



\*W2776705\*

WHEN RECORDED, MAIL TO:

Thomas G. Bennett  
Ballard Spahr LLP  
201 So. Main Street, Suite 800  
Salt Lake City, UT 84111-2221

E# 2776705 PG 1 OF 10  
LEANN H KILTS, WEBER COUNTY RECORDER  
03-FEB-16 1239 PM FEE \$34.00 DEP JKC  
REC FOR: WATTS ENTERPRISES

Affects Weber County Parcels: 23-012-0130, 23-012-0131, 23-012-0132, 23-012-0136, 23-012-0138, 23-012-0139, 23-012-0140

<sup>BS</sup>  
**FIRST ANNEXATION AMENDMENT TO  
MASTER DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR  
POWDER MOUNTAIN**

*BS*  
THIS FIRST ANNEXATION AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("Annexation"), dated as of February 3, 2016, is made and executed by Summit Mountain Holding Group, L.L.C., a Utah limited liability company ("Master Developer") for itself, its successors and assigns.

**RECITALS**

A. Master Developer executed that certain Master Declaration of Covenants, Conditions, Easements and Restrictions for Summit Eden, recorded in the Official Records of Weber County on January 27, 2014 as Entry No. 2672941, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain (Formerly known as Summit Eden), recorded in the Official Records of Weber County on October 1, 2014 as Entry No. 2704954, as further amended by that certain Second Amendment to Master Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain, recorded in the Official Records of Weber County on November 25, 2014 as Entry No. 2712001 (collectively, the "Master Declaration").

B. Pursuant to Article 15 of the Master Declaration, Master Developer reserved the unilateral right and option to expand the Community by adding to the Community the Additional Land or a portion or portions thereof ("Option to Expand"), without obtaining the vote or consent of any other person (including any Owner or Mortgagee).

C. Master Developer desires to exercise its Option to Expand by adding to the Community the Additional Land described in Exhibit "A". Master Developer shall be the Owner of that portion of the Additional Land annexed by the exercise of the Option to Expand.

NOW, THEREFORE, MASTER DEVELOPER hereby declares, covenants and agrees as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Annexation shall have the meaning or meanings given to them in the Master Declaration. The Recitals set forth above shall constitute a portion of the terms of this Annexation and are hereby incorporated by this reference.

2. Exercise of Option to Expand. Master Developer hereby exercises its Option to Expand the Community pursuant to Article 15 of the Master Declaration, and adds to the Community the Additional Land described in Exhibit "A," together with the improvements located thereon or to be located thereon. Master Developer declares that from and after the date set forth below, the Additional Land described in Exhibit "A" is now subject to, and governed by, the provisions of the Master Declaration and any amendments or supplements thereto, and shall hereafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Master Declaration.

3. Annexation of Property in Cache County. Master Developer further desires to exercise its Option to Expand the Community with respect to certain Additional Land located in Cache County, Utah as more particularly described in Exhibit "B" attached hereto. To effectuate such expansion and document the inclusion of such property in the Community, Master Developer shall record the Master Declaration in the Official Records of Cache County, Utah. The property described in such recorded document shall thereafter be subject to, and governed by, the provisions of the Master Declaration and any amendments or supplements thereto, and shall thereafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Master Declaration.

4. Title to Land and Developmental Rights. Title to the Additional Land described in Exhibit "A" and Exhibit "B" shall remain vested with Master Developer until such time as Master Developer conveys all or a portion thereof to a third party. Master Developer reserves all developmental rights described in the Master Declaration with respect to such Additional Land.

5. Master Declaration Remains in Effect. This Annexation shall be considered supplemental to the Master Declaration. This Annexation shall be considered a Supplemental Declaration for all purposes under the Master Declaration. Except as expressly amended by the foregoing, the Master Declaration shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Annexation.


6. Master Developer Rights. Master Developer shall retain all rights of Master Developer as set forth in the Master Declaration, and this Annexation shall neither amend nor abrogate such rights, except as specifically provided for herein.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, the Master Developer has executed this First Annexation Amendment to Master Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain as of the day first above written.

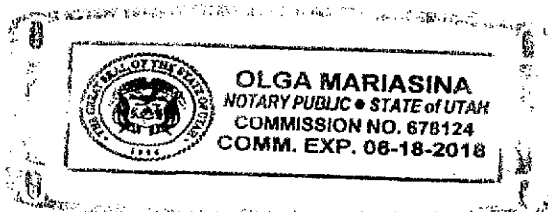
**MASTER DEVELOPER:**

SUMMIT MOUNTAIN HOLDING GROUP,  
L.L.C., a Utah limited liability company  
By: Summit Revolution LLC, a Delaware limited  
liability company  
Its: Sole Member

By:   
Name: Jeff Werbelow  
Its: Authorized Signatory

STATE OF Utah )  
 ) :ss.  
COUNTY OF Weber )

The foregoing instrument was acknowledged before me this 3rd day of February, 2016, by Jeff Werbelow, the Authorized Signatory for Summit Revolution LLC, which is the sole member of Summit Mountain Holding Group, L.L.C.



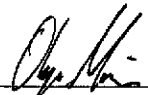
  
Notary Public  
My Commission Expires: 6-18-18

EXHIBIT "A"

REAL PROPERTY ANNEXED TO COMMUNITY

Parcel 1: (For Reference Only: 23-012-0130) - *SPV*

ALL OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A, 1B AND 1C SUBDIVISIONS RECORDED AS ENTRY NUMBERS 2672943, 2672944, AND 2672945 RESPECTIVELY.

Parcel 2: (For Reference Only 23-012-0131) - *SPV*

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER-CACHE COUNTY LINE.

LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A, 1B AND 1C SUBDIVISIONS RECORDED AS ENTRY NUMBERS 2672943, 2672944, AND 2672945 RESPECTIVELY.

ALSO LESS AND EXCEPTING ALL OF SUMMIT EDEN RIDGE NESTS PRUD AND SUMMIT PASS & SPRING PARK RECORDED AS ENTRY NUMBERS 2672949 AND 2672934 RESPECTIVELY.

Parcel 3: (For Reference Only: 23-012-0132) - *SPV*

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTHWESTERLY OF THE WEBER CACHE COUNTY LINE.

LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1B SUBDIVISION RECORDED AS ENTRY NUMBER 2672944.

Parcel 4: (For Reference Only 23-012-0136) - *BST*

THAT PART OF THE FOLLOWING PROPERTY LYING SOUTHWESTERLY OF THE WEBER-CACHE COUNTY LINE AT BOOK-PAGE 40-21.

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EXCEPT THAT PART DEEDED IN BOOK-PAGE 1405-215.

ALSO EXCEPT THAT PART DEEDED TO WEBER STATE COLLEGE AT BOOK-PAGE 1592-1024.

ALSO LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A AND 1B SUBDIVISIONS RECORDED AS ENTRY NUMBERS 2672943 AND 2672944 RESPECTIVELY.

ALSO LESS AND EXCEPTING ALL OF SUMMIT EDEN RIDGE NESTS PRUD AND SUMMIT PASS & SPRING PARK RECORDED AS ENTRY NUMBERS 2672949 AND 2672934 RESPECTIVELY.

ALSO LESS AND EXCEPTING THE FOLLOWING:

(For Reference: PROPOSED SUMMIT EDEN PHASE 1E DEVELOPMENT AREA)  
 BEGINNING AT A POINT THAT IS SOUTH 3,860.49 FEET, AND EAST 651.73 FEET, FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE); RUNNING THENCE SOUTH 71°00'44" EAST 524.76 FEET; THENCE SOUTH 65°29'59" EAST 363.54 FEET; THENCE SOUTH 81°24'28" EAST 567.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID LINE SOUTHERLY AND A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 00°34'51" WEST A DISTANCE OF 45.82 FEET), THROUGH A CENTRAL ANGLE OF 12°20'56", A DISTANCE OF 45.91 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOLLOWING TWO (2) COURSES, 1) SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS SOUTH 25°09'12" WEST A DISTANCE OF 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'38", A DISTANCE OF 21.47 FEET, 2) SOUTHERLY ALONG A 125.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°14'03" EAST A DISTANCE OF 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114°16'09", A DISTANCE OF 249.30 FEET; THENCE SOUTH 38°29'38" WEST 196.43 FEET; THENCE SOUTH 22°15'59" WEST 389.31 FEET; THENCE SOUTH 67°44'01" EAST 359.08 FEET; THENCE NORTH 22°29'51" EAST 295.08 FEET; THENCE SOUTH 67°30'09" EAST 257.38 FEET; THENCE NORTH 31°34'54" EAST 265.07 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOUR (4) COURSES, 1) THENCE SOUTH 58°25'06" EAST 9.28 FEET, 2) THENCE EASTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 77°02'22" EAST A DISTANCE OF 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 3) THENCE NORTH 84°20'22" EAST 63.25 FEET, 4) THENCE EASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 86°37'24" EAST A DISTANCE OF 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET; THENCE SOUTH 15°09'44" WEST 501.68 FEET; THENCE SOUTH 54°51'05" EAST 43.67 FEET; THENCE SOUTH 35°08'55" WEST 260.32 FEET; THENCE SOUTH 83°23'28" WEST 80.94 FEET; THENCE SOUTH 75°22'38" WEST 308.19 FEET; THENCE SOUTH 71°25'04" WEST 1,249.80 FEET; THENCE SOUTH 34°29'44" WEST 1,032.96 FEET; THENCE SOUTH 41°58'40" WEST 239.39 FEET; THENCE SOUTH 41°58'40" WEST 296.34 FEET; THENCE NORTH 88°30'24" WEST 233.06 FEET; THENCE SOUTH 55°49'44" WEST 849.17 FEET TO THE SOUTHERLY LINE OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT

LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°40'51" WEST 616.65 FEET; THENCE NORTH 00°12'06" WEST 693.84 FEET; THENCE NORTH 42°32'52" EAST 649.90 FEET; THENCE NORTH 47°31'16" EAST 525.96 FEET; THENCE NORTH 36°36'36" EAST 300.42 FEET; THENCE NORTH 10°09'08" EAST 352.63 FEET; THENCE NORTH 23°11'03" EAST 614.71 FEET TO THE NORTHEAST CORNER OF SECTION 12 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26°21'06" EAST 669.33 FEET; THENCE NORTH 40°27'50" EAST 792.62 FEET; TO THE POINT OF BEGINNING.

Parcel 5: (For Reference Only: 23-012-0138) -*BSF*  
 THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A RECORDED AS ENTRY NUMBER 2672943.

ALSO LESS AND EXCEPTING THE FOLLOWING:

(For Reference: PROPOSED SUMMIT EDEN PHASE 1E DEVELOPMENT AREA)  
 BEGINNING AT A POINT THAT IS SOUTH 3,860.49 FEET, AND EAST 651.73 FEET, FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE); RUNNING THENCE SOUTH 71°00'44" EAST 524.76 FEET; THENCE SOUTH 65°29'59" EAST 363.54 FEET; THENCE SOUTH 81°24'28" EAST 567.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID LINE SOUTHERLY AND A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 00°34'51" WEST A DISTANCE OF 45.82 FEET), THROUGH A CENTRAL ANGLE OF 12°20'56", A DISTANCE OF 45.91 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOLLOWING TWO (2) COURSES, 1) SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS SOUTH 25°09'12" WEST A DISTANCE OF 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'38", A DISTANCE OF 21.47 FEET, 2) SOUTHERLY ALONG A 125.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°14'03" EAST A DISTANCE OF 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114°16'09", A DISTANCE OF 249.30 FEET; THENCE SOUTH 38°29'38" WEST 196.43 FEET; THENCE SOUTH 22°15'59" WEST 389.31 FEET; THENCE SOUTH 67°44'01" EAST 359.08 FEET; THENCE NORTH 22°29'51" EAST 295.08 FEET; THENCE SOUTH 67°30'09" EAST 257.38 FEET; THENCE NORTH 31°34'54" EAST 265.07 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOUR (4) COURSES, 1) THENCE SOUTH 58°25'06" EAST 9.28 FEET, 2) THENCE EASTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 77°02'22" EAST A DISTANCE OF 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 3) THENCE NORTH 84°20'22" EAST 63.25 FEET, 4) THENCE EASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT,

(CHORD BEARS SOUTH 86°37'24" EAST A DISTANCE OF 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET; THENCE SOUTH 15°09'44" WEST 501.68 FEET; THENCE SOUTH 54°51'05" EAST 43.67 FEET; THENCE SOUTH 35°08'55" WEST 260.32 FEET; THENCE SOUTH 83°23'28" WEST 80.94 FEET; THENCE SOUTH 75°22'38" WEST 308.19 FEET; THENCE SOUTH 71°25'04" WEST 1,249.80 FEET; THENCE SOUTH 34°29'44" WEST 1,032.96 FEET; THENCE SOUTH 41°58'40" WEST 239.39 FEET; THENCE SOUTH 41°58'40" WEST 296.34 FEET; THENCE NORTH 88°30'24" WEST 233.06 FEET; THENCE SOUTH 55°49'44" WEST 849.17 FEET TO THE SOUTHERLY LINE OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°40'51" WEST 616.65 FEET; THENCE NORTH 00°12'06" WEST 693.84 FEET; THENCE NORTH 42°32'52" EAST 649.90 FEET; THENCE NORTH 47°31'16" EAST 525.96 FEET; THENCE NORTH 36°36'36" EAST 300.42 FEET; THENCE NORTH 10°09'08" EAST 352.63 FEET; THENCE NORTH 23°11'03" EAST 614.71 FEET TO THE NORTHEAST CORNER OF SECTION 12 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26°21'06" EAST 669.33 FEET; THENCE NORTH 40°27'50" EAST 792.62 FEET; TO THE POINT OF BEGINNING.

Parcel 6: (For Reference Only: 23-012-0139) - *PSA*  
ALL OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

EXCEPT THE WEST HALF OF THE NORTHWEST QUARTER.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN U.S. SURVEY; BEGINNING AT A POINT 1320 FEET WEST ALONG THE EAST WEST CENTER LINE FROM THE EAST CORNER OF SECTION 18 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, RUNNING THENCE NORTH ALONG THE CENTER LINE OF SAID NORTHEAST QUARTER 3520.00 FEET TO THE POINT 880 FEET NORTH OF THE SOUTH LINE OF SECTION 7; THENCE WEST 2640 FEET, THENCE SOUTH 3520 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, THENCE EAST ALONG THE EAST-WEST CENTER LINE OF SECTION 18, 2640.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A SUBDIVISION RECORDED AS ENTRY NUMBER 2672943.

ALSO LESS AND EXCEPTING THE FOLLOWING:

(For Reference: PROPOSED SUMMIT EDEN PHASE 1E DEVELOPMENT AREA)

BEGINNING AT A POINT THAT IS SOUTH 3,860.49 FEET, AND EAST 651.73 FEET, FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE); RUNNING THENCE SOUTH 71°00'44" EAST 524.76 FEET; THENCE SOUTH 65°29'59" EAST 363.54 FEET; THENCE SOUTH 81°24'28" EAST 567.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID LINE SOUTHERLY AND A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 00°34'51" WEST A DISTANCE OF 45.82 FEET), THROUGH A CENTRAL ANGLE OF 12°20'56", A DISTANCE OF 45.91 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOLLOWING TWO (2) COURSES, 1) SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS SOUTH 25°09'12" WEST A DISTANCE OF 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'38", A DISTANCE OF 21.47 FEET, 2) SOUTHERLY ALONG A 125.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°14'03" EAST A DISTANCE OF 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114°16'09", A DISTANCE OF 249.30 FEET; THENCE SOUTH 38°29'38" WEST 196.43 FEET; THENCE SOUTH 22°15'59" WEST 389.31 FEET; THENCE SOUTH 67°44'01" EAST 359.08 FEET; THENCE NORTH 22°29'51" EAST 295.08 FEET; THENCE SOUTH 67°30'09" EAST 257.38 FEET; THENCE NORTH 31°34'54" EAST 265.07 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOUR (4) COURSES, 1) THENCE SOUTH 58°25'06" EAST 9.28 FEET, 2) THENCE EASTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 77°02'22" EAST A DISTANCE OF 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 3) THENCE NORTH 84°20'22" EAST 63.25 FEET, 4) THENCE EASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 86°37'24" EAST A DISTANCE OF 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET; THENCE SOUTH 15°09'44" WEST 501.68 FEET; THENCE SOUTH 54°51'05" EAST 43.67 FEET; THENCE SOUTH 35°08'55" WEST 260.32 FEET; THENCE SOUTH 83°23'28" WEST 80.94 FEET; THENCE SOUTH 75°22'38" WEST 308.19 FEET; THENCE SOUTH 71°25'04" WEST 1,249.80 FEET; THENCE SOUTH 34°29'44" WEST 1,032.96 FEET; THENCE SOUTH 41°58'40" WEST 239.39 FEET; THENCE SOUTH 41°58'40" WEST 296.34 FEET; THENCE NORTH 88°30'24" WEST 233.06 FEET; THENCE SOUTH 55°49'44" WEST 849.17 FEET TO THE SOUTHERLY LINE OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°40'51" WEST 616.65 FEET; THENCE NORTH 00°12'06" WEST 693.84 FEET; THENCE NORTH 42°32'52" EAST 649.90 FEET; THENCE NORTH 47°31'16" EAST 525.96 FEET; THENCE NORTH 36°36'36" EAST 300.42 FEET; THENCE NORTH 10°09'08" EAST 352.63 FEET; THENCE NORTH 23°11'03" EAST 614.71 FEET TO THE NORTHEAST CORNER OF SECTION 12 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26°21'06" EAST 669.33 FEET; THENCE NORTH 40°27'50" EAST 792.62 FEET; TO THE POINT OF BEGINNING.



Parcel 7: (For Reference Only: 23-012-0140) -BST

ALL OF LOTS 6 AND 7, AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER-CACHE COUNTY LINE RECORDED AT BOOK-PAGE 40-21.

EXCEPT THAT PART DEEDED IN BOOK-PAGE 1405-215 AND BOOK-PAGE 1405-217.

LESS AND EXCEPTING ALL OF SUMMIT EDEN PHASE 1A SUBDIVISION RECORDED AS ENTRY NUMBER 2672943.

ALSO LESS AND EXCEPTING THE FOLLOWING:

(For Reference: PROPOSED SUMMIT EDEN PHASE 1E DEVELOPMENT AREA)  
 BEGINNING AT A POINT THAT IS SOUTH 3,860.49 FEET, AND EAST 651.73 FEET, FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE); RUNNING  
 THENCE SOUTH 71°00'44" EAST 524.76 FEET; THENCE SOUTH 65°29'59" EAST 363.54 FEET; THENCE SOUTH 81°24'28" EAST 567.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID LINE SOUTHERLY AND A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 00°34'51" WEST A DISTANCE OF 45.82 FEET), THROUGH A CENTRAL ANGLE OF 12°20'56", A DISTANCE OF 45.91 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOLLOWING TWO (2) COURSES, 1) SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS SOUTH 25°09'12" WEST A DISTANCE OF 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'38", A DISTANCE OF 21.47 FEET, 2) SOUTHERLY ALONG A 125.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°14'03" EAST A DISTANCE OF 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114°16'09", A DISTANCE OF 249.30 FEET; THENCE SOUTH 38°29'38" WEST 196.43 FEET; THENCE SOUTH 22°15'59" WEST 389.31 FEET; THENCE SOUTH 67°44'01" EAST 359.08 FEET; THENCE NORTH 22°29'51" EAST 295.08 FEET; THENCE SOUTH 67°30'09" EAST 257.38 FEET; THENCE NORTH 31°34'54" EAST 265.07 FEET TO THE SOUTHERLY LINE OF HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE FOUR (4) COURSES, 1) THENCE SOUTH 58°25'06" EAST 9.28 FEET, 2) THENCE EASTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 77°02'22" EAST A DISTANCE OF 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 3) THENCE NORTH 84°20'22" EAST 63.25 FEET, 4) THENCE EASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 86°37'24" EAST A DISTANCE OF 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET; THENCE SOUTH 15°09'44" WEST 501.68 FEET; THENCE SOUTH 54°51'05" EAST 43.67 FEET; THENCE SOUTH 35°08'55" WEST 260.32 FEET; THENCE SOUTH 83°23'28" WEST 80.94 FEET; THENCE SOUTH 75°22'38" WEST 308.19 FEET; THENCE SOUTH 71°25'04" WEST 1,249.80 FEET; THENCE SOUTH 34°29'44" WEST 1,032.96 FEET; THENCE SOUTH 41°58'40" WEST 239.39 FEET; THENCE SOUTH 41°58'40" WEST 296.34 FEET; THENCE NORTH 88°30'24" WEST 233.06 FEET; THENCE SOUTH 55°49'44" WEST 849.17 FEET TO THE

SOUTHERLY LINE OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°40'51" WEST 616.65 FEET; THENCE NORTH 00°12'06" WEST 693.84 FEET; THENCE NORTH 42°32'52" EAST 649.90 FEET; THENCE NORTH 47°31'16" EAST 525.96 FEET; THENCE NORTH 36°36'36" EAST 300.42 FEET; THENCE NORTH 10°09'08" EAST 352.63 FEET; THENCE NORTH 23°11'03" EAST 614.71 FEET TO THE NORTHEAST CORNER OF SECTION 12 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26°21'06" EAST 669.33 FEET; THENCE NORTH 40°27'50" EAST 792.62 FEET; TO THE POINT OF BEGINNIN