

Declaration Page 1 of 9  
Russell Shirts Washington County Recorder  
03/24/2017 01:22:25 PM Fee \$31.00 By TITLE  
GUARANTEE

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
AND RESERVATION OF EASEMENTS  
FOR  
BELLA SOL AT SANTA CLARA**

Bella Sol 35, a series of Bella Sol at Santa Clara, LLC (hereinafter "Bella Sol 35"), is the Declarant of Bella Sol at Santa Clara Development. Pursuant to Article XIV, subparagraph 14.1.2 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Bella Sol at Santa Clara is amendable by action of the Declarant, Bella Sol 35 until Bella Sol 35 no longer owns a lot of the recorded or unrecorded phases of the potential 106 lots of the property. Bella Sol 35 is currently the owner of the unrecorded phases of the property that may be annexed into the project (see Exhibit C hereto). Accordingly, Bella Sol 35, as Declarant, hereby exercises its right to amend the Declaration of Covenants, Conditions & Restrictions and Reservation of Easements for Bella Sol at Santa Clara by making the following First Amendment No.:

1. The property that this Amendment shall apply to shall be the same property, and is subject to the Declaration, and is therefore described at Exhibits A and C hereto.

2. The first paragraph of Section 6.5, "Working Capital Assessment," under ARTICLE VI, is hereby eliminated, and in its' place and stead, a new paragraph 6.5 shall be stated as follows:

6.5 Working Capital Assessment. Upon recording of a deed transferring ownership of a lot, the initial purchaser/Owner of such improved Lot shall pay to the Association an initial Working Capital Assessment, which shall be an amount equal to three (3) months installments of the Annual Assessment in effect for the year in which the sale occurs. The Working Capital Assessment amount will be paid upon closing on the sale of the Lot from the Declarant, or Declarant's assigns. The Declarant, or Declarant's assigns shall not be required to pay a capital assessment. The Working Capital Assessment shall only apply once with regard to each Lot and shall be paid in accordance with the provisions of this

paragraph. Payment of this amount shall be in addition to (and not in lieu of) the Annual Assessment due hereunder and shall not be considered an advance payment of any assessment.

3. Section 8.3 entitled "Review of Plans and Specifications," under ARTICLE VIII, shall be amended by adding the following paragraph:

In connection with submitting Plans and Specifications, there shall be a required non-refundable review and inspection fee of \$175 submitted with the Plans and Specifications. The Board may amend that fee from time to time in its discretion by Resolution.

4. The first paragraph of Section 10.3 "Signage; Commercial Activities; Restrictions; Declarant Signs" under ARTICLE X shall be eliminated, and in its place and stead, a new first full paragraph shall be stated as follows:

a) In the case where the owner is selling a lot with a constructed house, the following sign rule shall apply:

Except for one (1) "For Sale" sign of not more than seven (7) square feet, no advertising signs, billboards, or other form of advertisement whatsoever shall be installed, erected, placed, or otherwise displayed on any Lot or any portion of the Properties. Any such signs shall be professionally prepared.

b) In the case of an owner selling a "dirt lot" and/or advertising for the construction of a new home on any lot, the following sign rule shall apply:

Except for one (1) "For Sale" sign, or signs advertising for the construction of a new home of not more than seven (7) square feet, no advertising signs, billboards, or other form of advertisement whatsoever shall be installed, erected, placed, or otherwise displayed on any Lot or any portion of the Properties. The design of any such signs shall be subject to the approval of the Board as to the sign's design, and such approved sign shall be professionally prepared. No sign shall be used prior to obtaining such approval, and complying with the terms of the approval.

5. The first paragraph of Section 10.16, "Landscaping," of ARTICLE X shall be eliminated, and in its place and stead, a new paragraph 10.16 shall be stated as follows:

**10.16 Landscaping.** Lots shall have front-yard and side-yard(s) landscaping reaching to the rear of the Home, including landscaping of the Park Strips. All front yard landscaping shall be completed on or before issuance of the Certificate of Occupancy.

Rear-yard landscaping, if not completed prior to Certificate of Occupancy, shall be completed thereafter in a period of time not to exceed twelve (12) months after issuance of the Certificate of Occupancy. All front landscaping shall include not less than ten percent (10%) of the area in grass. The balance of front landscaping area shall be in other landscaping elements, such as shrubs, plants, trees, rock, and landscape aggregate, approved by the ACC. Notwithstanding the above, the requirements may be waived or modified by the ACC upon good cause shown.

The First Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Bella Sol at Santa Clara shall become effective immediately upon recording in the Office of the Washington County Recorder.

DATED this 14<sup>th</sup> day of March, 2017.

BELLA SOL 35, a Series of  
BELLA SOL AT SANTA CLARA, LLC  
("Bella Sol 35")

By: Robert Smith  
Robert Smith, Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On the 14<sup>th</sup> day of March, 2017, personally appeared before me, Robert Smith, the Manager of Bella Sol 35, a Series of Bella Sol at Santa Clara, LLC., a Utah limited liability company, the signer of the foregoing document, who acknowledged before me that he executed the same, pursuant to authority of the Board of Managers of said Company, and pursuant to its right to Amend the Declaration.



Miranda Memmott  
Notary Public

EXHIBIT "A"

BELLA SOL AT SANTA CLARA PHASE 1

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF RACHEL DRIVE, SAID POINT BEING NORTH 89°26'54" EAST 1735.14 FEET ALONG THE SECTION LINE AND NORTH 307.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE EASTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 57°24'23" EAST, LONG CHORD BEARS SOUTH 77°35'25" EAST 35.35 FEET WITH A CENTRAL ANGLE OF 89°59'36"); THENCE NORTH 57°24'47" EAST 60.00 FEET;

THENCE NORTH 61°09'33" EAST 84.18 FEET;

THENCE NORTH 57°24'47" EAST 16.40 FEET;

THENCE NORTHEASTERLY 78.96 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 32°35'13" EAST, LONG CHORD BEARS NORTH 62°07'32" EAST 78.87 FEET WITH A CENTRAL ANGLE OF 09°25'30");

THENCE SOUTH 32°35'37" EAST 173.43 FEET;

THENCE NORTH 57°24'23" EAST 62.43 FEET;

THENCE NORTH 89°45'40" EAST 220.00 FEET;

THENCE SOUTH 00°14'20" EAST 59.00 FEET;

THENCE SOUTH 10°51'37" EAST 71.22 FEET;

THENCE SOUTH 07°42'23" WEST 70.68 FEET;

THENCE NORTH 89°45'40" EAST 121.79 FEET;

THENCE SOUTH 83°56'37" EAST 34.20 FEET;

THENCE NORTH 89°45'40" EAST 103.85 FEET;

THENCE SOUTH 00°45'58" WEST 71.85 FEET;

THENCE SOUTH 00°33'08" EAST 24.75 FEET TO THE SECTION LINE;

THENCE NORTH 89°26'54" EAST 5.82 FEET ALONG THE SECTION LINE TO THE

WESTERLY LINE OF RACHEL DRIVE;

THENCE SOUTHWESTERLY AND NORTHWESTERLY THE FOLLOWING (6) COURSES ALONG THE NORTH AND WEST LINE OF SAID RACHEL DRIVE;

THENCE SOUTH 00°41'33" WEST 189.97 FEET;

THENCE SOUTHWESTERLY 35.28 FEET ALONG AN ARC OF A 43.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°18'27" WEST, LONG CHORD BEARS SOUTH 24°11'51" WEST 34.30 FEET WITH A CENTRAL ANGLE OF 47°00'36");

THENCE SOUTH 47°42'08" WEST 22.99 FEET;

THENCE NORTHWESTERLY 209.64 FEET ALONG AN ARC OF A 340.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 43°08'51" WEST, LONG CHORD BEARS NORTH 64°31'00" WEST 206.34 FEET WITH A CENTRAL ANGLE OF 35°19'42");

THENCE NORTH 82°10'51" WEST 268.54 FEET;

THENCE NORTHWESTERLY 268.29 FEET ALONG AN ARC OF A 310.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°49'09" EAST LONG CHORD BEARS NORTH 57°23'14" WEST 260.00 FEET WITH A CENTRAL ANGLE OF 49°35'14");

THENCE NORTH 32°35'37" WEST 320.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 282,957 SQUARE FEET OR 6.50 ACRES.

BELLA SOL AT SANTA CLARA PHASE 2

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 1, SAID POINT BEING NORTH 89°26'54" EAST 2,070.93 FEET ALONG THE SECTION LINE AND NORTH 268.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTHERLY THE FOLLOWING (2) COURSES ALONG THE EASTERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 1;

THENCE NORTH 32°35'37" WEST 173.43 FEET;

THENCE SOUTHWESTERLY 18.63 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 23°09'43" EAST, LONG CHORD BEARS SOUTH 65°43'34" WEST 18.63 FEET WITH A CENTRAL ANGLE OF 02°13'26");

THENCE NORTH 19°57'58" WEST 105.44 FEET;

THENCE NORTH 70°02'02" EAST 270.49 FEET;

THENCE NORTH 84°49'39" EAST 38.30 FEET;  
THENCE NORTH 69°49'32" EAST 129.87 FEET;  
THENCE SOUTH 36°44'29" EAST 34.38 FEET;  
THENCE SOUTH 00°14'20" EAST 165.00 FEET;  
THENCE SOUTH 89°45'40" WEST 83.00 FEET;  
THENCE SOUTH 00°14'20" EAST 40.00 FEET;  
THENCE SOUTH 89°45'40" WEST 4.17 FEET;  
THENCE SOUTH 00°14'20" EAST 111.00 FEET TO THE NORTHERLY LINE OF BELLA  
SOL AT SANTA CLARA PHASE 1;  
THENCE WESTERLY THE FOLLOWING (2) COURSES ALONG THE NORTHERLY  
LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 1;  
THENCE SOUTH 89°45'40" WEST 150.00 FEET;  
THENCE SOUTH 57°24'23" WEST 62.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 97,919 SQUARE FEET OR 2.25 ACRES.

### BELLA SOL AT SANTA CLARA PHASE 3

#### LEGAL DESCRIPTION:

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BEGINNING AT SOUTHEAST CORNER OF LOT 203, BELLA SOL AT SANTA CLARA  
PHASE 2, SAID POINT BEING NORTH 89°26'54" EAST 2,273.54 FEET ALONG THE  
SECTION LINE AND NORTH 301.16 FEET FROM THE SOUTH QUARTER CORNER OF  
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN,  
AND RUNNING;

THENCE NORTHEASTERLY THE FOLLOWING (4) COURSES ALONG THE  
EASTERLY AND SOUTHERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 2;  
THENCE NORTH 00°14'20" WEST 111.00 FEET;  
THENCE NORTH 89°45'40" EAST 4.17 FEET;  
THENCE NORTH 00°14'20" WEST 40.00 FEET;  
THENCE NORTH 89°45'40" EAST 335.02 FEET;  
THENCE SOUTH 00°45'58" WEST 353.80 FEET TO THE NORTHEAST CORNER OF  
LOT 111, BELLA SOL AT SANTA CLARA PHASE 1;  
THENCE WESTERLY NORTHERLY AND WESTERLY THE FOLLOWING (7) COURSES  
ALONG THE NORTHERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 1  
THENCE SOUTH 89°45'40" WEST 103.85 FEET;  
THENCE NORTH 83°56'37" WEST 34.20 FEET;  
THENCE SOUTH 89°45'40" WEST 121.79 FEET;  
THENCE NORTH 07°42'23" EAST 70.68 FEET;  
THENCE NORTH 10°51'37" WEST 71.22 FEET;  
THENCE NORTH 00°14'20" WEST 59.00 FEET;  
THENCE SOUTH 89°45'40" WEST 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 102,962 SQUARE FEET OR 2.36 ACRES.

### BELLA SOL AT SANTA CLARA PHASE 4

#### LEGAL DESCRIPTION:

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BEGINNING AT SOUTHWEST CORNER OF LOT 202, BELLA SOL AT SANTA CLARA  
PHASE 2, SAID POINT BEING NORTH 89°26'54" EAST 1,960.52 FEET ALONG THE SECTION  
LINE AND NORTH 408.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5,  
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTHWESTERLY THE FOLLOWING (5) COURSES ALONG THE  
NORTHERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 1;  
THENCE SOUTHWESTERLY 60.33 FEET ALONG AN ARC OF A 480.00 FOOT  
RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 25°23'09" EAST, LONG CHORD  
BEARS SOUTH 61°00'49" WEST 60.29 FEET WITH A CENTRAL ANGLE OF 07°12'04");  
THENCE SOUTH 57°24'47" WEST 16.40 FEET;  
THENCE SOUTH 61°09'33" WEST 84.18 FEET;  
THENCE SOUTH 57°24'47" WEST 60.00 FEET;  
THENCE WESTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE  
TO THE RIGHT (CENTER BEARS NORTH 32°35'13" WEST, LONG CHORD BEARS NORTH

77°35'25" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 89°59'36") TO THE EASTERLY LINE OF RACHEL DRIVE;  
THENCE NORTH 32°35'37" WEST 471.22 FEET ALONG SAID EASTERLY LINE OF RACHEL DRIVE TO A NON-TANGENT CURVE;  
THENCE EASTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 57°24'23" EAST, LONG CHORD BEARS SOUTH 77°35'37" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE NORTH 57°24'23" EAST 209.00 FEET;  
THENCE SOUTH 32°35'37" EAST 134.00 FEET;  
THENCE NORTH 57°24'23" EAST 70.00 FEET;  
THENCE NORTH 80°11'48" EAST 64.72 FEET;  
THENCE NORTH 89°39'09" EAST 130.34 FEET;  
THENCE SOUTH 00°20'51" EAST 94.80 FEET TO AND ALONG THE WESTERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 4;  
THENCE SOUTH 19°57'58" EAST 101.00 FEET ALONG SAID WESTERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 4 TO THE NORTHERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 2;  
THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG THE NOTHERLY LINE OF BELLA SOL AT SANTA CLARA PHASE 2:  
THENCE SOUTH 70°02'02" WEST 135.91 FEET;  
THENCE SOUTH 19°57'58" EAST 105.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,399 SQUARE FEET OR 3.68 ACRES.

## BELLA SOL AT SANTA CLARA PHASE 5

### LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF BELLA SOL AT SANTA CLARA PHASE 3, SAID POINT BEING NORTH 89°25'54" EAST 2,612.11 FEET ALONG THE SECTION LINE AND NORTH 450.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;  
THENCE SOUTH 89°45'40" WEST 252.02 FEET ALONG THE NORTH LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 3 TO THE SOUTHEAST CORNER OF BELLA SOL AT SANTA CLARA PHASE 2;  
THENCE NORTHLY AND SOUTHWESTERLY THE FOLLOWING (5) COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 2;  
THENCE NORTH 00°14'20" WEST 165.00 FEET;  
THENCE NORTH 36°44'29" WEST 34.38 FEET;  
THENCE SOUTH 69°49'32" WEST 129.87 FEET;  
THENCE SOUTH 84°49'39" WEST 38.30 FEET;  
THENCE SOUTH 70°02'02" WEST 134.56 FEET TO THE SOUTHEAST CORNER OF BELLA SOL AT SANTA CLARA PHASE 4;  
THENCE NORTHWESTERLY (2) COURSES ALONG THE EASTERLY LINE OF SAID BELLA SOL AT SANTA CLARA PHASE 4;  
THENCE NORTH 19°57'58" WEST 101.00 FEET;  
THENCE NORTH 00°20'51" WEST 81.45 FEET;  
THENCE NORTH 89°39'09" EAST 94.38 FEET;  
THENCE NORTHERLY 43.66 FEET ALONG AN ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 78°07'30" EAST, LONG CHORD BEARS NORTH 06°06'41" WEST 43.59 FEET WITH A CENTRAL ANGLE OF 11°31'39");  
THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°39'09" WEST, LONG CHORD BEARS NORTH 45°20'51" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00");  
THENCE NORTH 00°20'51" WEST 34.00 FEET;  
THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°20'514" WEST, LONG CHORD BEARS NORTH 44°39'09" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°90'00");  
THENCE NORTH 89°39'09" EAST 34.00 FEET;  
THENCE NORTH 00°20'51" WEST 80.00 FEET;  
THENCE NORTH 89°39'09" EAST 185.00 FEET;  
THENCE SOUTH 84°51'35" EAST 88.40 FEET;  
THENCE SOUTH 48°02'16" EAST 175.52 FEET;  
THENCE SOUTH 31°03'33" EAST 102.71 FEET;  
THENCE SOUTH 48°02'16" EAST 26.58 FEET;  
THENCE SOUTH 00°46'58" WEST 296.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 218,592 SQUARE FEET OR 5.02 ACRES.

EXHIBIT "C"

Legal Subdivision: ST GEO & SANTA CLARA BICS BLK 26 (I) Lot: 1 THRU:- Lot: 3 AND:- Lot: 8 W 38 AC FOL  
DESC PRPTY: LOTS 1,2,3 & 8 BLK 26 SG&SC BICS.

LESS: R/W EXTN FOR NORTH TOWN RD;

LESS: R/W EXTN FOR RACHEL DRIVE

LESS: LAND IN RACHEL DRIVE & NORTH TOWN ROAD.

LESS: A PORTION OF GROUND WITHIN BLOCK 26 OF THE ST. GEORGE AND SANTA CLARA IRRIGATION  
BENCH SURVEY, SOUTH OF RACHEL DRIVE AND NORTH TOWN ROAD, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A POINT AT THE SOUTHERLY LINE OF NORTH TOWN  
ROAD AND THE SOUTHERLY LINE OF SAID BLOCK 26, SAID POINT BEING NORTH 89°26'54" EAST 1,457.12  
FEET ALONG THE SECTION LINE AND NORTH 24.75 FEET FROM THE SOUTH QUARTER CORNER OF  
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;  
THENCE NORTH 57°24'47" EAST 282.80 FEET ALONG SAID SOUTHERLY LINE OF NORTH TOWN ROAD;  
THENCE EASTERLY 39.27 FEET ALONG AN ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT (CENTER  
BEARS SOUTH 32°35'13" EAST LONG CHORD BEARS SOUTH 77°35'25" EAST 35.35 FEET WITH A  
CENTRAL ANGLE OF 89°59'36") ALONG SAID SOUTHERLY LINE OF NORTH TOWN ROAD TO THE  
WESTERLY LINE OF RACHEL DRIVE; THENCE SOUTH 32°35'37" EAST 167.61 FEET ALONG THE WESTERLY  
LINE OF SAID RACHEL DRIVE TO THE SOUTHERLY LINE OF BLOCK 26; THENCE SOUTH 89°26'54" WEST  
363.11 FEET ALONG SAID SOUTHERLY LINE OF BLOCK 26 TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF RACHEL DRIVE AND THE  
SOUTHERLY LINE OF RED ROCK CANYON PHASE 3 SUBDIVISION, SAID POINT BEING NORTH 89°26'54"  
EAST 1,391.07 FEET ALONG THE SECTION LINE AND NORTH 1,348.32 FEET FROM THE SOUTH QUARTER  
CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND  
RUNNING; THENCE NORTH 89°39'09" EAST 1,232.96 FEET ALONG SAID SOUTHERLY LINE OF RED ROCK  
CANYON PHASE 3 SUBDIVISION AND TO AND ALONG THE SOUTHERLY LINE OF PADRE CANYON ESTATES  
PHASE 3; THENCE SOUTH 00°45'58" WEST 120.02 FEET; THENCE SOUTH 89°39'09" WEST 1,213.70 FEET;  
THENCE SOUTH 45°23'12" WEST 28.64 FEET TO SAID EASTERLY LINE OF RACHEL DRIVE; THENCE NORTH  
01°07'15" EAST 140.04 FEET ALONG SAID EASTERLY LINE OF RACHEL DRIVE TO THE POINT OF  
BEGINNING

ALSO: ALL OF THAT PORTION OF GROUND WITHIN BLOCK 29 OF THE ST. GEORGE AND SANTA CLARA  
IRRIGATION BENCH SURVEY, NORTH OF RACHEL DRIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF A POINT AT NOTHERLY LINE OF RACHEL DRIVE AND THE  
NORTHERLY LINE OF SAID BLOCK 29, SAID POINT BEING NOTH 89°26'54" EAST 1,957.59 FEET ALONG  
THE SECTION LINE AND SOUTH 24.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5,  
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH  
89°26'54" EAST 654.59 FEET ALONG SAID NORTHERLY LINE OF BLOCK 29 TO THE WESTERLY LINE OF  
RACHEL DRIVE; THENCE SOUTHWESTERLY AND NORTHWESTERLY THE FOLLOWING (7) COURSES ALONG  
RACHEL DRIVE; THENCE SOUTH 00°41'33" WEST 165.22 FEET; THENCE SOUTHWESTERLY 35.28 FEET  
ALONG AN ARC OF A 43.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°18'27" WEST  
LONG CHORD BEARS SOUTH 24°11'51" WEST 34.30 FEET WITH A CENTRAL ANGLE OF 47°00'35");

THENCE SOUTH 47°42'08" WEST 22.99 FEET; THENCE NORTHWESTERLY 209.64 FEET ALONG AN ARC OF A 340.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 43°08'51" WEST, LONG CHORD BEARS NORTH 64°31'00" WEST 206.34 FEET WITH A CENTRAL ANGLE OF 35°19'42"); THENCE NORTH 82°10'51" WEST 268.54 FEET; THENCE NORTHWESTERLY 190.28 FEET ALONG AN ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°49'09" EAST, LONG CHORD BEARS NORTH 64°35'49" WEST 187.30 FEET WITH A CENTRAL ANGLE OF 35°10'04") TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE INTERSECTION OF A POINT AT NORTHERLY LINE OF RACHEL DRIVE AND THE NORTHERLY LINE OF SAID BLOCK 29, SAID POINT BEING NORTH 89°26'54" EAST 1,957.59 FEET ALONG THE SECTION LINE AND SOUTH 24.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTHWESTERLY 65.16 FEET ALONG AN ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 42°59'14" EAST, LONG CHORD BEARS NORTH 40°59'29" WEST 65.04 FEET WITH A CENTRAL ANGLE OF 12°02'34") ALONG SAID NORTHERLY LINE OF RACHEL DRIVE TO THE SOUTHERLY LINE OF SAID BLOCK 26; THENCE NORTH 89°26'54" EAST 691.49 FEET ALONG SAID SOUTHERLY LINE OF BLOCK 26; THENCE SOUTH 00°33'06" EAST 24.75 FEET TO THE SECTION LINE; THENCE NORTH 89°26'54" EAST 5.82 FEET ALONG SAID SECTION LINE TO THE WESTERLY LINE OF RACHEL DRIVE; THENCE SOUTH 00°41'33" WEST 24.76 FEET ALONG SAID WESTERLY LINE OF RACHEL DRIVE TO THE NORTHERLY LINE OF SAID BLOCK 29; THENCE SOUTH 89°26'54" WEST 654.59 FEET ALONG SAID NORTHERLY LINE OF BLOCK 29 TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT AT NORTHERLY LINE OF NORTH TOWN ROAD, SAID POINT BEING NORTH 89°26'54" EAST 1,325.31 FEET ALONG THE SECTION LINE AND NORTH 51.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°07'15" EAST 736.08 FEET TO THE SOUTHERLY LINE OF RACHEL DRIVE; THENCE SOUTHEASTERLY 49.95 FEET ALONG AN ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 65°04'02" EAST, LONG CHORD BEARS SOUTH 28°36'08" EAST 49.92 FEET WITH A CENTRAL ANGLE OF 07°20'19") ALONG THE SOUTHERLY LINE OF SAID RACHEL DRIVE TO THE WESTERLY LINE OF SAID BLOCK 26; THENCE SOUTH 01°07'15" WEST 683.82 FEET ALONG SAID WESTERLY LINE OF BLOCK 26 TO THE NORTHERLY LINE OF SAID NORTH TOWN ROAD; THENCE WESTERLY 26.31 FEET ALONG AN ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 21°06'54" WEST, LONG CHORD BEARS SOUTH 71°19'00" WEST 26.31 FEET WITH A CENTRAL ANGLE OF 04°51'48") ALONG SAID NORTHERLY LINE OF NORTH TOWN TO THE POINT OF BEGINNING.

LESS: LAND IN BELLA SOL AT SANTA CLARA PH 1.

LESS: LAND IN BELLA SOL AT SANTA CLARA PH 2.

LESS: LAND IN BELLA SOL AT SANTA CLARA PH 3.

LESS: LAND IN BELLA SOL AT SANTA CLARA PH 5.

LESS: BEGINNING N 89°26'54" E 1324.37 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF BLOCK 25 ST. GEORGE & SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND N 1°07'15" E



51.69 FEET TO A POINT ON THE RIGHT-OF-WAY OF NORTH TOWN ROAD AS DEDICATED WITH THE RACHEL DRIVE & NORTH TOWN ROAD ROAD DEDICATION PLAT RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH ENTRY NUMBER #201000014031 FROM THE SOUTH W CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE N 01°07'15" W 735.21 FEET ALONG THE EAST LINE OF SAID BLOCK 25 SAID SECTION OF ROAD BETWEEN BLOCKS 25 AND 26 BEING VACATED WITH ENTRY NUMBER #20160010505 RECORDED AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RACHEL DRIVE OF SAID DEDICATION PLAT SAID POINT ALSO BEING ON A 390.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHICH RADIUS BEARS N 64°56'37" E AND FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES; (1) THENCE ALONG THE ARC OF SAID CURVE 51.30 FEET THROUGH A CENTRAL ANGLE OF 7°32'14"; (2) THENCE S 32°35'37" E 547.85 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'24"; (5) THENCE S 57°24'47" W 292.89 FEET TO A POINT ON A 310.00 FOOT RADIUS CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC OF SAID CURVE 87.99 FEET THROUGH A CENTRAL ANGLE OF 16°15'48" TO A POINT OF BEGINNING.

LESS: LAND IN BELLA SOL AT SANTA CLARA PH 4.