

**NOTICE OF PRELIMINARY PLAN APPROVAL,
ESTABLISHMENT OF ZONING AND LAND USE
DENSITIES AND REQUIRED COMPLIANCE WITH
ANNEXATION AND DEVELOPMENT AGREEMENT
FOR THE TRAVERSE MOUNTAIN
PLANNED UNIT DEVELOPMENT**

NOTICE is hereby given to all interested persons of the approval of a preliminary plan for the Traverse Mountain Planned Unit Development, the establishing of zoning and residential equivalent unit densities for the planned unit development, and the annexation of 4,750 acres in Utah County into the City of Draper on December 3, 1987. The property involved in the planned unit development is contained within the boundaries of the property described in Exhibit "A", attached hereto and incorporated herein by reference, which description is the perimeter boundaries of the planned unit development.

NOTICE is further given that the property contained within the boundaries described in Exhibit "A" is subject to the terms and conditions of an annexation and development agreement for the Traverse Mountain Planned Unit Development, which agreement was approved by resolution on December 3, 1987, and executed by the City of Draper and Estes Homes, the owner of the property. A true and correct copy of the agreement can be seen at the office of the City Planner for the City of Draper. The residential equivalent unit density ranges may be more or less restrictive as to the individual development block parcels within the planned unit development than the underlying zoning regulations might imply. All prospective purchasers are advised to review the terms and conditions of the above referenced annexation agreement and the exhibits attached thereto.

NOTICE is further given that all development within the planned unit development must comply with the terms and conditions of the annexation and development agreement for

ENT 7377 BK 2496 PG 70
NINA B REID UTAH COUNTY RECORDER DEP MB
1988 MAR 17 9:09 AM FEE .00
RECORDED FOR DRAPER CITY

the Traverse Mountain Planned Unit Development; the officially adopted construction standards of the City of Draper; any additional development guidelines or standards that may be agreed to by Estes and the City of Draper, as attached to the above referenced annexation agreement as Exhibit "D"; all applicable land use regulations of the City of Draper and any covenants, conditions and restrictions for the Master Owners' Association, which have been or will be recorded against the title to all of the property within the boundaries of the planned unit development.

Any inquiries should be directed either to Estes Homes, c/o Mr. Ed Grampp, 349 South 200 East, Suite 420, Salt Lake City, Utah, 84111, (801) 521-2121, or the City Planner for the City of Draper, 12441 South 900 East, Draper, Utah 84020, (801) 571-4121.

DATED this 14th day of February, 1988.

CLYDE, PRATT & SNOW

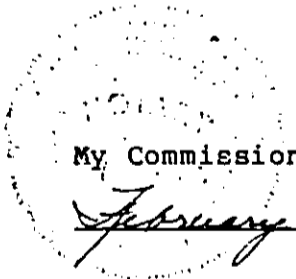
By: *D. Brent Rose*
D. Brent Rose
Attorneys for Estes Homes

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

On the 14th day of February, 1988, personally appeared before me, D. Brent Rose, who being by me duly sworn, did say that he is attorney for Estes Homes, and that said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said D. Brent Rose acknowledged to me that said corporation executed the same.

Jessie Ann Lawson
NOTARY PUBLIC

Residing at: *Salt City, Ut.*



My Commission Expires:
February 10, 1990

TRAVERSE RIDGE BOUNDARY DESCRIPTION
Revised January 5, 1988

A parcel of land lying within Township 4 South, Range 1 East and Range 1 West of the Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being South 00° 21' 07" West from the Northeast Corner of Section 23 to the East Quarter Corner of Section 23); and running thence:
 South 00° 21' 07" West 1303.47 feet along the east line of the Northeast Quarter of Section 23, thence
 South 89° 46' 49" West 2654.38 feet along the south line of the North Half of the Northeast Quarter of Section 23; thence
 North 00° 13' 59" East 1323.00 feet along the west line of the North Half of the Northeast Quarter of Section 23; thence
 North 89° 48' 33" West 1399.72 feet along the north line of the Northwest Quarter of said Section 23; thence
 South 12° 46' 00" East 1651.46 feet; thence
 South 69° 40' 00" West 472.50 feet to a point on a 25.00 foot radius curve to the right (center bears North 20° 19' 17" West 25.00 feet of which the central angle is 66° 55' 17"); thence westerly along the arc of said curve 29.20 feet; thence
 North 43° 24' 00" West 146.70 feet; thence
 North 65° 13' 00" West 40.10 feet to a point on a 75.00 foot radius curve to the left (center bears South 24° 49' 02" West 75.00 feet of which the central angle is 84° 57' 02"); thence southwesterly along the arc of said curve 111.20 feet; thence
 South 29° 52' 00" West 234.60 feet; thence
 West 217.60 feet; thence
 South 00° 20' 33" West 804.67 feet; thence
 North 89° 39' 18" West 590.00 feet to the West Quarter Corner of said Section 23; thence
 South 00° 20' 42" West 970.89 feet along the west line of said Section 23; thence
 South 66° 30' 00" West 1949.21 feet; thence
 South 62° 15' 00" West 989.34 feet; thence
 South 62° 30' 00" West 304.92 feet; thence
 South 53° 15' 00" West 1310.10 feet; thence
 South 38° 15' 00" West 630.96 feet; thence
 South 77° 15' 00" West 951.02 feet to the west line of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence
 North 00° 01' 47" West 1121.26 feet along said west line; thence
 North 89° 21' 00" West 1446.96 feet along the north line of said Section 28; thence
 South 00° 01' 47" East 1697.24 feet; thence
 South 76° 00' 00" West 1249.44 feet; thence

EXHIBIT

 A

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South 00° 00' 57" East 649.56 feet to the center of Section 28;
thence
North 89° 50' 00" West 2658.17 feet along the south line of the
Northwest Quarter of Section 28, to the West Quarter Corner of
Section 28, said point also being the East Quarter Corner of
Section 29; thence
North 00° 04' 20" West 1333.34 feet along the east line of the
Southeast Quarter of the Northeast Quarter of Section 29; thence
South 89° 51' 57" West 2653.19 feet along the south line of the
North Half of the Northeast Quarter of Section 29; thence
South 00° 19' 35" East 592.11 feet along the east line of the
Southeast Quarter of the Northwest Quarter of Section 29; thence
North 72° 05' 00" West 316.80 feet; thence
North 64° 12' 00" West 1094.28 feet; thence
South 00° 20' 00" East 647.46 feet; thence
South 66° 41' 00" East 1069.20 feet; thence
South 72° 05' 00" East 313.50 feet; thence
South 00° 01' 58" East 151.14 feet to the center of Section 29;
thence
North 89° 47' 44" East 1327.03 feet along the north line of the
Northwest Quarter of the Southeast Quarter of Section 29;
thence South 00° 02' 59" East 1328.59 feet along the east line
of the Northwest Quarter of the Southeast Quarter of Section
29; thence
South 89° 52' 35" West 1327.41 feet along the south line of the
Northwest Quarter of the Southeast Quarter of Section 29; thence
South 89° 50' 03" West 1324.42 feet along the south line of the
Northeast Quarter of the Southwest Quarter of Section 29; thence
North 00° 10' 03" West 1325.81 feet along the west line of the
Northeast Quarter of the Southwest Quarter of Section 29; thence
North 00° 00' 07" West 1338.25 feet along the west line of the
Southeast Quarter of the Northwest Quarter of Section 29; thence
North 25° 00' 00" West 452.10 feet; thence
North 33° 45' 00" West 520.08 feet; thence
North 32° 15' 00" West 374.88 feet; thence
North 01° 39' 16" East 252.91 feet to a point that is 653.40
feet East and 75.24 feet North from the Southwest Corner of
Section 20; thence
East 4649.54 feet to the west line of Section 21; thence
North 01° 19' 02" West 5273.88 feet along the west line of
Section 21; thence
South 89° 39' 58" West 943.09 feet;
thence South 89° 57' 00" West 4297.91 feet along the south line
of Section 17; thence
North 07° 54' 50" West 2685.37 feet; thence
South 89° 38' 56" West 555.02 feet; thence
South 89° 38' 56" West 5216.34 feet along the south line of the
North Half of Section 18 to the West Quarter Corner of Section
18; thence

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North 00° 04' 48" West 2633.25 feet to the Northwest Corner of Section 18; thence
South 88° 49' 25" East 2750.66 feet to the North Quarter Corner of Section 18; thence
North 00° 47' 58" West 1350.67 feet along the west line of the Southwest Quarter of the Southeast Quarter of Section 7; thence
North 89° 23' 32" East 1338.26 feet along the north line of the Southwest Quarter of the Southeast Quarter of Section 7; thence
North 00° 29' 03" West 1329.93 feet along the west line of the Northeast Quarter of the Southeast Quarter of Section 7; thence
South 89° 43' 30" East 1345.91 feet along the north line of the Northeast Quarter of the Southeast Quarter of Section 7, to the East Quarter corner of Section 7, said point also being the West Quarter Corner of Section 8; thence
South 89° 01' 49" East 1308.05 feet along the North line of the Northwest Quarter of the Southwest Quarter of Section 8; thence
South 00° 39' 24" East 1306.84 feet along the east line of the Northwest Quarter of the Southwest Quarter of Section 8; thence
North 89° 08' 43" West 1319.36 feet along the south line of the Northwest Quarter of the Southwest Quarter of Section 8 to the west line of the Southwest Quarter of Section 8; thence
South 00° 09' 32" East 1309.23 feet along the west line of the Southwest Quarter of Section 8 to the Southwest Corner of Section 8, said point also being the Northwest Corner of Section 17; thence
South 89° 15' 29" East 5322.70 feet along the north line of Section 17 to the Northeast Corner of Section 17, said point also being the Southwest Corner of Section 9; thence
North 02° 37' 21" West 1300.93 feet along the west line of the Southwest Quarter of the Southwest Quarter of Section 9; thence
South 89° 40' 58" East 1336.76 feet along the north line of the Southwest Quarter of the Southwest Quarter of Section 9; thence
North 02° 20' 38" West 1304.48 feet along the west line of the Northeast Quarter of the Southwest Quarter of Section 9; thence
South 89° 50' 50" East 3982.13 feet along the north line of the South Half of Section 9, to the East Quarter Corner of Section 9, said point also being the West Quarter Corner of Section 10; thence
North 89° 06' 01" East 3589.54 feet along the north line of the Southwest Quarter of Section 10 to a point on the approximate location of the Utah/Salt Lake County line, note: (exact location to be determined by County Surveyors at a later date); thence
North 48° 16' 36" East along said county line 1552.66 feet; thence North 60° 00' 00" East along said county line 250.00 feet; thence
South 71° 56' 28" East along said county line 1315.85 feet to a point on the East section line of said Section 10; thence

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North 01° 00' 55" West along said East section line 524.65 feet, more or less, to the Utah/Salt Lake county line as determined from Utah County Tax Map; thence
 North 50° 08' 55" East along said county line 2230.38 feet to the North line of Section 11, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence
 North 87° 49' 48" East 3631.04 feet along the north line of Section 11 to the Northeast Corner of Section 11; thence
 South 1378.90 feet along the east line of the North Half of the Northeast Quarter of Section 11; thence
 South 88° 40' 58" West 2673.66 feet along the south line of the north half of the Northeast Quarter of Section 11; thence
 South 00° 24' 21" East 2643.60 feet along the east line of the West Half of Section 11; thence
 North 89° 40' 37" East 1321.70 feet along the north line of the Southwest Quarter of the Southeast Quarter of Section 11; thence
 South 00° 03' 55" East 1307.99 feet along the east line of the Southwest Quarter of the Southeast Quarter of Section 11 to the south line of Section 11, said line also being the north line of Section 14; thence
 South 00° 02' 05" East 2641.82 feet along the east line of the West Half of the Northeast Quarter of Section 14; thence
 South 89° 32' 26" East 1333.32 feet along the north line of the East Half of the Southeast Quarter of Section 14 to the East Quarter Corner of Section 14; thence
 South 00° 35' 44" West 2638.09 feet along the east line of the Southeast Quarter of Section 14 to the Southeast Corner of Section 14, said point also being the POINT OF BEGINNING.

Excepting therefrom the following parcels:

- 1) A 50 foot wide strip of land owned by the United States of America for the Salt Lake City Aqueduct Tunnel beginning at a point which is South 2013.69 feet and East 577.98 feet from the Northeast Corner of Section 22, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence
 North 30° 20' 00" West 11341.77 feet to the north line of the South Half of Section 10; thence
 North 89° 06' 01" East 57.41 feet along said north line; thence
 South 30° 20' 00" East 11229.27 feet; thence
 South 00° 20' 33" West 98.00 feet to the point of beginning.
 Contains 12.95 acres, more or less.
- 2) Beginning at a point which is West 3764.83 feet and North 35.16 feet from the Southeast Corner of Section 21, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence
 North 00° 15' 30" East 1170.00 feet; thence

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South 89° 44' 30" East 375.00 feet; thence
 South 00° 15' 30" West 1170.00 feet; thence
 North 89° 44' 30" West 375.00 feet to the point of beginning.
 Contains 10.07 acres, more or less.

3) Beginning at a point which is West 3009.57 feet and North 1201.77 feet from the Southeast Corner of Section 21, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence
 North 00° 15' 30" East 585.00 feet; thence
 South 89° 44' 30" East 375.00 feet; thence
 South 00° 15' 30" West 585.00 feet; thence
 North 89° 44' 30" West 375.00 feet to the point of beginning.
 Contains 5.04 acres, more or less.

4) Beginning at a point North 89° 31' 00" West 1500.00 feet from the Southeast Corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence
 North 89° 31' 00" West 385.00 feet; thence
 North 00° 29' 00" East 575.00 feet; thence
 South 89° 31' 00" East 385.00 feet; thence
 South 00° 29' 00" West 575.00 feet to the point of beginning.
 Contains 5.08 acres, more or less.

Also:

Beginning at a point which is North 89° 39' 44" West along a section line 1331.45 feet from the Southeast corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence
 North 89° 39' 44" West along a section line 1331.45 feet to the South Quarter Corner of said Section 12; thence North 89° 39' 55" West along a section line 315.90 feet to the easterly right-of-way line of Interstate I-15 Highway, said point also being on a 2794.79 foot radius curve to the right (center bears South 58° 37' 51" East 2794.79 feet of which the central angle is 16° 05' 07"); thence
 Northeasterly along the arc of said curve and easterly right-of-way line 784.62 feet; thence
 North 53° 26' 22" East along said easterly right-of-way line 288.19 feet; thence
 North 47° 20' 22" East along said easterly right-of-way line 729.82 feet to a point on a 1245.92 foot radius curve to the left (center bears North 42° 36' 21" West 1245.92 feet of which the central angle is 34° 28' 27"); thence
 Northeasterly along the arc of said curve and easterly right-of-way line 749.65 feet; thence
 North 06° 30' 13" East 182.70 feet along said easterly

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right-of-way line to a point on the east line of the West Half of the Southeast Quarter of said Section 12; thence South $00^{\circ} 14' 45''$ West along said east line 2100.15 feet to the point of beginning.
 Contains 33.87 acres

Excepting therefrom the following parcel:

5) A 200.00 foot railroad right-of-way beginning at a point which is North $89^{\circ} 39' 44''$ West along a section line 2630.37 feet from the Southeast Corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point being on the westerly right-of-way line of a 200.00 foot wide railroad; thence North $42^{\circ} 18' 45''$ East along said westerly right-of-way line 114.14 feet to a point on a 5829.34 foot radius curve to the right (center bears South $47^{\circ} 41' 15''$ East 5829.34 feet of which the central angle is $08^{\circ} 02' 00''$); thence Northeasterly along the arc of said curve and said westerly right-of-way line 817.32 feet; thence North $50^{\circ} 20' 45''$ East along said westerly right-of-way line to a point on the east line of the West Half of the Southeast Quarter of said Section 12, 826.64 feet; thence South $00^{\circ} 14' 45''$ West along said east line 260.70 feet to the easterly right-of-way line of said railroad; thence South $50^{\circ} 20' 45''$ West along said easterly right-of-way line 659.42 feet to a point on a 5629.34 foot radius curve to the left (center bears South $39^{\circ} 39' 15''$ East 5629.34 feet of which the central angle is $07^{\circ} 21' 37''$); thence Southwesterly along the arc of said curve and easterly right-of-way line 723.15 feet to the south line of said Section 12; thence North $89^{\circ} 39' 44''$ West along said south line 269.54 feet to the point of beginning. Contains 7.21 acres.

Contains a net total of 6004.12 acres, more or less.

JGW/clt
 Project No. 49016
 (0168D)

Prepared by: _____
 Checked by: _____
 Reviewed by: _____