



W2234358

E# 2234358 PG 1 OF 18
EARNEST D ROWLEY WEBER COUNTY RECORDER
09-JAN-07 440 PM FEE \$193.00 DEP JC
REC FOR: METRO NATIONAL TITLE - OGDEN
ELECTRONICALLY RECORDED

PREPARED BY AND WHEN
RECORDED RETURN TO:

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**FIRST AMENDMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WOLF CREEK RESORT**

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RESORT (this "Amendment") is executed as of the 5th day January, 2007 (the "Effective Date"), by WOLF CREEK PROPERTIES, LC, a Utah limited liability company ("Declarant"), whose address is 3900 North Wolf Creek Drive, Eden, Utah 84310.

Recitals:

A. By Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort, dated as of May 15, 2002 and recorded October 18, 2002 as Entry No. 1992728 in Book 2275 at Page 460 of the official records of the Weber County Recorder, State of Utah (the "Master Declaration"), certain covenants, conditions and restrictions were established for the Property (as defined in the Master Declaration) and more particularly described on Exhibit A thereto.

B. Declarant is the holder of the Class "B" membership under the Master Declaration, which membership has not terminated as of date hereof, and as set forth in Section 20.1 of the Master Declaration, Declarant may unilaterally amend this Declaration for any purpose subject to the limitations set forth therein.

C. Declarant desires to amend the Master Declaration to make certain changes as set forth below.

Amendment:

NOW, THEREFORE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Declarant hereby agrees as follows:

1. **Definitions.** As used in this Amendment, any term used in this Amendment that is capitalized but not defined shall have the same meaning as set forth in the Master Declaration, as amended by this Amendment.

2. **Amendment of Master Declaration.** In accordance with Section 20.1 of the Master Declaration, the Master Declaration is hereby amended as set forth in this Paragraph 2.

2.1 **Land Use Plan Definition.** The definition of "Land Use Plan" set forth in Article II of the Master Declaration is deleted in its entirety and the following substituted in lieu thereof:

"Land Use Plan": The land use plan for the development of the Project prepared by The Jack Johnson Company dated March 2001, as amended and as may be further amended at any time and from time to time. Inclusion of property on the Land Use Plan shall not, under any circumstances, obligate Declarant to subject such property to this Declaration, nor shall the omission of property from the Land use Plan bar its later submission to this declaration as provided herein.

2.2 **Building Pads, Limits of Disturbance Areas.** The following is added as a new Section 4.3(d) of the Master Declaration:

(d) **Placement of Buildings; Limits of Disturbance Areas.** No dwelling unit, garage or other structure shall be constructed or maintained in any area of the Property except the Building Pad and Limits of Disturbance Area, as such terms are defined below, for such Unit as approved by the Declarant or Design Review Board pursuant to this **Section 4.3(d)**. Prior to commencing the construction of any structure on any portion of the Property, an Owner shall submit to the Declarant or, if established, the Design Review Board, a detailed site plan depicting the area in which all structures on such portion of the Property will be constructed and the Limits of Disturbance Area and, if approved by the Declarant and the Design Review Board, such areas shall become the Building Pad and the Limits of Disturbance Area, respectively, for such portion of the Property. All dwelling units, garages and other structures, including any above grade decks or balconies, shall be confined to the Building Pad. As used herein, the term (i) "Building Pad" means the area on a portion of the Property approved by the Declarant or Design Review Board pursuant to this **Section 4.3(d)** for the location of a dwelling unit and other structures, and (ii) "Limits of Disturbance Area" means the area on each portion of the Property designated by the Declarant or Design Review Board pursuant to this **Section 4.3(d)** which is the outer limit of the area which may be disturbed by construction activity, and also the limit of the portion of the Property which may be irrigated for landscaping purposes.

2.3 **Membership.** The first sentence of Section 6.2 of the Master Declaration is hereby deleted in its entirety and the following substituted in lieu thereof:

Each Neighborhood Association and the Declarant (for the Class "B" Control Period) shall be a Member, and only Neighborhood Associations and the Declarant (for the Class "B" Control Period) shall be Members.

2.4 Neighborhood Representatives. The following is added at the end of Section 6.2 of the Master Declaration:

In the event that a Neighborhood Association fails to properly designate a Neighborhood Representative, the Neighborhood Representative shall be the president of the Neighborhood Association. If such president has not been elected or is no longer willing or able to serve, the Neighborhood Representative shall be such person that resides in such Neighborhood as may be appointed by the Declarant or, after the Class "B" Control Period, by the Board of the Association established hereby.

2.5 Class "A" Voting. Section 6.3(a) of the Master Declaration is deleted in its entirety and the following substituted in lieu thereof:

(a) "Class A". The Class "A" Members shall be the Neighborhood Associations. Each Neighborhood Association shall each have one vote for each Unit located in such Neighborhood Association.

2.6 Neighborhood Association Guarantee of Assessments. The following is added as new Section 8.7(c) of the Master Declaration:

(c) Obligation of Neighborhood Association for Assessments. In addition to the other rights and remedies of the Association hereunder, in the event an Owner fails to timely pay any assessment, upon written notice by the Association to the Neighborhood Association in which the Unit of such Owner exists, such Neighborhood Association shall promptly pay the amount of such delinquent assessment to the Association, together with any costs and expenses of collection incurred by the Association. From and after such payment by the Neighborhood Association, the Neighborhood Association shall be subrogated to any rights of collection, including but not limited to, any lien rights that the Association may have against such Owner or such Owner's Unit for such payment.

2.7 Initial Budgets. The following is added as a new Section 8.10 of the Master Declaration:

8.10 Initial Budgets. Notwithstanding the provisions of Sections 8.1 and 8.2 to the contrary, for the initial fiscal year in which any Base Assessment or Neighborhood Assessment is to be levied by the Association, the budget for estimated Common Expenses and Neighborhood Expenses for such fiscal year shall be prepared and mailed to the required recipients thereof (as

identified in **Sections 8.1 and 8.2**) no later than thirty (30) days prior to the date on which such budget is to go into effect.

2.8 Expansion. Section 9.2(b) of the Master Declaration is deleted in its entirety and the following substituted in lieu thereof:

(b) The Association may also subject additional property to the provisions of this Declaration by Recording a Supplemental Declaration describing the additional property, provided such addition has been approved by (i) the affirmative vote of members representing more than 50% of the Class "A" votes of the Association represented at a meeting duly called for such purpose, and (ii) so long as Declarant owns property subject to this Declaration, the affirmative vote or written consent of Declarant.

2.9 Transfer Assessments. Article XXI of the Master Declaration is deleted in its entirety and the following substituted in lieu thereof:

Upon any transfer of any Unit after the original sale thereof (the "original sale" being defined for purposes of this sentence as (a) the original sale of a Unit built by a Builder if the Unit was constructed by such Builder with the intent of selling the same to end users without any personal use thereof by such Builder, and (b) in any other case, the first sale of a Unit after the original sale by Declarant), there shall be automatically levied and due at the closing of the subject transfer an assessment against such Unit in a sum equal to (y) the then current annual assessment for such Unit, *multiplied* by (z) three (3), or such other amount as may be assessed by the Board at any time and from time to time.

2.10 Amendment to Bylaws. Section 3.3 of the By-Laws (which are set forth in Exhibit C to the Declaration), is deleted in its entirety and the following substituted in lieu thereof:

2.3 Directors During Class "B" Control Period.

Directors appointed by the Class "B" Member pursuant to **Section 3.5** hereof shall be appointed by the Class "B" Member acting in its sole discretion and shall serve at the pleasure of the Class "B" Member. Prior to the occurrence of any of the events described in **Section 3.5**, the Class "B" Member has the sole power to remove, replace, and appoint any or all of the directors.

3. General Provisions. In the event of any conflict between the provisions of the Master Declaration and the provisions of this Amendment, the provisions of this Amendment shall control. Except as set forth in this Amendment, the Master Declaration is ratified and affirmed in its entirety. This Amendment shall inure to the benefit of, and be binding on, all persons holding any interest in the Property and their respective successors, assigns, heirs and

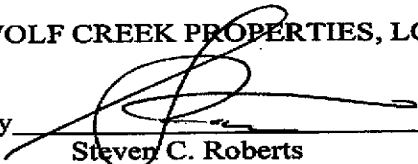
lien holders. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the State of Utah. Each exhibit referred to in, and attached to, this Amendment is an integral part of this Amendment and is incorporated in this Amendment by this reference.

[Signature page follows]

IN WITNESS WHEREOF, DECLARANT has executed this Amendment on the date set forth below, to be effective as of the date first set forth above.

DECLARANT:

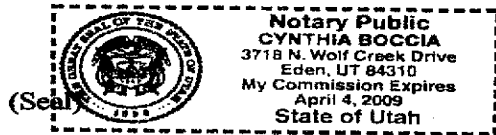
WOLF CREEK PROPERTIES, LC

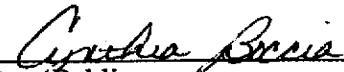
By 
Steven C. Roberts
Authorized Representative

Date: January 08, 2007

State of Utah)
County of Weber) ss.

The foregoing instrument was acknowledged before me this 08 day of January, 2007, by Steven C. Roberts, the authorized representative of Wolf Creek Properties, LC.




Notary Public

My Commission Expires:
04.04.09

Residing at:
Eden, Utah

EXHIBIT A

To
FIRST AMENDMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WOLF CREEK RESORT

PROPERTY

The "Property" made subject to the original Master Declaration, as amended by and referred to in the foregoing instrument, is located in Weber County, Utah, and is described as follows:

PARCEL 1
ZONING RE-15

22-006-0004 ✓
22-006-0019 ✓

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 16 AND THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 89°27'02" WEST 1316.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE NORTH 89°27'02" WEST ALONG SAID SECTION LINE 1316.85 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 89°28'18" WEST 658.36 FEET; THENCE NORTH 00°23'41" EAST 2657.13 FEET TO THE CENTER OF SECTION LINE; THENCE SOUTH 89°11'52" EAST ALONG SAID CENTER OF SECTION LINE, 3289.73 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89°27'00" EAST 1485.00 FEET ALONG THE CENTER OF SECTION LINE OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°20'34" WEST TO THE NORTHWEST CORNER AND CONTINUING ALONG THE WEST LINE OF SNOWFLAKE NO. 3, 2648.55 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°12'43" WEST ALONG THE SECTION LINE, 1485.03 FEET TO THE AFORESAID SOUTHEAST CORNER OF SECTION 16 ; THENCE NORTH 00°20'34" EAST ALONG THE SECTION LINE, 1321.19 FEET; THENCE NORTH 89°19'28" WEST, 1316.37 FEET; THENCE SOUTH 00°21'50" WEST, 1324.09 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 250.38 ACRES, MORE OR LESS.

22-006-0014, 0015, 0016

PARCEL 2
ZONING FV-3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°27'02" WEST ALONG THE SECTION LINE, 1316.85 FEET; THENCE NORTH 00°21'50" EAST 1324.09 FEET; THENCE SOUTH 89°19'28" EAST 1316.37 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 00°20'34" WEST ALONG THE SECTION LINE 1321.19 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 40.0 ACRES MORE OR LESS.

PARCEL 3
ZONING FR-3

21-017-0009, 0011, 0012, 0010, 22-263-0001, 22-263-0019

BEGINNING AT A POINT WHICH IS NORTH 00°20'47" EAST 400.01 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 00°20'47" EAST 2678.81 FEET BETWEEN SAID WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 22); AND RUNNING THENCE NORTH 00°20'47" EAST ALONG SAID SECTION LINE 2278.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89°12'25" EAST 2206.91 FEET ALONG THE NORTH LINE OF SAID SECTION 22 TO A POINT ON THE WESTERLY RIGHT OF WAY OF WOLF CREEK DRIVE AND A NON-TANGENT POINT OF CURVATURE OF A 523.37 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 86°54'44" EAST; THENCE AND RUNNING ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 173.65 FEET THROUGH A CENTRAL ANGLE OF 19°00'38"; 2) THENCE SOUTH 16°02'29" EAST 147.73 FEET TO A POINT OF CURVATURE OF A 642.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°57'31" WEST; 3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 126.78 FEET THROUGH A CENTRAL ANGLE OF 11°18'51" TO THE NORTH LINE OF THE WOLF CREEK PHASE II SUBDIVISION; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 84°39'13" WEST 310.56 FEET; 2) THENCE NORTH 03°39'13" WEST 155.00 FEET; 3) THENCE SOUTH 74°03'11" WEST 474.66 FEET TO THE WESTERLY BOUNDARY OF THE WOLF CREEK PHASE II SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) THENCE SOUTH 15°07'47" WEST 370.00 FEET; 2) THENCE SOUTH 12°46'17" WEST 334.70 FEET; 3) THENCE SOUTH 86°20'43" EAST 214.60 FEET; 4) THENCE NORTH 31°36'02" EAST 168.90 FEET; 5) THENCE SOUTH 76°45'43" EAST 79.20 FEET; 6) THENCE SOUTH 07°10'07" WEST 127.60 FEET; THENCE SOUTH 07°09'42" WEST 20.03 FEET TO THE WEST LINE OF THE WOLF CREEK PHASE I SUBDIVISION; THENCE ALONG SAID WEST LINE OF WOLF CREEK PHASE I THE

FOLLOWING THREE (3) COURSES: 1) THENCE SOUTH 07°09'58" WEST 200.00 FEET; 2) THENCE SOUTH 05°41'08" WEST 677.20 FEET; 3) THENCE SOUTH 08°45'08" WEST 352.00 FEET; THENCE NORTH 87°41'19" WEST 393.67 FEET TO THE NORTHEAST CORNER OF THE FAIRWAY OAKS PHASE II SUBDIVISION; THENCE NORTH 89°16'03" WEST 685.81 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS PHASE II TO THE NORTHEAST CORNER OF THE FAIRWAY OAKS PHASE I SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID FAIRWAY OAKS PHASE I THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTH 89°16'05" WEST 191.19 FEET; 2) THENCE SOUTH 57°23'41" WEST 60.16 FEET; 3) THENCE WEST 108.60 FEET; 4) THENCE NORTH 05°10'41" WEST 36.25 FEET; 5) THENCE NORTH 08°23'16" WEST 55.99 FEET; THENCE SOUTH 78°24'08" WEST 60.00 FEET; THENCE NORTH 89°14'39" WEST 73.37 FEET TO THE POINT OF BEGINNING. CONTAINING 89.60 ACRES, MORE OR LESS.

PARCEL 4
ZONING FRC-1

22-017-0006
PT 22-016-0014

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°07'11" EAST 379.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°07'44" WEST 623.00 FEET; THENCE NORTH 89°33'41" WEST 383.01 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°30'27" EAST 196.01 FEET ALONG SAID QUARTER SECTION LINE; THENCE SOUTH 87°15'14" WEST 306.16 FEET ALONG THE NORTH LINE OF WOLF CREEK PHASE II TO THE EASTERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE AND A POINT OF CURVATURE OF A 708.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 87°16'42" WEST; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 164.59 FEET THROUGH A CENTRAL ANGLE OF 13°19'11"; 2) THENCE NORTH 16°02'29" WEST 147.73 FEET TO A POINT OF CURVATURE OF A 457.37 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 73°57'31" EAST; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 154.31 FEET THROUGH A CENTRAL ANGLE OF 19°19'49", TO THE NORTH LINE OF SAID SECTION 22; THENCE SOUTH 89°12'25" EAST 394.36 FEET TO THE POINT OF BEGINNING. CONTAINING 9.11 ACRES, MORE OR LESS.

**PARCEL 5
ZONING FR-3**

*22-137-0001 /
to
22-137-0018 /*

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF FAIRWAY OAKS AT WOLF CREEK PHASE 1, ENTRY NO. 1492803, BOOK 45, PAGE 34 AND FAIRWAY OAKS AT WOLF CREEK PHASE 2, ENTRY NO. 1577548, BOOK 48, PAGE 31.

22-254-0001-0021

CONTAINING 9.8 ACRES MORE OR LESS.

**PARCEL 7
ZONING RE-20**

P.T. 22-016-0014 /

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF ELKHORN DRIVE WHICH IS NORTH 89°50'09" EAST 1072.87 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°14'39" WEST FROM THE CENTER TO THE WEST QUARTER CORNER OF SAID SECTION 22) AND RUNNING THENCE NORTH 27°32'20" EAST 1078.00 FEET; THENCE NORTH 03°26'20" WEST 424.00 FEET; THENCE NORTH 68°09'06" EAST 359.00 FEET; THENCE SOUTH 56°48'29" EAST 565.00 FEET; THENCE SOUTH 02°23'14" WEST 849.00 FEET; THENCE SOUTH 15°42'37" WEST 400.40 FEET; THENCE SOUTH 13°24'49" WEST 481.87 FEET TO SAID NORTHERLY RIGHT OF WAY OF ELKHORN DRIVE AND A POINT OF CURVATURE OF A 1496.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 36°16'03" WEST; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND THE ARC OF SAID CURVE 310.41 FEET THROUGH A CENTRAL ANGLE OF 11°53'18"; THENCE NORTH 65°37'15" WEST 830.00 FEET MORE OR LESS ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 35.75 ACRES, MORE OR LESS.

**PARCEL 8
PARCEL ZONING RE-15**

*22-020-0027, 0022
22-194-0001 to 0009
22-195-0001 to 0008 /*

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 23 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF ELKHORN PHASE 4, ENTRY NO. 1691677, SAID POINT BEING EAST 3319.98 FEET AND SOUTH 2187.95 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 89°14'39" WEST FROM THE CENTER OF SAID SECTION 22 TO THE WEST QUARTER OF SAID SECTION 22) AND RUNNING THENCE ALONG THE BOUNDARY OF SAID ELKHORN PHASE 4 THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 64°18'02" EAST 143.88 FEET; 2) THENCE SOUTH 64°05'34" EAST 107.47 FEET; 3) THENCE SOUTH 57°53'09" EAST 126.51 FEET; 4) THENCE SOUTH 49°24'26" EAST 63.32 FEET; 5) THENCE SOUTH 50°06'38" EAST 878.91 FEET; 6) THENCE SOUTH 45°20'49" EAST 60.21 FEET; 7) THENCE SOUTH 50°20'55" EAST 139.47 FEET; 8) THENCE NORTH 40°24'15" EAST 190.43 FEET; 9) THENCE NORTH 50°06'38" WEST 89.48 FEET; 10) THENCE NORTH 39°53'22" EAST 130.00 FEET; 11) THENCE NORTH 50°06'38" WEST 121.32 FEET; 12) THENCE NORTH 39°53'22" EAST 66.83 FEET; 13) THENCE NORTH 49°33'31" WEST 125.01 FEET; 14) THENCE NORTH 06°44'36" EAST 176.13 FEET; 15) THENCE NORTH 50°28'53" WEST 816.79 FEET; 16) THENCE NORTH 70°55'39" WEST 280.22 FEET; 17) THENCE SOUTH 28°54'59" WEST 147.15 FEET TO THE EASTERLY BOUNDARY OF ELKHORN PHASE 3, ENTRY NO. 1572366; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 67°04'42" WEST 98.99 FEET; 2) THENCE NORTH 36°18'19" WEST 176.96 FEET; 3) THENCE NORTH 24°31'00" WEST 345.10 FEET TO THE ELKHORN PHASE 1 BOUNDARY, ENTRY NO. 1415848; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTH 37°54'53" EAST 181.56 FEET; 2) THENCE NORTH 48°24'42" WEST 226.68 FEET; 3) THENCE NORTH 82°17'10" WEST 63.68 FEET; 4) THENCE NORTH 67°26'40" WEST 128.35 FEET; 5) THENCE NORTH 05°52'06" EAST 106.09 FEET; 6) THENCE NORTH 84°41'43" WEST 75.38 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, ELKHORN SUBDIVISION PHASE 1A, ENTRY NO. 1449010; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 8, THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 51°37'08" WEST 142.52 FEET; 2) THENCE SOUTH 32°53'34" WEST 127.51 FEET TO THE NORTHERLY BOUNDARY OF SAID ELKHORN PHASE 1, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 666.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 32°40'18" WEST; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 72.40 FEET THROUGH A CENTRAL ANGLE OF 06°13'43" TO A POINT OF REVERSE CURVATURE OF A 1463.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 26°26'35" EAST; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 46.80 FEET THROUGH A CENTRAL ANGLE OF 01°49'58" TO THE WESTERLY LINE OF SAID SECTION 23; THENCE NORTH 00°17'59" EAST ALONG THE SECTION LINE 405.88 FEET; THENCE NORTH 31°12'57" WEST 448.67 FEET; THENCE NORTH 26°48'28" EAST 958.00 FEET; THENCE SOUTH 50°52'00" EAST 2118.00 FEET; THENCE SOUTH 67°30'12" EAST 422.00 FEET; THENCE SOUTH 44°20'14" EAST 596.11 FEET; THENCE SOUTH 00°21'47" WEST 1495.41 FEET; THENCE SOUTH 00°21'31" WEST

1325.17 FEET; THENCE NORTH 89°48'12" WEST 2647.25 FEET; THENCE NORTH 00°27'52" EAST 1150.49 TO THE SOUTH LINE OF ELKHORN PHASE 3, ENTRY NO. 1572366, THENCE ALONG THE SOUTH AND EASTERLY BOUNDARY OF SAID ELKHORN PHASE 3 THE FOLLOWING NINE (9) COURSES: 1) THENCE SOUTH 89°07'48" EAST 132.34 FEET; 2) THENCE NORTH 89°51'02" EAST 189.94 FEET; 3) THENCE NORTH 01°26'25" WEST 130.53 FEET; 4) THENCE NORTH 17°10'22" WEST 157.52 FEET; 5) THENCE NORTH 58°18'49" EAST 68.60 FEET; 6) THENCE NORTH 38°47'54" EAST 172.79 FEET; 7) THENCE NORTH 28°21'04" EAST 73.83 FEET; 8) THENCE NORTH 45°52'46" EAST 143.92 FEET; 9) THENCE NORTH 55°13'30" EAST 124.26 FEET TO THE POINT OF BEGINNING. CONTAINING 194.24 ACRES, MORE OR LESS.

EXCLUDING THEREFROM:

ALL OF ELKHORN PHASE 1, ENTRY NO. 1415848, ELKHORN PHASE 1A, ENTRY NO. 1449010, ELKHORN PHASE 2 AMENDED, ENTRY NO. 1531449, ELKHORN PHASE 3, ENTRY NO. 1572366, ELKHORN PHASE 4, ENTRY NO. 1691677, IF AND TO THE EXTENT FORMING A PART THEREOF.

PARCEL 9
ZONING FR-3

22-151-0001 to 0025
22-178-0001 to 0025

22-016-0004, 0006 - 22-203-0001-0057

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22-198-0001-0007
22-199-0001-0007

BEGINNING AT A POINT WHICH IS SOUTH 89°08'37" EAST ALONG THE SECTION LINE 1525.56 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 01°21'04" EAST 444.20 FEET TO A NON-TANGENT POINT OF CURVATURE OF A 865.42 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 58°38'05" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 269.13 FEET THROUGH A CENTRAL ANGLE OF 17°49'05"; THENCE NORTH 49°11'00" EAST 373.26; THENCE SOUTH 43°11'12" EAST 344.51 FEET TO THE NORTHERLY BOUNDARY OF MOOSE HOLLOW PHASE 1, ENTRY NO. 1615983; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) THENCE NORTH 86°29'18" EAST 217.81 FEET; 2) THENCE NORTH 44°23'05" WEST 61.46 FEET; 3) THENCE NORTH 43°31'56" EAST 51.84 FEET; 4) THENCE NORTH 73°06'35" EAST 87.04 FEET; 5) THENCE SOUTH 59°25'25" EAST 80.30 FEET; 6) THENCE NORTH 66°37'38" EAST 132.31 FEET; 7) THENCE SOUTH 52°14'55" EAST 150.50 FEET; THENCE NORTH 47°19'55" EAST 48.92 FEET; THENCE NORTH 21°50'08" EAST 346.42 FEET; THENCE NORTH 03°30'06" WEST 349.55 FEET; THENCE NORTH 45°38'40" EAST 261.99 FEET; THENCE SOUTH 49°01'02" EAST 478.23 FEET; THENCE SOUTH 28°21'48" WEST 612.53 FEET; THENCE NORTH 68°21'50" WEST

135.45 FEET; THENCE NORTH 79°53'09" WEST 98.00 FEET TO A NON-TANGENT POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 79°53'10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 194.97 FEET THROUGH A CENTRAL ANGLE OF 42°57'56" TO THE NORTHERLY BOUNDARY OF SAID MOOSE HOLLOW PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) THENCE SOUTH 52°16'42" EAST 7.10 FEET; 2) THENCE SOUTH 37°21'01" EAST 72.00 FEET; 3) THENCE SOUTH 52°22'27" WEST 17.73 FEET TO A POINT OF CURVATURE OF A 442.10 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 37°37'33" EAST; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 71.08 FEET THROUGH A CENTRAL ANGLE OF 09°12'43"; 5) THENCE SOUTH 37°54'44" EAST 214.64 FEET; 6) THENCE SOUTH 28°21'48" WEST 398.31 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE NORTH 89°08'00" WEST ALONG THE SECTION LINE 827.82 FEET; THENCE NORTH 00°52'26" EAST 140.48 FEET; THENCE NORTH 29°51'11" EAST 256.00 FEET; THENCE NORTH 56°51'11" EAST 148.65 FEET TO THE WEST LINE OF MOOSE HOLLOW PHASE 2, ENTRY NO. 1719847; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 13°27'12" WEST 28.25 FEET; 2) THENCE NORTH 45°18'01" EAST 180.35 FEET TO THE SOUTHERLY LINE OF SAID MOOSE HOLLOW PHASE 1; THENCE SOUTH 86°29'27" WEST ALONG SAID SOUTHERLY LINE 68.68 FEET; THENCE SOUTH 54°45'04" WEST 297.24 FEET; THENCE SOUTH 37°39'42" WEST 342.00 FEET; THENCE SOUTH 06°03'38" WEST 150.02 FEET TO SAID SOUTHERLY LINE OF SAID SECTION 22; THENCE NORTH 89°07'33" WEST ALONG THE SECTION LINE 320.88 FEET TO THE POINT OF BEGINNING. CONTAINING 28.84 ACRES MORE OR LESS.

PARCEL 10
ZONING FR-3

22-016-0017, 0014

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF WOLF RIDGE PHASE 2, ENTRY NO. 1362086, SAID POINT BEING SOUTH 00°30'27" WEST ALONG THE CENTER SECTION LINE 2305.27 FEET AND EAST 33.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID WOLF RIDGE PHASE 2 NORTH 54°20'39" EAST 359.81 FEET; THENCE NORTH 67°45'45" EAST 102.09 FEET; THENCE NORTH 54°39'47" EAST 322.44 FEET; THENCE SOUTH 89°20'13" EAST 303.68 FEET; THENCE SOUTH 50°20'13" EAST 365.00 FEET; THENCE SOUTH 38°39'47" WEST 292.63 FEET; THENCE SOUTH 19°54'40" WEST 90.01 FEET TO THE NORTHEAST CORNER OF WOLF STAR 1B; THENCE ALONG THE NORTH LINE OF SAID WOLF STAR 1B, ENTRY NO. 871503, NORTH 73°18'19" WEST 249.77 FEET

TO THE NORTHEAST CORNER OF WOLF STAR 1C, ENTRY NO. 883019; THENCE ALONG THE BOUNDARY OF SAID WOLF STAR 1C THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTH 73°18'19" WEST 330.13 FEET; 2) THENCE SOUTH 11°20'13" EAST 222.32 FEET; 3) THENCE SOUTH 10°39'47" WEST 114.60 FEET TO A NON-TANGENT POINT OF CURVATURE OF A 633.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 08°37'06" EAST; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 160.59 FEET THROUGH A CENTRAL ANGLE OF 14°32'08" TO THE NORTHERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 207.59 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 51°06'06" WEST; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 64.34 FEET THROUGH A CENTRAL ANGLE OF 17°45'28"; 2) THENCE NORTH 56°39'22" WEST 244.00 FEET TO A POINT OF CURVATURE OF A 76.41 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 33°20'38" EAST; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 40.90 FEET THROUGH A CENTRAL ANGLE OF 30°40'00"; 4) THENCE NORTH 25°59'22" WEST 128.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.99 ACRES MORE OR LESS.

PARCEL 11
ZONING FR-3

22-016-0006, 0004

A PARCEL OF LAND LOCATED IN THE EAST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°17'28" WEST 1435.63 ALONG THE CENTER SECTION LINE AND WEST 158.34 FROM THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 86°36'42" EAST 295.00 FEET; THENCE SOUTH 03°57'32" EAST 258.00 FEET; THENCE SOUTH 69°32'24" WEST 320.98 FEET; THENCE NORTH 79°07'31" WEST 116.21 FEET TO THE EASTERLY LINE OF TAX PARCEL 22-016-0015 BELONGING TO STANLEY A ULVIN, ET AL; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID TAX PARCEL 22-016-0015 THE FOLLOWING 2 COURSES: 1) THENCE NORTH 44°36'27" EAST 301.00 FEET; 2) THENCE NORTH 43°11'12" WEST 159.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.0 ACRES MORE OR LESS.

PARCEL 12
ZONING CV-2

22-016-0006, 0025
0035, 0004

A PARCEL OF LAND LOCATED IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°17'28" WEST 1435.63 ALONG THE CENTER SECTION LINE AND WEST 158.34 FROM THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 43°11'12" WEST 141.00 FEET TO THE EASTERLY RIGHT OF WAY OF WOLF CREEK DRIVE AND A NON-TANGENT POINT OF CURVATURE OF A 2669.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 46°26'45" WEST; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 30.01 FEET THROUGH A CENTRAL ANGLE OF 00°38'39"; 2) THENCE SOUTH 44°11'54" WEST 169.28 FEET TO A POINT OF CURVATURE OF A 2224.06 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 45°48'06" WEST; 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 101.51 FEET THROUGH A CENTRAL ANGLE OF 02°36'54"; 4) THENCE SOUTH 46°48'48" WEST 113.90 FEET; THENCE NORTH 38°35'21" WEST 339.54 FEET; THENCE NORTH 43°07'37" EAST 337.00 FEET; THENCE NORTH 19°48'10" WEST 518.00 FEET; THENCE NORTH 69°15'29" EAST 250.50 FEET TO THE WESTERLY LINE OF WOLF CREEK VILLAGE II PHASE 3-SUPPLEMENT, ENTRY NO. 1525078; THENCE ALONG THE BOUNDARY OF WOLF CREEK VILLAGE II PHASE 1, ENTRY NO. 1134999, WOLF CREEK VILLAGE II PHASE 2, ENTRY NO. 1525077 AND SAID WOLF CREEK VILLAGE II PHASE 3, THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 42°42'39" EAST 335.42 FEET; 2) THENCE SOUTH 87°55'56" EAST 110.25 FEET; 3) THENCE SOUTH 42°55'56" EAST 180.00 FEET TO THE WESTERLY RIGHT OF WAY OF WOLF CREEK DRIVE AND A NON-TANGENT POINT OF CURVATURE OF A 2603.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 56°47'02" WEST; 4) THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE 120.58 FEET THROUGH A CENTRAL ANGLE OF 02°39'15"; THENCE SOUTH 58°07'47" EAST 386.51 FEET; THENCE SOUTH 31°37'35" WEST 466.00 FEET; THENCE SOUTH 86°36'42" WEST 295.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14.6 ACRES MORE OR LESS.

EXCLUDING THEREFROM:

WOLF LODGE CONDOMINIUM PHASE 1

A PART OF THE SOUTH 1/2 OF SECTION 22, T7N, R1E, SLB&M, U.S. SURVEY, BEGINNING AT A POINT BEING 1204.89 FT. S 89°31'15" E ALONG THE 1/4 SECTION LINE, 434.45 FT. S 10°00' E, AND 464.18 FT S 22°50' E FROM THE WEST 1/4 CORNER OF SAID SECTION 22, RUNNING THENCE S 22°50' E 303.82 FT. THENCE S 30°00' E 438.75 FT.; THENCE S 31° 15' W 158.56 FT.; THENCE S 3°00' W 193.21 FT TO THE NORTH LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID NORTH LINE TWO (2) COURSES AS FOLLOWS: S 60°45' 14" W 353.65 FT. AND SOUTHWESTERLY ALONG THE ARC OF A 501.78 FT. RADIUS CURVE TO THE RIGHT 83.73 FT. (LC BEARS S 64°52'87" W 83.66 FT.); THENCE N 13°15' E 141.46 FT.; THENCE N 26°00' W 244.60 FT.;

THENCE N 11°08'02" W 173.43 FT; THENCE N 4°36'00" E 449.00 FT.; THENCE N 43°36" E 306.61 FT. TO THE POINT OF BEGINNING. CONTAINS 9.667 ACRES

ALSO EXCLUDING:

WOLF LODGE CONDOMINIUM PHASE 2

A PART OF THE SOUTH 1/2 OF SECTION 22, T7N, R1E, SLB&M, U.S. SURVEY BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF WOLF LODGE CONDOMINIUM PHASE I, WEBER COUNTY, UTAH BEING 1204.89 FT. S 89°31'15" E ALONG THE 1/4 SECTION LINE; 437.45 FT. S 10°00' E; 464.18 FT. S 22°50'E"; 306.61 FT. S 43°36' W AND 449.00 FT. S 4°36' W FROM THE WEST 1/4 CORNER OF SAID SECTION 22; AND RUNNING THENCE THREE (3) COURSES ALONG SAID WEST BOUNDARY LINE AS FOLLOWS: S 11°08'02" E 173.43 FT.; S 26°00' E 244.03 FT., AND S 13°15' W 141.46 FT. TO THE NORTH LINE OF WOLF CREEK DRIVE; THENCE THREE (3) COURSES ALONG SAID NORTH LINE AS FOLLOWS: SOUTHWESTERLY ALONG THE ARC OF A 581.78 FT. RADIUS CURVE TO THE RIGHT 103.89 FT. (LC BEARS S 74°06'56" W 103.75 FT.); S 79°13'53" W 143.15 FT' AND S 70°53'02" W 120.00 FT.; THENCE N 3°24' E 639.48 FT.; THENCE S 85°24' E 208.50 FT. TO THE POINT OF BEGINNING. CONTAINS 4.013 ACRES

ALSO EXCLUDING:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF WOLF LODGE CONDOMINIUM PHASE I, WEBER COUNTY, UTAH, BEING 1204.89 FT. S 89°31'15" E ALONG THE 1/4 SECTION LINE; 437.45 FT. S 10°00' E; 768.00 FT. S 22°50'E AND 438.75 FT. S 30°00' E FROM THE WEST 1/4 CORNER OF SAID SECTION 22; AND RUNNING THENCE S 30°00'E 239.47 FT. TO THE NORTH LINE OF WOLF CREEK DRIVE; THENCE TWO (2) COURSES ALONG SAID NORTH LINE AS FOLLOWS: SOUTHWESTERLY ALONG THE ARC OF A 752.61 FT. RADIUS CURVE TO THE RIGHT 55.57 FT. (LC BEARS S 58°38'19" W 55.56 FT.) AND S 60°45'14" W 188.72 FT. TO THE EAST BOUNDARY LINE OF SAID WOLF LODGE CONDOMINIUM PHASE I; THENCE TWO (2) COURSES ALONG SAID EAST LINE AS FOLLOWS: N 3°00' E 193.21 FT. AND N 31°15' E 158.56 FT. TO THE POINT OF BEGINNING. CONTAINS 0.843 ACRES

PARCEL 13
ZONING FR-3

22-016-0006, 0034,
0035

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°17'28" WEST 919.69 FEET ALONG THE CENTER SECTION LINE AND WEST 14.06 FROM THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHERLY CORNER OF WOLF

CREEK VILLAGE II PHASE 2, ENTRY NO. 1525077 AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK VILLAGE II PHASE 2 AND WOLF CREEK VILLAGE II PHASE 3-SUPPLEMENT, ENTRY NO. 1525078 THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 42°55'56" WEST 180.00 FEET; 2) THENCE NORTH 87°55'56" WEST 110.25 FEET; 3) THENCE NORTH 42°42'39" WEST 335.42 FEET; THENCE SOUTH 69°15'29" WEST 250.50 FEET; THENCE NORTH 54°06'05" WEST 189.81 FEET; THENCE NORTH 30°12'28" WEST 187.57 FEET; THENCE NORTH 36°02'13" WEST 292.66 FEET; THENCE NORTH 42°52'48" EAST 51.82 FEET; THENCE NORTH 72°39'34" EAST 39.43 FEET; THENCE SOUTH 74°52'58" EAST 351.54 FEET TO THE NORTHWEST CORNER OF WORLDMARK PHASE 2, ENTRY NO. 1678925; THENCE SOUTH 74°52'58" EAST 227.73 FEET ALONG THE NORTH LINE OF SAID WORLDMARK PHASE 2; THENCE NORTH 28°48'42" EAST 261.03 FEET; THENCE SOUTH 71°39'11" EAST 398.00 FEET; THENCE SOUTH 16°24'05" WEST 231.25 FEET TO THE NORTHERLY LINE OF WORLDMARK PHASE 1, ENTRY NO. 1663019; THENCE ALONG THE BOUNDARY OF SAID WORLDMARK PHASE 1 AND SAID WOLF CREEK VILLAGE II PHASE 2-SUPPLEMENT AND WOLF CREEK VILLAGE II PHASE 1, ENTRY NO. 877444 AND SAID WOLF CREEK VILLAGE II PHASE 2 THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTH 74°52'58" EAST 321.81 FEET; 2) THENCE SOUTH 25°52'48" WEST 233.58 FEET TO A POINT OF CURVATURE OF A 2603.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 64°07'12" WEST; 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 333.29 FEET THROUGH A CENTRAL ANGLE OF 07°20'10" TO THE POINT OF BEGINNING. CONTAINING 13.9 ACRES MORE OR LESS.

EXCLUDING THEREFROM:

ALL OF WOLF CREEK VILLAGE PHASE 1, ENTRY NO. 877444; WOLF CREEK VILLAGE II, ENTRY NO. 1134999; WOLF CREEK VILLAGE II - PHASE 2, ENTRY NO. 1525077; WOLF CREEK VILLAGE II - PHASE 3, ENTRY NO. 1525078; WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE - PHASE 1, ENTRY NO. 1663019; AND WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE - PHASE 2, ENTRY NO. 1678925.

22-017-0003 **PARCEL 14**
PARCEL ZONING CV-2
22-016-0001, 0002, 0004, 0006

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°30'27" EAST ALONG THE CENTER OF SECTION LINE 51.68 FEET; THENCE NORTH 55°48'19"

WEST 349.10 FEET; THENCE NORTH 64°16'42" EAST 347.28 FEET TO THE EASTERLY RIGHT OF WAY OF WOLF CREEK DRIVE, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE OF A 1349.43 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 65°14'53" EAST; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: 1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 29.15 FEET THROUGH A CENTRAL ANGLE OF 01°14'15"; 2) SOUTH 25°59'22" EAST 127.63 FEET TO A POINT OF CURVATURE OF A 76.41 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 64°00'38" EAST; 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.90 FEET THROUGH A CENTRAL ANGLE OF 30°40'00"; 4) THENCE SOUTH 56°39'22" EAST 244.00 FEET TO A POINT OF CURVATURE OF A 207.59 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 33°20'38" WEST; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 218.12 FEET THROUGH A CENTRAL ANGLE OF 60°12'10" TO A POINT OF COMPOUND CURVATURE OF A 751.74 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 86°27'12" WEST; 6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 293.02 FEET THROUGH A CENTRAL ANGLE OF 22°20'00"; 7) THENCE SOUTH 25°52'48" WEST 69.45 FEET; THENCE NORTH 74°52'58" WEST 388.99 FEET; THENCE NORTH 16°24'05" EAST 231.25 FEET; THENCE NORTH 26°35'10" EAST 84.50 FEET; THENCE NORTH 46°04'06" WEST 55.43 FEET TO THE POINT OF BEGINNING. CONTAINING 6.52 ACRES MORE OR LESS.

PARCEL 15
PARCEL ZONING AV-3

22-021-0031

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0029,
0089

BEGINNING AT A POINT WHICH IS SOUTH 00°21'36" WEST 302.91 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 76°50'35" EAST, 869.71 FEET; THENCE SOUTH 67°43'30" EAST 786.80 FEET; THENCE SOUTH 39°57'20" EAST 349.86 FEET; THENCE SOUTH 36°22'06" EAST 1396.70 FEET; THENCE NORTH 89°59'19" EAST 23.96 FEET TO THE CENTER OF SECTION LINE; THENCE ALONG THE CENTER OF SECTION LINE SOUTH 00°16'53" WEST 278.44 FEET; THENCE SOUTH 69°22'19" WEST 1300.49 FEET; THENCE NORTH 21°06'41" WEST 1563.00 FEET; THENCE SOUTH 66°18'19" WEST 294.41 FEET; THENCE SOUTH 12°44'00" WEST 393.55 FEET; THENCE SOUTH 89°59'19" WEST 524.49 FEET TO THE WEST LINE OF SECTION 27; THENCE NORTH 00°21'36" EAST 1669.85 FEET TO THE POINT OF BEGINNING. CONTAINING 84.74 ACRES MORE OR LESS.

PARCEL 16

ALL OF LOT 90, ELKHORN PHASE 5, ACCORDING TO THE RECORDED PLAT HEREOF.

22-202-0001 ✓