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L59



WHEN RECORDED RETURN TO:

CW The Island, LLC DBA Isle at Coral Canyon  
610 N 800 W  
Centerville, UT 84014

Affecting Parcel No(s): W-ICC-1-1-CC to and including W-ICC-1-3-CC; W-ICC-1-61-CC to and including W-ICC-1-77-CC; W-ICC-1-84-CC to and including W-ICC-1-91-CC; W-ICC-1-AMENITY-A-CC; W-ICC-1-OPEN-A-CC; W-ICC-1-OPEN-B-CC; W-ICC-1-COMMON-CC; W-ICC-2-4-CC to and including W-ICC-2-39-CC; W-ICC-2-OPEN-A-CC; W-ICC-2-COMMON-CC; W-ICC-2-COMMON-B-CC; W-ICC-3-40-CC to and including W-ICC-3-60-CC; W-ICC-3-78-CC to and including W-ICC-3-83-CC; W-ICC-3-OPEN-A-CC; W-ICC-3-COMMON-CC; W-ICC-3-COMMON-C-CC

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**NOTICE OF REINVESTMENT FEE COVENANT**

~~THE~~ ~~Isle~~ at Coral Canyon Phases 1-3  
~~ISLAND~~

Pursuant to Utah Code Ann. § 57-1-46, the Cottonwood Community Association (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A attached hereto (the “**Burdened Property**”). The Burdened Property is subject to the Master Declaration of Covenants, Conditions, and restrictions for Cottonwood Community Association, recorded in the Washington County Recorder’s Office on September 21, 2022, as Entry No. 20220043764, and any amendments or supplements thereto (collectively, the “**Declaration**”). Section 8.14 of the Declaration provides that the Declarant, during the Control Period, may establish a reinvestment fee for the Burdened Property (the “**Reinvestment Fee Covenant**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

All definitions not defined herein shall be those used in the Declaration.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the ~~Isle~~ at Coral Canyon development that:

~~THE~~ ~~ISLAND~~

1. The Project governed by the Association is an approved development of ninety-one (91) units (each a “**Unit**”) and includes a commitment to fund, construct, develop, or maintain common area and facilities. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property and assist the Association in its commitments.

2. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Cottonwood Community Association, Inc.  
610 N 800 W  
Centerville, UT 84014

The Association's address may change from time to time. Any party making payment under the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or the Utah Department of Commerce Homeowner Association Registry.

3. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns in perpetuity.

4. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves. The Reinvestment Fee may also be used to satisfy the Association's obligations under an agreement to reimburse the developer of the Burdened Property for common use investments. If such an agreement exists, a transferee may obtain a copy from the Association.

6. The amount of the Reinvestment Fee shall be established by the Association's Board of Directors or by the Declarant during periods of Declarant Control, subject to the applicable requirements of Utah Code Ann. § 57-1-46 (and as later amended). Unless otherwise determined by the Association's Board of Directors or by the Declarant during periods of Declarant Control, the amount of the Reinvestment Fee shall be one-half of one percent (0.50%) of the value of the Unit (including any building(s) and other improvements constructed thereon).

7. For the purpose of paragraph 6, the "value" of the Unit shall be the purchase price of the Unit. If the purchase price is challenged as the value of the Unit, the value shall be the higher of: (a) the purchase price paid for the Unit; (b) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; or (c) the value of the Unit on the date of the transfer of title, as determined in an appraisal that may be obtained (in the discretion of the Board of Directors) using an appraiser selected by the transferee of the property from a list of three (3) appraisers selected by the Association. In the event that an appraisal is needed to establish value of the Unit, the transferee shall be responsible for the cost of such appraisal.

**[SIGNATURE PAGE FOLLOWS]**

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Washington County Recorder.

DATED this 20<sup>th</sup> day of December, 2024.

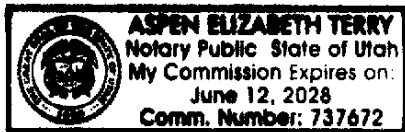
**DECLARANT**  
**Cole West South, LLC**  
a Utah limited liability company,

By: [Signature]  
Name: Jackie Walkington  
Its: V.P. of Sales and Marketing

STATE OF UTAH            )  
  ) ss.  
COUNTY OF DAVIS        )

On the 20<sup>th</sup> day of December, 2024, personally appeared before me JACKIE WALKINGTON who by me being duly sworn, did say that she/he, through the above-referenced managing entities, is an authorized representative of Cole West South, LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

ASPEN ELIZABETH TERRY  
Notary Public



**EXHIBIT A****LEGAL DESCRIPTION****ISLAND** ~~ISLE~~

All of ~~ISLE~~ **AT CORAL CANYON PHASES 1-3**, according to the official Plat on file in the office of the Washington County Recorder.

Collectively, Parcel Numbers: W-ICC-1-1-CC to and including W-ICC-1-3-CC; W-ICC-1-61-CC to and including W-ICC-1-77-CC; W-ICC-1-84-CC to and including W-ICC-1-91-CC; W-ICC-1-AMENITY-A-CC; W-ICC-1-OPEN-A-CC; W-ICC-1-OPEN-B-CC; W-ICC-1-COMMON-CC; W-ICC-2-4-CC to and including W-ICC-2-39-CC; W-ICC-2-OPEN-A-CC; W-ICC-2-COMMON-CC; W-ICC-2-COMMON-B-CC; W-ICC-3-40-CC to and including W-ICC-3-60-CC; W-ICC-3-78-CC to and including W-ICC-3-83-CC; W-ICC-3-OPEN-A-CC; W-ICC-3-COMMON-CC; W-ICC-3-COMMON-C-CC; and more particularly described as:

**PHASE 1 RESIDENTIAL AREA:**

BEGINNING AT A POINT S88°30'28"E, 1100.79 FEET ALONG THE NORTH SECTION LINE AND SOUTH, 2323.32 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE N40°34'41"E, 304.20 FEET; THENCE S54°05'04"E, 23.50 FEET TO THE POINT OF CURVE OF A 72.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S9°27'54"W; THENCE SOUTHEASTERLY 82.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°19'40"; THENCE S72°48'11"W, 17.51 FEET TO THE POINT OF CURVE OF A 16.85 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S89°15'50"E; THENCE SOUTHEASTERLY 24.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°07'41"; THENCE S86°45'31"E, 28.25 FEET TO THE POINT OF CURVE OF A 96.21 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S65°39'56"W; THENCE NORTHWESTERLY 17.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12" TO THE POINT OF CURVE OF A 230.69 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS N0°50'20"E; THENCE NORTHEASTERLY 41.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12"; THENCE N58°34'08"E, 28.33 FEET; THENCE S31°25'56"E, 24.42 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N52°12'35"W; THENCE NORTHERLY 17.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°55'33"; THENCE N82°03'35"E, 39.28 FEET TO THE POINT OF CURVE OF A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N73°07'22"E; THENCE NORTHEASTERLY 39.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'34"; THENCE N34°28'05"E, 162.87 FEET; THENCE S85°14'24"E, 21.94 FEET; THENCE N34°45'36"E, 162.54 FEET; THENCE N4°45'36"E, 12.91 FEET; THENCE N85°14'24"W, 14.49 FEET; THENCE N34°45'36"E, 18.42 FEET TO THE POINT OF CURVE OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 26.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°12'36"; THENCE S46°26'57"E, 28.54 FEET; THENCE S14°17'02"W, 23.06 FEET TO THE POINT OF CURVE OF A 209.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S50°33'17"W; THENCE SOUTHERLY 147.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 40°13'45"; THENCE S0°47'02"W, 37.93 FEET; THENCE S44°12'58"E, 13.21 FEET; THENCE N45°47'02"E, 13.66 FEET; THENCE S0°47'02"W, 48.64 FEET TO THE POINT OF CURVE OF A 6.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S89°50'32"W; THENCE SOUTHWESTERLY 9.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°54'47"; THENCE S89°13'06"E, 112.89 FEET; THENCE N33°29'06"W, 11.58 FEET; THENCE N56°30'54"E, 17.22 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N3°00'25"E; THENCE NORTHEASTERLY 121.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°47'53"; THENCE S50°27'35"E, 22.62 FEET; THENCE N70°00'45"E, 14.77 FEET; THENCE S52°42'46"E, 17.63 FEET; THENCE N66°34'41"E, 209.97 FEET; THENCE N32°52'36"E, 81.47 FEET; THENCE S35°15'11"E, 141.38 FEET; THENCE S31°36'28"W, 254.09 FEET TO THE POINT OF CURVE OF A 134.33 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N72°31'44"E; THENCE SOUTHEASTERLY 67.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'51"; THENCE S44°33'49"E, 16.69 FEET TO THE POINT OF CURVE OF A 257.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S45°26'11"W; THENCE SOUTHWESTERLY 26.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'45"; THENCE S38°44'04"E, 115.00 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N51°15'57"E; THENCE SOUTHEASTERLY 9.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'44" TO THE POINT OF CURVE OF A 940.65 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIUS POINT BEARS N40°49'45"W; THENCE SOUTHWESTERLY 67.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°06'25"; THENCE N38°44'04"W, 119.48 FEET TO THE POINT OF CURVE OF A 257.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 45.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'29"; THENCE N28°36'35"W, 40.85 FEET; THENCE N27°14'20"W, 11.34 FEET; THENCE S62°42'15"W, 120.20 FEET; THENCE N57°20'48"W, 128.26 FEET; THENCE N75°13'42"W, 88.82 FEET; THENCE S88°20'54"W, 113.00 FEET; THENCE S83°41'49"W, 106.50 FEET; THENCE S51°35'21"W, 186.00 FEET; THENCE N72°44'51"W, 216.00 FEET; THENCE S60°14'35"W, 173.67 FEET; THENCE S62°07'59"W, 76.00 FEET; THENCE N27°58'12"W, 142.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.027 ACRES.

PHASE 1 OPEN SPACES:

BEGINNING AT A POINT S88°30'28"E, 2067.39 FEET ALONG THE NORTH SECTION LINE TO THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, S88°15'00"E, 274.81 FEET, AND SOUTH, 1883.47 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF CORAL CANYON GOLF COURSE AS DESCRIBED IN DOCUMENT NO. 20090046728 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S76°49'16"E, 385.49 FEET ALONG SAID BOUNDARY TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: S19°39'15"W, 34.63 FEET TO THE POINT OF CURVE OF A 940.65 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 484.59 FEET

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°31'00" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS N22°50'12"E; THENCE NORTHWESTERLY 9.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'44"; THENCE N38°44'04"W, 115.00 FEET TO THE POINT OF CURVE OF A 257.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 26.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'45"; THENCE N44°33'49"W, 16.69 FEET TO THE POINT OF CURVE OF A 134.33 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N43°35'53"E; THENCE NORTHWESTERLY 67.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'51"; THENCE N31°36'28"E, 254.09 FEET; THENCE N35°15'11"W, 141.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.709 ACRES.

BEGINNING AT A POINT S88°30'28"E, 1235.07 FEET ALONG THE NORTH SECTION LINE AND SOUTH, 2410.59 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE N60°14'35"E, 173.67 FEET; THENCE S72°44'51"E, 216.00 FEET; THENCE N51°35'21"E, 186.00 FEET; THENCE N83°41'49"E, 106.50 FEET; THENCE N88°20'53"E, 113.00 FEET; THENCE S75°13'42"E, 88.82 FEET; THENCE S57°20'48"E, 128.26 FEET TO A POINT ON THE BOUNDARY OF CORAL CANYON GOLF COURSE; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: N76°01'23"W, 263.08 FEET; THENCE S69°35'41"W, 314.58 FEET; THENCE S89°57'02"W, 146.07 FEET; THENCE S86°12'32"W, 219.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.830 ACRE.

PHASE 2 RESIDENTIAL AREA:

BEGINNING AT A POINT S88°30'28"E, 1298.74 FEET ALONG THE NORTH SECTION LINE AND SOUTH, 2087.15 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE N40°34'41"E, 306.89 FEET; THENCE N32°28'42"E, 335.88 FEET; THENCE N45°05'01"E, 192.83 FEET; THENCE N17°40'47"E, 47.78 FEET; THENCE N25°04'49"W, 77.59 FEET; THENCE N49°18'42"E, 127.68 FEET; THENCE S33°27'12"E, 65.49 FEET TO THE POINT OF CURVATURE OF A 475.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS S61°16'44"W; THENCE SOUTHEASTERLY 157.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°59'07"; THENCE S9°44'09"E, 135.88 FEET TO THE POINT OF CURVATURE OF A 353.64 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N27°20'34"W; THENCE SOUTHWESTERLY 101.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'52"; THENCE S12°19'41"E, 460.73 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N8°00'12"W; THENCE WESTERLY 67.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38"; THENCE S56°30'54"W, 17.22 FEET; THENCE S33°29'06"E, 11.58 FEET; THENCE N89°13'06"W, 112.89 FEET TO THE POINT OF CURVATURE A 6.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N0°45'19"E; THENCE NORTHEASTERLY 9.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 90°54'47"; THENCE N0°47'02"E, 48.64 FEET; THENCE S45°47'02"W, 13.66 FEET; THENCE N44°12'58"W, 13.21 FEET; THENCE N0°47'02"E, 37.93 FEET TO THE POINT OF CURVATURE OF A 209.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N89°12'58"W; THENCE NORTHWESTERLY 147.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°13'45"; THENCE N14°17'02"E, 23.06 FEET; THENCE N46°26'57"W, 28.54 FEET TO THE POINT OF CURVATURE OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S39°58'11"W; THENCE WESTERLY 26.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°12'36"; THENCE S34°45'36"W, 18.42 FEET; THENCE S85°14'24"E, 14.49 FEET; THENCE S4°45'36"W, 12.91 FEET; THENCE S34°45'36"W, 162.54 FEET; THENCE N85°14'24"W, 21.94 FEET; THENCE S34°28'05"W, 162.87 FEET TO THE POINT OF CURVATURE OF A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S65°15'04"E; THENCE SOUTHEASTERLY 39.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'34"; THENCE S82°03'35"W, 39.28 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, RADIAL LINE BEARS S76°51'52"W; THENCE SOUTHWESTERLY 17.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°55'33"; THENCE N31°25'56"W, 24.42 FEET; THENCE S58°34'08"W, 28.33 FEET TO THE POINT OF CURVATURE OF A 230.69 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N9°29'52"W; THENCE SOUTHWESTERLY 41.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12" TO THE POINT OF CURVATURE OF A 96.21 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIAL LINE BEARS S55°19'44"W; THENCE SOUTHEASTERLY 17.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12"; THENCE N86°45'31"W, 28.25 FEET TO THE POINT OF CURVATURE OF A 16.85 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N7°36'28"E; THENCE NORTHWESTERLY 24.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°07'41"; THENCE N72°48'11"E, 17.51 FEET TO THE POINT OF CURVATURE OF A 72.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S74°47'34"W; THENCE NORTHWESTERLY 82.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°19'40"; THENCE N54°05'04"W, 23.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.902 ACRES.

PHASE 3 RESIDENTIAL AREA:

BEGINNING AT A POINT S88°30'28"E, 2013.78 FEET ALONG THE NORTH SECTION LINE AND SOUTH, 1107.77 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE S29°27'22"E, 157.38 FEET; THENCE S17°02'34"E, 131.94 FEET; THENCE S5°09'13"W, 27.49 FEET; THENCE S13°52'49"E, 116.00 FEET; THENCE S2°38'59"E, 27.81 FEET; THENCE S11°52'05"E, 184.36 FEET; THENCE S22°50'29"E, 148.47 FEET; THENCE S23°25'19"E, 115.21 FEET; THENCE S66°34'41"W, 209.97 FEET; THENCE N52°42'46"W, 17.63 FEET; THENCE S70°00'45"W, 14.77 FEET; THENCE N50°27'35"W, 22.62 FEET TO THE POINT OF CURVATURE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N16°47'28"W; THENCE SOUTHWESTERLY 54.14 FEET ALONG THE ARC OF SAID CURVE THROUGH

A CENTRAL ANGLE OF 8°47'15"; THENCE N12°19'41"W, 460.73 FEET TO THE POINT OF CURVATURE OF A 353.64 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N10°49'42"W; THENCE NORTHEASTERLY 101.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'52"; THENCE N9°44'09"W, 135.88 FEET TO THE POINT OF CURVATURE OF A 475.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 157.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°59'07"; THENCE N33°27'12"W, 65.49 FEET; THENCE N49°18'42"E, 1.89 FEET; THENCE N43°50'41"E, 49.62 FEET; THENCE N49°22'07"E, 110.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.335 ACRES.

PHASE 3 OPEN AREA:

BEGINNING AT A POINT S88°30'28"E, 2071.00 FEET ALONG THE NORTH SECTION LINE, AND AN EXTENSION THEREOF, AND SOUTH, 1120.08 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE S36°04'21"E, 237.37 FEET; THENCE S2°58'29"E, 305.77 FEET; THENCE S23°07'57"E, 298.51 FEET; THENCE S32°52'36"W, 81.47 FEET; THENCE N23°25'19"W, 115.21 FEET; THENCE N22°50'29"W, 148.47 FEET; THENCE N11°52'05"W, 184.36 FEET; THENCE N2°38'59"W, 27.81 FEET; THENCE N13°52'49"W, 116.00 FEET; THENCE N5°09'13"E, 27.49 FEET; THENCE N17°02'34"W, 131.94 FEET; THENCE N29°27'22"W, 157.38 FEET; THENCE S76°02'18"E, 57.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.310 ACRES.