2-3-04)**

All of the Coral Canyon Area 2 – Phase 1 Subdivision as shown on the Final Plat for the "Coral Canyon Area 2 – Phase 1 Subdivision" recorded as Entry No. 00863077 on February 3, 2004 in Book 1612, Page 2649 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is South 01°11'11" East 1293.47 feet along the West Section line from the West ¼ corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence North 89°12'02" East 133.95 feet; thence North 85°36'43" East 55.00 feet along a radial line to a point on the arc of a curve to the right, said curve having a radius of 1027.50 feet; thence Southeasterly 187.61 feet along said curve, through a central angle of 10°27'42", to a point of reverse curvature of a curve to the left, said curve having a radius of 672.5 feet, from which the radius bears South 83°43'04" East; thence Southeasterly 46.53 feet along said curve, through a central angle of 3°57'50", to the point of tangency; thence South 87°53'25" East 125.64 feet; thence North 40°47'30" East 48.65 feet; to a point, which is the Northwesterly Corner of Coral Canyon Recreation Center subdivision boundary as shown on the "Coral Canyon Recreation Center Final Plat" recorded as Entry No. 783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along said boundary line in the follow five(5) courses: thence South 35°25'10" East 269.89 feet; thence North 72°17'17" East 167.74 feet; thence North 18°16'18" East 133.89 feet to a point on the arc of a curve concave to the left, said curve having a radius of 565.00 feet, from which the radius point bears North 56°05'13" East; thence Southeasterly 118.81 feet along said curve, through a central angle of 12°02'54", to the point of tangency; thence South 45°57'40" East 48.54 feet to a point on the Northwest subdivision boundary line of Heritage Park as shown on the "Heritage Park Dedication Plat" recorded as Entry No. 760049 on April 8, 2002 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along said boundary line South 22°37'45" West 494.80 feet to a point which is the Southwesterly Corner of said Heritage Park, said point also being on the Westerly



subdivision boundary line of Coral Canyon Subdivision Phase 1 as shown on the official plat of "Coral Canyon Development, Phase I" recorded as Entry No. 679602 on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line in the following five(5) courses: North 68°36'45" West 97.02 feet; thence South 37°43'00" West 529.11 feet; thence South 00°00'26" East 216.15 feet; thence South 26°51'39" East 155.57 feet; thence South 71°45'21" East 70.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a radius of 535.00 feet; thence, leaving said boundary, Southwesterly 226.62 feet along said curve, through a central angle of 24°16'12", to the point of tangency; thence South 42°30'51" West 33.06 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Southwesterly 38.87 feet along said curve, through a central angle of 89°05'10" to a point from which the radius point bears North 43°25'41" East; thence South 42°19'57" West 72.51 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet, from which the radius point bears South 43°44'11" West; thence Northwesterly 38.31 feet along said curve, through a central angle of 87°48'18", to the point of reverse curvature of a curve concave to the right, said curve having a radius of 370.00 feet, from which the radius point bears North 44°04'7" West; thence Westerly 196.68 feet along said curve, through a central angle of 30°27'26", to the point of reverse curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Southeasterly 33.47 feet along said curve, through a central angle of 76°42'08", to a point from which the radius point bears North 89°41'10" East; thence South 82°16'17" West 72.61 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet from which the radius point bears South 89°41'10" West; thence Northwesterly 37.05 feet along said curve, through a central angle of 84°54'10", to the point of compound curvature of a curve concave to the left, said curve having a radius of 365.00 feet; thence Southwesterly 334.25 feet along said curve, through a central angle of 52°28'05", to a point from which the radius point bears South 47°41'05" East; thence along a radial line North 47°41'05" West 70.00 feet; thence North 54°31'53" West 418.59 feet; thence North 17°58'34" East 244.60 feet; thence North 36°52'46" West 215.88 feet; thence North 00°35'57" West 105.60 feet to a point on the South section line of Section 6, Township 42 South, Range 14 West of the Salt Lake Base and Meridian; thence along said section line South 89°02'50" East 519.12 feet to a point which is the Southwest corner of that property recorded as Record No. 751293 on January 29, 2002 in Book 1448, Page 1850 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along the boundary of said property in the following four(4) courses: North 01°11'11" West 208.79 feet; thence South 89°03'20" East 74.75 feet to a point on the arc of a curve concave to the right, said curve having a radius of 662.50 feet from which the radius point bears South 57°43'39" East; thence Northeasterly 292.17 feet along said curve, through a central angle of 25°16'05", to a point from which the radius point bears South 32°27'34" East; thence South 89°03'20" East 133.83 feet to a point on the said West section line of Said Section 5; thence along said West section line North 01°11'11" West 904.29' to the point of beginning. Contains 32.64 acres.

**15. Liberty Greens Drive Subdivision (2-6-04)**

All of the Liberty Greens Subdivision as shown on the Final Plat for the "Liberty Greens Subdivision of the Coral Canyon Development" recorded as Entry No. 00863839 on February 6, 2004 in Book 1613, Page 2525 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:



Beginning at a point which is North 01°21'51" East 2626.06 feet along the West Section line of Section 7, and North 90°00'00" West 233.96 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West Salt Lake Base and Meridian; thence North 52°15'07" West 128.60 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line of said curve; thence along said radial line North 52°15'07" West 55.00 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet, from which the radius point bears North 52°15'07" West; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 52°15'07" West 91.25 feet to a point on the arc of a curve concave to the left, said curve having a radius of 965.00 feet; thence Northwesterly 42.40 feet along the arc of said curve through a central angle of 02°31'03" to the point of tangency; thence North 35°13'50" East 80.00 feet; thence North 24°54'48" East 155.95 feet; thence North 06°07'22" East 438 feet; thence North 01°45'27" West 149.31 feet; thence North 26°58'03" West 189.15 feet; thence North 21°20'51" West 106.33 feet; thence North 09°36'55" West 117.47 feet; thence North 00°03'56" West 64.88 feet; thence North 06°10'45" East 49.93 feet; thence North 00°46'17" East 185.66 feet; thence North 05°00'36" West 58.19 feet to a point on a radial line; thence along said radial line North 29°31'32" West 15.00 feet to the point on the arc of a curve concave to the left, said curve having a radius of 370.00 feet; thence Northeasterly 93.92 feet along the arc of said curve through a central angle of 14°32'36" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 25.00 feet; thence Southeasterly 38.31 feet along the arc of said curve through a central angle of 87°48'18" to a point from which the radius point bears North 43°44'11" East; thence North 42°19'57" East 72.51 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears South 43°25'41" East; thence Northeasterly 38.87 feet along said curve through a central angle of 89°05'10" to the point of tangency; thence North 42°30'51" East 33.06 feet to a point on the arc of a curve concave to the left, said curve having a radius of 535.00 feet; thence Northeasterly 226.62 feet through a central angle of 24°16'12" to a point from which the radius point bears North 71°45'21" West, said point also being on the Westerly subdivision boundary line of Coral Canyon Subdivision Phase 1 as shown on the official plat of "Coral Canyon Development Phase I" recorded as Entry No. 679602 on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line in the following two(2) courses: South 19°47'56" East 506.08 feet; thence South 71°33'00" East 160.26 feet to a point on the Westerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following three(3) courses: South 13°19'20" West 573.19 feet; thence South 06°18'18" West 929.31 feet; thence South 37°44'53" West 158.30 feet to the point of beginning. Contains 17.06 acres.

**16. Fourteen Fairway Phase I (2-9-04)**

All of the Fourteen Fairway Subdivision Phase I as shown on the Final Plat for the "Fourteen Fairway Subdivision Phase I" recorded on February 9, 2004 as entry No.864046, Book 1614, Page 675, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'52" East 778.11 feet along the West section line, and South 90°0'00" West 99.93 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian; thence North

12°23'28" East 259.47 feet; thence North 20°42'36" East 327.46 feet; thence North 35°23'42" East 126.93 feet; thence North 56°03'01" East 121.58 feet; thence South 88°02'50" East 111.05 feet; thence North 88°23'40" East 90.94 feet; thence North 79°45'34" East 67.63 feet; thence North 65°16'49" East 79.68 feet; thence South 81°41'16" East 120.32 feet; thence North 75°48'59" East 223.17 feet to a point on the southerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following four (4) courses: South 87°11'10" East 47.89 feet; thence North 68°54'43" East 281.14 feet; thence North 84°07'04" East 139.02 feet; thence South 59°33'45" East 89.16 feet to a point on the northerly right-of-way line of Telegraph Road - Phase III; thence along said Telegraph Road - Phase III right-of-way in the following three (3) courses: South 44°47'20" West 680.70 feet to the point of curvature of a curve to the right, said curve having a radius of 1103.30 feet, thence southwesterly 421.04 feet along the arc of said curve through a central angle of 21°51'55" to the point of tangency; thence South 66°39'15" West 309.10 feet to a point on the right-of-way line of Telegraph Road - Phase II as shown on the "Roadway Dedication Plat for Telegraph Road - Phase II" recorded on January 8, 2001 as entry No. 706703, Book 1391, Page 247, in the office of the Washington County Recorder, in said county, state of Utah; thence along said Telegraph Road - Phase II right-of-way line North 23°20'45" West 20.00 feet; thence North 19°13'43" West 82.58 feet; thence South 73°04'56" West 36.06 feet to the point of curvature of a curve to the left, said curve having a radius of 275.00 feet, thence Southwesterly 46.13 feet along the arc of said curve through a central angle of 09°36'42" to the point of tangency; thence South 63°28'15" West 13.33 feet to the point of curvature of a curve to the right, said curve having a radius of 150.00 feet, thence Southwesterly 55.15 feet along the arc of said curve through a central angle of 21°03'55" to a point from which the radius point bears North 05°27'42" West; thence South 19°16'50" East 48.10 feet; thence South 66°39'15" West 83.98 feet; thence South 65°22'51" West 45.00 feet; thence South 85°38'25" West 45.00 feet; thence North 82°59'25" West 115.06 feet to the point of beginning. Contains 16.04 acres.

**17. Coral Canyon Blvd (7-01-04)**

All of the public roadway known as Coral Canyon Blvd as shown on the Road Dedication Plat for "Coral Canyon Boulevard" recorded on July 1, 2004 as entry No. 00887881, Book 1651, Page 1576, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 496.03 feet along the West section line, and North 90°0'00" West 436.12 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point also being on the Northerly right-of-way line of Telegraph Road - Phase II Amended, thence along said right-of-way line South 65°49'18" West 170.08 feet to a point on the arc of a curve concave to the left, said curve having a radius of 50.00 feet, from which the radius point bears North 24°10'42" West, thence Northeasterly 77.23 feet along the arc of said curve through a central angle of 88°30'01" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 535.00 feet, from with the radius point bears North 67°19'16" East; thence Northeasterly 300.08 feet along the arc of said curve through a central angle of 32°08'13" to the point of tangency; thence North 09°27'29" East 127.44 feet to the point of curvature of a curve concave to the right, said curve having a radius of 1835.00 feet, thence Northeasterly 923.20 feet along the arc of said curve through a central angle of 28°49'33" to the point of tangency; thence North 38°17'03" East 161.78 feet to the point of curvature of a curve concave to the left said curve having a

radius of 25.00 feet, thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point from which the radius point bears North 38°17'03" East; thence North 37°31'34" East 55.00 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet from which the radius point bears North 38°17'03" East, thence Northeasterly 40.71 feet along the arc of said curve through a central angle of 93°17'43" to the point of compound curvature of a curve concave to the left, said curve having a radius of 465.00 feet from which the radius point bears North 55°00'40" West, thence Northeasterly 708.03 feet along the arc of said curve through a central angle of 87°14'27" to the point of tangency; thence North 52°15'07" West 54.91 feet; thence North 37°44'53" East 70.00 feet to a point on the Westerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following two (2) courses: South 52°15'07" East 54.91 feet to the point of curvature of a curve to the right, said curve having a radius of 535.00 feet, thence Southeasterly 845.38 feet along the arc of said curve through a central angle of 90°32'09" to the point of tangency; thence South 38°17'03" West 241.48 feet to the point of curvature of a curve concave to the left, said curve having a radius of 1765.00 feet, thence Southwesterly 887.98 feet along the arc of said curve through a central angle of 28°49'33" to the point of tangency; thence South 09°27'29" West 127.44 feet to the point of curvature of a curve concave to the left said curve having a radius of 465.00 feet, thence Southeasterly 255.83 feet along the arc of said curve through a central angle of 31°31'21" to the point of compound curvature of a curve to the left, said curve having a radius of 50.00 feet, thence Southeasterly 80.38 feet along the arc of said curve through a central angle of 92°06'51" to the point of beginning. Contains 3.98 acres.

**18. Coral Canyon Area 2 – Phase 2 (7-1-04)**

All of the Coral Canyon Development Area 2 Phase 2 as shown on the Final Plat for the "Area 2 Phase 2 of the Coral Canyon Development" recorded on July 1, 2004 as Entry No. 09887882 in Book 1651, Page 1577 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is South 01°11'11" East 955.22 feet along the West Section line and North 90°00'00" East 58.38 feet from the West  $\frac{1}{4}$  corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence North 73°17'44" East 55.00 feet; thence North 82°03'09" East 126.30 feet; thence North 79°56'11" East 134.42 feet; thence North 08°14'53" West 53.75 feet; thence North 79°32'38" East 160.79 feet; thence North 08°32'05" West 46.58 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, thence Northwesterly 39.69 feet along the arc of said curve through a central angle of 90°58'11" to a point on a radial line; thence along said radial line North 09°30'16" West 55.00 feet; thence North 80°29'44" East 6.10 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet, thence Northeasterly 41.30 feet along the arc of said curve through a central angle of 94°39'23" to a point on a radial line; thence along said radial line North 75°50'21" East 55.00 feet to a point on the arc of a curve concave to the right, said curve having a radius of 427.50 feet, thence Southeasterly 41.98 feet along the arc of said curve through a central angle of 05°37'34" to the point of tangency; thence South 08°32'05" East 32.50 feet; thence North 81°27'55" East 145.00 feet; thence South 08°32'05" East 267.03 feet; thence South 10°30'40" East 92.33 feet; thence South 21°16'05" East 178.64; thence South 62°07'33" West 6.50 feet to the Northeasterly corner of Lot 412 as described in the "Coral Canyon Recreation Center Final Plat" recorded as Entry No. 783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the

Washington County Recorder, in said county, in the state of Utah; thence along the Northerly boundary line of said subdivision in the following five (5) courses: South 62°07'33" West 124.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a radius of 1124.00 feet, thence Northwesterly 27.09 feet along the arc of said curve through a central angle of 01°22'51" to a point from which the radius point bears North 63°30'23" East; thence South 63°30'23" West 62.93 feet; thence South 88°58'46" West 291.96 feet; thence South 02°24'39" West 196.11 feet to a Northerly corner of the Coral Canyon Area 2 - Phase 1 Subdivision as shown on the "Coral Canyon Area 2 - Phase 1 Final Plat" recorded as Entry No. 863077 on February 3, 2004 in Book 1612, Page 2649 in the office of the Washington County Recorder, in said county, in the state of Utah, thence along said subdivision boundary in the following six (6) courses: South 40°47'23" West 48.68 feet; thence along a radial line North 87°53'25" West 125.64 feet to a point on the arc of a curve concave to the right, said curve having a radius of 672.50 feet, thence Northeasterly 46.53 feet along the arc of said curve through a central angle of 03°57'50" to the point of reverse curvature of a curve concave to the left, said curve having a radius of 1027.50 feet, from which the radius bears North 63°55'35" West, thence Northwesterly 187.61 feet along the arc of said curve through a central angle of 10°27'42" to a point on a radial line; thence along said radial line South 85°36'43" West 55.00 feet; thence South 89°12'02" West 133.95 feet to the said West Section line of said Section 5; thence along said section line North 01°11'11" West 121.93 feet; thence leaving said section line North 04°33'07" West 55.00 feet along a radial line to a point on the arc of a curve concave to the left, said curve having a radius of 472.50 feet, thence Northeasterly 81.64 feet along the arc of said curve through a central angle of 09°54'01" to the point of compound curvature of a curve to the left said curve having a radius of 25.00 feet from which the radius point bears North 14°27'08" West, thence Northeasterly 40.66 feet along the arc of said curve through a central angle of 93°10'35" to the point of compound curvature of a curve to the left said curve having a radius of 972.50 feet from which the radius point bears South 72°22'18" West, thence Northwesterly 51.67 feet along the arc of said curve through a central angle of 03°02'38" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 1027.50 feet, from which the radius point bears North 69°19'40" East, thence Northwesterly 71.16 feet along the arc of said curve through a central angle of 03°58'05" to the point of beginning. Contains 8.45 acres.

**19. Coral Canyon Area 6 – Phase 1 (8-20-04)**

All of the Coral Canyon Development Area 6 Phase 1 Subdivision as shown on the Final Plat for the "Area 6 - Phase 1 Subdivision of the Coral Canyon Development" recorded on August 20, 2004 as Entry No. 00896312 in Book 1663, Page 2571 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 2227.80 feet along the West Section line of Section 8, and North 90°00'00" West 1028.98 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West Salt Lake Base and Meridian; thence North 39°29'10" West 273.52 feet; thence North 30°28'39" West 289.60 feet; thence North 00°00'00" East 237.97 feet; thence North 39°10'50" East 249.35 feet; thence along a radial line North 52°35'07" East 112.35 feet to a point on the arc of a curve concave to the right, said curve having a radius of 715.00 feet, thence Northwesterly 538.48 feet along the arc of said curve through a central angle of 43°09'01" to the point of tangency; thence North 05°44'08" East 340.13 feet to the point of curvature of a curve concave to the right,

said curve having a radius of 465.00 feet, thence Northwesterly 293.27 feet along the arc of said curve through a central angle of 36°08'10" to a point on the Southwesterly subdivision boundary line of Coral Canyon Area 2 Phase 1 Subdivision; thence along said boundary line in the following seven(7) courses: South 54°31'53" East 30.20 feet; thence South 47°41'05" East 70.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a radius of 365.00 feet, thence Northwesterly 334.25 feet along the arc of said curve through a central angle of 52°28'05" to the point of compound curvature of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears South 04°47'00" West, thence Southeasterly 37.05 feet along the arc of said curve through a central angle of 84°54'10" to a point from which the radius point bears South 89°41'10" East; thence North 82°16'17" East 72.61 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears North 89°41'10" East, thence Northeasterly 33.47 feet along the arc of said curve through a central angle of 76°42'08" to the point of reverse curvature of a curve concave to the left, said curve having a radius of 370.00 feet from which the radius point bears North 13°36'41" West, thence Northeasterly 102.77 feet along the arc of said curve through a central angle of 15°54'50" to a point on a radial line, said point also being on the Northwesterly subdivision boundary line of Coral Canyon Liberty Greens Subdivision; thence along said boundary line in the following nineteen(19) courses: South 29°31'32" East 15.00 feet; thence South 05°00'36" East 58.19 feet; thence South 00°46'17" West 185.66 feet; thence South 06°10'45" West 49.93 feet; thence South 00°03'56" East 64.88 feet; thence South 09°36'55" East 117.47 feet; thence South 21°20'51" East 106.33 feet; thence South 26°58'03" East 189.15 feet; thence South 01°45'27" East 149.31 feet; thence South 06°07'22" West 438.00 feet; thence South 24°54'48" West 155.95 feet; thence South 35°13'50" West 80.00 feet; thence South 01°13'42" East 12.47 feet; South 35°01'43" West 371.58 feet; thence South 01°25'49" East 96.88 feet; thence South 55°23'17" West 368.12 feet to the point of beginning. Contains 34.06 acres.

**20. Coral Canyon Area 6 – Phase 2 (8-20-04)**

All of the Coral Canyon Development Area 6 Phase 2 Subdivision as shown on the Final Plat for the "Area 6 Phase 2 Subdivision of the Coral Canyon Development" recorded on August 20, 2004 as Entry No. 00896313 in Book 1663, Page 2572 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 1703.63 feet along the West Section line of Section 8, and North 90°00'00" West 271.27 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West in the Salt Lake Base and Meridian; and running thence North 53°25'59" West 271.42 feet; thence North 00°29'54" East 367.27 feet; thence North 48°05'26" West 305.64 feet; thence North 01°25'49" West 96.88 feet; thence North 35°01'43" East 371.58 feet; thence North 01°13'54" West 12.47 feet to a point on the arc of a curve concave to the right, said curve having a radius of 965.00 feet from which the radius point bears South 35°13'50" West, said point also being on the Westerly right-of-way line of Coral Canyon Blvd. a 70 foot wide public roadway; thence along said right-of-way line in the following twelve (12) courses: Southeasterly 42.40 feet along the arc of said curve through a central angle of 02°31'03" to the point of tangency; thence South 52°15'07" East 91.25 feet to the point of curvature of a curve to the right, said curve having a radius of 25.00 feet, thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line; thence along

said radial line South 52°15'07" East 55.00 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet, thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 52°15'07" East 183.51 feet to the point of curvature of a curve concave to the right, said curve having a radius of 465.00 feet, thence Southwesterly 708.03 feet along the arc of said curve through a central angle of 87°14'27" to the point of compound curvature of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears North 55°00'40" West, thence Southwesterly 40.71 feet along the arc of said curve through a central angle of 93°17'43" to a point from which the radius point bears North 38°17'03" East, thence South 37°31'34" West 55.00 feet to the point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet, from which the radius point bears South 38°17'03" East, thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 38°17'03" West 161.78 feet to the point of curvature of a curve concave to the left, said curve having a radius of 1835.00 feet, thence Southwesterly 55.00 feet along the arc of said curve through a central angle of 01°43'02" to the point of beginning. Contains 10.80 acres.

**21. Back Nine Commercial Center Parcel 1 (11-2-04)**

All of the Back Nine Commercial Center Parcel 1 as shown on the Final Plat for the "Back Nine Commercial Center- Parcel 1 of the Coral Canyon Development" as recorded on November 2, 2004 as entry No. 908915, Book 1684, Page 1090, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 1797.11 feet along the West section line, and North 90°0'00" East 42.71 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, thence North 51°42'57" West 121.13 feet to the Easterly right-of-way line of Coral Canyon Boulevard, a 70 foot wide public roadway; thence along said right-of-way line in the following two (2) courses: North 38°17'03" East 27.21 feet to the point of curvature of a curve to the left, said curve having a radius of 535.00 feet, thence Northeasterly along the arc of said curve 453.54 feet through a central angle of 48°34'20" to the point of tangency, said point also being on the southerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following two (2) courses: South 10°17'17" East 251.55 feet, thence South 33°21'26" East 76.46 feet; thence leaving said boundary line South 24°40'06" West 100.55 feet; thence South 31°14'57" West 141.16 feet to the point of beginning. Contains 0.77 acres.

**22. Telegraph Road – Phase 2 (11-19-04)**

A portion of the Telegraph Road – Phase II as shown on the Amended Roadway Dedication Plat for "Amended Telegraph Road – Phase II" recorded on October 19, 2004 as entry No. 00911943, Book 1689, Page 750, in the office of the Washington County Recorder in said County, State of Utah more particularly described as follows:

Beginning at a point which is North 88°33'18" West 623.88 feet along the center-section line from the East ¼ Corner of Section 13, Township 42 South, Range 15 West of the Salt Lake Base and Meridian, said point being on the South right-of-way line of Telegraph Road – Phase II as shown on the Amended Roadway Dedication Plat for "Amended

Telegraph Road – Phase II” recorded on October 19, 2004 as entry No. 00911943, Book 1689, Page 750, in the office of the Washington County Recorder in said County, State of Utah, thence continuing along said Center Section line North 88°33'18" West 59.93 feet to a point on the Southeasterly Right-of-Way Line of Highway 91, said point also being a point on the arc of a 1450.00 foot radius curve concave to the left; thence along said Southeasterly Right-of-Way Line in the following six (6) courses: Northeastly 173.57 feet along the arc of said curve through a central angle of 06°51'31" to the point of tangency, (the chord of said curve bears North 38°42'15" East a distance of 173.47 feet); thence North 35°16'30" East 744.53 feet to the point of curvature of a 650.00 foot radius curve concave to the right; thence Northeastly 452.37 feet along the arc of said curve through a central angle of 39°52'29" to the point of tangency; thence North 75°08'59" East 556.10 feet to the point of curvature of a 1175.00 foot radius curve concave to the left; thence Northeastly 603.95 feet through a central angle of 29°27'00" to the point of tangency, (the chord of said curve bears North 60°25'30" East a distance of 597.32 feet); thence North 45°42'00" East 73.00 feet; thence leaving said Right-of-Way Line North 07°27'01" East 178.15 feet to a point on the Northerly right-of-way line of the said Telegraph Road – Phase II, said point also being on the arc of a 918.02 foot radius curve concave to the right, (the chord of said curve bears North 64°30'08" East a distance of 570.78 feet); thence Northeastly 580.40 feet along the arc of said curve through a central angle of 36°13'27" to the point of tangency; thence North 82°36'51" East 645.69 feet to the point of curvature of a 1247.33 foot radius curve concave to the left; thence Northeastly 311.83 feet along the arc of said curve through a central angle of 14°19'25" to the point of tangency; thence North 68°17'26" East 262.83 feet to the center section line of said Section 18; thence along said center section line North 01°30'23" East 38.08 feet; thence North 68°17'26" East 218.69 feet to the point of curvature of a 884.25 foot radius curve concave to the left; thence Northeastly 300.98 feet along the arc of said curve through a central angle of 19°30'08" to the point of tangency; thence North 48°47'18" East 259.47 feet to the point of curvature of a 1412.33 foot radius curve concave to the right; thence Northeastly 419.81 feet along the arc of said curve through a central angle of 17°01'52" to the point of tangency; thence North 65°49'11" East 115.02 feet to a point on the line between said Section 18 and Section 7, Township 42 South, Range 14 West; continuing thence North 65°49'11" East 840.53 feet; thence South 24°10'49" East 35.00 feet; thence North 65°49'11" East 594.72 feet to the point of curvature of a 9907.50 foot radius curve concave to the right; thence Northeastly 144.29 feet along the arc of said curve through a central angle of 00°50'04" to the point of tangency; thence North 66°39'15" East 124.77 feet to a point on the line between said Section 7 and Section 8, Township 42 South, Range 14 West; continuing thence North 66°39'15" East 362.10 feet; thence South 23°20'45" East 130.00 feet; thence South 66°39'15" West 421.91 feet to a point on the line between said Section 8, and said Section 7; continuing thence South 66°39'15" West 64.95 feet to the point of curvature of a 9777.50 foot radius curve concave to the left; thence Southwesterly 142.40 feet along the arc of said curve through a central angle of 00°50'04" to the point of tangency; thence South 65°49'11" West 1084.99 feet to a point on the section line between said Section 7, and said Section 18; thence along said section line South 88°57'23" East 82.13 feet; thence South 65°49'11" West 539.58 feet to the point of curvature of a 1212.33 foot radius curve concave to the left; thence Southwesterly 360.36 feet along the arc of said curve through a central angle of 17°01'52" to the point of tangency; thence South 48°47'18" West 259.47 feet to the point of curvature of a 1084.25 foot radius curve concave to the right; thence Southwesterly 369.05 feet along the arc of said curve through a central angle of 19°30'08" to the point of tangency; thence South 68°17'26" West 304.48 feet to the said center section line of said Section 18; thence along said center section line North 01°30'23" East 38.08 feet; thence South 68°17'26" West



207.08 feet to the point of curvature of a 1377.33 foot radius curve concave to the right; thence Southwesterly 344.32 feet along the arc of said curve through a central angle of 14°19'25" to the point of tangency; thence South 82°36'51" West 645.69 feet to the point of curvature of a 788.02 foot radius curve concave to the left; thence Southwesterly 513.76 feet along the arc of said curve through a central angle of 37°21'18" to the point of tangency; thence South 45°15'33" West 212.75 feet; thence South 44°44'27" East 35.00 feet along a radial line to a point on the arc of a 1166.27 foot radius curve concave to the right, (the chord of said curve bears South 60°38'53" West a distance of 618.98 feet); thence Southwesterly 626.49 feet along the arc of said curve through a central angle of 30°46'40" to the point of tangency; thence South 76°02'12" West 471.30 feet to the point of curvature of a 753.02 foot radius curve concave to the left; thence Southwesterly 539.47 feet along the arc of said curve through a central angle of 41°30'47" to the point of tangency; thence South 34°59'24" West 528.62 feet to the point of curvature of a 1986.48 foot radius curve to the right; thence Southwesterly 302.71 feet along the arc of said curve through a central angle of 08°43'51" to a point of non-tangency, (the chord of said curve bears South 39°21'20" West a distance of 302.41 feet) said point being the point of beginning. Contains 22.31 Acres

**23. Telegraph Road – Phase 3 (11-19-04)**

All of the Telegraph Road – Phase III as shown on the Roadway Dedication Plat for "Telegraph Road – Phase III" recorded on October 19, 2004 as entry No. 00911944, Book 1689, Page 751, in the office of the Washington County Recorder in said County, State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 775.88 feet along the West section line and North 90°00'00" East 356.22 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence along Telegraph Road phase II East boundary line North 23°20'45" West 45.00 feet; thence North 66°39'15" East 309.10 feet to the point of curvature of a 1103.30 foot radius curve concave to the Northwest; thence Northeasterly 421.04 feet along the arc of said curve through a central angle of 21°51'55" to the point of tangency; thence North 44°47'20" East 1220.68 feet to the point of curvature of a 1193.29 foot radius curve concave to the Southeast; thence Northeasterly 304.04 feet along the arc of said curve through a central angle of 14°35'54" to the point of tangency; thence North 59°23'14" East 394.26 feet; thence North 30°36'46" West 15.00 feet along a radial line to a point on the arc of a 940.65 foot radius curve concave to the Northwest; thence Northeasterly 652.32 feet along the arc of said curve through a central angle of 39°43'59" to the point of tangency; thence North 19°39'15" East 231.03 feet to the point of curvature of a 1864.46 foot radius curve concave to the Southeast; thence Northeasterly 1028.70 feet along the arc of said curve through a central angle of 31°36'45" to the point of tangency; thence North 51°16'00" East 694.36 feet to the point of curvature of a 3220.00 foot radius curve concave to the Northwest; thence Northeasterly 670.00 feet along the arc of said curve through a central angle of 11°55'18" to the point of tangency; thence North 39°20'42" East 192.49 feet; thence South 50°39'18" East 120.00 feet; thence South 39°20'42" West 192.49 feet to the point of curvature of a 3340.00 foot radius curve concave to the Northwest; thence Southwesterly 694.96 feet along the arc of said curve through a central angle of 11°55'18" to the point of tangency; thence South 51°16'00" West 694.36 feet to the point of curvature of a 1744.46 foot radius curve concave to the Southeast; thence Southwesterly 962.49 feet along the arc of said curve through a central angle of 31°36'45" to the point of tangency; thence South 19°39'15" West 231.03 feet to the point of



curvature of a 1060.65 foot radius curve concave to the Northwest; thence Southwesterly 735.53 feet along the arc of said curve through a central angle of 39°43'59" to the point of tangency; thence South 59°23'14" West 394.26 feet to the point of curvature of a 1088.29 foot radius curve concave to the Southeast; thence Southwesterly 277.28 feet along the arc of said curve through a central angle of 14°35'54" to the point of tangency; thence South 44°47'20" West 1220.68 feet to the point of curvature of a 1208.30 foot radius curve concave to the Northwest; thence Southwesterly 461.11 feet along the arc of said curve through a central angle of 21°51'55" to the point of tangency; thence South 66°39'15" West 309.10 feet to said Telegraph Road phase II Boundary Line; thence along said boundary line North 23°20'45" West 60.00 feet to the point of beginning. Contains 16.02 Acres

**24. Fourteen Fairway Phase II (12-1-04)**

All of the Fourteen Fairway Phase II Subdivision as shown on the Final Plat for the "Fourteen Fairway Subdivision Phase II of the Coral Canyon Development" recorded on December 1, 2004 as entry No.914000, Book 1692, Page 1642, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 778.11 feet along the West section line, and South 90°0'00" West 99.93 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point being the Southwesterly corner of the Fourteen Fairway Subdivision Phase I recorded as entry No. 864046, Book 1614, Page 675, thence along the Southerly Boundary line of said Fourteen Fairway Subdivision Phase I for the following ten (10) courses: thence South 82°59'25" East 115.06 feet; thence North 85°38'25" East 45.00 feet; thence North 65°22'51" East 45.00 feet; thence North 66°39'15" East 83.98 feet; thence North 19°16'50" West 48.10 feet; said point being on the arc of a 150.00 foot radius curve to the left, the radius point of which bears North 05°27'42" West thence Northeasterly along the arc of said curve 55.15 feet through a central angle of 21°03'55", from which the radius point bears North 26°31'45" West; thence North 63°28'15" East 13.33 feet to the point of curvature on a curve to the right, said curve having a radius of 275.00 feet, thence Northeasterly 46.13 feet along the arc of said curve through a central angle of 09°36'42" to the point of tangency; thence North 73°04'56" East 36.06 feet; thence South 19°13'43" East 82.58 feet to a point on the Northerly Right-of-Way line of Telegraph Road - Phase II as shown on the "Roadway Dedication Plat for Telegraph Road - Phase II" recorded on January 8, 2001 as entry No. 706703, book 1391, Page 247, in the office of the Washington County Recorder, in said county, State of Utah; thence along said Telegraph Road - Phase II Right-of-Way line South 66°39'15" West 362.10 feet to a point on the line between said Section 7 and Section 8, township 42 South, Range 14 West; continuing thence South 66°39'15" West 124.76 feet; thence North 07°00'32" East 136.50 feet to the point of beginning. Contains 0.78 acres.

**25. UDOT I-15 & SR-9 Corner Interchange Parcel (2-04-05)**

All of that parcel deeded to Utah Department of Transportation with Quit Claim Deed recorded on February 4, 2005 as Entry No. 00925173 in Book 1711, Page 406 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point South 88°40'52" East 663.15 feet along the section line and South 01°22' 00" East 911.20 feet from the North Quarter corner of Section 5, Township 42 South, Range 14 West in the Salt Lake Base and Meridian said point being the intersection of the Southeast right-of-way line of Interstate 15 and the Northeast right-of-way line of Utah State Highway 9 and running thence North 63°13'08" East 500.03 feet along the said Southeast right-of-way line of Interstate 15; thence South 17°45'55" East 246.02 feet; thence South 08°59'29" East 365.73 feet to a point on the said Northeast right-of-way line of Utah State Highway 9; thence North 49°10'23" West 566.27 feet along the said Northeast right-of-way line of Utah State Highway 9 to the point of beginning. Contains 2.54 acres.

**26. Hurricane City Parcel for Orgill (2-17-05)**

All of that parcel recorded on February 17, 2005 as entry No. 00931236, Book 1720, Page 1420, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is South 00°28'35" West 272.52 feet along the center section line from the North 1/4 Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian; thence continuing along the center section line South 00°28'35" West 1069.88 feet; thence North 24°37'26" West 654.26 feet to a point on a curve to the right, said curve having a radius of 372.50 feet from which the radius point bears South 88°08'18" East, thence Northeasterly 141.39 feet along the arc of said curve through a central angle of 21°44'51" to the point of reverse curvature of a curve to the left, said curve having a radius of 334.43 feet from which the radius point bears North 66°36'23" West, thence Northwesterly 234.42 feet along the arc of said curve through a central angle of 40°09'41"; thence North 65°22'34" East 260.98 feet to the point of beginning. Contains 4.23 acres.

**27. Fourteen Fairway Phase 3 (8-11-05)**

All of the Fourteen Fairway Phase 3 Subdivision as shown on the Final Plat for the "Fourteen Fairway Phase 3 Subdivision of the Coral Canyon Community" recorded on August 11, 2005 as entry No. 00963865, Book 1777, Page 164, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 584.43 feet along the West section line, and South 90°0'00" West 244.04 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point being the Northerly Right-of-Way line of Telegraph Road - Phase II recorded on January 8, 2001 as entry No. 706703, Book 1394, Page 247, in the office of the Washington County Recorder in said County State of Utah, thence along said Telegraph Road -Phase II Right-of-Way boundary line South 65°49'11" West 221.35 feet to a point on the Easterly Right-of-Way line of Coral Canyon Blvd, thence along Coral Canyon Blvd. for the following six (6) courses: said point also being a curvature of curve concave to the right, said curve having a radius of 50.00 feet, from which the radius point bears North 14°44'53" West, thence Northwesterly 72.16 feet along the arc of said curve through a central angle of 82°41'01" to a point of compound curvature of a curve, said curve having a radius of 465.00 feet, thence Northwesterly 255.83 feet along the arc of said curve through a central angle of 31°31'21" to a point of tangency, thence North 09°27'29" East 127.44 feet

to a point of curvature of a curve concave to the right, said curve having a radius of 1765.00 feet, thence Northeasterly 887.98 feet along the arc of said curve through a central angle of 28°49'33" to a point of tangency thence North 38°17'03" East 214.28 feet, thence leaving the Easterly Right-of-Way of said Coral Canyon Blvd. to Back Nine Commercial Center Parcel 1 boundary line recorded on November 2, 2004 as entry No. 908915, Book 1684, Page 1090, in the office of the Washington County Recorder in said County State of Utah, thence along said Back Nine Commercial Center Parcel 1 for the following three (3) courses: thence South 51°42'57" East 121.13 feet, thence North 31°14'57" East 141.16 feet, thence North 24°40'06" East 100.55 feet to a point on the Coral Canyon Golf Course Right-of-Way boundary, thence along said Coral Canyon Golf Course for the following five (5) courses: thence South 33°21'26" East 15.07 feet, thence South 55°30'29" East 193.37 feet, thence South 23°03'53" East 225.18 feet, thence South 73°50'33" East 282.21 feet, thence South 87°11'10" East 213.31 feet to a point on the Fourteen Fairway Phase I Subdivision boundary recorded on February 9, 2004 as entry No. 864046, Book 1614, Page 675, in the office of the Washington County Recorder in said County State of Utah, thence along the Northerly boundary line of said Fourteen Fairway Phase I Subdivision for the following ten (10) courses: thence South 75°48'59" West 223.17 feet, thence North 81°41'16" West 120.32 feet, thence South 65°16'49" West 79.68 feet, thence South 79°45'34" West 67.63 feet, thence South 88°23'40" West 90.94 feet, thence North 88°02'50" West 111.05 feet, thence South 56°03'01" West 121.58 feet, thence South 35°23'42" West 126.93 feet, thence South 20°42'36" West 327.46 feet, thence South 12°23'28" West 259.47 feet, said point being the Northwesterly corner of Fourteen Fairway Phase II Subdivision recorded on December 1, 2004 as entry No. 914000, Book 1692, Page 1642, in the office of the Washington County Recorder in said County State of Utah, thence along the Westerly boundary line of said Fourteen Fairway Phase II Subdivision South 07°00'32" West 136.50 feet to a point of curvature of a curve concave to the left, said point also being on said Northerly Right-of-Way line of Telegraph Road- Phase II, said curve having a radius of 9907.50 feet from which the radius point bears South 23°20'45" East, thence Southwesterly 144.29 feet along the arc of said curve through a central angle of 00°50'04" to the point of beginning. Containing 15.80 acres

**28. Coral Canyon Area 2 – Phase 3 (8-11-05)**

All of the Coral Canyon Development Area 2 Phase 3 Subdivision as shown on the Final Plat for the "Area 2 Phase 3 Subdivision of the Coral Canyon Community" recorded on August 11, 2005 as Entry No. 00963867 in Book 1777, Page 172 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is South 01°11'11" East 1307.67 feet along the West Section line from the West ¼ corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point also being the North East Corner of the Nelson Property recorded on March 19, 2001 as Entry No. 714862 in Book 1400, Page 378 in the office of the Washington County Recorder, in said county, in the State of Utah, running thence along the South 1/16th line North 88°52'24" West 1326.45 feet to the East 1/16th of said Section 6 said point also being the North West corner of Jones property recorded on September 25, 1996 as Entry No. 544819 in Book 1038, Page 193 in the office of the Washington County Recorder, in said county, in the State of Utah, thence along the Westerly property line of said Jones property South 01°16'58" East 433.86 feet to the

Northerly boundary line of that parcel conveyed to Mat and Kathryn Frampton recorded on June 28, 2000 as Entry No. 689408 in Book 1372, Page 2248 in of the Washington County Recorder, in said county, in the state of Utah, running thence along said Frampton Parcel for the following four (4) courses: North 88°52'35" West 101.08 feet (Recorded as 100.00 feet), thence South 01°15'02" East 228.44 feet, thence South 88°52'35" East 101.21 feet (Recorded as 100.00 feet) to the said 1/16 line, thence along said 1/16 line South 01°16'58" East 344.31 feet, thence leaving said 1/16 North 56°44'20" West 1610.73 feet to the Center Section Line of said Section 6, thence along the said Center Section North 01°18'41" West 149.11 feet (Recorded as North 01°19'03" West) to the Center-South Sixteenth Corner, thence North 88°51'17" West 1339.57 feet (Recorded as 1339.43 feet), more or less, to the Southeasterly Right-of-Way Line of Interstate 15 Freeway thence along said Southeasterly Right-of-Way Line in the following Eight (8) courses: North 73°33'14" East 242.95 feet, thence North 78°30'53" East 308.84 feet, thence North 73°32'06" East 1099.66 feet, thence North 72°44'58" East 626.70 feet, thence North 71°21'19" East 504.55 feet, thence North 70°07'02" East 504.15 feet, thence North 68°13'28" East 1011.22 feet, thence North 65°41'48" East 703.18 feet thence leaving said Southeasterly Right-of-Way line of Interstate 15 Freeway, point also being on Coral Canyon Development Phase One recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah, running thence along said Property line for the following two (2) courses: South 26°51'07" East 1080.62 feet, thence South 60°43'36" East 681.34 feet to lot 216 extension recorded on February 16, 2001 as Entry No. 710692 in Book 1395, Page 1893 in the office of the Washington County Recorder, in said county, in the State of Utah, running thence for the following two (2) courses: South 37°59'54" West 10.00 feet, thence South 51°59'22" East 100.41 feet to a point on said Coral Canyon Development Phase One, running thence along said Property line South 37°59'54" West 350.83 feet to a point on the Northeast subdivision boundary line of Heritage Park recorded on April 8, 2002 as Entry No. 760049 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said County in the State of Utah, thence along said subdivision boundary for the following four (4) courses: North 81°41'48" West 337.84 feet, thence South 40°28'18" West 308.14 feet, thence North 82°21'05" West 153.99 feet, thence South 35°36'50" West 132.21 feet to a point on the Northeastly boundary line of Coral Canyon Recreation Center subdivision boundary recorded on October 3, 2002 as Entry No. 783849 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the State of Utah, thence along said subdivision for the following four (4) courses: North 45°57'40" West 110.42 feet to a point on the arc of a curve concave to the right, said curve having a radius of 392.00 feet, thence Northwesterly 54.46 feet along the arc of said curve, through a central angle of 07°57'34" to a point on a radial line, thence along said radial line North 58°15'13" East 116.62 feet, thence North 30°38'15" West 133.96 feet to a point on the Coral Canyon Development Area 2 Phase 2 recorded on July 1 2004 as Entry No. 887882 in Book 1651, Page 1577 in the office of the Washington County Recorder, in said county, in the State of Utah, thence along the subdivision boundary for the following twenty four (24) courses: North 62°07'33" East 6.50 feet thence North 21°16'05" West 178.64 feet, thence North 10°30'40" West 92.33 feet thence North 08°32'05" West 267.03 feet, thence South 81°27'55" West 145.00 feet, thence North 08°32'05" West 32.50 feet to a point of a curve concave to the left, said curve having a radius of 427.50 feet, thence Northwesterly 41.98 along the arc of said curve through a central angle of 05°37'34" to the point of the radial line, thence along said radial line South 75°50'21" West 55.00 feet to a point of a curve concave to the right, said curve having a radius of 25.00 feet, thence Southwesterly 41.30 feet along the arc of said curve through a central angle of 94°39'23" to the point of tangency, thence South 80°29'44" West 6.10 feet

to the point on the radial line, thence along said radial line South 09°30'16" East 55.00 feet to a point of a curve concave to the right, said curve having a radius of 25.00 feet, thence Southeasterly 39.69 feet along the arc of said curve through a central angle of 90°58'11" to a point of tangency, thence South 08°32'05" East 46.58 feet, thence South 79°32'38" West 160.79 feet, thence South 08°14'53" East 53.75 feet, thence South 79°56'11" West 134.42 feet, thence South 82°03'09" West 126.30 feet to a point on the radial line, thence along said radial line South 73°17'44" West 55.00 feet to the point on a curve concave to the left, said curve having a radius of 1027.50 feet from which the radius point bears North 73°17'44" East, thence Southeasterly 71.16 feet along the arc of said curve through a central angle of 03°58'05" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 972.50 from which the radius point bears South 69°19'40" West, thence Southwesterly 51.67 feet along the arc of said curve through a central angle of 03°02'38" to the point of compound curvature of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears South 72°22'18" West, thence Southwesterly 40.66 feet along the arc of said curve through a central angle of 93°10'35" to the point of compound curvature of a curve to the right, said curve having a radius of 472.50 feet from which the radius point bears North 14°27'08" West, thence Southwesterly 81.64 feet along the arc of said curve through a central angle of 09°54'01" to a point on a radial line, thence along said radial line South 04°33'07" East 55.00 feet, thence South 01°11'11" East 136.13 feet to the point of beginning. Containing 114.37 Acres

**29. Hurricane Lift Station – Ash Creek Special Service District (8-29-05)**

All of that property conveyed to Ash Creek Special Service District recorded on August 29, 2005 as entry No. 00967544, Book 1783, Page 1265, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 00°22'33" East 473.78 feet along the East Section line and North 90°00'00" West 529.85 feet from the East ¼ Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, running thence along Southwesterly boundary line of Parcel 2 North 49°10'23" West 68.45 feet, thence North 40°49'37" East 60.00 feet, thence South 49°10'23" East 60.52 feet to the Southeasterly boundary line of said Parcel, thence along said Southeasterly boundary line South 33°17'56" West 60.52 feet to the point of beginning. Containing 0.09 Acres

**30. Perry Development Parcel (3-1-06)**

All of that parcel recorded on March 1, 2006 as Document No. 20060005829 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 89°02'50" West 1324.09 feet along the South Section line and North 01°16'58" West 298.52 feet along the 1/16" line from the Southeast Corner of Section 6, Township 42 South, Range 14 West Salt Lake Base and Meridian, said point also being the corner of Perry Development Property Recorded on December 2, 2004 as Entry No. 914198 in Book 1692, Page 2644 in the Washington County Recorder, in said County, in the State of Utah, running thence along said property line South 89°22'49" West 83.07 feet, thence North 01°15'02" West 62.86 feet, to the Coral Canyon Area 2 Phase 3 subdivision boundary line, thence along said boundary line South 56°44'20" East

100.80 feet to the said 1/16<sup>th</sup> line, thence along said 1/16<sup>th</sup> line South 01°16'58" East 6.66 feet to the point of beginning. Containing: 2,887 sq ft. 0.07 Acres.

**31. Coral Ridge Development Parcel (4-27-06)**

All of that parcel recorded on April 27, 2006 as Document No. 20060016698 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 89°21'09" West 531.43 feet along the South Section line and North 00°21'16" East 35.24 feet along the West Section line from the Northwest Corner of Section 9, Township 42 South, Range 14 West, Salt Lake Base and Meridian; said point also being on the Coral Canyon Golf Course boundary; thence along said Coral Canyon Golf Course for the following nine (9) courses: North 00°21'16" East 453.98 feet; thence North 56°24'38" West 105.91 feet; thence South 72°14'12" West 217.45 feet; thence North 35°00'03" West 121.41 feet; thence North 40°12'16" East 243.50 feet; thence North 23°26'49" East 193.87 feet; thence North 38°33'08" East 122.69 feet; thence North 52°48'48" West 126.66 feet; thence South 58°55'09" West 53.36 feet; thence North 31°04'51" West 145.73; thence North 42°43'41" East 191.24 feet; thence South 47°16'19" East 52.56 feet to the point of curvature of a 249.10 foot radius curve concave to the left; thence Northeasterly 369.58 feet along the arc of said curve through a central angle 85°00'30" to the point of tangency; thence North 47°43'12" East 359.23 feet to the Southerly Right-of-Way of State Route 9; said point being a point on the arc of a 2109.86 foot radius curve concave to the left, the radius point of which bears North 21°16'27" East; thence Southeasterly along said State Route 9 Right-of-Way 454.19 feet along the arc of said curve through a central angle of 12°20'03" to a point of non-tangency; thence South 35°00'00" West 377.27 feet to the point of curvature of a 200.00 foot radius curve concave to the left, thence Southwesterly 122.17 feet along the arc of said curve through a central angle of 35°00'00" to the point of tangency; thence South 00°00'00" East 142.05 feet to the point of curvature of a 472.50 foot radius curve concave to the right; thence Southwesterly 337.02 feet along the arc of said curve through a central angle of 40°52'03" to the point of compound curvature of a 14.00 foot radius curve concave to the right, the radius point of which bears North 49°07'57" West; thence Southwesterly 23.26 feet along the arc of said curve through a central angle of 95°11'35" to the point of tangency; thence North 43°56'22" West 7.77 feet; thence South 46°03'38" West 55.00 feet to the point of curvature of a 14.00 foot radius curve concave to the right, the radius point of which bears South 46°03'38" West; thence Southwesterly 20.07 feet along the arc of said curve through a central angle of 82°09'14" to the point of reverse curvature of a 290.00 foot radius curve concave to the left, the radius point of which bears South 51°47'08" East; thence Southeasterly 254.06 feet along the arc of said curve through a central angle of 50°11'39" to the point of reverse curvature of a 25.00 foot radius curve concave to the right, the radius point of which bears South 78°01'13" West; thence Southwesterly 37.88 feet along the arc of said curve through a central angle of 86°49'07" to a point on the Highway 91 Realignment recorded on October 14, 1997 as entry No. 579572, Book 1141, Page 84, in the office of the Washington County Recorder in said County State of Utah, said point being a point of reverse curvature of a 1250.00 foot radius curve concave to the left, the radius point of which bears South 15°09'40" East; thence Southwesterly 480.99 feet along the arc of said curve through a central angle of 22°02'49" the radius point of

which bears South 37°12'28" East, said point also being the point of beginning. Containing 22.18 Acres

**32. Gilbert Development Industrial Parcels (6-08-06)**

All of those parcels recorded on June 8, 2006 as Document No. 20060024622 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at the North Quarter Corner of Section 4, Township 42 South, Range 14 West Salt Lake Base and Meridian; thence along Center Section of said Section 4 South 00°28'35" West 272.52 feet; thence South 65°22'35" West 262.46 feet to a point on the arc of a curve to the right, said curve having a radius of 460.00 feet, the radius point of which bears North 85°28'00" East; thence Northeasterly 244.17 feet along the arc of said curve through a central angle of 30°24'46" to the point of reverse curvature of a 540.00 foot radius curve concave to the left, the radius point of which bears North 64°07'14" West 383.62 feet along the arc of said curve through a central angle of 40°42'13" to the point of tangency; thence North 14°49'27" West 213.72 feet to the point curvature of a 610.00 foot radius curve concave to the left; thence Northwesterly 603.78 feet along the arc of said curve through a central angle of 56°42'43" to the point of non-tangency the radius point of which bears South 18°27'50" West; thence North 65°47'54" East 415.36 feet; thence North 24°12'06" West 391.39 feet to a point on the Coral Canyon Development Lease Boundary as described in Development Lease No. 610, dated June 30, 1999, between SunCor Development and The State of Utah, as to which a Memorandum of Lease was recorded July 2, 1999, as Entry No. 00653936, in Book 1339, Beginning at page 1451 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line for the following two (2) courses: North 64°26'50" East 507.18 feet; thence South 24°12'06" East 1771.61 feet to the North Section line of said Section 4; thence along said section line North 89°09'38" West 791.16 feet to the point of beginning. Contains 27.31 Acres

**33. Highland Park Subdivision (6-19-06)**

All of the Highland Park Phase 1 Subdivision as shown on the Final Plat for the "Highland Park Phase 1 Subdivision at the Coral Canyon Community" recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 2227.80 feet along the West Section line of Section 8, and North 90°00'00" West 1028.98 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West Salt Lake Base and Meridian, said point also being the Southern corner of Coral Canyon Area 6 Phase 1 Subdivision; running thence along said boundary line North 55°23'17" East 368.12 feet to a Westerly Corner of Coral Canyon Area 6 Phase 2 Subdivision; thence along the Southwesterly boundary line of said subdivision in the following three (3) courses: South 48°05'26" East 305.64 feet; thence South 00°29'54" West 367.27 feet; thence South 53°25'59" East 271.42 feet to a point on the Northwesterly Right-of-Way line of Coral Canyon Blvd. thence along said right of way in the following three (3) courses: said point also being a point on the arc of an 1835.00 foot radius curve concave to the left, the radius point of which bears South 53°25'59" East; thence Southwesterly 868.20 feet along the arc of said curve through a



central angle of 27°06'31" to the point of tangency; thence South 09°27'29" West 127.44 feet to the point of curvature of a 535.00 foot radius curve concave to the left; thence Southwesterly 130.54 feet along the arc of said curve through a central angle of 13°58'47" to a point of non tangency the radius point of which bears North 85°28'42" East, said point also being the Northerly corner of the Coral Canyon Sewer Lift Station Boundary; thence along said lift station boundary for the following four (4) courses: South 14°55'55" West 123.41 feet; thence South 53°44'24" West 57.36 feet; thence South 14°55'55" West 100.53 feet; thence South 23°14'27" East 28.22 feet to a point on the Northerly Right-of-Way line of Telegraph Road - Phase II recorded on January 8, 2001 as Entry No. 706703, in Book 1394, Page 247, in the office of the Washington County Recorder, in said County, in the State of Utah; thence along said Right-of-Way line in the following twelve (12) courses: South 65°49'11" West 94.64 feet; thence North 24°10'49" West 35.00 feet; thence South 65°49'11" West 955.55 feet to the point of curvature of a 1412.33 foot radius curve concave to the left; thence Southwesterly 419.81 feet along the arc of said curve through a central angle of 17°01'52" to the point of tangency; thence South 48°47'18" West 259.47 feet to the point curvature of a 884.25 foot radius curve concave to the right; thence Southwesterly 300.98 feet along the arc of said curve through a central angle of 19°30'08" to the point of tangency; thence South 68°17'26" West 218.69 feet; thence South 01°30'23" West 38.08 feet; thence South 68°17'26" West 262.83 feet to the point of curvature of a 1247.33 foot radius curve concave to the right; thence Southwesterly 311.83 feet along the arc of said curve through a central angle of 14°19'25" to the point of tangency; thence South 82°36'51" West 645.70 feet to the point of curvature of a 918.02 foot radius curve concave to the left; thence Southwesterly 580.42 feet along the arc of said curve through a central angle of 36°13'32" to a point of non tangency the radius point of which bears North 43°36'41" West said point being on the Coral Canyon Lease Agreement Property Boundary recorded on July 2, 1999, as Entry No. 00653936, in Book 1339, beginning at page 1451, records of Washington County, Utah; thence along said boundary in the following thirteen (13) courses: North 07°27'01" East 362.75 feet; thence North 23°37'27" East 360.25 feet; thence North 14°28'10" East 304.43 feet; thence North 07°20'30" East 477.09 feet; thence North 21°28'02" East 447.91 feet; thence North 20°53'13" East 539.79 feet; thence North 38°36'52" East 411.12 feet; thence North 29°42'15" East 384.05 feet; thence North 36°08'23" East 220.08 feet; thence North 21°32'45" East 243.06 feet; thence North 37°11'51" East 162.48 feet; thence North 07°08'11" East 258.29 feet; thence North 22°11'51" West 213.85 feet; thence leaving said Coral Canyon Lease Agreement Property Boundary North 72°56'16" East 685.35 feet; thence North 40°27'03" East 267.97 feet to the point of curvature of a 467.50 foot radius curve concave to the left; thence along the arc of said curve 264.03 feet through a central angle of 32°21'32" to a point on a radial line; thence along said radial line South 81°54'29" East 65.00 feet; thence South 63°58'55" East 68.71 feet; thence South 67°54'54" East 825.18 feet to a point on the Westerly boundary line of the said Coral Canyon Area 6 Phase 1 Subdivision; thence along said boundary line in the following four (4) courses South 39°10'50" West 249.35 feet; thence South 00°00'00" West 237.97 feet; thence South 30°28'39" East 289.60 feet; thence South 39°29'10" East 273.52 feet to the point of beginning. Contains 232.66 acres.

**34. B&G Foothills Parcel (6-26-06)**

All of that parcel recorded on June 26, 2006 as Document No. 20060028100 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:



Beginning at a point which is South 00°28'35" West 747.89 feet along the Center Section Line and North 90°00'00" West 277.59 feet from the North Quarter Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, which point is also the Westerly corner of Orgill Inc boundary, Recorded as Entry No. 919292 on December 30, 2004 in book 1701, page 2109 in the office of the Washington County Recorder, in said County, in the State of Utah, and running thence along said property boundary South 24°36'08" East 654.90 feet to a point on the said Center Section Line, thence leaving said Orgill Inc boundary line along said Center Section Line South 00°28'35" West 553.81 feet to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry Number 489341, Book 879, Page 76, Washington County Records; thence along the Boundary Line of said Knollwood Townhomes Phase 1-Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet; thence North 00°27'36" East 8.79 feet; thence North 89°32'22" West 218.40 feet; thence South 60°39'29" West 193.33 feet; thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; thence South 19°18'31" East 156.71 feet; thence North 70°41'24" East 22.39 feet; thence South 19°18'31" East 177.82 feet to a point on the Northerly Right-of-Way Line of Highway 91 realignment, Entry Number 579572, Book 1141, Page 84, Washington County Records; thence leaving Knollwood Townhome Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses: South 70°41'29" West 69.25 feet to the point of curvature of a 650.00 foot radius curve concave to the left; thence Southwesterly 134.37 feet along the arc of said curve, through a central angle of 11°50'39", to a point on the Easterly Right-of-Way line of Foothills Canyon Drive; thence along said Right-of-Way line for the following four (4) courses North 34°41'35" West 29.65 feet to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 666.09 feet along the arc of said curve, through a central angle of 82°57'57" to the point of curvature of a 1040.00 foot radius curve concave to the left; thence Northwesterly 1025.15 feet along the arc of said curve, through a central angle of 56°28'40" to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 102.87 feet along the arc of said curve, through a central angle of 12°48'46"; thence leaving said Right-of-Way line North 90°00'00" East 2.32 feet to the point of beginning. Contains 10.35 Acres.

**35. Highland Park Area 4 Phase 1 Subdivision (6-19-06)**

All of the Highland Park Area 4-Phase 1 Subdivision as shown on the Final Plat for the "Highland Park Area 4-Phase 1 Subdivision of the Coral Canyon Community" recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is South 88°56'17" East 1185.48 feet along the North Section line and South 00°00'00" West 1668.20 feet from the Northwest Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base and Meridian said point being on the arc of a 1166.27 foot curve concave to the left, the radius point of which bears North 36°23'55" West, said point also being on the Southerly Right-of-Way line of Telegraph Road - Phase II recorded on January 8, 2001 as Entry No. 706703, in Book 1394, Page 247, in the office of the Washington County Recorder, in said County, in the State of Utah; thence along said Right-of-Way line in the following six (6) courses, Northeasterly along the arc of said curve 169.81 feet through a central angle of 8°20'32" to a point of non tangency; thence North 44°44'27" West 35.00 feet; thence North 45°15'33" East 212.75 feet to the point of curvature of a 788.02 foot radius curve concave to the right; thence Northeasterly 513.76 feet along the arc of said curve through a central angle of 37°21'18"

to the point of tangency; thence North 82°36'51" East 645.69 feet to the point of curvature of a 1377.33 foot radius curve concave to the left; thence Northeasterly along the arc of said curve 258.83 feet through a central angle of 10°46'02" to the point of non tangency; thence South 02°30'05" West 178.45 feet; thence South 52°06'47" West 222.43 feet thence South 35°23'48" West 901.34 feet; thence North 71°50'36" West 160.16 feet; thence North 71°41'44" West 181.34 feet to the point of curvature of a 25.00 foot radius curve concave to the left, the radius point of which bears North 71°41'37" West; thence Northwesterly 37.52 feet along the arc of said curve through a central angle of 85°59'58" to the point of tangency; thence North 67°41'34" West 72.91 feet to the point of curvature of a 1027.50 foot radius curve concave to the right; thence Northwesterly 62.06 feet along the arc of said curve through a central angle of 3°27'39" to the point of tangency; thence North 64°13'56" West 69.79 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on the radial line; thence along said radial line North 64°13'56" West 55.00 feet; thence North 63°29'04" West 125.00 feet; thence South 52°41'05" West 88.91 feet; thence South 68°31'54" West 26.98 feet; thence North 24°09'53" West 194.38 feet to the a point on said Telegraph Road Right-of-Way, said point also being the point of beginning. Contains 20.43 Acres

**36. Razor Ridge Lake Park (12-28-06)**

All of the Razor Ridge Lake Public Park as shown on the Dedication Plat for the "Razor Ridge Public Park of the Coral Canyon Community" recorded on December 28, 2006 as Document No. 20060060312 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 89°21'09" West 102.21 feet along the South Section line and North 00°00'00" East 251.01 feet from the Northwest Corner of Section 9, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point also being a point on the arc of a 25.00 foot radius curve concave to the left, the radius point of which bears North 15°09'40" West; thence Northeasterly 37.88 feet along the arc of said curve through a central angle of 86°49'07" to the point of reverse curvature of a 290.00 foot radius curve concave to the right, the radius point of which bears North 78°01'13" East; thence Northeasterly 254.06 feet along the arc of said curve through a central angle of 50°11'39" to the point of reverse curvature of a 14.00 foot radius curve concave to the left, the radius point of which bears North 51°47'08" West; thence Northwesterly 20.07 feet along the arc of said curve through a central angle of 82°09'14" to the point of non-tangency; thence North 46°03'38" East 55.00 feet; thence South 43°56'22" East 7.77 feet to the point of curvature of a 14.00 foot radius curve concave to the left; thence Northeasterly 23.26 feet along the arc of said curve through a central angle of 95°11'35" to the point of compound curvature of a 472.50 foot radius curve concave to the left, the radius point of which bears North 49°07'57" West; thence Northeasterly 208.75 feet along the arc of said curve through a central angle of 25°18'49" to the radial line; thence along the said radial line South 74°26'45" East 73.97; thence South 31°28'35" East 105.28 feet to a point on the arc of a 94.18 foot radius curve concave to the right, the radius point of which bears South 31°28'35" East; thence Southeasterly 162.59 feet along the arc of said curve through a central angle of 98°54'55" to the point of reverse curvature of a 280.23 foot radius curve concave to the left, the radius point of which bears North 67°26'20" East; thence Southeasterly 81.87 feet along the arc of said curve through a central angle of 16°44'20" to the point of reverse curvature of a 112.00 foot radius curve concave to the right, the radius point of which bears South 50°42'00" West; thence Southeasterly 30.36

feet along the arc of said curve through a central angle of 15°31'50" to the point of tangency; thence South 23°46'09" East 120.61 feet to the point on the Northwesterly side of Highway 91 Realignment recorded on October 14, 1997 as entry No. 579572, Book 1141, Page 84, in the office of the Washington County Recorder in said County State of Utah, for the following three (3) courses: said point being on the arc of a 1150.00 foot radius curve concave to the right, the radius point of which bears North 23°46'09" West; thence Southwesterly 289.19 feet along the arc of said curve through a central angle of 14°24'30" to the point of tangency; thence South 80°38'21" West 207.84 feet to the point of curvature of a 1250.00 foot radius curve concave to the left, thence Southwesterly 126.54 feet along the arc of said curve through a central angle of 5°48'00", the radius point of which bears South 15°09'40" East, said point also being the point of beginning. Contains 4.01 Acres

**37. Gilbert Development Freeway Parcel (6-21-07)**

All of that parcel recorded on June 21, 2007 as Document No. 20070032219 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is South 88°49'18" East 1841.08 feet along the South section line and North 00°00'00" East 867.48 feet from the Southwest Corner of Section 33, Township 41 South, Range 14 West, Salt Lake Base and Meridian, said point also being the Southwest corner of Gilbert Development Industrial Parcel, and running thence North 48°27'46" West 84.91 feet; thence North 16°59'54" East 325.76 feet to a point on the Southerly Right-of-Way line of Interstate Highway 15; thence along said right-of-way North 64°26'50" East 179.52 feet to the Northwest corner of Gilbert Development Industrial Parcel; thence along the Westerly boundary line of said parcel South 23°30'12" West 485.55 feet to the point of beginning. Contains 0.94 acres.

**38. Gilbert Development Office Building Parcel (12-31-07)**

All of that parcel recorded on December 31, 2007 as Document No. 20070061162 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 88°49'18" West 708.34 feet along the North Section line and North 00°00'00" West 867.48 feet from the North Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; said point also being on Foothills Canyon Drive Right-of-Way line; running thence North 23°30'12" East 485.55 feet to a point on the Coral Canyon Development Lease Boundary as described in Development Lease No. 610, dated June 30, 1999, between SunCar Development and The State of Utah, as to which a Memorandum of Lease was recorded July 2, 1999, as Entry No. 00653936, in Book 1339, Beginning at page 1451 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line North 64°26'50" East 134.98 feet; thence South 24°12'06" East 391.39 feet; thence South 65°47'54" West 415.36 feet to the point of curvature of a 610.00 foot radius curve concave to the left, the radius point of which bears South 18°27'50" West; thence Northwesterly 100.00 feet along the arc of said curve through a central angle of 9°23'34" to the radial point of which bears South 09°04'16" West said point also being the point of beginning. Containing: 3.00 Acres

**39. Park Center Dr (2-21-08)**

All of the public roadway known as Park Center Drive as shown on the Road Dedication Plat for "Park Center Drive" recorded on February 21, 2008 as Document No. 20080006961 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 00°22'33" East 336.23 feet along the East Section Line and South 90°00'00" West 1841.33 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence South 49°10'14" East 70.00 feet to the point of curvature of a 25.00 foot radius curve concave to the left, the radius point of which bears South 40°49'46" West; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 40°49'46" West 322.13 feet to the point of curvature of a 127.50 foot radius curve concave to the left; thence Southeasterly 106.70 feet along the arc of said curve through a central angle of 47°56'52" to the point of tangency; thence South 07°07'06" East 68.29 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Southeasterly 38.40 feet along the arc of said curve to the point of tangency, said point being on the Northerly Right of Way line of Coral Canyon Boulevard; thence along said Right-of-Way for the following two (2) courses: South 84°52'13" West 35.04 feet to the point of curvature of a 285.00 foot radius curve concave to the left; thence Southwesterly 71.71 feet along the arc of said curve through a central angle of 14°25'02" to the point of curvature of a 25.00 foot radius curve concave to the left, the radius point of which bears North 19°32'49" West; thence Northwesterly 33.85 feet along the arc of said curve through the central angle of 77°34'17" to the point of tangency; thence North 07°07'06" West 74.16 feet to the point of curvature of a 190.00 foot radius curve concave to the right; thence Northeasterly 159.00 feet along the arc of said curve through a central angle of 47°56'52"; thence South 49°10'14" East 17.50 feet; thence North 40°49'46" East 347.13 feet to the point of beginning. Contains 0.69 Acres

**40. Foothills Canyon Dr (7-29-08)**

All of the public roadway known as Foothills Canyon Drive as shown on the Road Dedication Plat for "Foothills Canyon Drive in the Coral Canyon Community" recorded on July 29, 2008 as Document No. 20080030227 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is South 89°04'39" East 1992.01 feet and North 00°00'00" East 180.50 feet from the West Quarter Corner of Section 4 Township 42 South Range 14 West Salt Lake Base and Meridian, said point also being on the Coral Canyon Development Lease Boundary as described in Development Lease No. 610, dated June 30, 1999, between SunCor Development and The State of Utah, as to which a Memorandum of Lease was recorded July 2, 1999, as Entry No. 00653936, in Book 1339, said point also being on the Northerly Right-of-Way line of the Highway 91, recorded as entry no. 579572, book 1141, page 24 in the office of the Washington County Recorder in said county, in the state of Utah, and running thence North 34°41'35" West 29.63 feet to the point of curvature of a 540.00 foot radius curve concave to the right; thence Northeasterly 781.94 feet along the arc of said curve through a central angle of 82°57'57" to the point of reverse curvature of a 960.00 foot radius curve concave to the left, the radius point of which bears North 41°43'38" West; thence Northwesterly 946.29 feet along the arc of said curve through a central angle of 56°28'40" to the point of reverse curvature of a 540.00 foot radius curve concave to the right, the radius point of which bears North

81°47'42" East; thence Northeasterly 253.38 feet along the arc of said curve through a central angle of 26°53'06" to the point of reverse curvature of a 460.00 foot radius curve concave to the left, the radius point of which bears North 71°19'12" West; thence Northwesterly 204.85 feet along the arc of said curve through a central angle of 25°30'57" to the point of reverse curvature of a 540.00 foot radius curve concave to the right, the radius point of which bears North 83°09'51" East; thence Northeasterly 308.33 feet along the arc of said curve through a central angle of 32°42'55" to the point of reverse curvature of a 460.00 foot radius curve concave to the left, the radius point of which bears North 64°07'14" West; thence Northwesterly 326.79 feet along the arc of said curve through a central angle of 40°42'13" to the point of tangency; thence North 14°49'27" West 213.72 feet to the point of curvature of a 530.00 foot radius curve concave to the left; thence Northwesterly 767.17 feet along the arc of said curve through a central angle of 82°56'07" to the point of tangency thence; South 82°14'26" West 343.00 feet to the point of curvature of 960.00 foot radius curve concave to the left; thence Southwesterly 248.73 feet along the arc of said curve through a central angle of 14°50'41" to the point of tangency; thence South 67°23'45" West 1009.92 feet to the point of curvature of a 710.00 foot radius curve concave to the left; thence Southwesterly 705.26 feet along the arc of said curve through a central angle of 56°54'47" to the point of non-tangency, the radius point of which bears South 79°31'03" East; thence North 79°31'03" West 80.00 feet to the point of curvature of a 790.00 foot radius curve concave to the right, the radius point of which bears South 79°31'03" East; thence Northeasterly 784.72 feet along the arc of said curve through a central angle of 56°54'47" to the point of tangency; thence North 67°23'45" East 1009.92 feet to the point of curvature of a 1040.00 foot radius curve concave to the right; thence Northeasterly 269.45 feet along the arc of said curve through a central angle of 14°50'41" to the point of tangency; thence North 82°14'26" East 343.00 feet; to the point of curvature of a 610.00 foot radius curve concave to the right, the radius point of which bears South 07°45'34" East; thence Southeasterly 882.97 feet along the arc of said curve through a central angle of 82°56'07" to the point of tangency; thence South 14°49'27" East 213.72 feet to the point of curvature of a 540.00 foot radius curve concave to the right; thence Southwesterly 383.62 feet along the arc of said curve through a central angle of 40°42'13" to the point of curvature of a 460.00 foot radius curve concave to the left, the radius point of which bears South 64°07'14" East; thence Southeasterly 262.66 feet along the arc of said curve through a central angle of 32°42'55" to the point of reverse curvature of a 540.00 foot radius curve concave to the right, the radius point of which bears South 83°09'51" West; thence Southwesterly 240.48 feet along the arc of said curve through a central angle of 25°30'57" to the point of reverse curvature of a 460.00 foot radius curve concave to the left, the radius point of which bears South 71°19'12" East; thence Southeasterly 215.85 feet along the arc of said curve through a central angle of 26°53'06" to the point of reverse curvature of a 1040.00 foot radius curve concave to the right, the radius point of which bears South 81°47'42" West; thence Southwesterly 1025.15 feet along the arc of said curve through a central angle of 56°28'40" to the point of reverse curvature of a 460.00 foot radius curve concave to the left, the radius point of which bears South 41°43'38" East; thence Southeasterly 666.09 feet along the arc of said curve through a central angle of 82°57'57" to the point of tangency; thence South 34°41'35" East 29.65 feet to the point on said Coral Canyon lease and a point on the said Right-of-Way of Highway 91; said point also being a point on the arc of a 650.00 foot radius curve concave to the left, the radius point of which bears South 31°09'10" East; thence Southwesterly 80.08 feet along the arc of said curve through a central angle of 7°03'22" the radius point of which bears South 38°12'32" East, said point also being the point of beginning. Containing: 11.45 Acres

**41. Sewer Lift Station (06-13-2011)**

All of that parcel recorded on June 13, 2011 as Document No.20110018023 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 436.41 feet along the West section line and North 90°00'00" West 569.09 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point also being on the Northerly Right-of-Way of Telegraph Road, and running thence along said Right-of-Way South 65°49'11" West 139.92 feet to a point on the Southwest boundary of the Highland Park Phase 1 Subdivision recorded on June 19, 2006 as Record No. 20060026420 in the office of the Washington County Recorder, in said County, in the State of Utah; thence leaving said Right-of-Way and along said Southwest boundary through the following four (4) courses: North 23°14'27" West 28.22 feet; thence North 14°55'55" East 100.53 feet; thence North 53°44'24" East 57.36 feet; thence North 14°55'55" East 123.41 feet to a point on the Westerly Right-of-Way of Coral Canyon Boulevard, said point also being a point on the arc of a 535.00 foot radius curve to the left; thence along said Right-of-Way through the following two (2) courses: Southeasterly 174.14 feet along the arc of said curve through a central angle of 18°39'00" the chord of said curve bears South 13°50'48" East a distance of 173.38 feet to a point of reverse curvature of a 50.00 foot radius curve to the right; thence Southwesterly 53.55 feet along the arc of said curve through a central angle of 61°21'54" the chord of said curve bears South 07°30'39" West a distance of 51.03 feet to a point on non-tangency, said point also being the point of beginning. Contains 0.421 acres, more or less.

**42. Portion of Road in Coral Ridge Townhomes Phase 3-B (02-04-2014)**

The eastern portion of Razor Ridge Drive dedicated by subdivision plat of Razor Ridge Drive recorded on February 4, 2014 as Document No. 20140003405 in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at the most northeasterly corner of the Amended Coral Ridge Townhomes Phase 1 subdivision, said point being located S 00°21'18" W 1296.79 feet along the section line and East 676.46 feet from the West one-quarter corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence North 72.96 feet to the point of tangency of a 227.50 foot radius curve to the right; Thence northeasterly 138.97 along the arc of said curve (Chord bears N 17°30'00" E 136.82 feet); Thence N 35°00'00" E 50.27 feet; Thence S 55°00'00" E 55.00 feet; Thence S 35°00'00" W 50.27 feet to the point of tangency of a 172.50 foot radius curve to the left; Thence Southwesterly 105.37 feet along the arc of said curve (Chord bears S 17°30'00" W 103.74 feet); Thence South 226.97 feet to the point of tangency of a 527.50 foot radius curve to the right; Thence Southerly 143.20 feet along the arc of said curve (Chord bears S 7°46'38" W 142.77 feet); Thence N 74°26'45" W 55.00 feet to a point in the existing easterly boundary line of said Amended Coral Ridge Townhomes Subdivision Phase 1; Thence along said Amended Subdivision boundary line 128.27 feet along the arc of a 472.50 foot radius, non-tangent curve to the left, (chord bears N 7°46'38" E 127.68 feet); Thence north 154.01 feet to the point of Beginning. Contains .676 acres (0.19 acres on previously conveyed land).

**43. Parcel 7 (Residential parcel surrounded by Golf Course and North of Telegraph Road)**

Beginning at a point which is South 88°30'28" East 703.90 feet along the North section line and South 00°00'00" East 867.70 feet from the Northwest corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian said point being on the Southerly boundary line of the Coral Canyon Golf Course and running thence along said Southerly boundary through the following twelve (12) courses: North 62°41'56" East 338.55 feet; thence North 50°50'11" East 492.98 feet; thence North 73°47'29" East 414.65 feet; thence North 57°30'57" East 386.81 feet; thence South 62°11'59" East 191.73 feet; thence South 20°49'09" West 447.20 feet; thence South 00°23'34" West 421.63 feet; thence South 18°43'03" West 157.32 feet; thence South 36°04'21" East 237.37 feet; thence South 02°58'29" East 305.77 feet; thence South 23°07'57" East 298.51 feet; thence South 76°49'16" East 385.48 feet to a point on the Northerly Right-of-Way of Telegraph Road; thence along said Northerly Right-of-Way through the following two (2) courses: South 19°39'15" West 34.65 feet to the point of curvature of a 940.65 foot radius curve to the right; thence Southwesterly 575.98 feet along the arc of said curve through a central angle of 35°04'59" the chord of which bears South 37°11'45" West for a distance of 567.02 feet to a point on said Southerly boundary line of the Coral Canyon Golf Course; thence along said Southerly golf course boundary line through the following nine (9) courses: North 57°20'46" West 251.94 feet; thence North 76°01'23" West 263.08 feet; thence South 69°35'41" West 314.58 feet; thence South 89°57'02" West 146.07 feet; thence South 86°12'32" West 219.76 feet; thence South 62°07'59" West 775.49 feet; thence North 59°04'46" West 85.13 feet; thence North 04°39'18" East 1706.33 feet; thence North 27°01'09" East 196.16 feet to the point of beginning. Contains 79.18 acres.

**44. Parcel 15 (Commercial parcel NW corner Telegraph Road and SR-9)**

BEGINNING AT A POINT N0°21'18"E, 1063.13 FEET ALONG THE SECTION LINE AND EAST, 713.94 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF CORAL RIDGE TOWNHOMES PHASE 3B FILED AS DOCUMENT NO. 20140003405 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON A 527.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N74°26'43"W, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: NORTHEASTERLY 143.21 FEET ALONG THE ARC OF SAID 527.50 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 15°33'18"; THENCE NORTH, 226.97 FEET TO THE POINT OF CURVE OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 105.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°59'56"; THENCE N35°00'00"E, 50.27 FEET; THENCE N55°00'00"W, 1.32 FEET TO A COMMON BOUNDARY CORNER OF SAID CORAL RIDGE TOWNHOMES PHASE 3B AND CORAL RIDGE TOWNHOMES PHASE 3C FILED AS DOCUMENT NO. 20140008476 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N35°00'00"E, 241.66 FEET ALONG THE BOUNDARY OF CORAL RIDGE TOWNHOMES PHASE 3C TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF UTAH STATE HIGHWAY NO. 9, SAID POINT ALSO BEING ON A 2109.86 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N8°56'24"E; THENCE EASTERLY 794.55 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 21°34'37" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TELEGRAPH ROAD (OLD HIGHWAY 91 REALIGNMENT); THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF



TELEGRAPH ROAD THE FOLLOWING TWO (2) COURSES: S3°40'34"W, 99.41 FEET (99.69' RECORD DIMENSION ON TELEGRAPH ROAD (OLD HIGHWAY 81 REALIGNMENT DEDICATION) TO THE POINT OF CURVE OF A 1150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 1255.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'29" TO THE SOUTHEASTERLY CORNER OF RAZOR RIDGE LAKE PUBLIC PARK FILED AS DOCUMENT NO. 20060060312 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF RAZOR RIDGE LAKE PUBLIC PARK THE FOLLOWING SIX (6) COURSES: N23°46'09"W, 120.61 FEET TO THE POINT OF CURVE OF A 112.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 30.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°31'50" TO THE POINT OF CURVE OF A 280.23 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 81.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'20" TO THE POINT OF CURVE OF A 94.18 FOOT RADIUS REVERSE CURVE; THENCE WESTERLY 162.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'55"; THENCE N31°28'35"W, 105.28 FEET; THENCE N74°26'45"W, 18.97 FEET TO THE POINT OF BEGINNING. CONTAINING 16.844 ACRES.

**45. Parcels 2, 18 and 19 (Commercial parcel Northwest of Park Center Drive)**  
BEGINNING AT A POINT N0°22'33"E, 1140.25 FEET ALONG THE SECTION LINE AND WEST, 1917.39 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE NO. 9, SAID POINT ALSO BEING ON THE BOUNDARY OF CORAL CANYON DEVELOPMENT, PHASE 1 FILED AS DOCUMENT NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S49°10'18"E, 96.75 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE BOUNDARY OF CANYON GREENS COMMERCIAL CENTER PHASE B-2nd AMENDMENT FILED AS DOCUMENT NO. 20100035156 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: S40°30'53"W, 84.00 FEET; THENCE S3°27'16"W, 251.45 FEET; THENCE S27°56'39"E, 36.67 FEET TO THE POINT OF CURVE OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°22'34"; THENCE S50°19'13"E, 67.64 FEET TO THE POINT OF CURVE OF A 81.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 74.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°08'08" TO THE POINT OF CURVE OF A 92.33 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 50.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°11'18"; THENCE S60°37'37"W, 94.24 FEET; THENCE S29°21'14"W, 114.25 FEET; THENCE S49°10'14"E, 93.13 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PARK CENTER DRIVE, A PUBLIC ROADWAY, FILED AS DOCUMENT NO. 20080006961 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: S40°49'46"W, 347.13 FEET, THENCE N49°10'14"W, 17.50 FEET TO THE POINT OF CURVE OF A 190.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S49°10'14"E; THENCE SOUTHWESTERLY 159.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°56'52"; THENCE S7°07'06"E, 74.16 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE



SOUTHWESTERLY 33.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°34'17" TO A POINT ON THE BOUNDARY OF SAID CORAL CANYON DEVELOPMENT, PHASE 1, SAID POINT ALSO BEING ON A 285.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S19°32'50"E AND ON THE NORTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD, A PUBLIC ROADWAY; THENCE SOUTHWESTERLY 223.71 FEET ALONG THE ARC OF SAID CURVE, AND CORAL CANYON BOULEVARD, THROUGH A CENTRAL ANGLE OF 44°58'30"; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING N64°31'20"W, 124.00 FEET; THENCE N19°32'11"E, 1481.13 FEET TO THE POINT OF BEGINNING CONTAINING 6.826 ACRES.

**46. Parcels 22 (Commercial parcel Southeastly of Park Center Drive)**

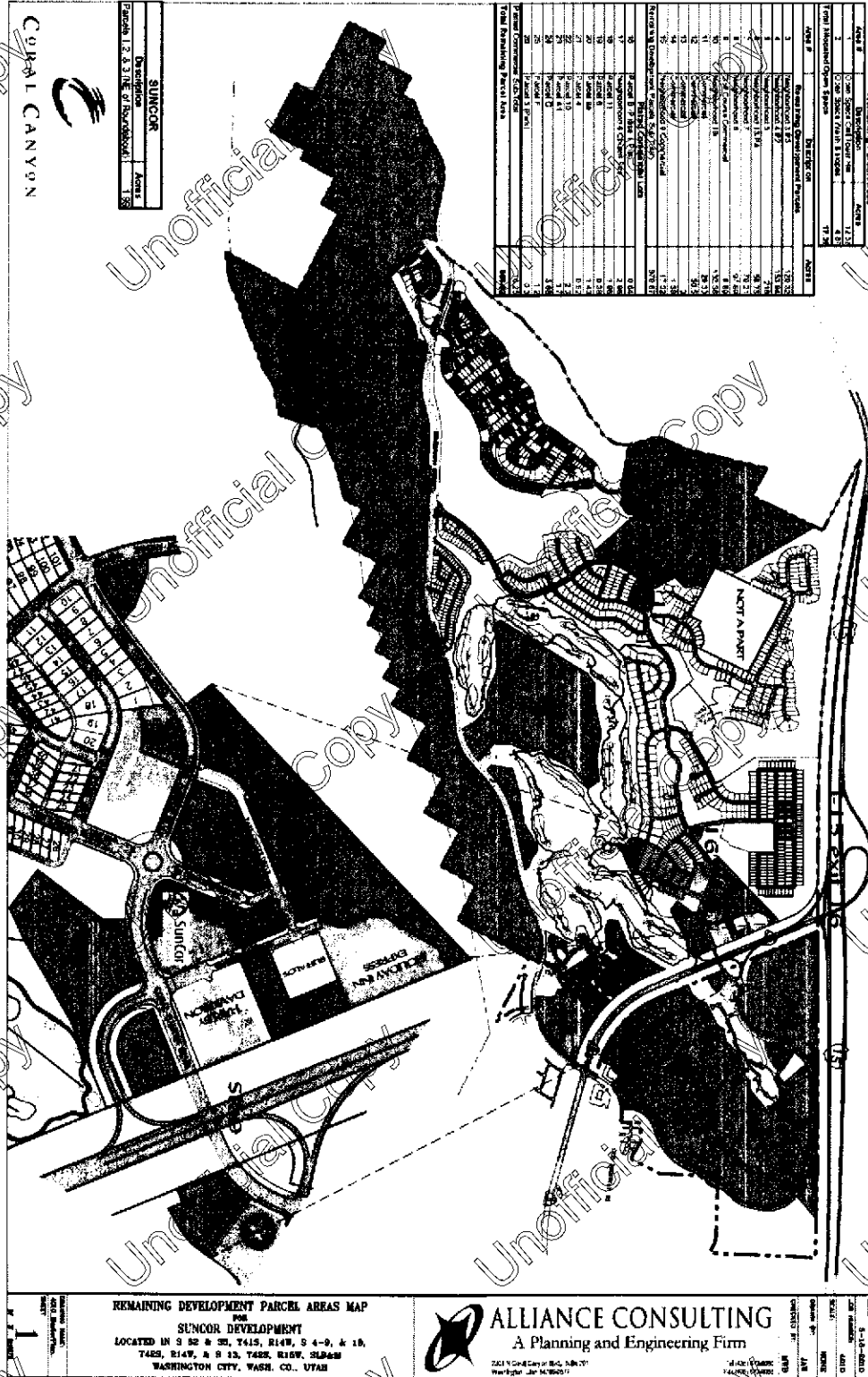
BEGINNING AT A POINT N0°22'33"E, 290.46 FEET ALONG THE SECTION LINE AND WEST, 1788.05 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE WESTERLY BOUNDARY OF CANYON GREENS COMMERCIAL CENTER PHASE 1 (AMENDED & EXTENDED, FILED AS DOCUMENT NO. 20100035138 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S49°10'14"E, 40.32 FEET; THENCE S5°07'47"E, 263.38 FEET TO A POINT ON THE BOUNDARY OF CORAL CANYON DEVELOPMENT, PHASE 1 FILED AS DOCUMENT NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF CORAL CANYON DEVELOPMENT, PHASE 1 THE FOLLOWING THREE (3) COURSES: S5°07'47"E, 35.00 FEET TO THE POINT OF CURVE OF A 160.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S32°49'43"E; THENCE SOUTHWESTERLY 115.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°20'34"; THENCE S84°52'13"W, 231.34 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N5°07'47"W, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF PARK CENTER DRIVE, A PUBLIC ROADWAY, FILED AS DOCUMENT NO. 20080006961 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: NORTHWESTERLY 38.40 FEET ALONG THE ARC OF SAID 25.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 88°00'41"; THENCE N7°07'06"W, 68.29 FEET TO THE POINT OF CURVE OF A 127.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 106.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°56'52"; THENCE N40°49'46"E, 322.13 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF BEGINNING. CONTAINING 2.237 ACRES.

**47. Parcels 11, 12 and 13 (Hurricane Commercial Area)**

Beginning at a point which is North 00°22'33" East 18.56 feet along the East Section line from the West 1/4 corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point also being a point on the Northeasterly Right-of-way of State Route 9; thence along said Right-of-way North 49°10'23" West 2145.10 feet; thence leaving said Right-of-way line, North 08°59'29" West 365.73 feet; thence North 17°45'55" East 246.02 feet to a point on the Southeastly I-15 Right-of-way line; thence along said Right-of-way in the following six (6) courses, North 63°13'08" East 421.79 feet; thence North 63°12'10" East 494.35 feet; thence North 63°13'46" East 499.47 feet; thence North

63°10'30" East 499.98 feet; thence North 63°13'22" East 449.95 feet; thence North 63°14'11" East 1049.81 feet; thence North 64°26'50" East 858.63 feet; thence along leaving said I-15 Right-of-way, South 23°30'12" West 485.55 feet; thence South 34°19'07" West 2562.00 feet; thence South 23°19'14" West 1465.76 feet to the point of beginning.

Attachment 1:



Coral Canyon Residential CC+R Annexation Legal Description