



**AFTER RECORDING, RETURN TO:**

Military Installation Development Authority  
450 Simmons Way, Suite 400  
P.O. Box 112 Kaysville, Utah 84037  
Attention: Executive Director

ENT 57991:2024 PG 1 of 7  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Aug 27 01:14 PM FEE 40.00 BY CS  
RECORDED FOR MIDA

**AMENDED NOTICE OF PRE-CERTIFICATE OF OCCUPANCY (“PRE-CO”) FEE**

This Notice of Pre-Co Fee (this “Notice”) is executed by the MILITARY INSTALLATION DEVELOPMENT AUTHORITY, a political subdivision of the State of Utah (together with its successors and/or assigns, the “MIDA”), having a mailing address at 450 Simmons Way, Suite 400, P.O. Box 112 Kaysville, Utah 84037, Attention: Executive Director. This Amended Notice amends the previous Notice of Pre-Certificate of Occupancy (“Pre-Co”) Fee, which was recorded December 26, 2023, in the Office of the Utah County Recorder as Entry # 83172:2023. The purpose of this Amend Notice is to modify the boundaries of the Subject Property, as set forth in Exhibit A below.

**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:**

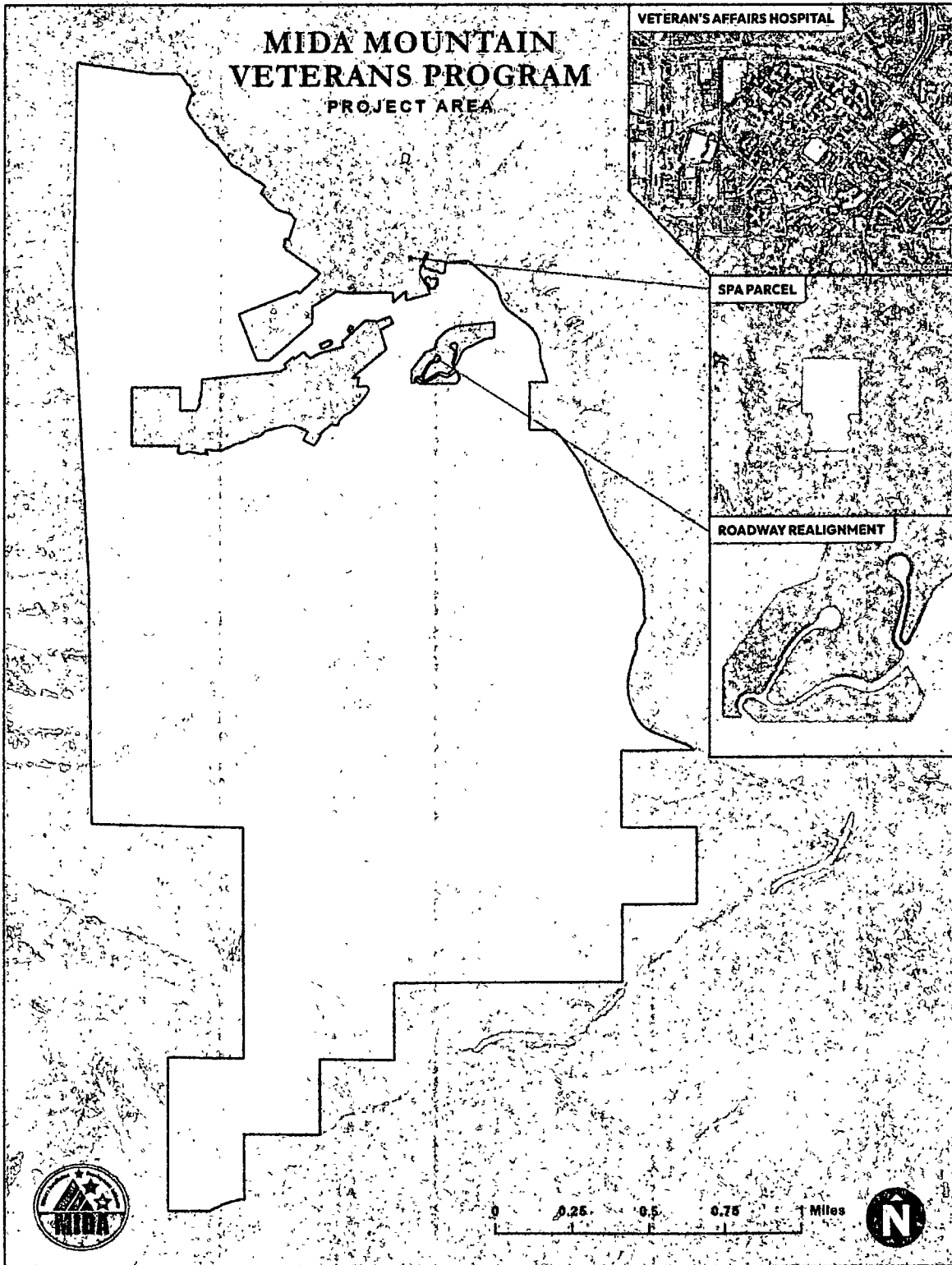
The real property described on the attached Exhibit A (the “Subject Property”) is located in the MIDA Military Veterans Program Project Area (formerly the “Sundance Project Area”) and is subject to the annual payment of a fee pursuant to Utah Code Ann. §63H-1-501(4) on the taxable value of property in excess of the property’s base year, payable by the owner(s) of such property. Such fee is payable with respect to any portion of the Subject Property (“Parcel”) until January 1 immediately following the day on which MIDA or an entity designated by MIDA issues a certificate of occupancy with respect to improvements located on the Parcel, at which time the fee is no longer payable with respect to such Parcel and this Notice shall be of no further force or effect and shall terminate with respect to such Parcel without any further action by MIDA or the owner(s) of such Parcel.

*[Signature Page Follows]*

**EXHIBIT A-4  
PARCELS ADDED TO THE AMENDED PROJECT AREA**

Exhibit B Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
A-1	Storyteller Canyon LLC	Road realignment	+2.19	51:770:0015
A-2	Storyteller Canyon LLC	Spa Parcel	+0.04	52:278:0038

# EXHIBIT A-3 MAP OF PROJECT AREA INCLUDING PARTS 1-2



**EXHIBIT A-2**  
**LEGAL DESCRIPTION FOR THE SPA PARCEL**

**PARCEL "C" (INCLUDED IN MIDA AREA)**

All of Unit 38, Sundance Cottages, an Expandable Utah Condominium Project and being described as follows:

Beginning at the Northwest Corner of said Unit 38 and being located N0°07'50"W along the section line 616.73 feet and East 275.72 feet from the Southwest Corner of Section 11, T5S, R3E, SLB&M; thence S88°50'20"E 37.00 feet; thence S01°09'40"W 35.50 feet; thence N88°50'20"W 6.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence N88°50'20"W 24.00 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 6.50 feet; thence N01°09'40"E 35.50 feet to the point of beginning.

Contains: ±0.04 acres.

N72°48'20"E 73.72 feet; thence along the arc of a curve to the left 43.50 feet with a radius of 60.00 feet through a central angle of 41°32'13", chord: S09°57'18"W 42.55 feet; thence along the arc of a curve to the right 94.45 feet with a radius of 216.00 feet through a central angle of 25°03'11", chord: S01°42'47"W 93.70 feet; thence S14°14'23"W 69.40 feet; thence along the arc of a curve to the right 52.73 feet with a radius of 816.00 feet through a central angle of 03°42'08", chord: S16°05'27"W 52.72 feet; thence along the arc of a curve to the left 41.06 feet with a radius of 34.00 feet through a central angle of 69°11'08", chord: S16°39'03"E 38.61 feet; thence along the arc of a curve to the left 26.29 feet with a radius of 15.00 feet through a central angle of 100°25'58", chord: N78°32'24"E 23.05 feet; thence N28°19'26"E 27.27 feet; thence along the arc of a curve to the left 92.56 feet with a radius of 975.00 feet through a central angle of 05°26'22", chord: N25°36'15"E 92.53 feet; thence N22°53'03"E 58.33 feet; thence along the arc of a curve to the right 230.91 feet with a radius of 245.00 feet through a central angle of 54°00'06", chord: N49°53'07"E 222.46 feet; thence S63°46'48"W 56.82 feet; thence S27°30'39"W 436.09 feet; thence S30°32'31"E 2.05 feet; thence along the arc of a non-tangent curve to the right 51.05 feet with a radius of 225.00 feet through a central angle of 12°59'56", chord: S44°28'20"W 50.94 feet; thence S50°58'18"W 65.89 feet; thence along the arc of a curve to the right 125.96 feet with a radius of 125.00 feet through a central angle of 57°44'01", chord: S79°50'18"W 120.69 feet; thence N71°17'41"W 44.80 feet; thence along the arc of a curve to the left 115.24 feet with a radius of 125.00 feet through a central angle of 52°49'14", chord: S82°17'42"W 111.20 feet; thence S55°53'05"W 31.96 feet; thence N34°06'55"W 9.00 feet; thence S55°53'05"W 95.88 feet; thence along the arc of a curve to the right 132.71 feet with a radius of 116.00 feet through a central angle of 65°32'52", chord: S88°39'31"W 125.59 feet; thence N58°34'03"W 67.57 feet; thence along the arc of a curve to the left 85.95 feet with a radius of 29.00 feet through a central angle of 169°49'17", chord: S36°31'18"W 57.77 feet; thence S44°59'25"W 32.03 feet to the point of beginning.

Contains: ±2.19 acres.

## EXHIBIT A

### LEGAL DESCRIPTION FOR THE ROAD REALIGNMENT

**PARCEL "B" (INCLUDED IN MIDA AREA)**

A portion of Mandan Road & Navajo Road, Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, and all of Parcel A, Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, being described as follows:

Beginning at a point on the south boundary of said Plat K and being located South 1537.05 feet and East 388.57 feet from the Northwest Corner of Section 14, T5S, R3E, SLB&M (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence along the arc of a non-tangent curve to the right 171.13 feet with a radius of 61.00 feet through a central angle of 160°44'21", chord: N33°45'15"E 120.28 feet; thence along the arc of a curve to the left 29.08 feet with a radius of 20.00 feet through a central angle of 83°17'42", chord: N72°28'34"E 26.58 feet; thence N30°49'43"E 95.34 feet; thence along the arc of a curve to the left 73.59 feet with a radius of 784.00 feet through a central angle of 05°22'40", chord: N28°08'23"E 73.56 feet; thence along the arc of a curve to the right 188.33 feet with a radius of 316.00 feet through a central angle of 34°08'47", chord: N42°31'26"E 185.55 feet; thence along the arc of a curve to the left 44.88 feet with a radius of 60.00 feet through a central angle of 42°51'39", chord: N38°10'00"E 43.84 feet; thence along the arc of a curve to the right 265.43 feet with a radius of 55.00 feet through a central angle of 276°30'29", chord: S25°00'35"E 73.24 feet; thence along the arc of a curve to the left 60.04 feet with a radius of 60.00 feet through a central angle of 57°19'53", chord: S84°34'43"W 57.56 feet; thence along the arc of a curve to the left 150.99 feet with a radius of 284.00 feet through a central angle of 30°27'43", chord: S40°40'55"W 149.22 feet; thence along the arc of a curve to the right 76.59 feet with a radius of 816.00 feet through a central angle of 05°22'40", chord: S28°08'23"W 76.56 feet; thence S30°49'43"W 95.44 feet; thence along the arc of a curve to the left 31.21 feet with a radius of 20.00 feet through a central angle of 89°23'46", chord: S13°52'10"E 28.13 feet; thence S58°34'03"E 5.88 feet; thence along the arc of a curve to the left 96.10 feet with a radius of 84.00 feet through a central angle of 65°32'52", chord: N88°39'31"E 90.94 feet; thence N55°53'05"E 124.99 feet; thence along the arc of a curve to the right 234.48 feet with a radius of 216.00 feet through a central angle of 62°11'47", chord: N86°58'59"E 223.13 feet; thence along the arc of a non-tangent curve to the left 46.33 feet with a radius of 75.00 feet through a central angle of 35°23'42", chord: N68°40'09"E 45.60 feet; thence N50°58'18"E 65.89 feet; thence along the arc of a curve to the left 67.83 feet with a radius of 175.00 feet through a central angle of 22°12'29", chord: N39°52'03"E 67.41 feet; thence along the arc of a curve to the left 23.04 feet with a radius of 15.00 feet through a central angle of 88°00'07", chord: N15°14'15"W 20.84 feet; thence along the arc of a curve to the right 88.91 feet with a radius of 66.00 feet through a central angle of 77°10'49", chord: N20°38'54"W 82.33 feet; thence along the arc of a non-tangent curve to the left 50.66 feet with a radius of 784.00 feet through a central angle of 03°42'08", chord: N16°05'27"E 50.65 feet; thence N14°14'23"E 69.40 feet; thence along the arc of a curve to the left 54.95 feet with a radius of 184.00 feet through a central angle of 17°06'42", chord: N05°41'02"E 54.75 feet; thence along the arc of a curve to the left 65.18 feet with a radius of 60.00 feet through a central angle of 62°14'26", chord: N33°59'32"W 62.02 feet; thence along the arc of a curve to the right 264.78 feet with a radius of 55.00 feet through a central angle of 275°50'10", chord:

DATED: August 27, 2024

MIDA:

MILITARY INSTALLATION DEVELOPMENT  
AUTHORITY, a political subdivision of the State of

Utah

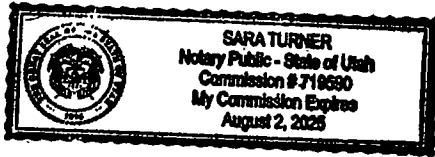
By: *Ariana Farber*

Name: Ariana Farber

Title: Deputy Executive Director

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

On the 27<sup>th</sup> day of August, 2024, personally appeared before me Ariana Farber, who being by me duly sworn did say, that she is the Deputy Executive Director of the MILITARY INSTALLATION DEVELOPMENT AUTHORITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the Military Installation Development Authority, by authority of law.



*[Signature]*  
NOTARY PUBLIC  
Residing in Salt Lake