

WHEN RECORDED RETURN TO:

Evans Ranch, LLC
1099 W. South Jordan Pkwy
South Jordan, UT 84095



ENT 71342:2017 PG 1 of 8
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jul 26 10:08 am FEE 192.00 BY SS
RECORDED FOR EVANS RANCH OWNERS AS

**FOURTH AMENDMENT TO THE
AMENDED & RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EVANS RANCH**

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Evans Ranch (the "Fourth Amendment") is executed and adopted by Evans Ranch, LLC (the "Declarant") on behalf of the Evans Ranch Owners Association, Inc. a Utah non-profit corporation (the "Association").

RECITALS

A. The Amended & Restated Declaration of Covenants, Conditions and Restrictions for Evans Ranch was recorded on February 22, 2016 as Entry No. 14297:2016 in the office of the Utah County Recorder (hereinafter the "Declaration").

B. This Fourth Amendment affects the real property located in Utah County, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

C. The Association desires to amend the Declaration as set forth in this Fourth Amendment to incorporate restrictions and regulations for the operation of a pool and appurtenant facilities within the Project.

D. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

E. As of the date of this Fourth Amendment, the Declarant owns Lots within the Project and owns more than 25% of the Additional Land that may be annexed into the Project.

F. Pursuant to Article X, Section 10.3 of the Declaration, the undersigned hereby certifies that this Fourth Amendment was approved by the Declarant pursuant to its unilateral amendment power.

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Fourth Amendment, which shall be effective as of its recording date with the Utah County Recorder's office.

(1) **Amendment No. 1.** Article IV, Section 4(c) shall be added to the Declaration as follows:

(c) Each Lot Owner shall be responsible for the Owner's pro rata share of the costs incurred by the Association for the maintenance and repair of the pool and its appurtenant facilities. The pro rata share shall be calculated by dividing the total pool expenses by the number of non-exempt Lots in the Project. Unless otherwise exempted pursuant to the provisions of this section, the Owner's pro rata share of the Common Expenses related to the pool shall be included as part of the Owner's Annual Assessment.

(i) Lots Eligible for Exemption. Only Lots within Evans Ranch Plats A, B-1, B-2, and D are eligible for an exemption from the payment of Common Expenses related to the pool and its facilities.

(ii) Loss of Right to Use Pool. Owner(s) and their family, guests, friends, occupants, tenants, and invitees of exempt Lots shall have no right or easement for the use of the pool and its facilities.

(iii) Request for Exemption Required. All eligible Lot Owners who elect to not participate in the use and expense of the pool and its facilities must notify the Association in writing. As part of the exemption request, the Association may require exempt owners to fill out an application and sign certain documents confirming the Lot's exemption and the Owner(s)' acknowledgement of their forfeiture of the right to utilize the pool and its facilities.

(iv) Exemption Request Period. The exemption request period shall expire on September 30, 2017. Any exemption request after the expiration of the exemption request period shall be null and void and the Association shall have no obligation to grant such request.

(v) Reinstatement of Pool Access. The Owner of any Lot that has obtained an exemption from the payment of pool expenses may apply to the Association for a reinstatement of pool rights and privileges. The Lot Owner shall be required to pay a one-time fee of five thousand dollars (\$5,000) to reinstate the Lot Owner's pool rights and privileges. Once a Lot's pool rights are reinstated, the Association shall begin allocating the Lot's pro rata share of pool Common Expenses to the Lot as part of the Lot's Annual Assessment.

(vi) Declarant Exempt. All Lots owned by the Declarant shall be exempt and the Declarant shall not be obligated to pay any assessments for pool Common Expenses unless the Declarant elects in its sole discretion to pay for such expenses.

(2) **Amendment No. 2.** Article IV, Section 4.10 shall be added to the Declaration as follows:

4.10 **Annual Budget.** The Board shall prepare and adopt an annual budget for the Association. The annual budget shall provide, without limitation, for the maintenance of the Common Areas and for the administration, management, and operation of the Association. The Board may revise the budget from time to time as the Board deems appropriate. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect until a new annual budget is adopted. The budget shall be made available to the Owners within thirty (30) days after adoption. Owners may disapprove a budget according to the provisions of the Act.

The budget shall track and estimate expenses related to the pool and its appurtenant facilities in a separate sub-category within the total Common Expenses in order to allocate these expenses as set forth in Section 4.2 above.

1) Pool Common Expenses shall mean and include those actual and estimated expenses incurred or to be incurred by the Association that solely benefit the pool and the equipment and structures necessary for its operation, which may include, but shall not be limited to: insurance, reserves, maintenance, repair, and replacement of equipment and facilities.

(3) **Amendment No. 3.** Article VIII, Section 8.10 shall be added to the Declaration as follows:

8.10 **Pool Administration.** The Board shall have the authority to adopt rules for the administration and regulation of the pool and its appurtenant facilities. Owners' use of the pool must be in accordance with the Association's rules and Owner's may be subject to fines for any violations thereof. Only those Lot Owners who are current on their assessments shall be eligible to use the pool. The Owners (and their family, guests, and tenants) who are exempted from paying assessments for pool expenses, and those Owners whose accounts are more than 30-days delinquent shall have no right to use the pool, and shall be restricted from accessing it.

(4) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this Fourth Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

(5) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Declarant has executed this Fourth Amendment on behalf of the Association on the date set forth below.

DATED this 25 day of July, 2017.

Declarant
Evans Ranch, LLC
a Utah limited liability company

By: _____
[Signature]

Its: _____
[Signature]

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the 25 day of July, 2017, personally appeared before me Nate Shipp who by me being duly sworn, did say that she/he is an authorized representative of Evans Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Denise Cassidy
Notary Public

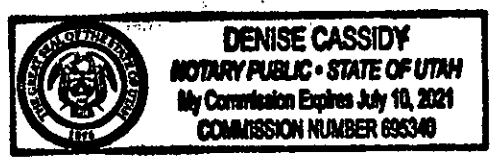


EXHIBIT A

[Legal Description]

ALL OF EVANS RANCH PLAT "A", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED S0°37'35"W ALONG THE SECTION LINE 1322.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING-S0°37'03"W ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 28); THENCE S89°18'28"E 508.48 FEET; THENCE S56°03'30"E 73.96 FEET; THENCE S37°11'04"E 148.10 FEET; THENCE S48°23'12"E 204.16 FEET; THENCE S29°30'47"E 171.25 FEET; THENCE S8°51'48"E 114.34 FEET; THENCE S11°16'38"E 142.09 FEET; THENCE S85°58'11"W 62.76 FEET; THENCE S50°26'47"W 179.66 FEET; THENCE S51°33'24"W 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 376.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N51°33'24"E) TO THE LEFT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: S40°27'38"E 26.50 FEET); THENCE S42°28'39"E 22.39 FEET; THENCE S55°57'40"W 157.44 FEET; THENCE N66°32'29"W 104.82 FEET; THENCE N2°47'10"W 357.09 FEET; THENCE N31°27'51"W 180.41 FEET; THENCE S60°30'41"W 25.45 FEET; THENCE N78°57'56"W 100.85 FEET; THENCE N69°43'05"W 53.00 FEET; THENCE ALONG THE ARC OF A 815.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°43'05"W) 32.07 FEET THROUGH A CENTRAL ANGLE OF 2°15'11" (CHORD: N19°09'19"E 32.07 FEET); THENCE N81°14'25"W 91.75 FEET; THENCE N39°14'58"W 7.16 FEET; THENCE S59°23'09"W 99.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 59.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S58°39'16"W) 36.93 FEET THROUGH A CENTRAL ANGLE OF 35°52'00" (CHORD: N49°16'45"W 36.33 FEET); THENCE N67°12'45"W 26.77 FEET; THENCE N89°22'25"W 4.00 FEET; THENCE N0°37'35"E 368.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.03 ACRES

Serial Numbers 38:490:0001 through 38:490:0030

ALL OF EVANS RANCH PLAT "B-1", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ¼ CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E ALONG THE SECTION LINE 22.45 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N72°29'19"E 17.08 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT 28.75 FEET THROUGH A CENTRAL ANGLE OF 1r45'57" (CORD: N66°36'21"E 28.70 FEET); THENCE S25°29'24"E 139.44 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S23°02'41"E) TO THE RIGHT 82.00 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: N74°08'45"E 20.53 FEET); THENCE N8r20'11"E 28.88 FEET; THENCE S8°39'44"E 78.00 FEET; THENCE S8b20'11"W 12.45 FEET; THENCE S21°55'47"W 152.62 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S39°43'51"W) TO THE LEFT 39.80 FEET THROUGH A CENTRAL ANGLE OF 32°34'40" (CHORD: N66°33'29"W 39.27 FEET); THENCE N82°50'49"W 61.03 FEET; THENCE N89°22'57"W 4.00 FEET TO THE SECTION LINE; THENCE N0°37'03"E ALONG THE SECTION LINE 274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.86 ACRES

Serial Numbers 38:459:0001 through 38:459:0004

ALL OF EVANS RANCH PLAT "B-2", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SECTION LINE OF SAID SECTION 28, SAID POINT BEING N0°37'35"E 22.45 FEET FROM THE WEST ¼ CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E 151.96 FEET; THENCE S89°22'25"E 116.99 FEET; THENCE N86°37'45"E 176.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 273.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 3.32 FEET (RADIUS BEARS: S59°05'18"W) THROUGH A CENTRAL ANGLE OF 0°41'43" (CHORD: N31°15'34"W 3.32 FEET); THENCE N58°23'35"E 53.00 FEET; THENCE N42°20'00"E 111.65 FEET; THENCE N7°19'15"E 49.90 FEET; THENCE S54°58'38"E 28.87 FEET; THENCE N42°20'00"E 112.91 FEET; THENCE S2°47'10"E 28.22 FEET; THENCE S66°32'29"E 104.82 FEET; N56°57'40"E 157.44 FEET; THENCE N42°28'39"W 22.39 FEET; THENCE ALONG THE ARC OF A 378.50 FOOT RADIUS CURVE TO THE RIGHT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: N40°27'38"W 26.50 FEET); THENCE N51°33'24"E 53.00 FEET; THENCE N50°28'47"E 179.66 FEET; THENCE N85°58'11"E 62.78 FEET; THENCE S39°45'18"E 144.91 FEET; THENCE S42°59'30"E 102.78 FEET; THENCE S30°04'35"E 179.13 FEET; THENCE S74°59'35"W 188.13 FEET; THENCE S49°41'54"W 188.16 FEET; THENCE S66°08'29"W 141.96 FEET; THENCE S78°55'02"W 268.32 FEET; THENCE S62°42'22"W 124.57 FEET; THENCE S2°12'14"E 56.96 FEET; THENCE S28°37'28"W 195.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.35 FEET (RADIUS BEARS: N33°40'20"E) THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: N38°33'59"W 117.45 FEET); THENCE S69°11'42"W 53.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.74 FEET (RADIUS BEARS: S69°11'42"W) THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: N59°44'14"W 20.11 FEET); THENCE N6°39'44"W 78.00 FEET; THENCE S81°20'11"W 28.88 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE TO THE LEFT 20.58 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: S74°08'45"W 20.53 FEET); THENCE N25°29'24"W 139.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 28.75 FEET (RADIUS BEARS: N29°18'38"W) THROUGH A CENTRAL ANGLE OF 11°45'57" (CHORD: S66°36'21"W 28.70 FEET); THENCE S72°29'19"W 17.08 FEET; THENCE N89°22'25"W 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.19 ACRES

Serial Numbers 38:465:0001 through 38:465:0034

ALL OF EVANS RANCH PLAT "D", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED S0°37'03"W ALONG THE SECTION LINE 297.55 FEET AND EAST 100.83 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N21°55'47"E 152.62 FEET; THENCE N81°20'11"E 12.45 FEET; THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT 21.74 FEET THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: S59°44'14"E 20.11 FEET); THENCE N69°11'42"E 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°11'42"E) 119.35 FEET THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: S38°33'59"E 117.45 FEET); THENCE N28°37'28"E 135.98 FEET; THENCE N2°12'14"W 58.96 FEET; THENCE N62°42'22"E 124.57 FEET; THENCE N78°55'02"E 268.32 FEET; THENCE N68°08'29"E 141.96 FEET; THENCE N49°41'54"E 188.16 FEET; THENCE N74°59'35"E 198.13 FEET; THENCE S34°06'45"E 204.51 FEET; THENCE S0°34'19"W 121.24 FEET; THENCE S88°41'14"W 98.47 FEET; THENCE S45°52'03"W 163.47 FEET; THENCE S44°14'06"W 53.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 158.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S44°14'06"W) 22.04 FEET THROUGH A CENTRAL ANGLE OF 7°58'00" (CHORD: N49°44'54"W 22.02 FEET); THENCE S30°05'16"W 235.14 FEET; THENCE S77°07'41"W 380.23 FEET; THENCE S56°33'01"W 88.11 FEET; THENCE S61°34'39"W 20.00 FEET; THENCE N38°23'34"W 208.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N68°28'29"W) 2.85 FEET THROUGH A CENTRAL ANGLE OF 0°19'33" (CHORD: N21°21'44"E 2.85 FEET); THENCE N68°48'02"W 53.00 FEET; THENCE S89°07'08"W 177.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S89°04'53"W) 49.30 FEET THROUGH A CENTRAL ANGLE OF 40°21'03" (CHORD: N30°05'38"W 48.29 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±9.82 ACRES

Serial Numbers 38:504:0001 through 38:504:0028

ALL OF EVANS RANCH PLAT "F-1", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 978.13 FEET AND EAST 742.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 463.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 294.23 FEET (RADIUS BEARS: N75°34'04"W) THROUGH A CENTRAL ANGLE OF 36°22'16" (CHORD: N3°45'11"W 289.31 FEET); THENCE N64°12'19"E 53.11 FEET; THENCE N67°39'54"E 134.18 FEET; THENCE S10°49'19"E 221.01 FEET; THENCE S63°50'18"E 149.42 FEET; THENCE N0°34'02"E 66.87 FEET; THENCE S89°25'58"E 100.00 FEET; THENCE N52°23'18"E 67.42 FEET; THENCE S89°25'58"E 100.00 FEET; THENCE S0°34'02"W 463.61 FEET; THENCE N89°25'58"W 69.32 FEET; THENCE ALONG THE ARC OF A 890.10 FOOT RADIUS CURVE TO THE RIGHT 366.02 FEET THROUGH A CENTRAL ANGLE OF 23°33'39" (CHORD: N77°39'08"W 363.45 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.87 FEET THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: S70°28'32"W 20.72 FEET); THENCE N63°14'36"W 16.51 FEET; THENCE N26°45'22"E 52.61 FEET; THENCE N26°05'03"E 31.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 820.10 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.72 FEET (RADIUS BEARS: N26°05'03"E) THROUGH A CENTRAL ANGLE OF 8°21'52" (CHORD: N59°44'01"W 119.62 FEET); THENCE ALONG THE ARC OF A 1047.00 FOOT RADIUS CURVE TO THE LEFT 6.11 FEET THROUGH A CENTRAL ANGLE OF 0°20'04" (CHORD: N55°43'07"W 6.11 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 19.30 FEET THROUGH A CENTRAL ANGLE OF 73°44'11" (CHORD: N19°01'03"W 18.00 FEET); THENCE ALONG THE ARC OF A 518.50 FOOT RADIUS CURVE TO THE LEFT 30.84 FEET THROUGH A CENTRAL ANGLE OF 3°25'17" (CHORD: N16°08'23"E 30.84 FEET); THENCE N75°35'59"W 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.44 ACRES

ALL OF EVANS RANCH PLAT "K-1", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 1007.58 FEET AND EAST 405.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 384.86 FEET (RADIUS BEARS: S11°52'22"W) THROUGH A CENTRAL ANGLE OF 22°34'33" (CHORD: S66°50'22"E 382.47 FEET); THENCE ALONG THE ARC OF A 890.10 FOOT RADIUS CURVE TO THE LEFT 78.67 FEET THROUGH A CENTRAL ANGLE OF 5°03'51" (CHORD: S58°05'01"E 78.65 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.87 FEET THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: S16°55'47"E 20.72 FEET); THENCE S63°14'38"E 38.49 FEET; THENCE S26°45'22"W 23.17 FEET; THENCE ALONG THE ARC OF A 318.50 FOOT RADIUS CURVE TO THE LEFT 93.74 FEET THROUGH A CENTRAL ANGLE OF 16°58'11" (CHORD: S18°16'19"W 93.40 FEET); THENCE N80°12'47"W 38.49 FEET; THENCE ALONG THE ARC OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 4.86 FEET (RADIUS BEARS: S80°12'47"E) THROUGH A CENTRAL ANGLE OF 0°47'21" (CHORD: N10°10'54"E 4.86 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.16 FEET THROUGH A CENTRAL ANGLE OF 80°50'19" (CHORD: N29°50'35"W 19.45 FEET); THENCE ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE RIGHT 58.21 FEET THROUGH A CENTRAL ANGLE OF 15°17'55" (CHORD: N62°36'47"W 58.04 FEET); THENCE N54°57'50"W 41.04 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 170.24 FEET THROUGH A CENTRAL ANGLE OF 11°27'56" (CHORD: N60°41'49"W 169.98 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 36.06 FEET THROUGH A CENTRAL ANGLE OF 103°19'11" (CHORD: S81°54'42"W 31.37 FEET); THENCE N79°44'52"W 31.00 FEET; THENCE ALONG THE ARC OF A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.75 FEET (RADIUS BEARS: S79°44'52"E) THROUGH A CENTRAL ANGLE OF 3°25'42" (CHORD: N11°57'59"E 12.74 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 10.23 FEET THROUGH A CENTRAL ANGLE OF 23°26'07" (CHORD: N1°57'46"E 10.15 FEET); THENCE S80°14'43"W 5.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.84 FEET (RADIUS BEARS: S80°14'43"W) THROUGH A CENTRAL ANGLE OF 81°58'48" (CHORD: N40°44'41"W 20.60 FEET); THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 28.85 FEET THROUGH A CENTRAL ANGLE OF 1°56'38" (CHORD: N72°42'25"W 28.85 FEET); THENCE S16°47'54"W 20.67 FEET; THENCE N73°12'06"W 27.00 FEET; THENCE N16°47'54"E 20.02 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 8.12 FEET (RADIUS BEARS: S14°30'08"W) THROUGH A CENTRAL ANGLE OF 0°32'49" (CHORD: N75°46'16"W 8.12 FEET); THENCE S82°49'12"W 5.62 FEET; THENCE N0°37'03"E 131.16 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.45 ACRES

Serial Numbers 38:513:0001 through 38:513:0016

ALL OF EVANS RANCH PLAT "K-5", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Also known as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 1004.55 FEET & EAST 60.99 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N78°10'16"E 69.16 FEET; THENCE ALONG THE ARC OF A 458.50 FOOT RADIUS CURVE TO THE RIGHT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: N64°32'19"E 101.28 FEET); THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS CURVE TO THE RIGHT 187.00 FEET THROUGH A CENTRAL ANGLE OF 10°57'59" (CHORD: S83°36'36"E 186.71 FEET); THENCE S0°37'03"W 638.23 FEET; THENCE N89°22'57"W 141.00 FEET; THENCE N0°37'03"E 32.10 FEET; THENCE N69°22'57"W 170.00 FEET; THENCE N0°37'03"E 451.99 FEET; THENCE ALONG THE ARC OF A 388.00 FOOT RADIUS CURVE TO THE LEFT 125.29 FEET THROUGH A CENTRAL ANGLE OF 15°02'11" (CHORD: N8°24'03"W 124.77 FEET); THENCE N61°54'06"W 24.84 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.79 FEET (RADIUS BEARS: N70°22'01"E) THROUGH A CENTRAL ANGLE OF 27°39'28" (CHORD: N5°48'14"W 12.67 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±4.57 ACRES

Serial Numbers 38:514:0001 through 38:514:0035