

Dammeron Valley Landowners Association

ARCHITECTURAL GUIDELINES

00627438 BK 1287 Pg 0627
RUSSELL SMITHS & WASHINGTON CO RECORDER
1998 DEC 04 14:58 PM FEE \$41.00 BY BJ
FOR: ACADEMY STATE CO

To preserve the beauty of the almost 1,000 acres in Dammeron Valley, the owner-developer had the foresight to establish conditions of ownership and provide for a degree of ongoing control by later landowners. This was accomplished largely through the following instruments:

THE DAMMERON VALLEY LANDOWNERS ASSOCIATION (Commonly referred to as the DVLA)

The Corporation known as the Dammeron Valley Landowners Association was established in 1976. It is structured by Articles of Incorporation and Bylaws. It is managed by a Board of Trustees whose authority and responsibilities include enforcement of the CC&R's. Subject to majority approval, the DVLA may also create additional regulations. The Architectural Guidelines and the Architectural Review Board were created by the DVLA to carry out the purpose of regulating property matters within the valley.

Membership in the DVLA is based on ownership of property in any of the subdivisions regulated by the Corporation and is required of each landowner. At the present time there are nine subdivisions.

Dammeron Valley has a Special Service District ("SSD") whose present function is to provide sewer services for the Pinion Hills subdivisions.

THE PROTECTIVE COVENANTS AND DECLARATIONS OF BUILDING AND USE RESTRICTIONS

(These documents are commonly referred to as the CC&R's which stand for Conditions, Covenants and Restrictions)

The CC&R's are regulations established by the developer to provide basic standards for building and land use. Each subdivision has a different set of CC&R's. They are similar but not uniform. The CC&R's are binding for a period of 40 years.

THE ARCHITECTURAL REVIEW BOARD (Commonly referred to as the ARB)

The function of the Architectural Review Board is to regulate the external design, appearance, location and maintenance of all properties within the Dammeron Valley subdivisions. This is done in accordance with the Bylaws, the CC&R's and the Architectural Guidelines. Members of the Architectural Review Board are landowners appointed by the Board of Trustees.

THE ARCHITECTURAL GUIDELINES

The Architectural Guidelines are a set of regulations that act as a supplement to the CC&R's. New regulations can be adopted by a majority vote of the Landowners as long as they do not conflict with any of the provisions of the CC&R's. The Guidelines provide the landowners with a degree of ongoing control by allowing them to expand upon the basic regulations set forth in the CC&R's.

The Architectural Guidelines reflect standards of land use and appearance adopted by the Dammeron Valley Landowners Association and are not intended to encompass all regulations imposed by the CC&R's, Washington County or other authorities.

Landowners are required to comply with the CC&R's and the Architectural Guidelines and to follow Washington County Building Codes. It is important to note that building codes focus on safe construction while the Guidelines deal more with appearances.

PRIMARY LAND USE:

On site-built, single-family home and authorized accessory structures.

BUILDING TYPE:

All styles for house and accessory structures are subject to DVLA approval. Casual western and ranch styles are preferred. Dome and A-Frame styles are not acceptable. Pinion Hills III has special requirements which are outlined in their CC&R's and plot maps.

MINIMUM HOUSE SIZE:

Single-level homes in all subdivisions except the Farms & Farms II-A:
The minimum size is 1400 sq. ft.

Single-level homes in the Farms & Farms II-A:
The minimum size is 1200 sq. ft. but 1400 sq. ft. or more is recommended.

Two-level or split-level homes in all subdivisions:
Minimum size on lower level is 1000 sq. ft. and
Minimum size on upper level is 500 sq. ft.
(Size indicated for homes is exclusive of garage and basement)

MAXIMUM HOUSE HEIGHT:

Maximum height is 35 feet in all subdivisions except:
Old Farms - 28 feet
Pinion Hills I and II - 24 feet
Pinion Hills III - refer to CC&R's

These measurements also apply to chimneys and flag poles, but excluding ordinary rooftop antenna deemed to be a reasonable height by the DVLA. No house shall exceed 2 1/2 stories in any subdivision.

SIZE OF ACCESSORY BUILDINGS:

No accessory building shall exceed 2,000 sq. ft. and the maximum height is 20 ft.

ROOF PITCH:

At least 50% of the roof area must be pitched on any building in the Homesteads, Farms, Farms II-A, Old Farms, and Pinion Hills I & II. This is also the recommended standard for the Ranches and Meadows. For Pinion Hills III - refer to CC&R's.

The minimum pitch required in the Homesteads is a 4/12 or greater pitch, not to exceed a 12/12 pitch.

The minimum pitch required in the Farms, Farms II-A, Old Farms, Pinion Hills I & II, and recommended for the Ranches and Meadows, is a 5/12 or greater pitch, not to exceed a 12/12 pitch.

EXTERIOR MATERIALS:

In an effort to promote consistency and harmony in architectural design throughout the valley, all exterior materials used on homes and accessory structures are subject to approval before breaking ground for construction or before beginning a remodeling project.

Recommended Siding:

House & Garage: Natural solid wood, log, stucco, brick, adobe, natural stone. T1-11 is acceptable if used in combination with other materials such as brick or stone.

Accessory Structures: (such as barns, animal shelters and storage sheds) It is recommended that materials and colors for accessory structures match the house and garage as much as possible. T1-11 and other similar type plywood based materials of exterior grade may also be used. The Architectural Review Board will also consider other materials that are equal to or better in quality.

Restricted Siding:

Metal and plastic siding may not be used except for minor appearance features, such as gables and soffits.

Restricted Roofing:

Because of the glare factor, a moratorium has been placed on all metal roofing. This is a result of a vote by the landowners in 1995.

EXTERIOR COLORS:

All colors, for all structures, including roof, siding, trim, window frames, entry doors, garage doors, gable vents, soffits, and gutters, etc., require prior approval by the Architectural Review Board and the Board of Trustees.

Recommended Colors: Natural wood hues and native earth tones including taupe. In other words, warm subdued colors mainly in the brown family. For Pinion Hills III - refer to CC&R's.

Unacceptable Colors: White, near-white, cool and blue grays, pastels, bright colors and tints of bright colors, and black.

GARAGE:

Garages are required. They must be enclosed and must be built at the same time as the house and are subject to the same rules and regulations that govern houses. Garages must not be built prior to construction of the house. Maximum accommodation (including carport, if any) is three cars. Minimum size: 12 x 20 ft.

DETACHED GUEST QUARTERS:

Such dwellings are subject to Washington County ordinances which prohibit second kitchens in detached guest quarters on single family lots. These dwellings must not include a kitchen, or be roughed in for a kitchen, or be built or later modified in such a way as to be considered a "second dwelling" by County standards. The DVLA may withhold approval if it deems that the facility is oversized or portends the infringement of any regulation. Minimum contiguous floor area of detached guest quarters is 400 sq. ft.

EASEMENTS & SETBACKS:

No above ground permanent structures, other than fencing, can be placed within an established easement. County and DVLA standards will determine which structures are permanent.

Such structures must be set back from the front property line a distance of 50 ft. in all subdivisions other than the Meadows and Ranches where the setback is 30 ft. (However, the DVLA recommends a 50 ft. setback in both of these subdivisions.)

The set-backs from side and back property lines are as follows:

- 10 ft. in the Farms, Farms II-A, Old Farms & Pinion Hills III.
- 15 ft. in Pinion Hills I and II.
- 30 ft. in the Homesteads, Meadows and Ranches.

Overriding covenants prohibit structures other than fencing and underground utilities within U-18 Green Belts.

All structures for housing animals, other than household pets must be 75 feet or more from all dwellings and potential neighboring dwelling sites. They must also be in the rear 1/3 of each lot, not including U-18 Green Belt areas. In the Homesteads, animal shelters must be set back at least 100 feet or more from front property lines.

BECAUSE OF LOT SIZE OR CONFIGURATION, SOME LOTS MAY NOT ACCOMMODATE ANIMAL SHELTERS.

Driveways and propane tanks must be 10 ft. or more from neighboring lots. An allowance of 10 ft. or more is recommended between above ground structures to allow clearance for fire trucks. No access or egress will be allowed to U-18 Green Belts.

BEFORE PLANNING, LANDOWNERS SHOULD SEEK INFORMATION FROM THE COUNTY REGARDING UNRECORDED EASEMENTS THAT MAY EXIST ALONG THEIR PROPERTY LINES.

FENCES:

When fronting recorded public road easements, fences, if any, must be of new wood with round posts and two to four pole or split rails, unless they are situated within a U-18 Green Belt.

Within U-18 Green Belts (i.e. land zones along highway U-18 per County plat) fences must be as described above, but with three or four dowel type pole rails only. Such fencing is required along property lines fronting U-18 and must be built within one year of lot purchase from the Dammeron Corporation.

Acceptable on the sides and rear of properties is pressure treated wooden post and polymer rail fencing in brown only by Spur Centaur HTP or its equivalent in quality, design and appearance. This type of fencing is designed with animal safety in mind.

Elsewhere, fencing must be regarded as compatible by the DVLA. Chain link fencing is not acceptable.

Wood post and rail fences, including those within U-18 Green Belts or fronting public roads, may be lined with "horse fence" or "V" mesh if desired.

In the Ranches, Meadows or Homesteads, except within U-18 Green Belts, barbed wire may be used in conjunction with wood posts and rails to restrain large animals. Location and design of such fences require DVLA approval. For Pinion Hills III - refer to CC&R's.

BURIED SERVICES:

Lines connecting water, power, sewer, telephone and similar services must be underground. Private septic systems are not allowed in Pinion Hills. Lot owners there should exercise caution when planning, to assure sites and designs that will enable flow into the waste system provided by the Dammeron Valley Special Service District.

NATURAL VEGETATION:

Every effort should be made to preserve trees and vegetation. These should not be removed unless necessary for such things as building roads and houses, or for landscaping.

If vegetation is removed for any other reason, it will have to be restored in a reasonably prompt manner to the satisfaction of the DVLA.

SIGNS:

No sign shall be displayed in public view except for the following:

- One sign, not to exceed 1 sq. ft. advertising professional services of resident.
- One sign, not to exceed 5 sq. ft. advertising sale or rent by owner.
- Builder advertisements, totaling 5 sq. ft. or less, during the period of construction.

CONSTRUCTION:

All construction projects must be completed within one year after commencement of construction or placement of temporary housing on property, whichever comes first. Temporary living quarters, such as mobile homes and campers, are prohibited unless authorized by the DVLA Board of Trustees and the County. Authorization may not exceed a period of one year and may only be issued while a permanent home is being constructed.

Adequate toilet facilities must be on site during construction. Proper containers must be provided on site for construction debris. Burning of debris is subject to DVLA Fire Department approval.

The landowner is responsible for informing construction workers about all relevant Dammeron Valley regulations as set forth in the CC&R's and the Architectural Guidelines.

Workers are also expected to observe local speed limits and the restrictions against loud noise, particularly loud radios.

CHANGES AND ADDITIONS:

00627438 Bk 1287 Pg 0631

Any changes or additions that relate to any matter encompassed within the CC&R's or Architectural Guidelines require DVLA approval before being started. This applies equally to any project undertaken after approval of original plans, including animal shelters and fence construction, flag pole installation, and re-painting exterior of home or outbuildings, and whether or not a County building permit is required. Projects not begun within one year of DVLA approval date must be re-submitted to the Architectural Review Board.

FORMAT FOR SUBMITTING BUILDING PLANS

The Architectural Review Board meets on the first and third Wednesday of each month at 7:30 p.m. in the Dammeron Valley Firehouse located on Dammeron Valley Drive East. This may be subject to change in the future so please call ahead of time before submitting plans.)

In order for plans to be approved by the ARB and the Board of Trustees they must be in compliance with the CC&R's and the Architectural Guidelines. Plan approval must be received before applying for County Building Permits.

When the following specifications are met, plans will be reviewed and a response issued by the DVLA within 30 days.

SUBMIT THREE SETS OF PLANS:

If approved, one set will be retained by the DVLA and the other two returned to the owner, one for submittal to the County Building Department, and one to be retained at the building site during construction.

Plans must include:

- **Plot Plan:** Scale 1" = 40' or 50'
North indicated. Show property lines and adjacent recorded public road easements. Any established easement and any U-18 Green Belt area within lot boundaries must also be shown.

Indicate planned private roads and above ground structures and show applicable setbacks. Identify type of structures such as house, garage, animal shelter, fence, propane tank, etc. Show location of mandatory trees.

- **Floor plan:** Scale 1/4" = 1'
North indicated. This is required for each roofed structure. Include adjoining appurtenances, delineate kitchen appliances and provide rough plumbing and wiring information. Indicate total square footage per level for each structure. Where applicable, subtotal living and non-living area separately. Show garage dimensions.
- **Elevation Drawings:** Scale 1/4" = 1'
Four views are required: front, rear, and opposite side views, for each planned above ground structure.
This requirement may be waived by the DVLA for a structure that does not exceed 12 ft. in width, length or height, and for a structure that is largely two-dimensional, such as a fence, if otherwise acceptably presented.
- Key exterior elements such as siding, roof, chimney, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors and textures.

Descriptions for wood must disclose form, nominal measurements, common species name, finish to be applied and other pertinent data (e.g., solid 1" x 8" ship lapped western red cedar installed rough side out with clear finish.)

An Owner's Project Summary form and an Owner's Statement of compliance form should be submitted when plans are submitted. These forms can be obtained from any member of the Architectural Review Board.

SUBMIT COLOR SAMPLES:

Submit accurate color samples for the exterior features of each structure. Samples required for buildings must include all relevant features such as roof, siding, trim, window frames, entry doors, garage doors, gable vents, soffits, gutters, etc. Furnish actual material samples on pre-finished products such as brick, stone, roofing, etc.

Other samples to be given a finish coat, such as wood, are helpful, but may not be essential if related material descriptions and color samples truly reflect final appearance.

PERFORMANCE BONDS & FEES:

Performance Bonds are required to ensure that residences and accessory structures are built according to approved plans and are in compliance with the CC&R's and Architectural Guidelines.

Refund of Performance Bonds will be made within 15 days after construction is completed if all exterior features are in compliance and the project has been inspected by the ARB.

For House & Garage:

- A \$2,000 Performance Bond is required for construction of a new house (including garage).
- A \$280 Plan Review Fee is required to cover building plan and architect review expenses. (No refund)
- A \$100 Tree Bond was initiated to encourage the planting of trees. Refund of the Tree Bond will be made as soon as five 15 gallon size trees are planted on owner's property within a two year period after construction has started. The Tree Bond can be waived if the ARB determines that the lot is already sufficiently wooded.

If the new home will not be occupied by the owner, a \$300 Tree Bond will be required. Refund will be made if owner plants trees before selling property. If the owner does not plant before selling, the Tree Bond can be refunded to the new owner if trees are planted within one year of purchase.

For Accessory Structures and Additions:

For additions to houses and for structures such as barns, animal shelters and sheds, etc., the following graduated Performance Bond schedule is in effect:

- Structures under 200 sq. ft. do not require a Performance Bond. However, plans for these structures need to be approved.
- Structures from 200 sq. ft. to 1,000 sq. ft. require a \$500 Performance Bond.
- Structures from 1,000 sq. ft. to 2,000 sq. ft. require a \$1,000 Performance Bond.

**PLAN REVIEW FEES ARE REQUIRED WHEN PLANS ARE SUBMITTED.
PERFORMANCE BONDS AND TREE BONDS ARE REQUIRED WHEN PLANS ARE APPROVED.**

Checks for Performance Bonds, Plan Review Fees and Tree Bonds should be made out to the "Dammeron Valley Landowners Association."

THE PAST ABSENCE OF ANY GUIDELINE, ISSUANCE OF ANY VARIANCE, INCONSISTENCY IN JUDGEMENT, OR FAILURE TO ENFORCE, DOES NOT CONSTITUTE GROUNDS FOR DISREGARDING ANY PRESENT GUIDELINE OR APPLICABLE CC&R.

RESOLUTION OF THE BOARD OF TRUSTEES OF THE
DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.
CONCERNING LARGE VEHICLES

Any type of semi-tractor/trailer vehicle over 26,000 lbs. Gross Vehicle Weight with a commercial license and intra or inter-state plates will not be permitted to be parked or stored in the valley overnight. The tractor part of the tractor/trailer will also be prohibited. Such vehicles will be allowed in the valley only when making pickups or deliveries.

This does NOT apply to recreational vehicles, vans, trucks or horse trailers under 26,000 lbs. (The average truck is usually under 13,000 lbs.)

Approved June 8, 1998. July 18, 1998 membership survey results: 112 - For 19 - Against

RESOLUTION NO. 88-1

RESOLUTION OF THE BOARD OF TRUSTEES OF THE
DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.
CONCERNING RECREATION AREA AND IMPROVEMENTS

WHEREAS, the corporation desires to construct and maintain certain recreational improvements to real property owned by Brooks Pace and

WHEREAS, the members and corporation do not have resources sufficient to purchase real property or provide liability insurance but are desirous of protecting the corporation, the Trustees and members from liability in the event of any claim which arises from construction or use of the recreational facilities.

NOW THEREFORE, it is resolved the corporation accomplish the following:

- A. Accept donations of cash, labor and materials from its members and others for the construction and maintenance of recreational facilities on real property owned by Brooks Pace.
- A. That the improvements shall be owned by this corporation.
- B. That an agreement be entered into with Brooks Pace granting this corporation a terminable 50 year license to use said improvements. A copy of the proposed license is attached as Exhibit "A".
- C. That the corporation accept donations and provide a receipt. A copy of the proposed receipt is attached as Exhibit "B".
- D. That the corporation obtain a liability waiver from its members of lot owners before consenting to their use of said improvements.
- E. That the corporation pay to Mr. Pace a license fee for each year of the license described herein.

Dated and approved April 14, 1988

RESOLUTION NO. 87-2

RESOLUTION OF THE BOARD OF TRUSTEES OF THE
DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.
SETTING THE TIME AND PLACE OF THE MONTHLY MEETINGS OF THE BOARD OF TRUSTEES

WHEREAS, the By-Laws of the Dammeron Valley Landowners Association provide that the Board of Trustees shall meet regularly once a month; and

WHEREAS, those By-Laws give authority to the Board of Trustees to set the time and place for such monthly meeting; and

WHEREAS, the Board of Trustees would have to give advance notice of any monthly meeting, since at this time there is no specific time or place set forth in writing.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees shall meet on the second Tuesday of each month at 7:00 p.m. at the Dammeron Valley Fire House.

APPROVED AND ADOPTED this 10th day of March, 1987.

1998 - Board of Trustees regular monthly meetings are currently being held on the second Monday of each month.

RESOLUTION OF THE BOARD OF TRUSTEES OF THE
DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.
REGARDING THE CONSTRUCTION OF DOME HOMES IN THE VALLEY.

WHERE AS, the Board of Trustees has been approached to approve the construction of a dome home in Dammeron Valley; and

WHEREAS, in the past there has been controversy concerning the approval of construction of dome-style dwellings; and

WHEREAS, a poll by mail has been duly sent to the landowners regarding the acceptance of said dome dwellings; and

WHEREAS, said poll resulted in the following vote:

21 for dome construction
56 against dome construction

NOW, THEREFORE, BE IT RESOLVED, that dome homes are precluded from construction in Dammeron Valley.

APPROVED AND ADOPTED this 13th day of January, 1987.

RESOLUTION NO. 86-1

GUIDELINES SUPPLEMENT TO PROTECTIVE COVENANTS
July 26, 1986

It was decided that the thrust of any guidelines is to maintain quality rather than limit anyone's concept of a home. Also, via a guidelines list in letter form to landowners.

1. No metal sheds or buildings, only by approval of board.
2. Modulars must not look like modulars.
3. No basements dried in without a top. This is to prevent living in a basement without finishing the rest of the home.
4. Square footage minimum:
 - a) 1200 square feet for single story dwellings
 - b) 1500 square feet for two story dwellings, 1000 sq. ft. on ground level minimum.
5. Minimum 50 foot set back for all structures.
6. The one year construction allowance for temporary housing and construction site appearance begins tolling at time temporary dwelling is placed on property and/or construction begins.
7. No earth removal without DVLA, Inc approval. This is to prevent dust bowls and inform landowners of related problems in removing the natural flora or topsoil.
8. All fences must be approved. No more barbed wire fences unless to restrain livestock. Wood fences must front property.

Submittal Format for Building Plans to DVLA for Approval.

Two sets of plans are required, one for our files and the other to be signed and submitted to the building commission with a letter of approval from the DVLA, Inc. The Washington County Building Inspector's Office will not issue a permit without the above.

Each set of plans must include:

1. Plot plan showing location of house and all out buildings, to scale. 50' to 1 inch.
2. Floor plan, minimum scale 1/4 inch equals 1 foot.
3. Four elevations, North, South, East, and West of all four sides of the house.
4. Square footage specified on the plans.
5. Chimneys shown in rendering detail.
6. Exterior finishes specified.
7. Color of exterior plan.

The foregoing notice is for public information and should any person having any questions concerning the above which are not addressed in this document, they should contact the Dammeron Valley Landowners Association for further clarification.

DATED THIS 4th day of November, 1998.

DAMMERON VALLEY LANDOWNERS ASSOCIATION

BY: Johnna L. Evans
JOHNNA L. EVANS, Secretary/Treasurer

STATE OF UTAH

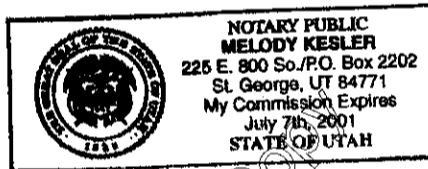
) SS

County of Washington)

On the 4th day of Nov., 1998, personally appeared before me JOHNNA L. EVANS, who being by me duly sworn, says that she is the Secretary/Treasurer of DAMMERON VALLEY LANDOWNERS ASSOCIATION, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said JOHNNA L. EVANS acknowledged to me that said corporation executed the same.

Melody Kesler
Notary Public residing at:
St. George, Ut

My Commission expires: 7-7-01



All of Lots 1 - 42, DAMMERON VALLEY FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 11, DAMMERON VALLEY FARMS II-A SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 73, DAMMERON VALLEY HOMESTEADS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 43, DAMMERON VALLEY MEADOWS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 17, DAMMERON VALLEY OLD FARM SUBDIVISION PHASE I, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 28, DAMMERON VALLEY RANCHES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 21, PINION HILLS PHASE I AMENDED, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 15, PINION HILLS PHASE 2, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

All of Lots 1 - 29, PINION HILLS PHASE 3, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, Utah

Also: BEGINNING at a point on the easterly line of Homestead Drive, which point is North 1960.00 feet along the Section line to the Southeast corner of Dammeron Valley Farms Subdivision and West 736.00 feet to the easterly line of said road and the Southwest corner of Lot 1, and South 190.00 feet from the Southeast corner of Section 17, Township 40 South, Range 16 West, Salt Lake Base and Meridian, running thence South 434.65 feet along the easterly line of Homestead Drive; thence N. 88°51' E. 289.329 feet; thence N. 35°24'19" E. 303.629 feet; thence North 181.36 feet; thence West 465.179 feet to the easterly line of said road and the point of beginning.

Also: BEGINNING at the Southeast corner of Section 17, Township 40 South, Range 16 West, Salt Lake Base and Meridian, running thence North 1960.00 feet along the Section line to the southeast corner of Dammeron Valley Farms Subdivision, thence West 480.00 feet along the south line of said subdivision to the southeast corner of Lot 1 of said subdivision, thence South 190.00 feet, thence East 209.179 feet, thence South 181.36 feet, Thence S 35°24'19" W 303.629 feet, thence S 88°51' W 289.329 feet to the east line of Homestead Drive, thence South 337.47 feet along the easterly line of Homestead Drive and to the north line of Dammeron Valley Farms Unit 11-A, thence east 1.00 foot along the northerly line of Dammeron Valley Farms Unit 11-A to the easterly line of Homestead Drive, thence South 993.81 feet along the easterly line of Dammeron Valley Farms Unit 11-A and the projection of the easterly line to the south line of said section 17, thence S 89°41' E 735.00 feet along the south line of section 17 to the point of beginning. cont. 27.866 ac.

Also: BEGINNING at the Southwest corner of Lot 1, DAMMERON VALLEY FARMS, and the east line of Homestead Drive, which point is North 1966.00 feet along the Section Line to the Southeast corner of said Subdivision and West 736.00 feet along the South line of Dammeron Valley Farms Subdivision from the Southeast corner of Section 17, Township 40 South, Range 16 West, Salt Lake Base and Meridian, running thence South 190.0 feet along the east line of said road thence East 471.00 feet, thence North 190.0 feet to the South line of said Subdivision, thence West along the South line of said Subdivision 471.0 feet to the point of beginning. Containing 2.05 acres.