

Ent 135845 Bk 321 Pg 1315  
Date: 20-AUG-2015 4:30:51PM  
Fee: \$32.00 Check  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: GARDNER COTTONWOOD CREEK LC

WHEN RECORDED MAIL TO:

Wilkinson Family Farm, LLC  
3994 Ivy Ave.  
Mountain Green, UT 84050

Tax Parcel Nos.

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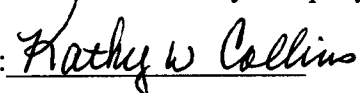
**MEMORANDUM OF AGREEMENT**

On April 30, 2015, Wilkinson Family Farm, LLC, Wilkinson Meadow, LLC, and Mountain Green Secondary Water Company entered into agreements that affect (1) the distribution of, and priorities associated with, water rights 35-199, 35-5791, 35-8221, 35-8242, 35-10666, 35-8247, 35-11718, and 35-12279, and (2) that certain real property identified on Exhibit "A" attached hereto.

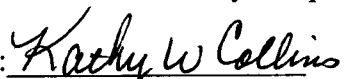
MOUNTAIN GREEN SECONDARY WATER COMPANY,  
a Utah non-profit corporation

By:   
Rulon C. Gardner, President

WILKINSON FAMILY FARM, L.L.C.,  
a Utah limited liability company

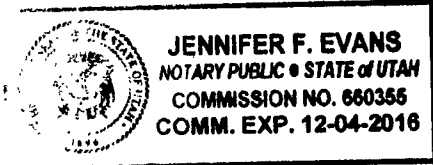
By:   
Name: Kathy W Collins  
Its Manager

WILKINSON MEADOW, LLC,  
a Utah limited liability company

By:  KC  
Name: Kathy W Collins  
Its Manager

STATE OF UTAH )  
 : SS.  
COUNTY OF Morgan )

On the 5<sup>th</sup> day of <sup>Aug.</sup> ~~July~~, 2015, personally appeared before me Kathy W Collins, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed same on behalf of Wilkinson Family Farm, L.L.C., having authority to so do, and that Wilkinson Family Farm, L.L.C. acknowledges the same.



Jennifer F. Evans  
NOTARY PUBLIC  
State of Utah

STATE OF UTAH )  
 : SS.  
COUNTY OF Morgan )

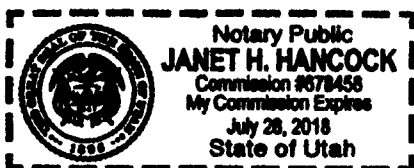
On the 5<sup>th</sup> day of July, 2015, personally appeared before me Kathy W Collins, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed same on behalf of Wilkinson Meadow, LLC, having authority to so do, and that Wilkinson Meadow, LLC acknowledges the same.



Jennifer F. Evans  
NOTARY PUBLIC  
State of Utah

STATE OF UTAH )  
 : SS.  
COUNTY OF SALT LAKE )

On the 14<sup>th</sup> day of July, 2015, personally appeared before me Rulon C. Gardner, the signer of the foregoing instrument, who duly acknowledged to me that he executed same on behalf of Mountain Green Secondary Water Company, having authority to so do, and that Mountain Green Secondary Water Company, acknowledges the same.



Janet H. Hancock  
NOTARY PUBLIC  
State of Utah

Exhibit A  
To  
Memorandum of Agreement

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Legal Descriptions

**Wilkinson Family Farm Property:**

Serial 03-005-108  
Parcel 00-0002-7340

Phase 5 Legal Description:

Beginning at a point North 3177.45 feet and East 2161.07 feet from the CE 1/16 corner of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian (Basis of bearing being S 88°42'14" E between the Center of Section and the CE 1/16 Corner of said Section 30); and running thence N 09°49'51" W 328.95 feet; thence Northeasterly 329.41 feet along the arc of a 222.50 foot radius curve to the right, chord bears N 32°34'56" E 300.14 feet; thence N 74°59'43" E 296.16 feet; thence Easterly 323.98 feet along the arc of a 600.00 foot radius curve to the right, chord bears S 89°32'09" E 320.06 feet; thence Southeasterly 33.15 feet along the arc of a 230.00 foot radius curve to the left, chord bears S 78°11'47" E 33.12 feet; thence Southeasterly 20.77 feet along the arc of a 15.00 foot radius curve to the right, chord bears S 42°39'46" E 19.15 feet; thence S 03°00'00" E 4.31 feet; thence Southeasterly 103.12 feet along the arc of a 227.50 foot radius curve to the left, chord bears S 15°59'08" E 102.24 feet; thence S 28°58'16" E 195.33 feet; thence Southeasterly 497.04 feet along the arc of a 572.50 foot radius curve to the right, chord bears S 04°05'57" E 481.58 feet; thence S 20°46'21" W 7.18 feet; thence Southwesterly 23.02 feet along the arc of a 15.00 foot radius curve to the right, chord bears S 64°44'16" W 20.83 feet; thence N 71°17'40" W 19.51 feet; thence Northwesterly 88.88 feet along the arc of a 177.50 foot radius curve to the left, chord bears N 85°38'22" W 87.95 feet; thence Northwesterly 507.58 feet along the arc of a 960.90 foot radius curve to the right, chord bears N 84°51'06" W 501.70 feet; thence N 69°43'07" W 48.59 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, chord bears N 24°43'07" W 21.21 feet; thence N 69°43'07" W 55.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, chord bears S 65°16'40" W 21.21 feet; thence N 69°43'07" W 32.58 feet; thence Northwesterly 116.00 feet along the arc of a 227.50 foot radius curve to the left, chord bears N 84°19'31" W 114.74 feet; thence Northwesterly 23.33 feet along the arc of a 15.00 foot radius curve to the right, chord bears N 54°22'53" W 21.05 feet to the point of beginning.

Contains 661,934 Square Feet or 15.196 Acres

Phase 6-8 Legal Description:

Serial 03-005-100, Parcel 00-0002-7340

A Parcel of Land located in Section 20, and the North half of Section 29, Township 5 North, Range 2 East, Salt Lake Base and Meridian:

Beginning at the Southeast corner of Phase 3A Parcel recorded on January 26, 2007 as Entry No. 106182, in Book 242 at Page 386 of the records of Morgan County, said point being 659.61 feet North 89°47'41" West from the West Quarter corner of said Section 29; thence North 07°15'43" East 973.56 feet along the easterly line of the aforementioned Phase 3A Parcel to the Southeasterly line of Park Meadow Drive as platted on the Cottonwood Meadows A P.U.D. Subdivision recorded on August 8, 2005, as Entry No. 108786, in Book 251 at Page 807 of the records of Morgan County; thence two (2) courses along said Southeasterly line as follows: (1) North 54°28'05" East 25.48 feet to a point of curvature; and (2) Northeasterly along the arc of a 2027.50 foot radius curve to the left a distance of 102.09 feet (Central Angle equals 02°53'06" and Long Chord bears North 53°01'32" East 102.08 feet) to the Westerly line of Lot 3058 of said Cottonwood Meadows A P.U.D. Subdivision; thence South 39°27'16" East 171.78 feet along said Westerly line to the Southeasterly line of said Cottonwood Meadows A P.U.D. Subdivision; thence five (5) courses along said Southeasterly line as follows: (1) North 48°48'18" East 320.36 feet; (2) North 39°49'06" East 355.48 feet; (3) North 25°41'00" East 487.28 feet; (4) North 18°25'34" East 814.88 feet; and (5) due North 396.12 feet to the Northeast corner of said Subdivision; thence North 69°13'39" West 58.44 feet (55.030 more or less along the North line of said Subdivision to the point of intersection with the line described in Parcel 3 B of the aforementioned document recorded on January 26, 2007 as Entry No. 106182, in Book 242 at Page 391 of the records of Morgan County; thence North 05°41'26" West 141.48 feet; thence South 76°00'11" West 275.25 feet; thence South 87°23'49" West 291.01 feet; thence North 72°26'39" West 279.93 feet; thence North 69°33'51" West 55.00 feet; thence North 79°01'03" West 146.06 feet; thence North 03°54'09" West 366.12 feet; thence North 27°25'51" East 194.78 feet; thence North 74°17'54" East 392.09 feet; thence South 78°18'23" East 340.72 feet; thence South 44°13'04" East 171.56 feet; thence North 79°00'05" East 123.60 feet; thence North 00°19'26" East 596.26 feet; thence North 25°28'48" East 439.46 feet; thence North 01°27'19" West 1,043.77 feet; thence North 39°24'40" West 471.89 feet; thence North 59°15'48" East 141.36 feet; thence North 47°08'47" East 1225.38 feet; thence North 48°58'41" East 955.10 feet; thence North 47°35'40" East 520.37 feet to the North line of said Section 20; thence South 89°41'41" East 1,499.70 feet along said North line to the Northeast corner of said Section 20; thence South 38°43'29" West 3,015.59 feet; thence South 08°00'06" West 2,521.06 feet; thence South 70°46'43" East 639.68 feet; thence South 30°40'10" West 1,174.93 feet; thence South 39°58'02" West 969.95 feet; thence South 55°27'20" West 1,050.86 feet; thence South 65°26'03" West 323.30 feet; thence South 73°16'19" West 389.19 feet; thence South 44°03'02" West 433.01 feet; thence North 88°22'28" West 2.06 feet to the Point of Beginning.

Contains 275.675 Acres

Phase 9 Legal Description:

Serial 02-005-133-0 Parcel 00-0002-8058  
Serial 03-005-120 Parcel 00-0002-7597

A part of the South Half of Section 30, and the North Half of Section 31, Township 5 North, Range 2 East, Salt Lake Base & Meridian

Commencing at the Center of Section 30; thence 818.21 feet South  $88^{\circ}42'14''$  East along the Section line; and 524.30 feet due South to the true point of beginning said point being on the Southeast corner of the Gardner Cottonwood property (Entry #96852); running thence North  $89^{\circ}41'34''$  East 1,862.06 feet along the South line of said property to the Section line; thence South  $00^{\circ}25'48''$  East 2640 feet more or less along said Section line to the Southeast corner of said Section 30; thence South  $00^{\circ}25'48''$  East 3275.82 feet more or less along the Section line to the North line of the Bohman Ranch Property (Entry #052741); thence South  $79^{\circ}09'12''$  West 1500.00 feet more or less along said North line to the East right of way line of State Highway (Old U.S. Highway 30); thence Northwesterly 2490 feet more or less along said East right of way line and the East line of the Wilkinson Family Farms Property to the Southeast corner of the Rex & Janeal Wilkinson Property (Entry #42297); thence North  $01^{\circ}38'00''$  West 1,819.63 feet more or less to the Northeast corner of the Sean & Heidi Dorius Property (Entry #126982); thence South  $80^{\circ}02'00''$  West 131.94 feet to the East boundary line of An Amendment of Coventry Cove Subdivision, a planned unit development, in Mountain Green, Morgan County, Utah (Entry #106180); thence North  $05^{\circ}25'44''$  West 961.70 feet along said East boundary line to the South line of the Gardner Cottonwood Creek LLC Property; thence North  $89^{\circ}57'45''$  East 1,378.03 feet along said property; thence due North 1,525.00 feet along said Property to the Point of Beginning.

Containing 320 acres, more or less.

Wilkinson Meadow Property:

Serial 01-005-097 Parcel 02-0002-7124

Beginning 17.155 rods South and 4 rods East of the Northwest corner of Section 21, Township 5 North, Range 2 East, Salt Lake Meridian; thence North 90.155 rods; thence Northeasterly to a point in the East line of Section 16 113.38 rods North of the Southeast corner; thence South along the East line of Sections 16 and 22 130.535 rods; thence West 316 rods to the point of beginning.