

	Ŋ	20140006265 Page 2 of 7	03/03/2014 04	:12:10 PM	П
	2. <u>Tract Declarations.</u> The pursuant to the terms and provisions of	Page 2 of 7	Washington Cour	i:12:10 PM	ÓZ]
		<i>)</i>		, O) >
		Œ.			
0100	2. <u>Tract Declarations</u> . Th	is Tract Declaration	shall be deemed a "Tra	act Declaration"	
	· · ·				
	the Declaration. If any provision of the Declaration, the provision of the D			iny provision of	
	_	lb_			lb_
	Capitalized Terms. Ca	pitalized terms here	in shall be the meani	ngs ascribed by	B)
	this Tract Declaration and the Declara		in shall be the meani	ngs ascribed by	
\$ C	Dated this 17th day of 101	<u>\U(\tag_,</u> 2014.			
1100	" May	DECLARAN	(T:		
	•			— — — — — — — — — — — — — — — — — — —	
	Approved as to Form Sean D. Reyes		OF UTAH, ACTIN OL AND INSTITUTI		
	ATTORNEY GENERAL	11	AND INSTITUTION	ONAL IROBI	Ro
	By: Willell ? Willachi &			-	A v
^		By: // Name: Kevin			
a Ca C		Title: Directo	r S. Carre		
1 /1/1	STATE OF UTAH	1 /10			
	- ,	ss.			
	COUNTY OF SALT LAKE	4	0		
	On the day of the 1	\mathcal{U}_{O_2}	2014 percenally ann	eared before me	0
	On the 77 day of	ne duly sworn did sa	y that he is the Direct	eared before me or of the School	N.
¢,	and Institutional Trust Lands Admini	stration of the State	of Utah, and the sign	er of the above	
at 10°	and Institutional Trust Lands Admining instrument, who duly acknowledged the Given under my hand and seal this	nat he executed the s	ame,		
	Given under my hand and seal this	17 day of	muon	, 2014	
Mil.					
			, ,		
	NANNETTE JOHNSON Notary Public State of Utah	1 Can	rette Johnson	1	110
	一人間隔記別 My Comm, Exp: Aug. 9, 2039 L	Notor	y Public		<i>6</i> 2
	My Commission expires	J Notar	y Public		, ~
	My Commission expires	Residing at:			
1400,) ^{\\}		
	<u>8-9-150°</u>	<u> </u>	L-Co.	0),	
		N.			R
		26 s		e Ó	B n
. & C	. & C. &		E. C.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
		(A)			
1/10	" N.C.	1/10	,	1/1/1/2	
$\overline{\mathscr{C}}$		\sim			

20140006265 03/03/2014 04:12:10 PM Page 3 of 7 Washington County

EXHIBIT

LEGAL DESCRIPTION OF ANNEXATION PROPERTY

PARCEL 3:

Section 12 (within) and Township 42 South, Range 13 West, SLB&M Section 7 (within)

More particularly described as follows:

BEGINNING AT A POINT S 1°04°589 W 2517.47 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 51°36'13" (\$1.72 FEET; THENCE S 4.25.7)" E 161.56 FEET; THENCE S 13°49'05" W 203.23 FEET; THENCE S 5°02'07" E(3).26 FEET; THENCE S 16°2723" E 105.64 FEET; THENCE S 1°57'04" E 271.48 FREX THENCE S 14°11'40" W 16296 FEET; THENCE S 2°59'30" W 126.70 FEET; THENCE S 15°59'31" W 196.95 FEET; THENCE S 1°02'46" W 80.98 FEET TO A POINT ON A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 27%44'14" W; THENCE ALONG THE ARC OF SAID CURVE \$11.64 FEET THROUGH A CENTRAL ANGLE OF 44°3003" TO A POINT ON A 700,000 FOOT RADIUS REVERSE OURVE TO THE LEFT; THENCE ALONG THE ARCOF SAID CURVE 112.75 FEET THROUGH A CENTRAL ANGLE OF 9°13'44" TO APOINT ON THE EAST ENDOOF GRAPEVINE CROSSING ROADWAY DEDICATED AS ENTRY 20070010006 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID ROADWAY THE FOLLOWING TWO (2) COURSES, (1) N 7°32'05" E 40.00 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 7°32'05" W; (2) THENCE ALONG THE ARC OF SAID CURVE 3.02 FEET THROUGH A CENTRAL ANGLE OF 0°14'02"; THENCE, N 1°34'48" E 160.45 FEET; THENCE N 11°58'55" W 17670 FEET; THENCE N 30% \$26" E 115.39 FEET; THENCE N 9°28'50" E 178.77 (FEDT, THENCE N 6°26'01" W 951.34 FEET; THENCE N H°42'44" E 63.55 FEET; THENCE N 2°31'26" E 29.57 FEEF, THENCE N 23°50'13" W 38.91 FEET; THENCE N 62 29 26" W 38.94 FEET; THENCE N 42°29'28" W 34.27 FEBTO THENCE N 13°38'11" XX 18.60 FEET; THENCE N 45°55'44" W 39.40 FEET; THENCE N 25°42'11" E 59.77 FEET; THENCE N 36°25'11" E 666.95 FEET; THENCE N 0°48'40" W 99.52 FEET; THENCE N 25°56'12" E 292.60 REET; THENCE S 89°18'13" E 63.96 FEET; THENCE N 54°20'50" E 67.67 FEET; THENCE S 43°46'25" E 127.56 FEET; THENCE S 51°36'13" E 162.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 839,533 SQ FT OR 19.275 ACRES MORE OR LESS

20140006265 03/03/2014 04:12:10 PM Page 4 of 7 Washington County

PARCEL 4:

Township 42 South, Range 14 West, SLB&M
Sections 7 and 18 (within)
and
Township 42 South, Range 15 West, SLB&M
Sections 12 and 13 (within)

More particularly described as follows:

BEGINNING AT A POINT N 1°02'42" E 470.02 REET ALONG THE EAST SECTION LINE OF SECTION 12, DOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 84°37'59" E 106.61 FEET; THENCE S 15°18'16" W 223.79 FEET; THENCE S 7°20'13" E 229.64 FEET; THENCE \$\,18\circ 20'33" W 73.41 FEET; THENCE S 7\circ 32'47" W 70.49 FEET; THENCE S 0°48'40" 70.00 FEET; THENCE S 1°49'41" W 75.19 FEET; THENCE S 6°17'33" W 79.305 FEET; THENCE S 11°08'27" W 79.305 FEET; THENCE \$ 15°59'20" W 79.305 FEET; THENCE S 20°50'14" W 79.305 FEET; THENCE S 25°41'08", W 58.73 FEET; THENCE N 74°50'16" E 137.28 FEET; THENCE S 79°33'24" E 74.31 FEET; THENCE S 52°42'03" E 74.31 FEET; THENCE S 3°42'29" E 80.80 FEET; THENCE S 27°20'24" E 60.00 (REET; THENCE S 37°27'48"/B 30.47 FEET; THENCE S 27°20'24" E 70.00 FEET; THENCE S 62°39'36" W 355.41 REET TO A POINT ON A 363.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 385.92 FEET THROUGH A CENTRAL ANGLE OF 60°34'46" TO A POINT ON A 345.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT: THENCE ALONG THE ARC OF SAID CURVE 344.03 FEET THROUGH A CENTRAL ANGLE OF 57°08'07"; THENCE S(59) 12'56" W 673.18 FEET TO A POINT ON A 385.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 24.01 FEET THROUGH A CENTRAL ANGLE 3°34'22% THENCE S 27°12'38" E 326.07 FEET; THENCE S 8°51/56 E 37.00 FEET; THENCE \$ 3°46'21" W 109.95 FEET; THENCE \$ 69°04'56" W 48.84 FEET; THENCE S 71°15'03" 97.945 FEET; THENCE N 60°37'41" W 111.26 FEET; THENCE N 32°32'34" W 312.39 FEET; THENCE N 48°07'56" W 169.75 FEET THENCE S 87°48'34" W 7.27 FEET; THENCE N 2°11'26" W 70.00 FEET; THENCE N 87°48'34" E 233.52 FEET TO A POINT ON A 315.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE \$57.20 FEET THROUGH A CENTRAL ANGLE OF 28°35%8", THENCE N 59°12'56" E \$4.47 FEET; THENCE N 22°48'04" W 112.74 FEET; THENCE N 15°40'28" W 74.93 FEET; THENCE N 8°56'11 W 74.93 FEET; THENCE N 2°11'54" W 74.93 FEET; THENCE N 4°32'24" E 74.93 FEET; THENCE N 11°16'30" E 74.93 FEET; THENCE NO 50'20" E 820.09 FEET; THENCE N 8°52'48" E 68.52 FEET; THENCE N 0°23'02" E 68.52 FEET; THENCE N 8°06'44" W 68.52 FEET; THENCE N 14°02'21" W 139.66 FEET; THENCE N 21°19'14" 91.71 FEET; THENCE N 79°06'45" W 64.53 FEET; THENCE S 69°06'15" W 133.68 FEET; THENCE N 61°19'05" W 83.84 FEET; THENCE N 32°45'18" W 63.57 FEET; THENCE N 5°31'52" E 92.67 FEET; THENCE N 13°27'21" E 82.96 FEET; THENCE N 17°02'55" E 107.67 FEET; THENCE N 12°21'16" E 62.54 FRET; THENCE N 9°57'44" W 67.54 FEET; THENCE N 22°48'31" E 107.13 FEET; THENCE N 7°46'28" W 85.83 FEET THENCE N 32°37'04" E 32.67 FEET; THENCE

N 23°50'05" E 92.97 FEET; THENCE N 19°38'51" E 109.38 FEET; THENCE N 50°57'08" E 114.09 FEET; THENCE N 71°09'52" E 113.54 FEET; THENCE N 71°37'11" E 85.19 FEET; THENCE N 10°42'44" W 73.28 FEET THENCE N 2°45'40" W 82.94 FEET; THENCE N 11°42'07" W 90.14 FEET; THENCE N 26°13'21" E 87.22 FEET, THENCE N 21°15'28" E 28-2 FEET; THENCE N 21°15'28" = 70.13 FEET; THENCE N 36°46'11" E 95.29 FEET TO A POENT ON THE EASTERLY RIGHT OF WAY LINE OF GRAPEVINE CROSSING ROADWAY AS DEDICATED ON ENTRY NO. 2007001006, RECORDED AND ON FORE AT WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH, POINT ALSO BEING ON A 660.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 2°56'00" W; THENCE ALONG SAID ROADWAY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 53.01 FEET THROUGH A CENTRAL ANGLE OF 4°36'06"; (2) THENCE N 7°32'05" E 40.00 FEET TO A POINT ON A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 7°32'05" THENCE ALONG THE ABO OF SAID CURVE 112.75 FEET THROUGH A CENTRAL ANGLE OF 9°13'44" FO A POINT ON A 530.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.81 FEET THROUGH A CENTRAL ANGLE OF 4°31'13"; THENES S 12°14'36" W 40.00 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEET WITH A RADIUS WHICH BEARS S 12°14'36" W; THENCE ALONG THE ARC OF SAID CURVE 88.54 FEET THROUGH A CENTRAL ANGLE OF 84°33'07"; THENCE'S 17°46'40" W 152.98 FEET TO A POINT ON A 572.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 204.98 FEET THROUGH A CENTRAL ANGLE OF 20°30'52"; THENCE S 2°44'12" E 251.90 FEET TO A POINT ON A 627.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 157.55 FEET THROUGH A CENTRAL ANGLE OF 14°23'07" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 2013 FEET THROUGH A CENTRAL ANGLE OF 60°32'18" THENCE S 84°37'59" E 489 3 FEET TO THE POINT OF BEGINNING.

CONTAINS 59.241 ACRES MORE OR LESS

OPEN SPACE AREA "A":

BEGINNING AT A POINT N 1°02'42" © 868.61 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 88°57'18" W 653.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 71°37'11" 85.19 FEET; THENCE S 71°09'52" W 113.54 FEET THENCE S 50°57'08" W 114.09 FEET; THENCE S 19°38'50 W 109.38 FEET; THENCE \$23°50'05" W 92.97 FEET; THENCE S 32°37'04" W 123.67 FEET; THENCE S 7°46'28" £ 85.83 FEET; S 22°48'31" W 107.13 FEET; THENCE S 30°28'08" W 15.10 FEET TO A POINT ON THE BOUNDARY OF SIENNA HEIGHTS GARDEN HOMES, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES, (1) N 30°5 29" W 30.80 FEET; (2) THENCE N 44°45'09" W 65.36 FEET; (3) THENCE N 52°05'37 W 176.05 FEET TO A POINT ON A 80.00 FOOT RADIUS CURVE TO THE LEFT;

(4) THENCE ALONG THE ARC OF SAID CURVE 36.12 FEET THROUGH A CENTRAL ANGLE OF 25°5°136"; (5) THENCE N 77°57'33° W 81.45 FEET TO A POINT ON A 140.00 FOOT RADIUS CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC OF SAID CURVE 68.54 FEET THROUGH A CENTRAL ANGLE OF 28°02'56"; THENCE N 49°54'36" W 50.83\FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GRAPEVINE CROSSING ROADWAY AS DEDICATED ON ENTRY NO. 20020010006, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, POINT ALSO BEING ON \$340.00 FOOT RADIUS NONTANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 67°1000 W; THENCE ALONG SAID ROADWAY THE FOLLOWING FOUR (4) COURSES (1) ALONG THE ARC OF SAID CURVE 66.93 FEET PHROUGH A CENTRAL ANGLE OF 7°06'05" TO A POINT ON A 460.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 268.39 FEET THROUGH A CENTRAL ANGLE OF 33°25'46" TO A POINT ON A 1040.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE \$16.26 FEET THROUGH A CENTRAL ANGLE OF 17°25°25" TO A POINT ON A 660 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 704.92 FEET THROUGH A CENTRAL ANGLE OF 61°11'43"; THENCE S 36°46'11" W 95.29 FEET THENCE S 21°15'28" W 70.13 FEET; THENCE S 21°15'28 W 28.25 FEET; THENCE S 26°13'21" W 87.22 FEET; THENCE S 11°42'07" E 90.14 FEET, THENCE S 2°45'40" E 82,94 FEET; THENCE S 10°42'44" E 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 447,100 SQ FT OR 10.264 ACRES MORE OR LESS

OPENSPACE AREA "B":

BEGINNING AT A POINT 189°14'37" W 1056.89 FEET ALONG THE SOUTH SECTION LINE OF SECTION 12 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND SO 0°45'23" W 250.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE N 6906'15" E 156.82 FEET; THENCE S 79°06'45" E 64.53 PEET; THENCE S 21°19'14" E91.71 FEET; THENCE S 14°02'21" E 139.66 FEET; THENCE S 8°06'44" E 68.52 FEET; THENCE S 0°23'02" W 68.52 FEET; THENCE S 8°52'48" W 68.52 FEET; THENCE S 14°50'20" W 820.09 FEET; THENCE S 11°16'30" W 74.93 FEET; THENCE S 4°32'24" W 74.93 FEET; THENCE S 2°11'54" E 74.93 FEET; THENCE S 8°56'11" E 74.93 FEET THENCE S 15°40'28" E 1993 FEET; THENCE S 22% 5'04" E 112.74 FEET; THENGE Š 59°12'56" W 54.47 FEET TO A POINT ON A 315.00 (FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 157.20 FEET THROUGH CENTRAL ANGLE OF 28 3538"; THENCE S 87°48'34" W 233.52 FEET; THENCEN 3°33'19" E 135.66 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, 43,87 FEET THROUGH A CENTRAL ANGLE OF 50°16'11" THENCE N 53°49'30" E 28.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 24.70 FEET THROUGH A CENTRAL ANGLE OF 94°21'12"; THENCE N 40°31'43" W 55.47 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT THENCE ALONG THE ARC OF SAID CURVE 38-00 FEET THROUGH A

CENTRAL ANGLE OF 72°37'44" TO A POINT OF A 237.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 123.20 FEET THROUGH A CENTRAL ANGLE OF 29°47'02"; THENCE N 2°18'59" E 231.71 FEET; THENCE N 18°59'13" E 206.26 FEET; THENCE N 28°06'43" E 73.56 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 54.08 FEET THROUGH A CENTRAL ANGLE 30°59'02"; THENCE M 2°52'19" W 198.08 FEET; THENCE N 29°42'35" E 0.07 FEET; THENCE N 9°44'25" W √109.71 FEET TO A POINT, ON A 32.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAND CURVE 37.10 FEET THROUGH A CENTRAL ANGLE OF 66°25'32"; THENCE N 56°41'07" E 40.62 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE DEFT; THENCE ALONG THE ARC OF SAID CURVE 79.93 FEET THROUGH A CENTRAL ANGLE OF 91°35'33" TO A POINT ON A 100.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 95.23 FEET THROUGH A CENTRAL ANGLE OF 54°33'43"; THENCE N 19°39'16" E 91.43 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARCOP SAID CURVE 18.32 FEET PHROUGH A CENTRAL ANGLE OF 69°58'38" TO A ROMT ON A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURYE 39.60 FEET THROUGH A CENTRAL ANGLE OF 151°15'39' TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 40.81 FEET THROUGH A CENTRAL ANGLE OF 116°55'16"; THENCE N 15°57'05" W 44.59 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.18 FEET THROUGH A CENTRAL ANGLE OF 83°36'06"; THENCE N 67°39'01" E 44.20 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.47 FEET THROUGH A CENTRAL ANGLE OF 89°38'20" TO THE POP OF BEGINNING.

CONTAINS 594,545 SQ FT OR 13.649 ACRES MORE OR LESS