

P-24



Upon recording please return to:  
Washington City  
111 North 100 East  
Washington, Utah 84780  
W-PL-CC

**ORDINANCE No. 2009-04**

**AN ORDINANCE APPROVING THE DEDICATION PLAT FOR CERTAIN TRAIL EASEMENTS WITHIN THE CORAL CANYON PLANNED COMMUNITY DEVELOPMENT**

WHEREAS, a petition was filed to approve and accept a plat for the dedication of certain trail easements within the Coral Canyon Planned Community Development; and

WHEREAS, a public meeting was held on the 12<sup>th</sup> day of December 2008, by the Planning Commission to consider said petition; which was recommended for approval to the City Council, to accept certain trail easements within the Coral Canyon Planned Community Development. A public meeting was then held on the 14<sup>th</sup> day of January, 2009, by the Washington City Council to consider said petition; and

WHEREAS, the City Council did accept and approve the dedication plats for those certain easements and to be recorded as such.

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council of Washington City as follows:

1. That the attached Exhibits (1-22) are the dedication plats, including legal descriptions, for trail easements throughout the Coral Canyon Planned Community Development; and
2. The legal descriptions as found upon the dedication plats (Exhibits 1-22) are trail easements being dedicated to Washington City to be made part of the City's master trail system and to be recorded as City easements.
3. This ordinance shall be effective upon posting.

PASSED AND ORDERED POSTED on this 11<sup>th</sup> day of March 2009



WASHINGTON CITY:

By: Terrill Clove  
Terrill Clove, Mayor

Attest:

Danice B. Bulloch  
Danice B. Bulloch, Recorder

MAR. 23. 2009 11:41AM

TITLE COMPANY

NO. 1079 P. 1

**Southern Utah Title Company**  
20 N. Main Street, St. George, UT 84770  
PH: 435-652-4803 FAX: 435-656-9854  
ATTN: Brad Stapley (stapley@suttc.com)



**COMMITMENT FOR TITLE INSURANCE**

Extra Search Fee: \$2,200.00

SCHEDULE A

SUTC File No. 152074

Page No. 1

SUBDIVISION REPORT PREMIUM: \$200.00

1. Effective Date: **NOVEMBER 26, 2008 AT 7:00 A.M.**

2. Policy or Policies to be issued:

Amount

(a)  Subdivision Report

\$1,000.00

Proposed Insured: **CORAL CANYON PUBLIC TRAIL EASEMENTS PLATS (PROPOSED) FOR WASHINGTON CITY**

(b)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is **FEE SIMPLE**.

4. Title to the **FEE SIMPLE** estate or interest in the land is at the Effective Date vested in:

**SEE ATTACHED EXHIBIT "A" - VESTING**

5. The land referred to in this Commitment is situated in the County of **WASHINGTON**, State of **UTAH**, and described as follows:

**SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION**

\*\*\*

**NOTE: The names above have been checked for Judgements and any matters thereon are shown on Schedule "B" of this Commitment.**

The address of said Property:

Not yet Addressed, Washington, UTAH 84780

Countersigned:

  
Southern Utah Title Company  
Authorized Officer or Agent for  
First American Title Insurance Company

PA 3

ALTA Commitment-Schedule A (6/17/2006)

Valid Only If Schedule B and Cover Are Attached

**ORIGINAL**

MAR. 23. 2009 11:42AM

TITLE COMPANY

NO. 1079 P. 2

File No. 152074

Page No. 2

**EXHIBIT "A" - VESTING**

THE STATE OF UTAH, as to the Fee Simple, SUNCOR UTAH, INC., A UTAH CORPORATION, pursuant to an unrecorded Lease Agreement dated June 30, 1999, by and between THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), as Lessor, and in favor of SUNCOR UTAH, INC., A UTAH CORPORATION, as Lessee, as evidenced by a Memorandum of Lease, dated June 30, 1999, and recorded July 2, 1999, as Entry No. 653936, in Book 1339, at Pages 1451-1455, of Official Records, and by First Amendment to Memorandum of Lease, recorded March 20, 2003, as Entry No. 809687, in Book 1531, at Pages 267-271, and further evidenced by Assignment and Assumption thereof, as disclosed by Memorandum of Second Amendment, Third Amendment, and Fourth Amendment to Development Lease Agreement No. 610, recorded January 30, 2007, as Doc. No. 20070004870, Official Washington County Records, as to the Leasehold Estates, as to that portion of proposed "CORAL CANYON TRAIL "A", lying within Parcel "T", contained within CORAL CANYON AREA 2 - PHASE 2 SUBDIVISION, and in CORAL CANYON MASTER RESIDENTIAL OWNER'S ASSOCIATION, as to the remainder

MAR. 23. 2009 11:42AM

TITLE COMPANY

NO. 1079 P. 3

File No.152074

Page No. 3

**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL 1: (CANYON PEAK TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 00°56'40" East 780.50 feet along the West Section line and North 90°00'00" East 1312.34 feet from the West Quarter Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of Highland Park Area 4 - Phase 1 Subdivision Recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, State of Utah; running thence North 30°04'32" West 53.46 feet to the point of curvature of a 75.00 foot radius curve concave to the right; thence Northeasterly 86.12 feet along the arc of said curve through a central angle of 65°47'29" to the point of tangency; thence North 35°42'57" East 84.57 feet to the point of curvature of a 400.00 foot radius curve concave to the right; thence Northeasterly 131.65 feet along the arc of said curve through a central angle of 18°51'28" to the point of tangency; thence North 54°34'25" East 49.31 feet to the point of curvature of a 60.00 foot radius curve concave to the left; thence Northeasterly 53.15 feet along arc of said curve through a central angle of 50°45'30" to the point of tangency; thence North 03°48'55" East 21.75 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 86.61 feet along the arc of said curve through a central angle of 49°37'21" to the point of tangency; thence North 53°26'16" East 131.89 feet; thence North 63°19'22" East 80.01 feet to the point of curvature of a 180.00 foot radius curve concave to the right; thence Northeasterly 75.69 feet along arc of said curve through a central angle of 24°05'39" to the point of tangency; thence North 87°25'00" East 32.42 feet; thence North 75°01'46" East 59.84 feet; thence North 80°22'51" East 52.50 feet to the point of curvature of a 500.00 foot radius curve concave to the right; thence Northeasterly 81.81 feet along the arc of said curve through a central angle of 9°22'28" to the point of tangency; thence North 89°45'19" East 68.80 feet to the point of curvature of a 105.00 foot radius curve concave to the right; thence Southeasterly 189.03 feet along arc of said curve through a central angle of 103°08'49" to the point of tangency; thence South 12°54'08" West 85.13 feet to the Northerly Right-of-Way of Highland Parkway as described in said Highland Park Area 4 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortched to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Highland Park Lift Station boundary as described in said Highland Park Area 4 - Phase 1 Subdivision.

**PARCEL 2: (ROCK CREEK TRAIL)**

A strip of land 25.00 feet in width to be used as a trail easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, being more particularly described as follows:

Beginning at the point which is North 00°56'40" East 788.03 feet along the West Section line and North 90°00'00" East 1323.48 feet from the West Quarter Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of Highland Park Area 4 - Phase 1 Subdivision Recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, State of Utah, said point also being on the Easterly boundary of Canyon Peak Trail; running thence along said Canyon Peak Trail boundary North 30°04'32" West 25.20 feet; thence North 52°41'05" East 87.92 feet to the point of curvature of a 87.50 foot radius curve concave to the right; thence Northeasterly 94.00 feet along the arc of said curve through a central angle of 61°33'06" to the point of tangency; thence South 65°45'49" East 68.91 feet to the Westerly Right-of-Way of Highland Parkway as described in said Highland Park Area 4 - Phase 1 Subdivision; thence along said Right-of-Way South 25°48'04" West 25.01 feet; thence North 65°45'49" West 68.24 feet to the point of curvature of a 62.50 foot radius curve concave to the left; thence Northwesterly 67.14 feet along the arc of said curve through a central angle of 61°33'06" to the point of tangency; thence South 52°41'05" West 5.99 feet to a point on said Southerly boundary of Highland Park Area 4 - Phase 1 Subdivision; thence along said boundary South 52°41'05" West 85.11 feet, said point also being the point of beginning.

**PARCEL 3: (BLACK CANYON TRAIL "A")**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail

MAR. 23. 2009 11:42AM

TITLE COMPANY

NO. 1079 P. 4

easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 00°56'40" East 594.16 feet along the West Section line and North 90°00'00" East 1975.13 feet from the West Quarter Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of Highland Park Area 4 - Phase 1 Subdivision Recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, State of Utah; running thence North 35°31'15" East 197.11 feet to the point of curvature of a 500.00 foot radius curve concave to the right; thence Northeasterly 76.63 feet along the arc of said curve through a central angle of 8°46'53" to the point of tangency; thence North 44°18'08" East 133.36 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Northeasterly 77.27 feet along the arc of said curve through a central angle of 22°08'13" to the point of tangency; thence North 22°09'55" East 129.69 feet; thence North 38°57'54" East 75.55 feet to the Southerly Right-of-Way of Highland Parkway as described in said Highland Park Area 4 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 4: (BLACK CANYON TRAIL "B")

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°56'17" East 2585.44 feet along the North Section line and South 00°00'00" East 1048.26 feet from the Northwest Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Easterly Right-of-Way of Highland Parkway in Highland Park Area 4 - Phase 1 Subdivision Recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, State of Utah; running thence South 74°06'21" East 22.22 feet to the point of curvature of a 33.00 foot radius curve concave to the right; thence Southeasterly 68.51 feet along the arc of said curve through a central angle of 118°56'39" to the point of tangency; thence South 44°50'18" West 44.46 feet to the said Easterly Right-of-Way of Highland Parkway as described in said Highland Park Area 4 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary. Less and excepting any portion that lies within the Highland Park Utility Easement boundary as described in said Highland Park Area 4 - Phase 1 Subdivision.

PARCEL 5: (ZION VIEW TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 00°56'40" East 690.35 feet along the West Section line and North 90°00'00" East 1860.72 feet from the West Quarter Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Easterly Right-of-Way of Black Canyon Avenue as described in Highland Park Area 4 - Phase 1 Subdivision Recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, State of Utah; running thence South 65°55'54" East 23.90 feet; thence South 46°36'24" East 82.22 feet; thence South 62°49'49" East 43.29 feet to the Centerline of the Black Canyon Trail A, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 6: (CROWN KING TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7 & 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°56'17" East 2459.83 feet along the North Section line and South 00°00'00" East 903.00 feet from the Northwest Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Westerly Right-of-Way of Highland Parkway as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060028420 in the office of the Washington County Recorder, in said county, State of Utah; running thence North 90°00'00" West 9.58 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southwesterly 31.22 feet along the arc of said curve through a central angle of 17°53'13" to the point of tangency;

MAR. 23. 2009 11:43AM

TITLE COMPANY

NO. 1079 P. 5

thence South 72°08'47" West 45.12 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southwesterly 23.34 feet along the arc of said curve through a central angle of 13°22'26" to the point of tangency; thence South 85°29'13" West 23.22 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southwesterly 38.96 feet along the arc of said curve through a central angle of 13°19'29" to the point of tangency; thence South 63°09'44" West 25.27 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Southwesterly 105.98 feet along the arc of said curve through a central angle of 30°21'35" to the point of tangency; thence North 86°28'41" West 24.05 feet to the point of curvature of a 350.00 foot radius curve concave to the left; thence Southwesterly 122.98 feet along the arc of said curve through a central angle of 20°07'57" to the point of tangency; thence South 73°23'22" West 16.37 feet; thence South 84°20'27" West 264.37 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southwesterly 52.84 feet along the arc of said curve through a central angle of 15°08'12" to the point of tangency; thence South 69°12'15" West 37.42 feet to the point of curvature of a 45.00 foot radius curve concave to the right; thence Northwesterly 102.76 feet along the arc of said curve through a central angle of 130°50'22" to the point of tangency; thence North 20°02'37" East 115.89 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Northeasterly 73.39 feet along the arc of said curve through a central angle of 21°01'29" to the point of tangency; thence North 41°04'07" East 121.09 feet to the point of curvature of a 250.00 foot radius curve concave to the left; thence Northeasterly 167.73 feet along the arc of said curve through a central angle of 38°26'29" to the point of tangency; thence North 02°37'38" East 146.27 feet; thence North 02°00'49" West 87.69 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Northeasterly 87.93 feet along the arc of said curve through a central angle of 62°58'24" to the point of tangency; thence North 60°57'34" East 65.57 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Northeasterly 72.70 feet along the arc of said curve through a central angle of 83°18'49" to the point of tangency; thence North 22°21'15" West 41.91 feet to the point of curvature of a 30.00 foot radius curve concave to the right; thence Northwesterly 40.09 feet along the arc of said curve through a central angle of 76°33'36" to the point of tangency; thence North 54°12'21" East 130.24 feet; thence North 40°38'57" East 130.69 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Northeasterly 110.05 feet along the arc of said curve through a central angle of 31°31'35" to the point of tangency; thence North 09°07'22" East 94.63 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 83.53 feet along the arc of said curve through a central angle of 47°51'23" to the point of tangency; thence North 56°58'45" East 111.98 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Northeasterly 163.35 feet along the arc of said curve through a central angle of 46°47'50" to the point of tangency; thence North 10°10'56" East 108.02 feet; thence North 00°15'24" West 107.41 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Northeasterly 38.12 feet along the arc of said curve through a central angle of 43°41'00" to the point of tangency; thence North 43°25'36" East 129.24 feet to the point of curvature of a 150.00 foot radius curve concave to the right; thence Northeasterly 84.83 feet along the arc of said curve through a central angle of 32°24'03" to the point of tangency; thence North 75°49'39" East 12.41 feet to the point of curvature of a 80.00 foot radius curve concave to the left; thence Northeasterly 54.08 feet along the arc of said curve through a central angle of 38°43'43" to the point of tangency; thence North 37°05'56" East 36.11 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Northeasterly 39.67 feet along the arc of said curve through a central angle of 28°24'53" to the point of tangency; thence North 65°30'49" East 57.64 feet; thence North 52°12'09" East 190.13 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Northeasterly 60.10 feet along the arc of said curve through a central angle of 34°26'09" to the point of tangency; thence North 17°48'01" East 46.09 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 57.93 feet along the arc of said curve through a central angle of 33°11'38" to the point of tangency; thence North 50°57'38" East 56.56 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Northeasterly 39.92 feet along the arc of said curve through a central angle of 45°44'41" to the point of tangency; thence North 05°12'58" East 256.05 feet; thence North 14°44'08" East 119.23 feet to the point of curvature of a 250.00 foot radius curve concave to the left; thence Northeasterly 93.50 feet along the arc of said curve through a central angle of 21°25'39" to the point of tangency; thence North 06°41'31" West 110.20 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 49.13 feet along the arc of said curve through a central angle of 28°08'56" to the point of tangency; thence North 21°27'25" East 298.24 feet; thence North 13°00'46" East 176.97 feet to the point of curvature of a 30.00 foot radius curve concave to the right; thence Northeasterly 42.05 feet along the arc of said curve through a central angle of 80°18'43" to the point of tangency; thence South 86°40'31" East 111.00 feet to the Westerly Right-of-Way of Crown King Avenue as described in said Highland Park Area 3 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Telegraph Road Phase II Right-of-Way Recorded on January 8, 2001 as Entry No. 706703 in Book 1394, Page 247 in the office of the Washington County Recorder, in said county, State of Utah.

PARCEL 7: (ANGELS POINT TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail

MAR. 23. 2009 11:43AM

TITLE COMPANY

NO. 1079 P. 6

easement for public use, located in Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°56'17" East 2033.17 feet along the North Section line and South 00°00'00" East 27.53 feet from the Northwest Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Crown King Trail; running thence South 31°55'04" East 104.37 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Southeasterly 20.61 feet along the arc of said curve through a central angle of 23°36'48" to the point of tangency; thence South 08°18'15" East 20.28 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Southeasterly 50.68 feet along the arc of said curve through a central angle of 58°04'34" to the point of tangency; thence South 66°22'50" East 25.83 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southeasterly 27.90 feet along the arc of said curve through a central angle of 15°59'01" to the point of tangency; thence South 50°23'48" East 104.93 feet to the Westerly Right-of-Way of Crown King Avenue as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 8: (DESERT CLIFF TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 01°02'46" East 879.77 feet along the West Section line and North 90°00'00" East 2599.97 feet from the Southwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Crown King Trail; running thence South 04°16'53" West 136.99 feet to the point of curvature of a 30.00 foot radius curve concave to the left; thence Southeasterly 40.31 feet along the arc of said curve through a central angle of 76°58'47" to the point of tangency; thence South 72°41'54" East 102.50 feet to the Westerly Right-of-Way of Crown King Avenue as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 9: (ROCK LAND TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 01°02'46" East 1263.99 feet along the West Section line and North 90°00'00" East 2999.81 feet from the Southwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Crown King Trail; running thence South 56°53'06" East 171.01 feet to the Westerly Right-of-Way of Crown King Avenue as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 10: (HIGHLAND TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7 & 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°56'17" East 2568.20 feet along the North Section line and South 00°00'00" East 916.27 feet from the Northwest Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of the Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah; running thence North 08°27'04" East 21.49 feet to the point of curvature of a 20.00 foot radius curve concave to the right; thence Northeasterly 23.86 feet along the arc of said curve through a central angle of 68°21'40" to the point of tangency; thence North 76°48'44" East 65.92 feet to

MAR. 23. 2009. 11:43AM

TITLE COMPANY

NO. 1079 P. 7

the point of curvature of a 50.00 foot radius curve concave to the left; thence Northeasterly 32.62 feet along the arc of said curve through a central angle of 37°22'42" to the point of tangency; thence North 39°26'02" East 50.87 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Northeasterly 101.47 feet along the arc of said curve through a central angle of 29°04'10" to the point of tangency; thence North 68°30'13" East 190.99 feet; thence North 74°14'56" East 80.11 feet; thence North 64°07'05" East 79.79 feet to the point of curvature of a 150.00 foot radius curve concave to the left; thence Northeasterly 68.50 feet along the arc of said curve through a central angle of 26°09'58" to the point of tangency; thence North 37°57'06" East 98.48 feet to the point of curvature of a 150.00 foot radius curve concave to the left; thence Northeasterly 57.33 feet along the arc of said curve through a central angle of 21°53'58" to the point of tangency; thence North 16°03'09" East 59.94 feet; thence North 20°05'24" East 198.62 feet; thence North 08°50'14" East 51.66 feet; thence North 20°31'50" East 221.27 feet to the point of curvature of a 700.00 foot radius curve concave to the right; thence Northeasterly 252.66 feet along the arc of said curve through a central angle of 20°40'51" to the point of tangency; thence North 41°12'41" East 72.92 feet; thence North 48°47'01" East 73.36 feet; thence North 37°12'04" East 95.35 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Northeasterly 113.61 feet along the arc of said curve through a central angle of 32°32'54" to the point of tangency; thence North 69°44'58" East 217.49 feet to the point of curvature of a 150.00 foot radius curve concave to the right; thence Northeasterly 78.02 feet along the arc of said curve through a central angle of 29°48'04" to the point of tangency; thence South 80°26'58" East 76.42 feet to the point of curvature of a 75.00 foot radius curve concave to the left; thence Northeasterly 130.60 feet along the arc of said curve through a central angle of 99°46'28" to the point of tangency; thence North 00°13'26" West 249.83 feet; thence North 17°47'44" East 184.90 feet; thence North 08°52'31" East 101.38 feet; thence North 23°29'18" East 73.08 feet to the point of curvature of a 180.00 foot radius curve concave to the left; thence Northeasterly 124.02 feet along the arc of said curve through a central angle of 39°28'37" to the point of tangency; thence North 15°59'19" West 55.41 feet; thence North 23°44'03" West 136.47 feet; thence North 09°41'25" West 128.19 feet; thence North 01°34'27" East 79.76 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Northwesterly 46.95 feet along the arc of said curve through a central angle of 26°54'01" to the point of tangency; thence North 25°19'35" West 48.50 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Northwesterly 67.11 feet along the arc of said curve through a central angle of 38°26'57" to the point of tangency; thence North 63°46'32" West 25.71 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 35.07 feet along the arc of said curve through a central angle of 20°05'40" to the point of tangency; thence North 43°40'52" West 297.08 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 60.44 feet along the arc of said curve through a central angle of 34°37'41" to the point of tangency; thence North 09°03'11" West 126.51 feet; thence North 18°38'01" West 84.21 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 32.54 feet along the arc of said curve through a central angle of 18°38'35" to the point of tangency; thence North 00°00'34" East 21.72 feet, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Highland Park park boundary as described in said Highland Park Area 3 - Phase 1 Subdivision.

**PARCEL 11: (WILDERNESS GATE TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 18 Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 88°57'23" West 2376.48 feet along the North Section line and South 00°00'00" West 136.41 feet from the Northeast Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Highland Trail; running thence North 63°42'04" West 165.25 feet to the Easterly Right-of-Way of Highland Parkway as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 12: (CLEAR POINT TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 88°57'23" West 1988.88 feet along the North Section line and North 00°00'00" West 492.81 feet from the Northeast Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base &



MAR. 23. 2009 11:44AM

TITLE COMPANY

NO. 1079 P. 8

Meridian, Washington County, State of Utah, said point also being on the Centerline of the Highland Trail; running thence North 48°30'35" West 30.91 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Northwesterly 44.81 feet along the arc of said curve through a central angle of 32°09'49" to the point of tangency; thence North 16°20'47" West 90.40 feet to the Easterly Right-of-Way of Highland Parkway as described in Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060023420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 13: (MOUNT EVEREST TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 88°57'23" West 1522.23 feet along the North Section line and North 00°00'00" West 618.35 feet from the Northeast Corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Highland Trail; running thence North 63°24'45" East 48.93 feet to the point of curvature of a 80.00 foot radius curve concave to the left; thence Northwesterly 53.65 feet along the arc of said curve through a central angle of 38°25'16" to the point of tangency; thence North 24°59'29" East 118.71 feet to the point of curvature of a 35.00 foot radius curve concave to the right; thence Northeasterly 70.72 feet along the arc of said curve through a central angle of 115°46'02" to the point of tangency; thence South 39°14'30" East 31.55 feet to the point of curvature of a 300.00 foot radius curve concave to the right; thence Southeasterly 146.57 feet along the arc of said curve through a central angle of 27°59'34" to the point of tangency; thence South 11°14'56" East 45.70 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southeasterly 61.86 feet along the arc of said curve through a central angle of 35°26'32" to the point of tangency; thence South 46°41'28" East 32.33 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southeasterly 55.88 feet along the arc of said curve through a central angle of 32°00'18" to the point of tangency; thence South 14°41'10" East 42.27 feet to the point of curvature of a 35.00 foot radius curve concave to the left; thence Northeasterly 88.33 feet along the arc of said curve through a central angle of 144°35'35" to the point of tangency; thence North 20°43'16" East 96.72 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 45.61 feet along the arc of said curve through a central angle of 26°07'58" to the point of tangency; thence North 46°51'14" East 33.08 feet; thence North 28°15'18" East 103.29 feet to the point of curvature of a 300.00 foot radius curve concave to the right; thence Northeasterly 58.81 feet along the arc of said curve through a central angle of 11°26'30" to the point of tangency; thence North 39°41'48" East 44.48 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Northeasterly 70.98 feet along the arc of said curve through a central angle of 20°20'01" to the point of tangency; thence North 19°21'47" East 33.48 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 44.63 feet along the arc of said curve through a central angle of 25°34'07" to the point of tangency; thence North 44°55'54" East 130.78 feet to the point of curvature of a 300.00 foot radius curve concave to the left; thence Northeasterly 60.76 feet along the arc of said curve through a central angle of 11°36'17" to the point of tangency; thence North 33°19'37" East 88.43 feet; thence North 70°21'01" East 34.59 feet to the point of curvature of a 30.00 foot radius curve concave to the right; thence Southeasterly 48.49 feet along the arc of said curve through a central angle of 92°36'08" to the point of tangency; thence South 17°02'51" East 88.36 feet to the Westerly Right-of-Way of Coral Canyon Boulevard, said point also being on the Easterly boundary of Highland Park Area 3 - Phase 1 Subdivision Recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 14: (TELEGRAPH TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 88°57'23" West 505.30 feet along the South Section line and North 00°00'00" West 553.91 feet from the Southeast Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point being on the Easterly Right-of-Way of Coral Canyon Boulevard, said point also being on the Easterly Right-of-Way of Coral Canyon Boulevard; running thence South 51°51'02" East 16.30 feet; thence South 39°15'08" East 41.54 feet; thence South 09°06'43" East 20.07 feet; thence South 80°37'38" East 16.56 feet to the point of curvature of a 30.00 foot radius curve concave to the left; thence Northeasterly 25.99 feet along the arc of said curve through a central angle of 49°38'18" to the point of tangency; thence North 49°44'04" East 26.91 feet to the point of curvature of a 30.00 foot radius curve concave to the right;

MAR. 23. 2009 11:46AM

TITLE COMPANY

NO. 1079 P. 9

thence Northeasterly 19.58 feet along the arc of said curve through a central angle of 37°21'15" to the point of tangency; thence North 87°05'19" East 21.36 feet to the point of curvature of a 30.00 foot radius curve concave to the left; thence Northeasterly 17.45 feet along the arc of said curve through a central angle of 33°20'04" to the point of tangency; thence North 53°45'18" East 35.48 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Northeasterly 17.31 feet along the arc of said curve through a central angle of 19°49'51" to the point of tangency; thence North 73°35'08" East 35.62 feet to the point of curvature of a 60.00 foot radius curve concave to the left; thence Northeasterly 38.32 feet along the arc of said curve through a central angle of 36°35'20" to the point of tangency; thence North 36°59'46" East 44.95 feet to the point of curvature of a 30.00 foot radius curve concave to the right; thence Northeasterly 29.64 feet along the arc of said curve through a central angle of 56°36'31" to the point of tangency; thence South 86°23'43" East 39.69 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Northeasterly 31.59 feet along the arc of said curve through a central angle of 36°12'05" to the point of tangency; thence North 57°24'12" East 22.46 to the Westerly boundary of Fourteen Fairway - Phase II Subdivision Recorded on December 1, 2004 as Entry No. 914000 in Book 1692, Page 1642 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Telegraph Road Right-of-Way Recorded on January 8, 2001 as Entry No. 706703 in Book 1394, Page 247 in the office of the Washington County Recorder, in said county, State of Utah.

PARCEL 15: (CORAL CANYON TRAIL "A")

A strip of land to be used as a trail easement for public use, a portion of which is 15.00 feet in width, being 7.50 feet left and right of the described centerline, and the remainder of which is 25.00 feet in width, being 12.50 feet left and right of the described centerline, located in Section 5 & 6, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the centerline and width being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 731.23 feet along the West Section line and North 90°00'00" East 572.50 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Easterly Right-of-Way of Grasslands Parkway as described in the Coral Canyon Development Area 2 - Phase 2 Subdivision Recorded on July 1, 2004 as Entry No. 887882 in Book 1651, Page 1577 in the office of the Washington County Recorder, in said county, State of Utah; said point being on the centerline of a 15.00 foot wide public trail easement, being 7.50 feet left and right of the described centerline; running thence North 81°27'55" East 145.00 feet, said point being the terminus of the 15.00 foot wide public trail easement and also being the start of the 25.00 foot wide public trail easement, being 12.50 feet left and right of the described centerline; thence North 82°41'01" East 81.61 feet to the point of curvature of a 85.00 foot radius curve concave to the left; thence Northwesterly 206.00 feet along the arc of said curve through a central angle of 137°14'35" to the point of tangency; thence North 54°33'34" West 25.48 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 41.12 feet along the arc of said curve through a central angle of 23°33'37" to the point of tangency; thence North 30°59'57" West 187.79 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 48.53 feet along the arc of said curve through a central angle of 27°48'13" to the point of tangency; thence North 03°11'44" West 109.45 feet to the point of curvature of a 180.00 foot radius curve concave to the left; thence Northwesterly 174.42 feet along the arc of said curve through a central angle of 55°31'14" to the point of tangency; thence North 58°42'58" West 50.09 feet to the point of curvature of a 60.00 foot radius curve concave to the right; thence Northwesterly 69.05 feet along the arc of said curve through a central angle of 65°56'04" to the point of tangency; thence North 07°13'06" East 113.07 feet to the point of curvature of a 56.00 foot radius curve concave to the left; thence Southwesterly 161.45 feet along the arc of said curve through a central angle of 165°11'07" to the point of tangency; thence South 22°01'59" West 64.76 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Southwesterly 97.29 feet along the arc of said curve through a central angle of 69°40'56" to the point of tangency; thence North 88°17'05" West 126.38 feet to the point of curvature of a 110.00 foot radius curve concave to the left; thence Southwesterly 137.63 feet along the arc of said curve through a central angle of 71°41'22" to the point of tangency; thence South 20°01'33" West 133.34 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Southwesterly 85.68 feet along the arc of said curve through a central angle of 61°21'40" to the point of tangency; thence South 81°23'13" West 79.68 feet; thence North 89°05'24" West 128.50 feet to the point of curvature of a 250.00 foot radius curve concave to the left; thence Southwesterly 102.76 feet along the arc of said curve through a central angle of 23°33'07" to the point of tangency; thence South 67°21'29" West 130.01 feet to the point of curvature of a 150.00 foot radius curve concave to the left; thence Southwesterly 47.37 feet along the arc of said curve through a central angle of 18°05'40" to the point of tangency; thence South 49°15'49" West 95.12 feet to the point of curvature of a 60.00 foot radius curve concave to the right; thence Northwesterly 61.14 feet along the arc of said curve through a central angle of 58°23'12" to the point of tangency; thence North 72°20'59" West 36.18 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Northwesterly 39.82 feet along the arc of said curve through a central angle of 22°48'52" to the point of tangency; thence South 84°50'09" West

MAR. 23. 2009 11:49AM

TITLE COMPANY

NO. 1079 P. 10

37.80 feet to the point of curvature of a 250.00 foot radius curve concave to the left; thence Southwesterly 155.23 feet along the arc of said curve through a central angle of 35°34'36" to the point of tangency; thence South 49°15'33" West 81.08 feet to the point of curvature of a 300.00 foot radius curve concave to the right; thence Southwesterly 115.32 feet along the arc of said curve through a central angle of 22°01'26" to the point of tangency; thence South 71°16'59" West 174.90 feet to the point of curvature of a 300.00 foot radius curve concave to the left; thence Southwesterly 51.38 feet along the arc of said curve through a central angle of 9°48'47" to the point of tangency; thence South 61°28'12" West 49.04 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Northwesterly 115.66 feet along the arc of said curve through a central angle of 33°08'02" to the point of tangency; thence North 85°23'46" West 54.21 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southwesterly 55.61 feet along the arc of said curve through a central angle of 15°55'51" to the point of tangency; thence South 78°40'23" West 98.67 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northwesterly 62.50 feet along the arc of said curve through a central angle of 35°48'41" to the point of tangency; thence North 85°30'55" West 16.29 feet to the point of curvature of a 110.00 foot radius curve concave to the left; thence Southwesterly 132.20 feet along the arc of said curve through a central angle of 68°51'26" to the point of tangency; thence South 45°37'39" West 91.43 feet to the point of curvature of a 150.00 foot radius curve concave to the right; thence Southwesterly 136.65 feet along the arc of said curve through a central angle of 52°11'51" to the point of tangency; thence North 82°10'30" West 100.22 feet; thence South 85°11'40" West 69.26 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southwesterly 75.32 feet along the arc of said curve through a central angle of 43°09'22" to the point of tangency; thence South 42°02'18" West 33.62 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southwesterly 78.71 feet along the arc of said curve through a central angle of 45°05'57" to the point of tangency; thence South 87°08'14" West 37.84 feet to the point of curvature of a 300.00 foot radius curve concave to the left; thence Southwesterly 55.70 feet along the arc of said curve through a central angle of 10°38'16" to the point of tangency; thence South 76°29'59" West 61.34 feet to the point of curvature of a 300.00 foot radius curve concave to the left; thence Southwesterly 43.29 feet along the arc of said curve through a central angle of 8°18'04" to the point of tangency; thence South 68°13'54" West 102.55 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Southwesterly 42.85 feet along the arc of said curve through a central angle of 12°16'28" to the point of tangency; thence South 80°30'22" West 57.41 feet; thence South 87°03'23" West 76.19 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southwesterly 60.82 feet along the arc of said curve through a central angle of 17°25'28" to the point of tangency; thence South 69°37'55" West 74.93 feet; thence South 73°38'51" West 204.93 feet; thence South 71°58'35" West 243.30 feet; thence South 71°45'29" West 203.56 feet to the point of curvature of a 30.00 foot radius curve concave to the left; thence Southwesterly 40.46 feet along the arc of said curve through a central angle of 94°27'10" to the point of tangency; thence South 22°41'41" East 21.03 feet to the Southwesterly boundary of the Coral Canyon Development Area 2 - Phase 3 Subdivision Recorded on August 11, 2005 as Entry No. 963867 in Book 1777, Page 172 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 15 foot and 25 foot easements to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 16: (CORAL CANYON TRAIL "B")**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 1455.22 feet along the West Section line and North 90°00'00" East 724.98 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Westerly Right-of-Way of Grasslands Parkway as described in the Coral Canyon Recreation Center Final Plat Recorded on October 3, 2002 as Entry No. 783849 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, State of Utah; running thence South 03°48'54" East 8.08 feet; thence South 26°00'53" East 61.31 feet; thence South 37°37'33" East 37.92 feet to the point of curvature of a 160.00 foot radius curve concave to the right; thence Southeasterly 94.22 feet along the arc of said curve through a central angle of 33°44'18" to the point of tangency; thence South 03°53'15" East 12.05 feet to the Northerly boundary of Heritage Park recorded on April 8, 2002 as Entry No. 760049 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said county, in the state of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Grasslands Parkway Right-of-Way as described in said Coral Canyon Recreation Center Final Plat.

**PARCEL 17: (CORAL CANYON TRAIL "C")**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail

MAR. 23. 2009 11:50AM

TITLE COMPANY

NO. 1079 P. 11

easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 2197.58 feet along the West Section line and North 90°00'00" East 1236.70 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Northerly Right-of-Way of Coral Canyon Boulevard as described in the Coral Canyon Development Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, State of Utah; running thence North 34°45'57" East 95.24 feet to the point of curvature of a 80.00 foot radius curve concave to the left; thence Northeasterly 78.13 feet along the arc of said curve through a central angle of 55°57'28" to the point of tangency; thence North 21°11'31" West 60.26 feet; thence North 00°51'32" West 122.68 feet to the point of curvature of a 60.00 foot radius curve concave to the left; thence Northwesterly 31.63 feet along the arc of said curve through a central angle of 30°12'01" to the Southerly boundary of Heritage Park recorded on April 8, 2002 as Entry No. 760049 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said county, in the state of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 18: (COTTONWOOD WASH TRAIL "A")

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 1937.27 feet along the West Section line and North 90°00'00" East 1282.72 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Coral Canyon Trail C; running thence North 83°44'35" East 117.19 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Southeasterly 30.56 feet along the arc of said curve through a central angle of 35°01'09" to the point of tangency; thence South 61°14'16" East 20.09 feet to the point of curvature of a 20.00 foot radius curve concave to the right; thence Southeasterly 19.59 feet along the arc of said curve through a central angle of 56°07'04" to the point of tangency; thence South 05°07'13" East 16.30 feet to the point of curvature of a 28.00 foot radius curve concave to the left; thence Northeasterly 57.12 feet along the arc of said curve through a central angle of 116°52'38" to the point of tangency; thence North 58°00'08" East 24.28 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Northeasterly 24.98 feet along the arc of said curve through a central angle of 28°37'11" to the point of tangency; thence North 86°37'20" East 63.12 feet to the Northerly Right-of-Way of Coral Canyon Boulevard as described in the Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 19: (SILVER MINE TRAIL)

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 384.54 feet along the West Section line and North 90°00'00" East 725.60 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Coral Canyon Trail A; running thence North 68°10'01" East 27.48 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Southeasterly 41.46 feet along the arc of said curve through a central angle of 47°30'23" to the point of tangency; thence South 64°19'36" East 40.11 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southeasterly 46.59 feet along the arc of said curve through a central angle of 26°41'29" to the point of tangency; thence North 88°58'55" East 17.50 feet to the point of curvature of a 60.00 foot radius curve concave to the right; thence Southeasterly 70.87 feet along the arc of said curve through a central angle of 67°40'41" to the point of tangency; thence South 23°20'25" East 66.12 feet to the point of curvature of a 80.00 foot radius curve concave to the left; thence Southeasterly 90.60 feet along the arc of said curve through a central angle of 64°53'23" to the point of tangency; thence South 88°13'48" East 109.42 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Southeasterly 51.22 feet along the arc of said curve through a central angle of 14°40'26" to the point of tangency; thence South 73°33'22" East 55.25 feet to the point of curvature of a 65.00 foot radius curve concave to the left; thence Northeasterly 101.13 feet along the arc of said curve through a central angle of 89°08'32" to the point of tangency; thence North 17°18'06" East 34.76 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 59.38 feet along the arc of said curve through a central

MAR. 23. 2009 11:51AM

TITLE COMPANY

NO. 1079 P. 12

angle of 34°01'13" to the point of tangency; thence North 51°19'18" East 9.52 feet to the Westerly Right-of-Way of Prospector Lane as described in Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078, in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 20: (WESTERN LEDGE TRAIL)**

A strip of land to be used as a trail easement for public use, a portion of which is 15.00 feet in width, and the remainder of which is 25.00 feet in width, located in Section 6, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, being more particularly described as follows:

Beginning at the point which is South 01°11'11" East 917.93 feet along the West Section line and North 90°00'00" West 2580.80 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of the Coral Canyon Trail; running thence South 35°49'04" West 15.94 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southeasterly 99.74 feet along the arc of said curve through a central angle of 57°08'46" to the point of tangency; thence South 21°19'42" East 54.28 feet to the point of curvature of a 210.00 foot radius curve concave to the right; thence Southeasterly 69.92 feet along the arc of said curve through a central angle of 19°04'32" to the point of tangency; thence South 02°15'10" East 28.88 feet to the point of curvature of a 220.00 foot radius curve concave to the left; thence Southeasterly 180.98 feet along the arc of said curve through a central angle of 47°08'03" to the point of tangency; thence South 49°23'13" East 57.85 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southeasterly 71.79 feet along the arc of said curve through a central angle of 20°34'02" to the point of tangency; thence South 69°57'15" East 69.78 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Southeasterly 76.30 feet along the arc of said curve through a central angle of 21°51'31" to the point of non-tangency; thence North 58°04'09" East 143.16 feet to the Westerly boundary of Western Overlook Drive Right-of-Way as described in Coral Canyon Area 2 - Phase 3 Subdivision Recorded on August 11, 2005 as Entry No. 963867 in Book 1777, Page 172 in the office of the Washington County Recorder, in said county, State of Utah; thence along said Western Overlook Drive Right-of-Way South 31°28'34" East 15.00 feet; thence South 58°04'09" West 139.32 feet to a point on the arc of a 200.00 foot radius curve concave to the right, the radius point of which bears South 46°20'00" West; thence Southeasterly 45.01 feet along the arc of said curve through a central angle of 12°53'36" to the point of tangency; thence South 30°46'23" East 123.99 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southeasterly 156.04 feet along the arc of said curve through a central angle of 44°42'05" to the point of tangency; thence South 75°28'28" East 79.97 feet to the point of curvature of a 240.00 foot radius curve concave to the right; thence Southeasterly 138.82 feet along the arc of said curve through a central angle of 33°08'29" to the point of tangency; thence South 42°19'59" East 37.47 feet; thence South 53°37'05" East 64.83 feet; thence South 39°48'06" East 74.29 feet; thence South 74°35'54" East 60.85 feet; thence North 68°51'11" East 36.40 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southeasterly 51.86 feet along the arc of said curve through a central angle of 29°42'40" to the point of tangency; thence South 81°26'08" East 43.10 feet; thence North 59°47'21" East 48.93 feet to the Westerly Right-of-Way of Jones Ranch Road as described in said Coral Canyon Area 2 - Phase 3 Subdivision; thence along said Jones Ranch Road Right-of-Way South 01°15'08" East 28.57 feet; thence South 59°47'21" West 43.90 feet; thence North 81°26'08" West 51.90 feet to the point of curvature of a 75.00 foot radius curve concave to the left; thence Southwesterly 38.89 feet along the arc of said curve through a central angle of 29°42'40" to the point of tangency; thence South 68°51'11" West 44.66 feet; thence North 74°35'54" West 76.94 feet; thence North 39°48'06" West 79.09 feet; thence North 53°37'05" West 64.27 feet; thence North 42°19'59" West 39.94 feet to the point of curvature of a 215.00 foot radius curve concave to the left; thence Northwesterly 124.36 feet along the arc of said curve through a central angle of 33°08'29" to the point of tangency; thence North 75°28'28" West 79.97 feet to the point of curvature of a 225.00 foot radius curve concave to the right; thence Northwesterly 175.54 feet along the arc of said curve through a central angle of 44°42'05" to the point of tangency; thence North 30°46'23" West 123.99 feet to the point of curvature of a 175.00 foot radius curve concave to the left; thence Northwesterly 119.67 feet along the arc of said curve through a central angle of 39°10'52" to the point of tangency; thence North 69°57'15" West 69.78 feet to the point of curvature of a 225.00 foot radius curve concave to the right; thence Northwesterly 80.77 feet along the arc of said curve through a central angle of 20°34'02" to the point of tangency; thence North 49°23'13" West 57.85 feet to the point of curvature of a 245.00 foot radius curve concave to the right; thence Northwesterly 201.55 feet along the arc of said curve through a central angle of 47°08'03" to the point of tangency; thence North 02°15'10" West 28.88 feet to the point of curvature of a 185.00 foot radius curve concave to the left; thence Northwesterly 61.59 feet along the arc of said curve through a central angle of 19°04'32" to the point of tangency; thence North 21°19'42" West 36.90 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Northwesterly 58.91 feet along the arc of said curve through a central angle of 33°45'01" to the point of tangency; thence North 55°04'43" West 92.64 feet to the Southerly boundary of said Coral Canyon Trail; thence along said Southerly Coral Canyon Trail boundary North 83°57'49" East 38.14 feet; thence South 55°04'43" East 68.93 feet; thence North 12°33'22" East 52.46 feet to the Southerly boundary of said Coral

MAR. 23. 2009 11:53AM

TITLE COMPANY

NO. 1079 P. 13

Canyon Trail; thence along said Southerly Coral Canyon Trail boundary North 89°07'18" East 49.25 feet, said point also being the point of beginning.

**PARCEL 21: (LITTLE SAN FRANCISCO TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is North 00°22'33" East 560.76 feet along the East Section line and North 90°00'00" West 2237.32 feet from the East 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Easterly Right-of-Way of Silvercreek Drive as described in Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078, in the office of the Washington County Recorder, in said county, State of Utah; running thence North 59°54'19" East 29.54 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 63.02 feet along the arc of said curve through a central angle of 36°06'33" to the point of tangency; thence South 83°59'08" East 80.39 feet to the point of curvature of a 48.00 foot radius curve concave to the left; thence Northwesterly 95.35 feet along the arc of said curve through a central angle of 113°43'43" to the point of tangency; thence North 17°47'50" West 52.10 feet to the point of curvature of a 15.00 foot radius curve concave to the right; thence Northeasterly 23.28 feet along the arc of said curve through a central angle of 88°50'18" to the point of tangency; thence North 71°02'28" East 34.95 feet to the point of curvature of a 30.00 foot radius curve concave to the left; thence Northeasterly 28.91 feet along the arc of said curve through a central angle of 55°12'45" to the point of tangency; thence North 15°49'42" East 19.07 feet to the point of curvature of a 28.00 foot radius curve concave to the right; thence Southeasterly 66.60 feet along the arc of said curve through a central angle of 138°17'13" to the point of tangency; thence South 27°53'05" East 39.02 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southeasterly 32.65 feet along the arc of said curve through a central angle of 18°42'22" to the point of tangency; thence South 46°35'27" East 57.41 feet; thence South 39°26'22" East 30.14 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Southeasterly 43.16 feet along the arc of said curve through a central angle of 24°43'48" to the point of tangency; thence South 14°42'34" East 42.68 feet; thence South 23°40'26" East 24.93 feet to the Northwesterly boundary of the Canyon Greens Commercial Center as described in Phase "B" Final Plat for Canyon Greens Commercial Center Recorded on October 13, 2003 in Book 1588, Page 2000, in the office of the Washington County Recorder, in said county, State of Utah, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

Less and excepting any portion that lies within the Canyon Greens Commercial Center as described in said Phase "B" Final Plat for Canyon Greens Commercial Center.

**PARCEL 22: (CANYON GREENS TRAIL)**

A strip of land to be used as a trail easement for public use, a portion of which is 15.00 feet in width, being 7.50 feet left and right of the described centerline, and the remainder of which is 25.00 feet in width, being 12.50 feet left and right of the described centerline, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline and width being more particularly described as follows:

Beginning at the point which is North 88°50'19" West 1471.18 feet along the Center Section line and South 00°00'00" East 1088.99 feet from the East 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point being on the Northeasterly Right-of-Way of Canyon Greens Circle as described in the Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, State of Utah, said point also being on the centerline of a 15.00 foot wide public trail easement, being 7.50 feet left and right of the described centerline; running thence North 25°22'41" East 13.57 feet; thence North 13°23'15" West 55.11 feet to the point of curvature of a 60.00 foot radius curve concave to the right; thence Northeasterly 56.23 feet along the arc of said curve through a central angle of 53°41'39" to the point of tangency; thence North 40°18'24" East 24.69 feet to the point of curvature of a 52.50 foot radius curve concave to the left; thence Northwesterly 41.63 feet along the arc of said curve through a central angle of 45°26'11" to the point of tangency; thence North 05°07'47" West 23.21 feet, said point being the terminus of the 15.00 foot wide public trail easement and also being the start of the 25.00 foot wide public trail easement, being 12.50 feet left and right of the described centerline; thence South 83°38'23" East 53.30 feet to the point of curvature of a 40.00 foot radius curve concave to the left; thence Northeasterly 36.84 feet along the arc of said curve through a central angle of 52°45'46" to the point of tangency; thence North 43°35'51" East 14.87 feet to the point of curvature of a 100.00 foot radius curve concave to the right; thence Northeasterly 36.53 feet along the arc of said curve through a central angle of 20°55'58" to the point of tangency; thence North 64°31'49" East 65.32 feet; thence North 74°31'54" East 33.00 feet; thence North 62°59'03"

MAR. 23. 2009 11:54AM

TITLE COMPANY

NO. 1079 P. 14

East 60.35 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Northeasterly 43.76 feet along the arc of said curve through a central angle of 50°08'23" to the point of tangency; thence North 12°50'40" East 69.43 feet; thence North 69°20'31" West 19.72 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Northwesterly 37.47 feet along the arc of said curve through a central angle of 42°56'07" to the point of tangency; thence North 26°24'24" West 19.07 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Northwesterly 31.07 feet along the arc of said curve through a central angle of 22°15'06" to the point of tangency; thence North 04°09'18" West 23.28 feet to the point of curvature of a 50.00 foot radius curve concave to the left; thence Northwesterly 25.58 feet along the arc of said curve through a central angle of 29°19'02" to the point of tangency; thence North 33°28'20" West 23.20 feet to the Southeasterly boundary of Parcel G in said Coral Canyon Area 1 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 15 foot and 25 foot easements to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 23: (STONEVIEW TRAIL "A")**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°50'19" East 2605.09 feet along the Center Section line and South 00°00'00" East 441.85 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Southerly boundary of School Parcel as described in Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078, in the office of the Washington County Recorder, in said county, State of Utah; running thence South 41°59'27" West 238.03 feet; thence South 03°23'53" East 102.21 feet to the point of curvature of a 30.00 foot radius curve concave to the right; thence Southwesterly 27.67 feet along the arc of said curve through a central angle of 52°50'44" to the point of tangency; thence South 49°26'50" West 21.96 feet; thence South 26°04'30" West 38.79 feet to the point of curvature of a 25.00 foot radius curve concave to the left; thence Southeasterly 33.32 feet along the arc of said curve through a central angle of 76°21'43" to the point of tangency; thence South 50°17'13" East 28.40 feet to the point of curvature of a 100.00 foot radius curve concave to the left; thence Southeasterly 69.31 feet along the arc of said curve through a central angle of 39°42'47" to the point of tangency; thence North 90°00'00" East 16.90 feet to the point of curvature of a 35.00 foot radius curve concave to the right; thence Southeasterly 41.99 feet along the arc of said curve through a central angle of 68°44'07" to the point of tangency; thence South 21°12'17" East 104.18 feet; thence South 17°02'39" East 83.01 feet; thence South 20°07'20" West 52.49 feet; thence South 03°56'33" East 42.65 feet; thence South 31°53'00" West 54.95 feet to the Northerly Right-of-Way of Coral Canyon Boulevard as described in said Coral Canyon Area 1 - Phase 1 Subdivision, said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 24: (STONEVIEW TRAIL "B")**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°50'19" East 2587.14 feet along the Center Section line and South 00°00'00" East 985.74 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Stoneview Trail A; running thence South 67°17'01" West 72.68 feet; thence South 76°46'24" West 49.71 feet; thence South 66°35'10" West 69.75 feet; thence South 65°17'05" West 65.36 feet to the Easterly Right-of-Way of Stoneview Circle as described in Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078, in the office of the Washington County Recorder, in said county, State of Utah; said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

**PARCEL 25: (SCHOOL YARD TRAIL)**

A strip of land 25.00 feet in width, being 12.5 feet left and right of the described centerline, to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, the Centerline being more particularly described as follows:

Beginning at the point which is South 88°50'19" East 2540.50 feet along the Center Section line and South 00°00'00" East 514.93 feet from the West 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake

MAR. 23. 2009 11:55AM

TITLE COMPANY

NO. 1079 P. 15

Base & Meridian, Washington County, State of Utah, said point also being on the Centerline of the Stoneview Trail A; running thence South 45°00'31" East 24.95 feet to the point of curvature of a 50.00 foot radius curve concave to the right; thence Southeasterly 26.34 feet along the arc of said curve through a central angle of 30°10'40" to the point of tangency; thence South 14°49'51" East 39.28 feet to the point of curvature of a 200.00 foot radius curve concave to the left; thence Southeasterly 67.34 feet along the arc of said curve through a central angle of 19°17'30" to the point of tangency; thence South 34°07'21" East 61.08 feet to the point of curvature of a 200.00 foot radius curve concave to the right; thence Southeasterly 59.10 feet along the arc of said curve through a central angle of 16°55'51" to the point of tangency; thence South 17°11'30" East 3.24 feet to the Northerly boundary of Parcel B as described in Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078, in the office of the Washington County Recorder, in said county, State of Utah; said point also being the point of terminus. The side line of said 25 foot easement to be extended or shortened to meet at angle points and to terminate at boundary.

PARCEL 26: (COTTONWOOD WASH TRAIL "B")

A strip of land to be used as a trail easement for public use, located in Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, being more particularly described as follows:

Beginning at the point which is North 88°50'19" West 2659.76 feet along the Center Section line and South 00°00'00" East 943.19 feet from the East 1/4 Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base & Meridian, Washington County, State of Utah, said point also being on the Northeasterly Right-of-Way of Canyon Crest Avenue as described in the Coral Canyon Area 1 - Phase 1 Subdivision Recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, State of Utah; said point also being a point on the arc of a 837.00 foot radius curve concave to the left, the radius point of which bears North 40°19'29" East; running thence along said Canyon Crest Avenue Right-of-Way the following two (2) courses: Southeasterly 26.88 feet along the arc of said curve through a central angle of 1°50'23" to the point of reverse curvature of a 25.00 foot radius curve concave to the right, the radius point of which bears South 38°29'08" West; thence Southwesterly 37.53 feet along the arc of said curve through a central angle of 86°00'31" to the point of tangency, said point also being on the Northerly Right-of-Way of Coral Canyon Boulevard as described in said Coral Canyon Area 1 - Phase 1 Subdivision; thence along said Coral Canyon Boulevard Right-of-Way the following two (2) courses: South 34°29'37" West 25.32 feet to the point of curvature of a 765.00 foot radius curve concave to the right; thence Southwesterly 91.64 feet along the arc of said curve through a central angle of 6°51'49" to the point of non-tangency, the radius point of which bears North 48°38'34" West; thence North 17°55'47" East 115.85 feet; thence North 15°12'26" East 34.90 feet, said point also being the point of beginning.

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MAR. 23. 2009 11:56AM

TITLE COMPANY

NO. 1079 P. 16

File No. 152074  
Page No. 16 of 23

**Schedule B - Section 2**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Basements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal & other hydrocarbons.
10. Taxes for the year 2008, are PAID.
11. Taxes for the year 2003 are not being assessed on the General Property Tax Rolls. (Affects that portion vested in "SITLA")
12. Taxes or Assessments which are not shown as existing liens by the Official Washington County Records. This Policy does not include a search of the Special Assessment Records of Washington City, and Ownership of said property is subject to any Assessment by said Municipality for Curb and Gutter, Street Improvement, Sewer, Sidewalk, Water, etc.
13. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
14. Less and Excepting therefrom all Oil, Gas and other Mineral Rights and rights thereto, as set forth in MESNE instrument of record.
15. Subject to the following Exceptions, Reservations and Subjections as set forth in U.S. Department of the Interior/BLM Utah Clear List No. 43, recorded May 9, 1986, as Entry No. 294064, in Book 411, at Pages

**NOTE: EXCEPTIONS 1-8; WILL NOT APPEAR IN ANY EXTENDED POLICY TO BE ISSUED HEREUNDER.**

ALTA Commitment  
Schedule B - Section 2  
Form 1004-133

MAR. 23. 2009 11:57AM

TITLE COMPANY

NO. 1079 P. 17

FILE NO. 152074

Page No. 17 of 23

SCHEDULE "B" - CONTINUED

991-992, Official Washington County Records, viz: (Affects this and other property)

Excepting and Reserving to the United States from the Land so clear listed:

- a. Right-of-Way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
- b. All oil and gas in the land so patented; and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509, as supplemented; 30 U.S.C. 121-124).
16. An unrecorded Lease Agreement dated June 30, 1999, by and between THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), as Lessor, and in favor of SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, as Lessee, as evidenced by a Memorandum of Lease, dated June 30, 1999, and recorded July 2, 1999, as Entry No. 653936, in Book 1339, at Pages 1451-1455 and Amendment thereto recorded March 20, 2003, as Entry No. 809687, in Book 1531, at Page 267-271, and by Memorandum of Second Amendment, Third Amendment, and Fourth Amendment to Development Lease Agreement No. 610, recorded January 30, 2007, as Doc. No. 20070004870, Official Records. (Affects CORAL CANYON TRAIL "A" and other property)
17. Subject to the terms and conditions of that certain Development Agreement, dated June 24, 1999, by and between WASHINGTON CITY, a Utah Municipal Corporation (the "City"), and SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION (the "Developer"), recorded July 2, 1999, as Entry No. 653937, in Book 1339, at Pages 1456-1471 of Official Records. (Affects this and other property)
18. Subject to the terms and conditions of that certain Agreement by and between each, a "Landowner" and collectively, the "Landowners" and Suncor Development Company, an Arizona Corporation, recorded MARCH 29, 2000, as Entry No. 680403, in Book 1364, at Pages 635-649, Official Washington County Records. (Affects CORAL CANYON TRAIL "A" and other property)
19. Liability to Assessments levied by Washington City for the Coral Canyon Special Service District, as disclosed by Resolution No. 2000-14 and by Instrument recorded AUGUST 10, 2000, as Entry No. 693272, in Book 1376, at Pages 2270-2303, and re-recorded May 18, 2001, as Entry No. 721893, in Book 1409, at Pages 1365-1399, Official Washington County Records. (Affects this and other property)
20. Less and Excepting therefrom all Oil, Gas and other Mineral Rights and rights thereto. (No search has been made for such rights and no ownership is given thereof.)
21. Subject to an Easement in favor of Washington City, a Municipal Corporation of the State of Utah, for 60.0 foot wide overhead power line easement, and rights incidental thereto, as set forth in Instrument recorded June 18, 2007, as Doc. No. 20070031418 and recorded June 18, 2007, as Doc. No. 20070031419, Official Washington County Records. (Affects the Southerly 10.0 feet, more or less, of H.O.A. Tracts 1 and 2 and other property) (Affects proposed "CROWN KING TRAIL" and proposed "ANGELS POINT TRAIL")
22. Subject to right of way for telephone line (fiber optic cable), U-72755; US West Communications; 10.0 foot wide corridor for buried cable near Harrisburg Junction. (Appears to affect a portion of Sewer Lift Station Tract; Fire Station Parcel and Parcel 4-B) (Affects proposed "CANYON PEAK TRAIL")
23. Right of Way and Easement Grants, executed by and between Coral Canyon Community Master Residential

MAR. 23. 2009 11:58AM

TITLE COMPANY

NO. 1079 P. 18

FILE NO. 152074  
Page No. 18 of 23

SCHEDULE "B" - CONTINUED

Owners Association and Suncor Utah, L.C., recorded September 10, 2008, as Doc. No. 20080035613, Official Washington County Records. [(Exact location un-defined) (May affect proposed "CORAL CANYON TRAIL" contained within Parcel "X" (Open Space))]

24. Subject to the following "Note" as set forth on the proposed plat of "CORAL CANYON TRAIL A" easement:

Portions of this Trail Easement are designated as Sign Access Easement and Public Utility Easement as shown and described on the Final Plat for Area 2 - Phase 3 Subdivision of the CORAL CANYON DEVELOPMENT recorded on August 11, 2005 as Entry No. 963867 in Book 1777, Page 72 in the Office of the Washington County Recorder, in said County, State of Utah.

25. Subject to the following "Note" as set forth on the proposed plat of proposed "WESTERN LEDGE TRAIL EASEMENT OF THE CORAL CANYON COMMUNITY":

Portions of this Trail Easement are designated as Sign Access Easement and Public Utility Easement as shown and described on the Final Plat for Area 2 - Phase 3 Subdivision of the CORAL CANYON DEVELOPMENT recorded on August 11, 2005 as Entry No. 963867 in Book 1777, Page 72 in the Office of the Washington County Recorder, in said County, State of Utah.

26. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat:

a. A \_\_\_\_\_ foot Public Utility, Drainage, Sewer easements over the \_\_\_\_\_ lot lines and emergency access easement over the \_\_\_\_\_ lot line, as shown and located on said Plat.

b. All Lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 679603, Book 1363, Pages 1079-1123, Dated March 1, 2000, and recorded concurrently with the Plat of "CORAL CANYON, PHASE 1".

c. A Geotechnical Investigation was prepared by Rosenberg Associates, 352 E. Riverside Dr., St George, Utah 84790. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a Report dated JUNE 5, 1998. This Report is available from the Developer. Owners, Builders and Contractors should become familiar with this Report and comply with its recommendations.

d. Washington City disclaims all liability for any claims, injuries or damages arising from, caused by or due to golf balls or other golfing activities associated with the Coral Canyon Golf Course. Owners and Tenants of property within this Subdivision waive any and all claims against Washington City for damages or injuries, whether to persons or property, arising from or caused by golf balls or other golfing activities associated with the Coral Canyon Golf Course. This waiver and disclaimer constitutes and is recognized by all current and future Owners and Tenants of property within this Subdivision as notice and acceptance of this waiver and disclaimer and all its provisions. All current or future Owners of property within this Subdivision agree to indemnify and hold harmless Washington City for any claims, including all attorney's fees related thereto, brought by any parties who suffer damage or injuries, whether to person or property, arising from, caused by or due to golf balls or other golfing activities occurring on Owner's property within the Subdivision. This disclaimer and waiver shall be considered a condition running with all property within this Subdivision and all future Owners of property within this Subdivision take ownership of property subject hereto.

MAR. 23. 2009 11:59AM

TITLE COMPANY

NO. 1079 P. 19

FILE NO. 152074  
Page No. 19 of 23

SCHEDULE "B" - CONTINUED

27. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "CORAL CANYON SUBDIVISION AREA 2 - PHASE 1":
- a. All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268.
  - b. A geotechnical investigation was performed by Rosenberg Associates, 352 E. Riverside Dr., St. George, Utah 84790. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated January 22, 2003. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
  - c. Washington City hereby disclaims all liability for any claims, injuries or damages arising from, cause by or due to golf balls or other golfing activities associated with the Coral Canyon Golf Course. Owners and tenants of property within this subdivision waive any and all claims against Washington City for damages or injuries, whether to persons or property, arising from or caused by golf balls or other golfing activities associated with the Coral Canyon Golf Course. This waiver and disclaimer constitutes and is recognized by all current and future owners and tenants of property within this subdivision as notice and acceptance of this waiver and disclaimer and all its provisions. This disclaimer and waiver shall be considered a condition running with all property within this subdivision and all future owners of property within this subdivision who take ownership of property subject hereto.
  - d. Washington City is hereby expressly granted authority to require assessments against the Homeowner's Association.
28. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "CORAL CANYON SUBDIVISION AREA 2 - PHASE 2":
- a. All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268.
  - b. A geotechnical investigation was performed by Rosenberg Associates, 352 E. Riverside Dr., St. George, Utah 84790. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated January 22, 2003. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
  - c. Washington City is hereby expressly granted authority to require assessments against the Homeowner's Association.
- 29.
- Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "AREA 2 - PHASE 3 SUBDIVISION OF THE CORAL CANYON COMMUNITY":
- a. All Lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268.

MAR. 23. 2009 12:00PM

TITLE COMPANY

NO. 1079 P. 20

FILE NO. 152074  
Page No. 20 of 23

SCHEDULE "B" - CONTINUED

- b. A Geotechnical Investigation was prepared by Rosenberg Associates, 352 East Riverside Dr., St. George, Utah 84790. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flat work are compiled in a report dated September 21, 2001. The report is available from the Developer. Owners, Builders and Contractors should become familiar with this report and comply with its recommendations.
- c. To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Master Residential Association, its Successors or Assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its Successors or Assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.
- d. To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Master Residential Association, its Successors and Assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its Successors or Assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.
30. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "FOURTEEN FAIRWAY PHASE 3 OF THE CORAL CANYON COMMUNITY":
- a. All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268.
- b. A geotechnical investigation was prepared by Rosenberg Associates, 352 E. Riverside Dr., St. George, Utah 84790. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated August 9, 2002. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
- c. Washington City hereby disclaims all liability for any claims, injuries or damages arising from, cause by or due to golf balls or other golfing activities associated with the Coral Canyon Golf Course. Owners and tenants of property within this subdivision waive any and all claims against Washington City for damages or injuries, whether to persons or property, arising from or caused by golf balls or other golfing activities associated with the Coral Canyon Golf Course. This waiver and disclaimer constitutes and is recognized by all current and future owners and tenants of property within this subdivision as notice and acceptance of this waiver and disclaimer and all its provisions. This disclaimer and waiver shall be considered a condition running with all property within this subdivision and all future owners of property within this subdivision who take ownership of property subject to hereto.
- d. To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Master Residential Association, its Successors and Assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its Successors or assigns, assess its members

MAR. 23. 2009 12:01PM

TITLE COMPANY

NO. 1079 P. 21

FILE NO. 152074  
Page No. 21 of 23

SCHEDULE "B" - CONTINUED

for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.

- e. The Washington City Sewer Lift Station is located at 3005 East Telegraph Road.
31. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "HIGHLAND PARK PHASE 1 SUBDIVISION":
- a. All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268 and shall comply with the Coral Canyon PCD Master Plan as approved by and on file with Washington City.
- b. A geotechnical investigation was prepared by Applied Geotechnical Engineering Consultants, P.C. 158 West 1600 South, Saint George, Utah, 84770. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flat work, are compiled in a report dated May 20, 2005. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
- c. To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Master Residential Association, its Successors or Assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its Successors or Assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.
- d. Sewer lift station, air vac valves, and pressurized sewer facilities are located within 300 feet of the project boundary.
32. Subject to the location of the following, as set forth on the Official Plat of HIGHLAND PARK PHASE 1 SUBDIVISION.
- a. Open Space/Drainage Area Parcel B-B.
- b. H.O.A. Tracts 1, 2, 4, 6, 9 and 12.
- c. Highland Park, Parcels 1 and 2, to be dedicated to the City of Washington.
- d. High Point Trail, 20.0 foot wide public utility easement. (Affects H.O.A, Tract 6 and Open Space/Drainage Area Parcel B-B).
33. Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "HIGHLAND PARK AREA 4 - PHASE 1 SUBDIVISION AT THE CORAL CANYON COMMUNITY":
- a. All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. 00759602, Book 1459, Page 1213-1268, and shall comply with the Coral Canyon PCD Master Plan as approved by and on file with Washington City.
- b. A geotechnical investigation was prepared by Applied Geotechnical Engineering Consultants, P.C. 158

MAR. 23. 2009 12:02PM

TITLE COMPANY

NO. 1079 P. 22

FILE NO. 152074  
Page No. 22 of 23

SCHEDULE "B" - CONTINUED

West, 1600 South, Saint George, Utah, 84770. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flat work, are compiled in a report dated May, 20th, 2005. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.

c. To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Residential Association, its Successors or Assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its Successors or Assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance of repairs.

d. Sewer Lift Station, air vac valves and pressurized sewer facilities are located within 300.0 feet of the project boundary.

e. Subject to the location of the following, as set forth on the Official Plat:

1. HOA Tracts 13, 14, 15, 17 and 18.
2. 2342 East Telegraph Sewer Lift Station Parcel (to be dedicated to Washington City).
3. Open Space/Drainage Areas, Parcels 4-A and 4-B.
4. 10.0 foot wide utility easement along all front lot lines of all lots and tracts.

34. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded March 21, 2000, as Entry No. 679603, in Book 1363, at Pages 1079-1123, and Declaration of Annexation recorded February 22, 2001, as Entry No. 711819, in Book 1396, at Pages 1623-1626 and Amendment thereto recorded July 25, 2001, as Entry No. 729062, in Book 1418, at Pages 2768-2770 and First Amendment thereto recorded September 6, 2001, as Entry No. 734231, in Book 1425, at Pages 1393-1399 and Amended and Restated Tract Declaration recorded September 6, 2001, as Entry No. 734232, in Book 1425, at Pages 1400-1419, and Amended and Restated Residential Declaration recorded April 3, 2002, as Entry No. 759602, in Book 1459, at Pages 1213-1268, and First Amendment to Amended and Restated Declaration recorded July 23, 2002, as Entry No. 774326, in Book 1477, at Pages 121-127, and Declaration recorded August 20, 2002, as Entry No. 777605, in Book 1481, at Pages 2199-2222, and Declaration of Annexation and Tract Declaration recorded October 3, 2002, as Entry No. 783850, in Book 1491, at Pages 1693-1699, and First Amendment to the Declaration of Annexation and Tract Declaration recorded April 3, 2003, as Entry No. 812227, in Book 1535, at Pages 993-997, and Declaration of Annexation and Tract Declaration Area 2, Phase 1 recorded February 3, 2004, as Entry No. 863079, in Book 1612, at Pages 2654-2662, and Declaration of Annexation and Tract Declaration Area 2, Phase 2 recorded May 27, 2004, as Entry No. 881818, in Book 1641, at Pages 2436-2442, and Declaration of Annexation and Tract Declaration Area 6, Phase 2 recorded August 20, 2004, as Entry No. 896314, in Book 1663, at Pages 2573-2579, and Declaration of Annexation and Tract Declaration Area 6, Phase 1 recorded August 23, 2004, as Entry No. 896568, in Book 1664, at Pages 995-1002, and Declaration of Annexation and Tract Declaration, recorded August 11, 2005, as Entry No. 963866, in Book 1777, at Pages 165-171, and Declaration of Annexation and Tract Declaration Area 2-Phase 3 recorded

MAR. 23. 2009 12:03PM

TITLE COMPANY

NO. 1079 P. 23

FILE NO. 152074  
Page No. 23 of 23

**SCHEDULE "B" - CONTINUED**

August 11, 2005, as Entry No. 963868, in Book 1777, at Pages 173-178, and Amendment to Amended and Restated Declaration recorded November 16, 2005, as Entry No. 985267, in Book 1814, at Pages 1094-1096, and Supplemental Declaration recorded April 27, 2006, as Document No. 20060016699, and Declaration of Annexation and Tract Declaration recorded June 19, 2006, as Document No. 20060026421, and Declaration of Annexation and Tract Declaration recorded December 12, 2006, as Document No. 20060057494, Official Washington County Records.

Certificate of De-Annexation dated December 18, 2001, recorded December 20, 2001, as Entry No. 746684, in Book 1442, at Pages 1332-1334, Official Washington County.

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Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

\* A search and examination fee of not less than \$120.00 and not more than 50% of the proposed premium will be charged. This amount will be wholly credited against title insurance fees should Southern Utah Title Company issue a policy.