

RESOLUTION NO. R 16-2003

A RESOLUTION TO CREATE THE EAGLE MOUNTAIN CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 2003-1 DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT, AS AMENDED AND AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION, AS AMENDED; AND RELATED MATTERS.

WHEREAS: The City Council of Eagle Mountain City, Utah County, Utah (the "City"), has determined that it will be in the best interest of the City to construct certain improvements within the City. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention, which has been published and mailed as required by law provided however, that by Acknowledgment Waiver and Consent, the owners of all property to be assessed within the District have consented to a revision of the description of culinary water improvements to be constructed within the District. The Notice of Intention as amended is attached hereto as Exhibit A; and

WHEREAS The City Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or making of any of the improvements therein or on any other matter pertinent to the District.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of Eagle Mountain City, Utah County, Utah:

Section 1. The improvements proposed and described in the Notice of Intention to create the District, as amended pursuant to an Acknowledgment Waiver and Consent of the owners of property to be assessed within the District, are hereby authorized and the Eagle Mountain City, Utah Special Improvement District 2003-1 is hereby created. The amended description of the improvements to be constructed is set forth in the amended Notice of Intention attached hereto as Exhibit A.

Section 2. The properties to be included in the District described in the original Notice of Intention are approved by the City Council. The legal description and tax identification number of said properties are more fully set forth on Exhibit B attached hereto.

Section 3. As required by law, the City Recorder is hereby authorized and directed to file a copy of the Notice of Intention, as amended, and resolution creating the District as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Utah County Recorder's office within five days from the date hereof.

Section 4. In addition to the requirements of Section 3 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the City where it will be continuously available for public inspection on a reasonable basis at the office of the City during regular business hours of the City, from and after the date hereof through and including the last date of issuance of the bonds or such other time as is determined by the City.

Section 5. The City Engineer is hereby authorized to prepare a notice to contractors for the receipt of bids for the construction of improvements. Said notice shall specify the time and place for the receipt of sealed bids and shall publish the notice one time in a newspaper having general circulation in the City at least fifteen (15) days before the date specified for the receipt of sealed bids. The City Council shall in open session at the time specified in the notice, open, examine and publicly declare the bids and may reject any or all bids when deemed for the public good and, at such or a later meeting, shall reject all bids other than the lowest and best bid of a responsible bidder. If the price bid by the lowest and best responsible bidder exceeds the estimated costs as determined by the City Engineer, the City Council may nevertheless award a contract for the price so bid. The City Council may in any case refuse to award a contract and may obtain new bids after giving a new notice to contractors or may determine to abandon the district or not to make some of the improvements proposed to be made.

Councilmember Brigham Morgan introduced the resolution in writing, which was fully discussed, and moved its adoption:

Councilmember Linda Strouse seconded the motion to adopt the foregoing Resolution. The Resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

Those voting AYE:


Greg Kehl	Councilmember
Brigham S. Morgan	Councilmember
Linda Strouse	Councilmember
Mark Madsen	Councilmember
Diane Jacob	Councilmember

Those voting NAY:

NONE

Thereupon the motion was approved by the Mayor and made a matter of record by the City Recorder.

ADOPTED AND APPROVED September 23, 2003.



 Mayor

ATTEST:



 City Recorder



EXHIBIT A

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on August 19, 2003, the City Council of Eagle Mountain City, Utah (the "City"), adopted a resolution declaring its intention to create a special improvement district to be known as the Eagle Mountain City, Utah Special Improvement District No. 2003-1 (the "District"). To the extent this Notice of Intention is inconsistent with the Notice of Intention adopted by the City on October 30, 2002, Resolution No. R 19-2002 adopted on January 7, 2003 and Resolution No. R 09-2003 adopted on May 6, 2003, said documents are hereby amended and restated as provided herein. It is the intention of the Council to make improvements within the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be assessed in the making of such improvements, and to refund and retire the City's outstanding Special Assessment Bonds, Series 1997 and Special Assessment Bonds, Series 1998 (the "Prior Assessment Bonds") by including the assessments levied with respect to the Prior Assessment Bonds within the assessments proposed to be levied with respect to the District.

DESCRIPTION OF DISTRICT

The proposed District shall have the following boundaries:

The proposed district is all of Sections 11, 12, 13, 14, 15, 22, 23, 24 and 25 of T6S, R2W, SLB&M; AND all of Sections 7, 8, 17, 18 and 19 of T6S, R1W, SLB&M in the County of Utah, Eagle Mountain City, Utah.

LESS AND EXCEPTING all property not owned by Monte Vista Ranch, L.C. or Eagle Mountain Properties, L.C.

INTENDED IMPROVEMENTS

The improvements (the "Improvements") to be constructed and their location within the District are as follows:

1. Eagle Mountain Boulevard Overlay. This overlay begins at the entrance of Eagle Mountain City and extends to and including the round-a-bout at Sweetwater Road. The improvements include improving the entrances to Overland Trails and the initial approaches of the roads at the round-a-bout. The overlay will consist of removing specific failing sections in the existing asphalt, installing one layer of leveling course as required, and then installing a 2 inch overlay over the entire roadway.

2. Eagle Mountain Boulevard Widening Eagle Mountain Boulevard will be widened to add an additional lane, together with median improvements and landscaping and curb and gutter starting at the Pony Express Parkway to the Sweetwater Road intersection.

3. Culinary Water Improvements The upgrade of the existing well to increase the pump capacity and to expand the existing well house, and the construction of a 3 million concrete reservoir and water transmission line from the well to the reservoir.

4. Wastewater Treatment Plant Expansion The wastewater treatment facility will be designed for 1 MGD treatment capacity and constructed in two phases. The first phase of construction includes the new headworks, 0.5 MGD primary treatment oxidation ditches, upgrading disinfection facilities sized for 1 MGD, upgraded solid handling facilities sized for 1MGD, 20 MGAL winter storage lagoons and 100 acres of irrigable crop land. The proposed facility will be located adjacent to the City's existing sewage treatment facility.

5. Park Improvements The park improvements will include landscaped open space areas, baseball diamonds, soccer fields, pavilions, restroom facilities, asphalt paved parking areas, and irrigation systems to be located at approximately 4304 North Frontier Street and soccer fields, streets, picnic areas and asphaltting at the Pony Express Park located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway. The construction will include a design build component.

REFUNDING OF PRIOR ASSESSMENT BONDS

The City has determined that all of the properties to be assessed within the District benefit equally from the improvements financed with the Prior Assessment Bonds and the above-described Improvements. Accordingly, the City has determined that the unpaid assessments levied against portions of the properties within the District with respect to the Prior Assessment Bonds shall now be combined with the assessments proposed to be levied against properties to be assessed within the District for the above-described Improvements such that all of the properties to be assessed within the District will be assessed on an equal and uniform basis for the improvements financed with the Prior Assessment Bonds and for the above-described Improvements.

METHOD OF ASSESSMENT

The method under which the assessments are to be levied shall be according to "equivalent residential units." The term "equivalent residential unit" or ERU is defined as any dwelling, unit or development which in its nature of use or impact on the proposed Improvements is equal to a single family residential unit. The estimated number of ERU's to be Assessed is 4,000. The number of ERU's for each property was obtained through consultations between the property owner and the City. There is no assurance that the estimated number of ERU's will be developed within the District or that each parcel of property proposed to be assessed will ultimately be developed. The estimated number of ERU's is based solely on discussions with the property owner and represents said property owner's best estimate as to the number of ERU's that may at some future time be developed on said property owner's property proposed to be assessed within the District.

ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District including overhead costs and the funding of a reserve fund, is estimated to be approximately \$9,100,000, of which the City will pay \$0, leaving a remainder of \$9,100,000 which shall be paid by a special assessment to be levied against the property which may be affected or specifically benefited by such Improvements. The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners. The total amount necessary to assess for the purpose of refunding and retiring the Prior Assessment Bonds is estimated to be not more than \$4,000,000. In lieu of utilizing a guaranty fund, the City intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") anticipated to be issued to finance the proposed Improvements and to refund and retire the Prior Assessment Bonds. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately ten percent (10%) of the total principal amount of Bonds to be issued, plus amounts sufficient to pay capitalized interest on that portion of the Bonds to finance the proposed Improvements for a two-year period. The City anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefited by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the Council. In addition, estimated costs of assessment include estimated overhead costs which the City projects to incur in the creation and administration of the District. The estimated cost to be assessed against the properties within the District and the method of assessment shall be as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
All above-described proposed Improvements	\$2,275	per ERU
Costs of refunding Prior Assessment Bonds	<u>1,000</u>	per ERU
TOTAL	\$3,275	

LEVY OF ASSESSMENTS

It is the intention of the City to levy assessments as provided by the laws of Utah and upon approval by the Council of Eagle Mountain City, Utah, on all parcels and lots of real property to be benefited by the proposed Improvements within the District as described herein. The purpose of the assessment and levy is to pay those costs of the Improvements and to refund the Prior Assessment Bonds which the City will not assume and pay. The method of assessment shall be by ERU as set forth herein.

The assessments may be paid by property owners in not more than fifteen (15) years in semiannual or annual installments with interest on the unpaid balance at a rate or rates fixed by the City, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other

payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended.

A map of the proposed District, copies of plans, profiles and specifications of the proposed Improvements and other related information are on file in the office of the City Engineer who will make such information available to all interested persons.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest and shall indicate the total lots represented by said protest. Protests shall be filed with the City Recorder of Eagle Mountain City, Utah, on or before 5:00 p.m. on September 23, 2003. Thereafter at 6:00 p.m. on September 23, 2003, the City Council of Eagle Mountain City, Utah, will meet in public meeting at the offices of the Council to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the Council shall adopt a resolution either abandoning the District or creating the District either as described in this Notice of Intention or with deletions and changes made as authorized by law; but the Council shall abandon the District and not create the same if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean the aggregate of the following: Protests representing one-half of the total number of ERU's to be assessed.

APPROVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH

/s/ Janet Valentine
City Recorder

Parcel 1: LEGAL DESCRIPTION AND TAX IDENTIFICATION NUMBER

Commencing from the Southeast Section corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°33'15" West along the South Section line of said Section 1334.35 feet; thence North 01°09'49" West 1126.49 feet to the South boundary of the Pony Express Park plat; thence North 88°50'10" East along said boundary 16.14 feet to a point on the Westerly boundary of Overland Trail Phase II-A and continuing along said boundary the following five courses; said point also being the beginning of a non-tangent curve concave to the Southwest having a radius of 1625.35 feet, a radial line bears South 23°34'32" West; thence Southeasterly 927.86 feet along said curve through a central angle of 32°42'31" (chord bearing and distance of said curve being South 50°04'00" East 915.30 feet); thence North 56°17'28" East 294.84 feet to the beginning of a tangent curve concave to the Northwest having a radius 25.00 feet; thence Northwesterly 39.60 feet along said curve through a central angle of 90°44'46" (chord bearing and distance of said curve being North 10°55'84" East 35.58 feet) to the beginning of a non-tangent curve concave to the Southwest having a radius of 1951.99 feet, a radial line bears South 55°32'41" West; thence Southeasterly 101.32 feet along said curve through a central angle of 02°58'26" (chord bearing and distance of said curve being South 32°57'56" East 101.31 feet); thence North 56°50'24" East 50.02 feet; to a point on the Southerly boundary of Overland Trails Phase I Plat, continuing along said boundary the following two courses; said point also being the beginning of a non-tangent curve concave to the Southwest having a radius of 1995.00 feet, a radial line bears South 58°29'15" West; thence Southeasterly 350.72 feet along said curve through a central angle of 10°04'21" (chord bearing and distance of said curve being South 26°28'35" East 350.27 feet); thence North 68°50'49" East 124.60 feet to a point on the East Section line of said Section; thence South 02°25'15" East 422.15 feet along said Section line to the point of beginning

Less and Excepting:
Beginning at a point North 685.063 feet and West 345.793 feet from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, running thence South 56°17'27" West 485.804 feet; thence South 52°02'46" West 64.807 feet; thence South 88°50'10" West 140.595 feet; thence North 67°51'44" West 54.440 feet; thence South 88°50'10" West 100.00 feet; thence North 01°09'50" West 253.89 feet; thence South 88°50'10" West 150.00 feet; thence North 01°09'50" West 46.82 feet to a point on a tangent curve to the right; thence along said 175.00 foot radius curve 107.854 feet (CD=North 16°29'31" East 106.16 feet); thence North 62°44'56" East 73.710 feet; thence North 35°28'27" East 180.00 feet to a point on a non-tangent curve to the right; thence along said 1625.00 foot radius curve 590.398 feet (CD=South 44°07'03" East 587.156 feet); thence North 56°17'27" East 294.84 feet to a point on a tangent curve to the left; thence along said 25.00 foot radius curve 39.589 feet (CD=North 10°55'04" East 35.580 feet); to a point on a non-tangent curve to the right; thence along said 1945.00 foot radius curve to the right 75.328 feet (CD=South 33°20'44" East 75.324 feet) to the point of beginning.

Tax Parcel No. 59-43-11, 59-43-23, 59-43-24
Parcel 2:

Commencing North 89°31'51" West 12.77 feet and South 1331.87 feet from the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the point of beginning; thence South 00°00'39" East 1331.84 feet; thence North 89°38'50" West 1334.13 feet; thence South 00°21'01" West 1331.39 feet; thence North 89°44'07" West 229.76 feet; thence South 00°01'14" West 564.39 feet; thence North 89°29'28" West 190.00 feet; thence South 00°01'15" West 9.83 feet to the beginning of a tangent curve concave to the Northwest having a radius of 20 feet, a radial line bears North 89°58'13" West; thence Southwesterly 31.58 feet along said curve through a central angle of 90°28'12" (chord bearing and distance of said curve being South 45°15'53" West 28.40 feet); thence North 89°29'28" West 889.81 feet to the beginning of a tangent curve concave to the Northeast having a radius of 20 feet, a radial line bears North

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00°30'27" East, thence Northwesterly 33.07 feet along said curve through a central angle of 94°44'28" (chord bearing; and distance of said curve being North 42°07'19" West 29.43 feet); thence North 05°14'49" East 60.21 feet to the beginning of a tangent curve concave to the Southeast having a radius of 20 feet, a radial line bears South 84°45'04" East; thence Northeasterly 29.76 feet along said curve through a central angle of 85°15'30" (chord bearing and distance of said curve being North 47°52'41" East 27.09 feet); thence North 08°59'40" East 50.55 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 20 feet, a radial line bears North 00°30'27" East; thence Northwesterly 33.07 feet along said curve through a central angle of 94°44'28" (chord bearing and distance of said curve being North 42°07'19" West 29.43 feet); thence North 77°44'24" West 50.38 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 20 feet, a radial line bears North 84°44'42" West; thence Southwesterly 31.47 feet along said curve through a central angle of 90°08'42" (chord bearing and distance of said curve being South 50°19'39" West 28.32 feet) to the beginning of a compound curve concave to the Northeast having a radius of 100 feet, a radial line bears North 05°26'54" East; thence Northwesterly 75.81 feet along said curve through a central angle of 43°26'14" (chord bearing and distance of said curve being North 62°49'59" West 74.01 feet) to the beginning of a reverse curve concave to the Southwest having a radius of 95 feet, a radial line bears South 48°53'11" West; thence Northwesterly 51.15 feet along said curve through a central angle of 30°50'48" (chord bearing and distance of said curve being North 56°32'13" West 50.53 feet); thence North 71°57'33" West 6.93 feet; thence North 05°14'50" East 377.90 feet; thence East 150.99 feet; thence North 00°25'52" East 1318.74 feet; thence North 00°27'57" East 1334.52 feet; thence South 89°35'19" East 2657.23 feet to the point of beginning.

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Less and Excepting:

BEGINNING AT A POINT THAT IS S 89°30'03" E ALONG THE SECTION LINE 1123.51 FEET AND SOUTH 1762.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 80°29'28 E 118.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS S 80°29'28 E.

THENCE NORTHEASTERLY ALONG SAID CURVE 23.87 FEET THROUGH A CENTRAL ANGLE OF 06°01'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 12°31'18" E 23.86 FEET);

THENCE S 74°27'56" E 54.00 FEET;

THENCE N 88°44'07" E 467.62 FEET;

THENCE S 01°15'53" E 300.00 FEET;

THENCE N 88°44'07" E 591.00 FEET;

THENCE S 01°15'53" E 122.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS N 15°09'20 W.

THENCE WESTERLY ALONG SAID CURVE 21.78 FEET THROUGH A CENTRAL ANGLE OF 07°12'48" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 78°27'04" W 21.77 FEET);

THENCE S 07°56'32" E 179.00 FEET;

THENCE N 74°31'49" E 92.22 FEET;

THENCE N 60°10'34" E 83.68 FEET;

THENCE N 46°31'22" E 83.68 FEET;

THENCE N 32°52'09" E 83.68 FEET;

THENCE EAST 142.58 FEET;

THENCE SOUTH 88.38 FEET;

THENCE S 02°59'18" E 64.93 FEET;

THENCE S 09°30'27" E 56.49 FEET;

THENCE S 50°54'08" W 208.69 FEET TO THE NORTH BOUNDARY OF CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES:

- (1) WEST 1254.81 FEET; (2) SOUTH 471.55 FEET;



THENCE LEAVING SAID SUBDIVISION BOUNDARY WEST 139.69 FEET;
 THENCE N 85°25'32" W 51.02 FEET;
 THENCE NORTH 118.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT
 HAVING A RADIUS OF 500.00 FEET.
 THENCE NORTHEASTERLY ALONG SAID CURVE 62.66 FEET THROUGH A CENTRAL ANGLE OF
 07°10'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 03°35'25" E 62.62 FEET);
 THENCE N 07°10'51" E 181.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT
 HAVING A RADIUS OF 2984.00 FEET.
 THENCE NORTHEASTERLY ALONG SAID CURVE 224.48 FEET THROUGH A CENTRAL ANGLE OF
 04°18'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 05°01'32" E 224.43 FEET);
 THENCE WEST 120.02 FEET;
 THENCE N 02°26'03" E 275.56 FEET;
 THENCE N 00°15'42" W 75.32 FEET; (||) ENT 155877:2003 PG 9 of 18
 THENCE N 01°15'53" W 200.00 FEET;
 THENCE N 05°04'32" E 69.99 FEET TO THE POINT OF BEGINNING.
 A.K.A. Pioneer Addition Phase I

and

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, T6S, R2W SLB&M; THENCE
 N89°31'09"W ALONG THE SECTION LINE 175.42 FEET AND NORTH 970.31 FEET TO THE TRUE
 POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF MOUNTAIN VIEW
 PHASE II SUBDIVISION, BOOK 46 & PAGE 530 UTAH COUNTY RECORDER; AND ALSO BEING ON
 THE EAST BOUNDARY LINE OF THE LANDING SUBDIVISION;

THENCE N05°14'50"E 377.91 FEET ALONG SAID LANDING SUBDIVISION BOUNDARY TO A POINT
 ON THE SOUTH BOUNDARY OF CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION AS RECORDED IN
 BOOK 36 PAGE 911, UTAH COUNTY RECORDER;
 THENCE EAST 1257.19 FEET ALONG SAID BOUNDARY;
 THENCE S00°01'14"W 584.22 FEET ALONG THE WESTERLY BOUNDARY OF EAGLE POINT PLAT G
 AS RECORDED IN BOOK 38 PAGE 325, UTAH COUNTY RECORDER;
 THENCE ALONG THE NORTHERLY BOUNDARY OF MOUNTAIN VIEW RANCHES SUBDIVISION
 PHASE II AS RECORDED IN BOOK 46 PAGE 530, UTAH COUNTY RECORDER THE FOLLOWING 13
 COURSES;
 N89°29'28"W 190.01 FEET;
 THENCE S00°01'15"W 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
 NORTHWEST HAVING A RADIUS OF 20 FEET;
 THENCE SOUTHWESTERLY 31.59' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 90°29'18" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S45°15'53"W 28.40 FEET);
 THENCE N89°29'28"W 889.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
 NORTHEAST HAVING A RADIUS OF 20 FEET;
 THENCE NORTHWESTERLY 33.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 94°44'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N42°07'19"W 29.43 FEET);
 THENCE N05°14'49"E 60.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
 SOUTHEAST HAVING A RADIUS OF 20 FEET;
 THENCE NORTHEASTERLY 29.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 85°15'43" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N47°52'41"E 27.09 FEET);
 THENCE N08°59'40"E 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
 THE NORTHEAST HAVING A RADIUS OF 20 FEET, A RADIAL LINE BEARS N00°30'32"E;
 THENCE NORTHWESTERLY 33.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 94°44'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N42°07'19"W 29.43 FEET);
 THENCE N77°44'24"W 50.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
 THE NORTHWEST HAVING A RADIUS OF 20 FEET, A RADIAL LINE BEARS N84°45'11"W;

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THENCE SOUTHWESTERLY 31.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'39" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S50°19'39"W 28.32 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100 FEET;

THENCE NORTHWESTERLY 75.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°26'13" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N62°49'59"W 74.01 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 95 FEET;

THENCE NORTHWESTERLY 51.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°50'42" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N56°32'13"W 50.53 FEET);
THENCE N71°57'33"W 6.93 FEET TO THE TRUE POINT OF BEGINNING.

A.K.A. Mountain View Ranch Phase III

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EXCLUDING THEREFROM THE FOLLOWING PARTIAL DESCRIPTION OF THE CEDAR TRAIL VILLAGE PHASE 1 ACCESS DEDICATION AS IT PERTAINS TO THIS PLAT MAP AND AS RECORDED AS ENTRY 24392:2001, MAP 8991-102, UTAH COUNTY RECORDER.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, T6S, R2W SLB&M; THENCE N 89°31'09" W ALONG THE SECTION LINE 175.42 FEET AND NORTH 970.31 FEET, SAID POINT BEING THE NORTHWEST CORNER OF MOUNTAIN VIEW PHASE II SUBDIVISION, BOOK 46 & PAGE 530 UTAH COUNTY RECORDER; AND ALSO BEING ON THE EAST BOUNDARY LINE OF THE LANDING SUBDIVISION;

THENCE N 05°14'50" E 377.91 FEET ALONG SAID BOUNDARY TO A POINT ON THE SOUTH BOUNDARY OF CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION; THENCE EAST 387.61 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE EAST 50.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200 FEET, A RADIAL LINE FROM SAID POINT BEARS S 88°58'14" W; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 40.28 FEET THROUGH A CENTRAL ANGLE OF 11°32'19" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 04°44'23" W 40.21 FEET).

THENCE S10°30'32"W 119.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 43.63 FEET THROUGH A CENTRAL ANGLE OF 100°00'00" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S39°29'28"E 38.30 FEET);

THENCE S00°30'32"W 50.00 FEET;

THENCE N89°29'28"W 106.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 260.42 FEET THROUGH A CENTRAL ANGLE OF 85°15'43" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S47°52'41"W 237.05 FEET);

THENCE S05°14'49"W 37.93 FEET;

THENCE N77°44'24"W 50.38 FEET;

THENCE N05°14'49"E 31.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 225.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 338.92 FEET THROUGH A CENTRAL ANGLE OF 86°18'16" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N48°23'57"E 307.77 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 35.36 FEET THROUGH A CENTRAL ANGLE OF 81°02'33" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N51°01'49"E 32.49 FEET);

THENCE N10°30'32"E 136.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET.

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 31.11 FEET THROUGH A

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CENTRAL ANGLE OF 11°52'54" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 04°34'05" E 31.05 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

and

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Less and Excepting:

Commencing North 89°30'03" West 1298.49 feet and South 2497.98 feet from the Northeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence East 1342.96 feet; thence South 1340.51 feet to a point on a non-tangent curve concave to the North and having a radius of 2025.00 feet a radial line from said point bears North 80°46'12" East; thence Easterly along said curve 131.90 feet through a central angle of 03°43'55" (Chord bearing and distance of said curve being South 82°38'09" East 131.87 feet) to the beginning of a curve concave to the Southwest and having a radius of 20.00 feet; thence Southeasterly along said curve 27.57 feet through a central angle of 79°00'27" (Chord bearing and distance of said curve being South 44°59'53" East 25.45 feet); thence South 05°29'39" East 126.15 feet; thence West 314.73 feet; thence North 00°40'05" East 241.82 feet to a point on a non-tangent curve concave to the Northeast and having a radius of 205.00 feet; a radial line bears North 52°34'46" East; thence Northwesterly along said curve 135.10 feet through a central angle 37°45'30" (Chord bearing and distance of said curve being North 18°32'30" West 132.87 feet) to the beginning of a reverse curve concave to the West and having a radius of 3015.90 feet; thence Northerly along said curve 208.99 feet through a central angle 03°58'13" (Chord bearing and distance of said curve being North 01°38'51" West 208.94 feet) to the beginning of a reverse curve concave to the East and having a radius of 3025.00 feet; thence Northerly along said curve 284.85 feet through a central angle of 05°23'43" (Chord bearing and distance of said curve being North 00°59'06" West 284.75 feet) to the beginning of a reverse curve concave to the Southwest and having a radius of 51.80 feet; thence Northwesterly along said curve 71.86 feet through a central angle of 79°30'17" (Chord bearing and distance of said curve being North 37°59'23" West 56.24 feet) to the beginning of a compound curve concave to the South and having a radius of 965.00 feet; thence Westerly along said curve 182.81 feet through a central angle of 10°51'15" (Chord bearing and distance of said curve being North 83°10'09" West 182.54 feet) to the beginning of a reverse curve concave to the North and having a radius of 3035.00 feet; thence Westerly along said curve 498.41 feet through a central angle of 09°24'33" (Chord bearing and distance of said curve being North 83°53'30" West 497.85 feet) to the beginning of a reverse curve concave to the South and having a radius of 785.00 feet; thence Southwesterly along said curve 416.39 feet through a central angle of 31°11'10" (Chord bearing and distance of said curve being South 85°13'12" West 411.27 feet) to the beginning of a compound curve concave to the Southeast and having a radius of 285.00 feet; thence Southwesterly along said curve 12.89 feet through a central angle of 02°35'32" (Chord bearing and distance of said curve being South 70°56'23" West 12.89 feet); thence North 561.42 to the point of beginning.

A.K.A. Cedar Trail Village Phase I

Tax Parcel No. 59-7-55, 59-7-57
Parcel 3:

Commencing South 00°25'52" West 838.82 feet and West 1359.09 feet from the West quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the point of beginning; thence South 08°56'01" West 1066.63 feet; thence West 125.68 feet; thence South 08°26'07" West 57.83 feet to the beginning of a tangent curve concave to the Northwest having a radius of 157.00 feet; thence Southwesterly 129.92 feet along said curve through a central angle of 47°24'46" (chord bearing and distance of said curve being South 32°08'35" West 126.24 feet); thence South 53°50'10" East 81.54 feet; thence East 102.14 feet; thence South 08°56'01" West 238.92 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 9953.50 feet, a radial line bears North 12°58'48" East; thence Northwesterly 700.24 feet along said curve through a central angle of 04°01'51" (chord bearing and distance of said curve being North 75°00'17" West 700.09 feet); thence North 67°06'00" West 60.32 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 9947.50 feet, a radial line bears North 17°21'25" East; thence Northwesterly 76.97 feet along said curve through a central angle of 00°26'36" (chord bearing and distance of said curve being North 72°25'17" West 76.97 feet) to the beginning

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of a compound curve concave to the Northeast having a radius of 94.13 feet; thence Northwesterly 149.70 feet along said curve through a central angle of 91°07'20" (chord bearing and distance of said curve being North 26°38'19" West 134.42 feet); thence North 18°55'24" East 76.87 feet; thence North 13°13'11" East 24.66 feet; thence North 18°55'24" East 538.54 feet to the beginning of a tangent curve concave to the Northeast having a radius of 1850.00 feet; thence Northwesterly 572.06 feet along said curve through a central angle of 17°43'01" (chord bearing and distance of said curve being North 10°03'53" East 569.78 feet); thence North 01°12'28" East 133.02 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 20.00 feet, a radial line bears North 87°04'19" East; thence Southeasterly 28.99 feet along said curve through a central angle of 83°03'30" (chord bearing and distance of said curve being South 44°27'26" East 26.52 feet) to the beginning of a reverse curve concave to the Southwest having a radius of 10050.00 feet; thence Southeasterly 49.50 feet along said curve through a central angle of 00°16'56" (chord bearing and distance of said curve being South 85°50'43" East 49.50 feet) to the beginning of a reverse curve concave to the Northwest having a radius of 40.00 feet; thence Northeasterly 28.75 feet along said curve through a central angle of 41°11'01" (chord bearing and distance of said curve being North 73°42'15" East 28.14 feet) to the beginning of a reverse curve concave to the Southeast having a radius of 80.00 feet; thence Northeasterly 54.85 feet along said curve through a central angle of 39°17'10" (chord bearing and distance of said curve being North 72°45'19" East 53.79 feet) to the beginning of a reverse curve concave to the Northwest having a radius of 40.00 feet; thence Northeasterly 47.54 feet along said curve through a central angle of 68°05'33" (chord bearing and distance of said curve being North 58°21'08" East 44.79 feet); thence South 7°04'20" East 32.80 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 60 feet, a radial line bears South 67°04'13" East; thence Southeasterly 112.56 feet along said curve through a central angle of 107°29'09" (chord bearing and distance of said curve being South 30°48'47" East 96.76 feet) to the beginning of a reverse curve concave to the Southwest having a radius of 10025.00 feet; thence Southeasterly 303.33 feet along said curve through a central angle of 01°44'01" (chord bearing and distance of said curve being South 83°41'22" East 303.28 feet) to the beginning of a reverse curve concave to the Northwest having a radius of 50.00 feet; thence Northeasterly 49.98 feet along said curve through a central angle of 57°16'15" (chord bearing and distance of said curve being North 68°32'31" East 47.92 feet) to the beginning of a reverse curve concave to the Southeast having a radius of 90.00 feet; thence Northeasterly 51.98 feet along said curve through a central angle of 33°05'18" (chord bearing and distance of said curve being North 56°27'03" East 51.26 feet) to the beginning of a reverse curve concave to the Northwest having a radius of 50.00 feet; thence Northeasterly 42.84 feet along said curve through a central angle of 49°05'47" (chord bearing and distance of said curve being North 48°26'49" East 41.55 feet); thence South 66°06'05" East 33.03 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 60.00 feet, a radial line bears North 89°52'52" East; thence Southeasterly 104.36 feet along said curve through a central angle of 99°39'28" (chord bearing and distance of said curve being South 49°56'52" East 91.69 feet); thence South 08°37'36" East 50.00 feet to the point of beginning.

Less and Excepting:

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Commencing at a point which lies North 89°31'09" West 1488.16 feet along the South Section line; thence North 1458.86 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 83°29'22" West 270.00 feet; thence North 06°20'38" East 160.00 feet; thence South 83°39'22" East 273.27 feet to a point of curvature of a 793.90 feet radius curve concave to the Northwest which radius point bears North 88°16'15" West; thence along the arc of said curve 160.31 feet through a central angle of 11°34'09" to the point of beginning.

Commencing South 89°31'09" East along the Section line 521.61 feet and North 435.62 feet from the South quarter corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; said point being the beginning of a 20.00 feet radius curve concave to the Northwest, to which point a radial line bears South 16°10'14" West; thence Northeasterly 31.57 feet along said curve through a central angle of 90°26'36" (chord bearing and distance of said curve being North 61°06'56" East 28.39 feet); thence North 15°53'38" East 91.02 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 120.09 feet; thence Northwesterly 158.63 feet along said curve through a central angle of 75°40'55" (chord bearing and distance of said curve being North 21°56'49" West 147.35 feet); thence North 30°12'43"

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East 43.50 feet; thence South 59°47'17" East 18.65 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 79.33 feet; thence Northeasterly 143.28 feet along said curve through a central angle of 103°28'49" (chord bearing and distance of said curve being North 68°28'18" East 124.58 feet); thence South 73°16'06" East 44.87 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 128.18 feet, to which point a radial line bears North 83°04'22" West; thence Southeasterly 179.41 feet along said curve through a central angle of 80°11'44" (chord bearing and distance of said curve being South 33°10'14" East 165.12 feet); thence South 73°16'06" East 29.98 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 118.50 feet; thence Northeasterly 77.32 feet along said curve through a central angle of 37°23'10" (chord bearing and distance of said curve being North 88°02'19" East 75.96 feet) to the beginning of a non-tangent compound curve concave to the Southwest and having a radius of 20.00 feet, to which point a radial line bears South 62°39'49" East; thence Northwesterly 22.98 feet along said curve through a central angle of 65°50'07" (chord bearing and distance of said curve being North 05°34'53" West 21.74 feet); thence North 51°30'04" East 24.00 feet; thence South 38°29'56" East 8.11 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 20.00 feet, to which point a radial line bears South 51°30'04" West; thence Southeasterly 17.94 feet along said curve through a central angle of 51°23'12" (chord bearing and distance of said curve being South 64°11'32" East 17.34 feet) to the beginning of a non-tangent compound curve concave to the Northwest and having a radius of 118.50 feet, to which point a radial line bears South 41°53'41" East; thence Northeasterly 82.05 feet along said curve through a central angle of 39°40'12" (chord bearing and distance of said curve being North 28°16'13" East 80.42 feet); thence North 08°26'07" East 57.68 feet; thence South 81°33'53" East 37.00 feet; thence South 08°26'07" West 57.68 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 155.50 feet; thence Southwesterly 129.03 feet along said curve through a central angle of 47°32'35" (chord bearing and distance of said curve being South 32°12'24" West 125.36 feet); thence South 34°01'18" East 6.50 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 162.00 feet to which point a radial line bears North 34°01'18" East; thence Southwesterly 143.50 feet along said curve through a central angle of 50°45'12" (chord bearing and distance of said curve being South 81°21'18" West 138.86 feet); thence North 73°16'06" West 61.12 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 60.33 feet; thence Southwesterly 95.65 feet along said curve through a central angle of 90°50'16" (chord bearing and distance of said curve being South 61°18'46" West 85.94 feet); thence South 15°53'38" West 109.41 feet to the beginning of a tangent curve concave to the Northeast having a radius of 20.00 feet; thence Southeasterly along said curve a distance of 31.57 feet through a central angle of 90°26'42" (chord bearing and distance of said curve being South 29°19'43" East 28.39 feet) to the point of cusp with a 9953.50 feet radius curve concave to the Northeast to which point a radial line bears South 15°26'56" West; thence Northwesterly 154.32 feet along said curve through a central angle of 00°53'18" (chord bearing and distance of said curve being North 74°06'25" West 154.31 feet) to the point of beginning.

and

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Less and Excepting:

BEGINNING AT A POINT N89°31'09"W 1420.94 FEET AND NORTH 1558.75 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN TO THE POINT OF BEGINNING;

THENCE N84°22'12"W 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 797.19 FEET, A RADIAL LINE BEARS N84°22'41"W;

THENCE NORTHEASTERLY 103.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N01°54'23"E 103.32 FEET);

THENCE S69°30'37"E 53.78 FEET;

SAID POINT ALSO THE SOUTHEAST CORNER OF TRAILHEAD ACCESS/CHURCH SITE AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE PER BOOK 53 PAGE 245, THENCE ALONG SAID PLAT THE FOLLOWING SEVEN COURSES;

TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 149.00 FEET;

THENCE NORTHEASTERLY 103.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF



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39°36'56" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N19°21'56"E 100.98 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 96.47 FEET;
 THENCE NORTHWESTERLY 132.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°49'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N00°14'32"W 122.51 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET;
 THENCE NORTHWESTERLY 61.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°35'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N15°51'46"W 59.71 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1364.13 FEET;
 THENCE NORTHEASTERLY 329.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N01°01'10"E 328.37 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;
 THENCE NORTHEASTERLY 35.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°57'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N44°35'14"E 30.86 FEET)
 THENCE S84°55'56"E 3.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET;
 THENCE NORTHEASTERLY 126.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°26'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N82°20'53"E 125.50 FEET) TO A POINT ON THE SOUTH BOUNDARY LINE OF CEDAR TRAIL VILLAGES PHASE I AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 36 PAGE 911 SAID POINT ALSO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET;
 THENCE NORTHEASTERLY 103.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'26" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N73°29'24"E 103.05 FEET);
 THENCE LEAVING SAID BOUNDARY S01°04'57"E 133.27 FEET;
 THENCE S15°03'35"E 22.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 613.00 FEET, A RADIAL LINE BEARS S15°03'35"E;
 THENCE SOUTHWESTERLY 19.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'48" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S74°01'31"W 19.58 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;
 THENCE SOUTHWESTERLY 11.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S39°03'19"W 11.20 FEET);
 THENCE S05°10'00"W 281.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;
 THENCE SOUTHEASTERLY 17.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°53'49" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S45°56'54"E 15.63 FEET);
 THENCE S09°16'37"W 52.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;
 THENCE SOUTHWESTERLY 13.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°40'22" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S43°50'11"W 12.54 FEET);
 THENCE S05°10'00"W 229.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;
 THENCE SOUTHEASTERLY 15.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°03'55" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S38°01'57"E 13.65 FEET);
 THENCE S08°56'05"W 34.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF ANTONELLO, ROSE ET AL TEE PROPERTY AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 59 PAGE 44; THENCE N81°03'55"W 212.47 FEET TO THE POINT OF BEGINNING.
 A.K.A Colonial Park Phase I

and

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Less and Excepting:

Beginning at a point located North 89°31'09" West along the section line 1840.97 feet and North 570.62 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 73°16'00" West 89.95 feet; thence North 28°14'33" West 127.00 feet; thence North 16°44'00"



East 95.65 feet; thence South 73°16'00" East 91.00 feet; thence North 16°44'00" East 82.11 feet; thence South 73°16'00" East 12.76 feet; thence North 03°28'00" West 51.56 feet; thence North 86°32'00" East 62.00 feet; thence South 03°28'00" East 55.92 feet; thence North 83°27'34" East 39.10 feet; thence South 81°34'00" East 59.31 feet; thence South 08°26'00" West 62.00 feet; thence North 81°34'00" West 44.52 feet; thence South 16°44'00" West 119.57 feet; thence South 38°30'00" East 20.91 feet; thence South 21°36'21" West 11.05 feet; thence South 38°30'00" East 67.48 feet along an arc length of 134.95 feet with a radius of 140.00 feet 55°13'50" (Chord bears South 79°06'57" West 129.79 feet) to the point of beginning.

A.K.A. Town Center East, Plat "A"

Tax Parcel No. 59-44-41, 59-44-73
Parcel 4:

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Commencing South 88°55'15" East 26.44 feet from the North quarter corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°27'10" West 2555.39 feet; thence North 88°59'38" West 20.71 feet to the Northeast corner of the Sewer Treatment Plat and following the Northerly boundary of said plat the following three courses; thence North 88°59'38" West 545.81 feet; thence South 252.61 feet; thence North 88°59'38" West 654.59 feet; thence North 88°59'38" West 1468.64 feet to the East Section line of Section 23, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°46'22" East along said Section line to the East quarter corner of said Section 140.03 feet; thence North 00°46'22" East continuing along the Easterly Section line of said Section 2673.68 feet to the Northwest Section corner of said Section; thence North 00°05'47" East along the West Section line of Section 13, 2639.69 feet to the West quarter corner of said Section; thence North 00°27'16" East continuing along said Section line of said Section 2642.63 feet to the Northwest Section corner of said Section; thence North 02°25'15" West continuing along said Section line 422.15 feet to a point on the South boundary line of Overland Trail Phase I Subdivision Plat; thence along said boundary the following eight courses: thence North 68°50'49" East 29.94 feet; thence South 35°06'06" East 643.22 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 50.00 feet, a radial line bears North 65°37'41" East; thence Southeasterly 56.85 feet along said curve through a central angle of 65°04'15" (chord bearing and distance of said curve being South 56°54'27" East 53.84 feet); thence South 35°06'18" East 235.01 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 1149.98 feet, a radial line bears South 34°36'13" East; thence Southwesterly 801.83 feet along said curve through a central angle of 39°56'59" (chord bearing and distance of said curve being North 75°22'16" East 785.68 feet); thence North 04°06'01" East 214.53 feet to the beginning of a tangent curve concave to the Southeast having a radius of 20.00 feet; thence Northeasterly 32.08 feet along said curve through a central angle of 91°53'21" (chord bearing and distance of said curve being North 50°02'42" East 28.75 feet) said point also being the beginning of a non-tangent curve concave to the Southwest having a radius of 1385.89 feet, a radial line bears South 05°59'25" West; thence Northwesterly 115.69 feet along said curve through a central angle of 04°46'59" (chord bearing and distance of said curve being South 81°37'05" East 115.66 feet) to the beginning of a reverse curve on the Northerly boundary of Overland Trail Phase III ingress/egress easement and continuing along said boundary the following ten courses; Said curve concave to the southwest having a radius of 20.00 feet; thence Southeasterly 32.08 feet along said curve through a central angle of 91°53'50" (chord bearing and distance of said curve being South 33°17'10" East 28.75 feet) to the beginning of a tangent curve concave to the Northwest having a radius of 476.46 feet; thence Southwesterly 151.12 feet along said curve through a central angle of 18°10'22" (chord bearing and distance of said curve being South 21°08'59" West 150.49 feet); thence South 30°09'57" West 283.22 feet to the beginning of a tangent curve concave to the Southeast having a radius of 535.95 feet; thence Southwesterly 250.15 feet along said curve through a central angle of 26°44'32" (chord bearing and distance of said curve being South 16°47'45" West 247.89 feet); thence South 03°25'35" West 277.53 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 20.00 feet, a radial line bears North 86°37'52" West; thence Northwesterly 30.24 feet along said curve through a central angle of 86°38'28" (chord bearing and distance of said curve being South 46°41'22" West 27.44 feet); thence South 06°09'35" West 50.29 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 20.00 feet, a radial line bears South 00°00'21" East; thence Southeasterly 32.62 feet along said curve through a central angle of 93°26'17" (chord bearing and distance of said curve being South 43°17'12" East 29.12 feet); thence North

88°06'44" East 72.31 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 20.00 feet, a radial line bears South 86°34'25" East; thence Northeasterly 30.22 feet along said curve through a central angle of 86°34'25" (chord bearing and distance of said curve being North 46°42'48" East 27.43 feet) to the Northwest corner of Overland Trail Phase III A Subdivision Plat and continuing along said boundary the following three courses; thence North 89°59'15" East 100.71 feet; thence South 876.80 feet; thence South 35°48'48" West 139.61 feet; thence South 00°12'07" West 3424.59 feet to a point on the South Section line of Section 13; thence South 88°52'09" East along the North Section line of Section 24, 1349.26 feet to the South quarter corner of said Section to the point of beginning.

Less and Excepting:

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Beginning at a point that is South 00°27'16" West along the Section line 893.83 feet and East 1096.15 feet from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence East 88.95 feet to the beginning of a tangent curve to the right having a radius of 20.00 feet; thence Southeasterly 32.61 feet along said curve through a central angle of 93°25'35" (chord bearing and distance of said curve being South 43°17'13" East 29.12 feet); thence North 88°06'20" East 72.31 feet to the beginning of a non-tangent curve to the right having a radius of 20.00 feet, from which point a radial line bears South 86°34'25" East; thence Northeasterly 30.22 feet along said curve through a central angle of 86°34'25" (chord bearing and distance of said curve being North 46°42'47" East 27.43 feet); thence East 100.70 feet to a point on the Westerly line of Overland Trails Phase III Subdivision; thence South along said boundary 679.52 feet; thence leaving said Subdivision boundary North 84°35'55" West 361.10 feet; thence North 05°06'06" East 648.10 feet to the point of beginning.

and

Less and Excepting:

Commencing North 00°46'23" East 419.55 feet South 88°59'38" East 1724.89 feet from the West quarter corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 01°00'22" East 292.57 feet; thence South 88°59'38" East 148.40 feet; thence South 01°00'22" West 292.57 feet; thence North 88°59'38" West 148.40 feet to the point of beginning.

Also less any portion lying within Road.

Tax Parcel No. 59-45-35, 59-45-39, 59-43-22, 59-43-15, 59-44-66, 59-56-19, 59-56-20 Parcel 5:

Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Less and Excepting:

Beginning at a point which is North 00°05'47" East 70.00 feet and South 89°59'09" West 262.71 feet from the Southeast corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°59'09" West 1435.48 feet; thence North 179.31 feet; thence North 19°03'47" East 152.06 feet; thence East 1285.05 feet; thence 203.55 feet on the arc of a non-tangent curve to the left having a radius of 1927.50 feet through an angle of 06°03'01" center of curve bears North 63°19'44" East 1927.50 feet, chord bears South 29°41'47" East 203.45 feet; thence South 145.94 feet to the point of beginning.

Tax Parcel No. 59-46-4, 59-45-39

Parcel 6:

The North half of the Northeast quarter of Section 23, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Tax Parcel No. 59-55-1

Parcel 7:

Commencing from the Southeast corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 88°58'25" West along the Section line 1335.75 feet; thence South 00°55'04" West 927.52 feet; thence South 89°59'59" West 464.58 feet; thence South 162.50 feet; thence North 89°59'58" West

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ORIGINAL NOT LEGIBLE

294.38 feet; thence North 00°00'14" West 162.50 feet; thence North 89°59'59" West 1386.48 feet; thence North 966.00 feet; thence North 88°58'49" West 149.01 feet; thence North 00°19'24" East 1476.92 feet; thence South 89°59'58" East 839.81 feet; thence North 00°04'35" East 569.14 feet; thence South 89°32'52" East 32.73 feet; thence South 89°29'57" East 122.91 feet; thence South 88°55'05" East 4716.67 feet; thence South 03°08'56" West 694.12 feet; thence North 89°51'20" West 705.62 feet; thence South 00°16'58" West 1333.87 feet to the South Section line of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°48'43" West along said Section line 1325.23 feet to the point of beginning.

Less and Excepting:

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Beginning at a point North 88°58'49" West 167.92 feet along the South Section line of Section 24 and North 1062.39 feet from the South quarter corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°20'00" East 392.01 feet; thence South 89°39'59" East 194.00 feet; thence South 00°19'59" West 409.50 feet; thence North 89°39'58" West 94.37 feet; thence North 00°19'39" East 17.49 feet; thence North 89°39'59" West 99.63 feet to the point of beginning.

and

Less and Excepting:

Commencing North 1452.25 feet and East 2565.36 feet from the Southwest corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°27'01" East 257.12 feet; thence North 83°18'12" East 49.14 feet; thence South 21°56'34" East 240.64 feet; thence along a curve to the right (Chord bears: South 33°44'12" West 46.25 feet, Radius=28 feet); thence South 89°24'54" West 115.07 feet to beginning.

Tax Parcel No. 59-56-17, 59-57-3, 59-19-8
Parcel 8:

Commencing South 89°21'48" East 1307.67 feet and South 1461.44 feet from the Northwest Section corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the point of beginning; thence South 01°21'28" West 1030.87 feet; thence South 89°33'55" West 100.37 feet; thence North 74°29'22" West 182.00 feet; thence South 89°33'55" West 1072.63 feet; thence South 49°48'33" West 309.30 feet to the beginning of a non-tangent curve to the left, concave to the Southwest having a radius of 91.00 feet, a radial line bears South 49°48'33" West; thence Northwesterly 75.29 feet along said curve through a central angle of 47°24'17" (chord bearing and distance of said curve being North 63°53'35" West 73.16 feet) to the beginning of a reverse curve to the right, concave to the Northeast having a radius of 100.00 feet; thence Northwesterly 71.77 feet along said curve through a central angle of 41°07'22" (chord bearing and distance of said curve being North 67°02'03" West 70.24 feet); thence South 53°11'30" West 51.39 feet to the beginning of a non-tangent curve to the right, concave to the Southwest having a radius of 80.00 feet, a radial line bears South 52°53'37" West; thence Southwesterly 121.36 feet along said curve through a central angle of 86°54'56" (chord bearing and distance of said curve being South 06°21'05" West 110.05 feet); thence South 49°48'33" West 90.09 feet to the beginning of a tangent curve to the right concave to the Northeast having a radius of 20.00 feet; thence Northwesterly 32.00 feet along said curve through a central angle of 91°40'31" (chord bearing and distance of North 84°21'12" West 28.69 feet) to the beginning of a compound curve to the right concave to the Northeast having a radius of 2653.50 feet; thence Northwesterly 1463.53 feet along said curve through a central angle of 31°36'05" (chord bearing and distance of said curve being North 22°42'54" West 1445.05 feet); thence South 88°05'17" East 1081.03 feet; thence North 88°46'09" East 1367.99 feet to the point of beginning.

Tax Parcel No. 59-44-69, 59-43-19
Parcel 9:

Commencing South 00°32'34" West 903.52 feet and West 1341.83 feet from the Northeast Section corner of Section 25, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°55'04" West 3456.21 feet; thence North 89°04'56" West 2395.39 feet; thence North 3417.40 feet; thence East 1691.48 feet; thence South 00°00'14" East 162.50 feet; thence South 89°59'58" East 294.38 feet; thence North 162.50 feet;

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thence North $89^{\circ}59'59''$ East 464.58 feet to the point of beginning.

Tax Parcel No. 59-57-3, 59-57-4

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