

WHEN RECORDED MAIL TO:

Mountain Point, LLC
252 West Center Street
Orem, UT 84057

ENT 76477:2004 PG 1 of 16
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jul 02 2:32 pm FEE 42.00 BY SDH
RECORDED FOR COMMERCE LAND TITLE

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency and receipt of which are hereby acknowledged, Mountain Home Development Corporation, a Utah corporation of Lehi City, County of Utah, ("**Grantor**"), hereby grants to Mountain Point, LLC, a Utah limited liability company, with an address of Orem, Utah ("**Grantee**"), the real property ("**Property**") in the City of Lehi of Utah County ("**County**"), State of Utah, that is described in **Exhibit "A"** hereto, provided that the said Grantor only warrants against the claims of those persons claiming by, through or under Grantor, but not otherwise, and subject to the other reservations and exceptions set forth below. Certain capitalized terms used herein are defined in Section D below.

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. To the extent not already reserved by prior owners:

1. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing; and

2. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the subsurface resources on or from the Property, including the right to whipstock or directionally drill and mine from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property, and to redrill, retunnel, equip, maintain repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the subsurface resources through or in the surface or the upper five hundred feet (500') of the subsurface of the Property.

B. To the extent not already reserved by prior owners, any and all water, water rights or interests therein appurtenant or relating to the Property or owned or used by Grantor in connection with or with respect to the Property (no matter how acquired by Grantor), whether such water rights shall be riparian, overlying, appropriative, littoral, percolating, prescriptive, adjudicate, statutory or contractual, together with the right and power to explore, drill redrill, remove and store the same from or in the Property or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor; but without, however any right to enter upon the surface of the Property in the exercise of such rights.

C. Nonexclusive easements in gross on, over and under the Property for the construction, installation, maintenance, repair and replacement of (1) electric, gas, water, sewer, drainage, facilities, and (2) transmission lines for any type of energy generating facility, provided that the exercise of these easement rights shall not unreasonably interfere with Grantee's development of the Property.

D. Exclusive and Nonexclusive easements for Telecommunications Services as defined below.

D.1 **Definitions.** When the following capitalized terms are used in this Special Warranty Deed, unless otherwise indicated herein, they have the following meanings.

a. **"Improvement"** means any structure, fixture, vegetation and appurtenance including buildings, walkways, pipes, parking areas, recreational facilities, pools, driveways, parking areas, fences, walls, landscaping, antennae, poles, signs, and storage areas.

ENT 76477:2004 PG 2 of 16

b. **"Telecommunications Easements"** are described in paragraph D.2 below.

c. **"Telecommunications Facilities"** are defined as (1) Improvements, equipment and facilities for (i) telecommunications, (ii) transfer of audio, video and data signals, (iii) transfer of any other signals used for transmission of intelligence by electrical, light wave, wireless frequencies or radio frequencies, and (iv) any other methods of communication and information transfer, (2) all associated Improvements, equipment and facilities, including but not limited to outside plant ducts, manholes, riser cables, protection equipment, communications rooms, antennas, power outlets, power conditioning and back-up power supplies, cross connect hardware, copper, fiber, and coaxial cables, towers, broadcasting and receiving devices, conduits, junction boxes, wires, cables, fiber optics, and any other necessary or appropriate enclosures and connections, and (3) power generation serving the Improvements, equipment and facilities described in subparts (1) and (2) of this sentence. Grantor intends to have the term "Telecommunications Facilities" be interpreted as broadly as possible and to include relocated facilities, expansion of facilities, and/or facilities used for new technology that replaces the Telecommunications Facilities that are used when this Special Warranty Deed is executed. If there is a doubt as to whether an item fits within the definition of Telecommunications Facilities, the term is to be interpreted to include that item.

d. **"Telecommunications Operator"** means Grantor and its successors and assigns and contracting parties who have been granted rights and/or interests as a Telecommunications Operator.

e. **"Telecommunications Services"** are services that involve or relate to installing, constructing, operating, maintaining, enhancing, creating, repairing, expanding, replacing, relocating and removing Telecommunications Facilities on or in Telecommunications Sites.

f. **"Telecommunications Sites"** are defined as

i. Any above ground or underground areas of the Property, so long as the surface area is not developed with a building, pool, walkway, driveway, or parking area set forth on the Plat Map governing the Property.

ii. The term "Telecommunications Sites" is to be interpreted as broadly as possible. If there is a question as to whether a location in the Property is a Telecommunications Site, the location shall be interpreted as included within the definition of "Telecommunications Site".

iii. The number and exact location of each Telecommunications Site and/or Telecommunications Facility is to be determined by the Telecommunications Operator, subject only to the limitation that the location is not within a building, pool, walkway, driveway, or parking area (although cabling may be located underground and/or beneath a building, pool, walkway, driveway, or parking area).

D.2 Reservation of Easements and Other Rights.

a. To the maximum extent allowed by law, Grantor excepts and reserves from the Property and retains the right to transfer and assign exclusive and nonexclusive easements in gross for the purposes of installing, maintaining, repairing, replacing, operating and relocating Telecommunications Facilities and conducting Telecommunications Services in the Property.

b. Grantor reserves, together with the right to grant and transfer all or a portion of the same, exclusive and nonexclusive easements in gross in, over, under, across and through the Property and all Improvements thereon for the purpose of access for the Telecommunications Services and to the Telecommunications Sites. These easements are intended to give the Telecommunications Operator access from a public street over the Property, into any building or other Improvement, into any rooms and other spaces, to the Telecommunications Sites.

D.3 Rights in Connection with Easements. The Telecommunications Operator has the right to trim and remove landscaping whenever, in Telecommunications Operator's reasonable judgment, it is necessary for the convenient and safe use of the Telecommunications Easements. The Telecommunications Operator has the right to use the mechanical, electrical, HVAC, plumbing systems and any other services provided by utilities serving the Property whenever, in Telecommunications Operator's reasonable judgment, it is necessary for use of the Telecommunications Easements so long as Telecommunications Operator reimburses Grantee for the actual cost of Telecommunications Operator's use of such services. The Telecommunications Facilities will not be deemed to be affixed to or a fixture of the Property. Grantee shall not access, operate, or move the Telecommunications Facilities.

D.4 Limits on Telecommunications Easements.

- a. Use of the Telecommunications Easements shall not unreasonably interfere with use of the Property.
- b. Telecommunications Operator shall use reasonable efforts to minimize alteration, removal or damage to any landscaping caused in connection with Telecommunications Operator's exercise of the Telecommunications Easements
- c. Telecommunications Operator shall indemnify, defend and hold Grantee harmless from all liability resulting from Telecommunications Operator's use of the Telecommunications Easements.

D.5 Limits on Grantee's Use of the Property

- a. No person shall have access to any Telecommunication Sites without the prior consent of the Telecommunications Operator.
- b. Without the advance written consent of Telecommunications Operator, which consent shall not be unreasonably withheld, Grantee shall not dig or drill any well, plant any tree, construct any Improvement, nor store fluids or other materials, within twenty feet (20') of any area where Telecommunications Facilities are located.
- c. Without the advance written consent of Telecommunications Operator, which consent shall not be unreasonably withheld, Grantee shall not (1) increase or decrease the ground surface elevations within twenty feet (20') of any area where underground Telecommunications Facilities are located, or (2) penetrate the ground surface to a depth in excess of eighteen inches (18").
- d. Grantee shall not grant or dedicate any easements, licenses or other rights on, across, under or over or affecting the Property that, in the opinion of the Telecommunications Operator, interfere with, compete with or conflict with the Telecommunications Easements.
- e. Grantee shall indemnify, defend and hold Telecommunications Operator harmless from use of the Property by Grantee, its employees, agents, invitees and its and invitees.
- f. Grantee shall execute and allow to be recorded against the Property such documents as Telecommunications Operator reasonably requests in connection with Telecommunications Operator's exercise or protection of its rights.

E. Exclusive and Nonexclusive easements for access, ingress, and egress, for purposes of installing, operating, maintaining, repairing, inspecting, removing and replacing a cable television system and telecommunication and internet service lines (whether they are wireless or not) and related facilities and equipment, provided that the construction and installation of such facilities shall not unreasonably interfere with Grantee's development of the Property. All such community cable television and telecommunication lines, facilities and equipment shall repair the property of Grantor, its subsidiaries, successors, transferees and assigns, and transfer of all or any portion of the Property does not imply the transfer of any such community cable television and telecommunication easements or the lines, facilities or equipment located thereon.

F. Nonexclusive easements in gross on, over and under the Property for construction, equipment storage, rights-of-way or other purposes as described and shown on *Exhibit "B"* attached hereto and by this reference made a part hereof.

G. Permanent, nonexclusive easements in gross on, over and under all private and public streets, roads and walkways in the Property for the purpose of (i) vehicular and pedestrian ingress and egress to all portions of the adjacent property owned by Grantor or its successors ("*Adjacent Property*") and (ii) the construction, installation (including the right to connect to existing facilities), maintenance and use of electric, gas, cable, telephone, water, sewer, drainage and other utility facilities serving the *Adjacent Property*; provided, however, that the construction, installation and maintenance of such facilities shall not unreasonably interfere with Grantee's development or use of the Property.

SUBJECT TO:

1. **Exceptions.** The exceptions shown in *Exhibit "C"* attached and, in addition, all of the other exceptions described herein.

2. **Taxes and Assessments.** General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.

3. **Master Declaration.** That certain Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded on August 31, 2001, as Instrument No. 88405:2001, of Official Records of the County, and any amendments thereto ("*Master Declaration*").

4. **Other Restrictions.** All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements of record.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on the dates set forth below, to be effective as of the date of its recordation.

GRANTOR:

MOUNTAIN HOME DEVELOPMENT CORP. a Utah corporation

Date: 6/17/04

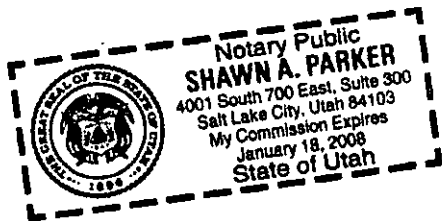
By: James M. Christensen

Name: James M. Christensen

Title: President

STATE OF UTAH }
 }ss.
COUNTY OF SALT LAKE }

On the 17th day of JUNE, A.D. 2004 personally appeared before me **James M. Christensen**, who being by me duly sworn did say that he is the **president of Mountain Home Development Corporation, a Utah corporation**, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said **James M. Christensen** duly acknowledged to me that said corporation executed the same.



Shawn A. Parker
Notary Public
Residing In: SUC
Commission Expires: 1-18-08

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

proposed Winter Haven Phase 1

COMMENCING at the Utah County brass cap monument monumentalizing the Southeast corner of said Section 30; Thence running WEST 7597.46 feet and NORTH 5352.58 feet to the POINT OF BEGINNING; Thence North 00°05'33" West 1233.04 feet; Thence North 89°54'27" East 373.42 feet; Thence North 85°51'48" East 432.22 feet to a point on a non-tangent curve and the Westerly Right-of-Way of Grey Hawk Drive; Thence coincident with said Right-of-Way Southerly 153.72 feet along the arc of a 828.00 foot radius curve to the left through a central angle of 10°38'14" (Center bears N57°23'01"E) to a point of reverse curvature; Thence Southerly 138.17 feet along the arc of a 81.00 foot radius curve to the right through a central angle of 97°44'09" (Center bears S46°44'47"W) to the Westerly Right-of-Way of Homestead Drive; Thence coincident with said Right-of-Way the following six (6) courses (1) South 54°28'56" West 53.29 feet to a point of curvature (2) Southerly 442.69 feet along the arc of a 628.00 foot radius curve to the left through a central angle of 40°23'21" (Center bears S35°31'04"E) (3) South 14°05'35" West 323.71 feet to a point of curvature (4) Southerly 234.94 feet along the arc of a 444.00 foot radius curve to the right through a central angle of 30°19'05" (Center bears N75°54'25"W) (5) South 44°24'40" West 283.70 feet to a point of curvature (6) Southerly 22.98 feet along the arc of a 16.00 foot radius curve to the right through a central angle of 82°16'49" (Center bears N45°35'20"W) to the Northerly Right-of-Way of Traverse Mountain Blvd; Thence coincident with said Right-of-Way Westerly 206.55 feet along the arc of a 520.00 foot radius curve to the left through a central angle of 22°45'31" (Center bears S36°41'29"W) to the POINT OF BEGINNING.

Contains 18.205 acres, 118 Lots.

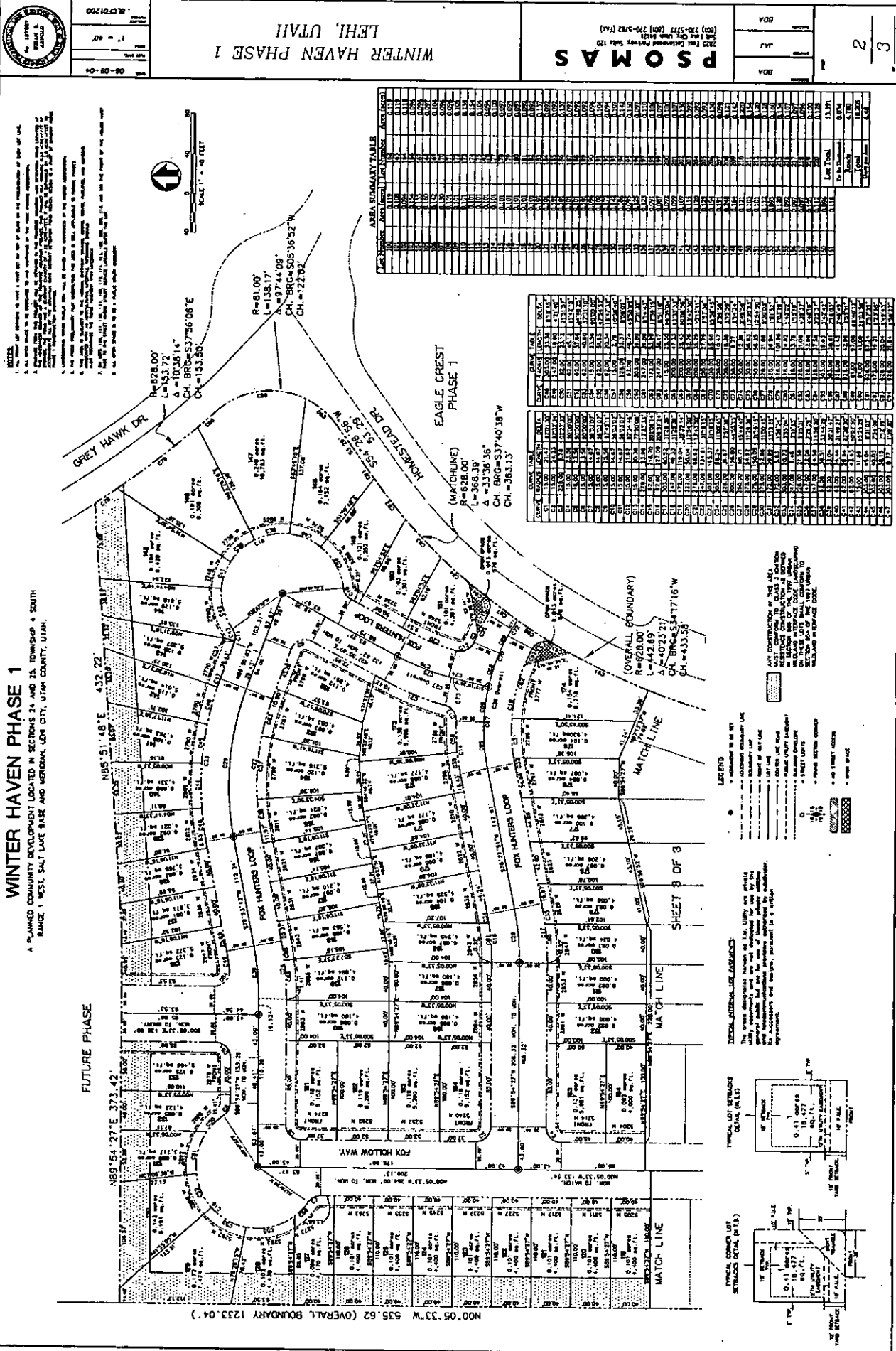
proposed Winter Haven Phase 2

COMMENCING at the Utah County brass cap monument monumentalizing the Southeast corner of said Section 30; thence running West 7599.46 feet and North 6585.62 feet to the POINT OF BEGINNING; Thence North 00°05'33" West 1031.02 feet; thence North 61°43'55" East 100.72 feet to a point of curvature; Northerly 147.51 feet along the arc of a 378.00 foot radius curve to the left through a central angle of 22°22'06" (Center bears N28°16'05"W); Thence South 55°12'00" East 617.35 feet to a point on a non-tangent curve and the Right-of-Way of Grey Hawk Drive; thence coincident with said Right-of-Way the following three (3) courses (1) Southerly 375.63 feet along the arc of a 608.00 foot radius curve to the left through a central angle of 35°23'54" (Center bears S65°31'56"E) (2) South 10°55'50" East 133.76 feet to a point of curvature (3) Southerly 313.39 feet along the arc of a 828.00 foot radius curve to the left through a central angle of 21°41'08" (Center bears N79°04'10"E); Thence South 85°51'48" West 432.22 feet; thence South 89°54'27" West 373.42 feet to the POINT OF BEGINNING.

Contains 16.284 acres, 105 Lots.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED
NON EXCLUSIVE EASEMENTS IN GROSS

SEE SUBDIVISION PLAT MAP



NOTES:

1. THIS PLAN AND EASEMENTS TO BE MADE A PART OF THE RECORDATION OF THIS PLAN.
2. THE PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24 AND 23, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH.
3. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
4. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LEHI CITY PLANNING DEPARTMENT.
5. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
6. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LEHI CITY PLANNING DEPARTMENT.
7. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
8. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LEHI CITY PLANNING DEPARTMENT.
9. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
10. THE PLANNED COMMUNITY DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LEHI CITY PLANNING DEPARTMENT.



WINTER HAVEN PHASE 1
LEHI, UTAH

PSOMAS
2225 East Delaney Parkway, Suite 100
Lehi, Utah 84043
(801) 726-5177 (Ext) 276-5182 (Fax)

| | |
|-----|--|
| BOA | |
| MAJ | |
| BOA | |

2

3

AREA SUMMARY TABLE

| AREA | ACREAGE | TOTAL |
|---------|---------|-------|
| LOT 1 | 0.111 | |
| LOT 2 | 0.111 | |
| LOT 3 | 0.111 | |
| LOT 4 | 0.111 | |
| LOT 5 | 0.111 | |
| LOT 6 | 0.111 | |
| LOT 7 | 0.111 | |
| LOT 8 | 0.111 | |
| LOT 9 | 0.111 | |
| LOT 10 | 0.111 | |
| LOT 11 | 0.111 | |
| LOT 12 | 0.111 | |
| LOT 13 | 0.111 | |
| LOT 14 | 0.111 | |
| LOT 15 | 0.111 | |
| LOT 16 | 0.111 | |
| LOT 17 | 0.111 | |
| LOT 18 | 0.111 | |
| LOT 19 | 0.111 | |
| LOT 20 | 0.111 | |
| LOT 21 | 0.111 | |
| LOT 22 | 0.111 | |
| LOT 23 | 0.111 | |
| LOT 24 | 0.111 | |
| LOT 25 | 0.111 | |
| LOT 26 | 0.111 | |
| LOT 27 | 0.111 | |
| LOT 28 | 0.111 | |
| LOT 29 | 0.111 | |
| LOT 30 | 0.111 | |
| LOT 31 | 0.111 | |
| LOT 32 | 0.111 | |
| LOT 33 | 0.111 | |
| LOT 34 | 0.111 | |
| LOT 35 | 0.111 | |
| LOT 36 | 0.111 | |
| LOT 37 | 0.111 | |
| LOT 38 | 0.111 | |
| LOT 39 | 0.111 | |
| LOT 40 | 0.111 | |
| LOT 41 | 0.111 | |
| LOT 42 | 0.111 | |
| LOT 43 | 0.111 | |
| LOT 44 | 0.111 | |
| LOT 45 | 0.111 | |
| LOT 46 | 0.111 | |
| LOT 47 | 0.111 | |
| LOT 48 | 0.111 | |
| LOT 49 | 0.111 | |
| LOT 50 | 0.111 | |
| LOT 51 | 0.111 | |
| LOT 52 | 0.111 | |
| LOT 53 | 0.111 | |
| LOT 54 | 0.111 | |
| LOT 55 | 0.111 | |
| LOT 56 | 0.111 | |
| LOT 57 | 0.111 | |
| LOT 58 | 0.111 | |
| LOT 59 | 0.111 | |
| LOT 60 | 0.111 | |
| LOT 61 | 0.111 | |
| LOT 62 | 0.111 | |
| LOT 63 | 0.111 | |
| LOT 64 | 0.111 | |
| LOT 65 | 0.111 | |
| LOT 66 | 0.111 | |
| LOT 67 | 0.111 | |
| LOT 68 | 0.111 | |
| LOT 69 | 0.111 | |
| LOT 70 | 0.111 | |
| LOT 71 | 0.111 | |
| LOT 72 | 0.111 | |
| LOT 73 | 0.111 | |
| LOT 74 | 0.111 | |
| LOT 75 | 0.111 | |
| LOT 76 | 0.111 | |
| LOT 77 | 0.111 | |
| LOT 78 | 0.111 | |
| LOT 79 | 0.111 | |
| LOT 80 | 0.111 | |
| LOT 81 | 0.111 | |
| LOT 82 | 0.111 | |
| LOT 83 | 0.111 | |
| LOT 84 | 0.111 | |
| LOT 85 | 0.111 | |
| LOT 86 | 0.111 | |
| LOT 87 | 0.111 | |
| LOT 88 | 0.111 | |
| LOT 89 | 0.111 | |
| LOT 90 | 0.111 | |
| LOT 91 | 0.111 | |
| LOT 92 | 0.111 | |
| LOT 93 | 0.111 | |
| LOT 94 | 0.111 | |
| LOT 95 | 0.111 | |
| LOT 96 | 0.111 | |
| LOT 97 | 0.111 | |
| LOT 98 | 0.111 | |
| LOT 99 | 0.111 | |
| LOT 100 | 0.111 | |

AREA SUMMARY TABLE (Continued)

| AREA | ACREAGE | TOTAL |
|---------|---------|-------|
| LOT 101 | 0.111 | |
| LOT 102 | 0.111 | |
| LOT 103 | 0.111 | |
| LOT 104 | 0.111 | |
| LOT 105 | 0.111 | |
| LOT 106 | 0.111 | |
| LOT 107 | 0.111 | |
| LOT 108 | 0.111 | |
| LOT 109 | 0.111 | |
| LOT 110 | 0.111 | |
| LOT 111 | 0.111 | |
| LOT 112 | 0.111 | |
| LOT 113 | 0.111 | |
| LOT 114 | 0.111 | |
| LOT 115 | 0.111 | |
| LOT 116 | 0.111 | |
| LOT 117 | 0.111 | |
| LOT 118 | 0.111 | |
| LOT 119 | 0.111 | |
| LOT 120 | 0.111 | |
| LOT 121 | 0.111 | |
| LOT 122 | 0.111 | |
| LOT 123 | 0.111 | |
| LOT 124 | 0.111 | |
| LOT 125 | 0.111 | |
| LOT 126 | 0.111 | |
| LOT 127 | 0.111 | |
| LOT 128 | 0.111 | |
| LOT 129 | 0.111 | |
| LOT 130 | 0.111 | |
| LOT 131 | 0.111 | |
| LOT 132 | 0.111 | |
| LOT 133 | 0.111 | |
| LOT 134 | 0.111 | |
| LOT 135 | 0.111 | |
| LOT 136 | 0.111 | |
| LOT 137 | 0.111 | |
| LOT 138 | 0.111 | |
| LOT 139 | 0.111 | |
| LOT 140 | 0.111 | |
| LOT 141 | 0.111 | |
| LOT 142 | 0.111 | |
| LOT 143 | 0.111 | |
| LOT 144 | 0.111 | |
| LOT 145 | 0.111 | |
| LOT 146 | 0.111 | |
| LOT 147 | 0.111 | |
| LOT 148 | 0.111 | |
| LOT 149 | 0.111 | |
| LOT 150 | 0.111 | |

LEGEND

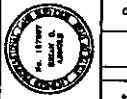
- - boundary in 1/8" SET
- - - - - boundary line
- - - - - easement line
- - - - - lot line
- - - - - street layout
- - - - - easement line
- - - - - street layout
- - - - - easement line
- - - - - street layout
- - - - - easement line
- - - - - street layout

TYPICAL LOT BOUNDARY DETAILS (N.15)

TYPICAL CORNER LOT STRUCK DETAIL (N.15)

NOTICE: ANY CONSTRUCTION IN THIS AREA MUST BE IN ACCORDANCE WITH THE SUBMITTED RECORDATION OF THIS PLAN AND THE SUBMITTED RECORDATION OF THE UTILITY AND EASEMENT RECORDATION. ANY CONSTRUCTION IN THIS AREA MUST BE IN ACCORDANCE WITH THE SUBMITTED RECORDATION OF THIS PLAN AND THE SUBMITTED RECORDATION OF THE UTILITY AND EASEMENT RECORDATION.

SHEET 8 OF 3

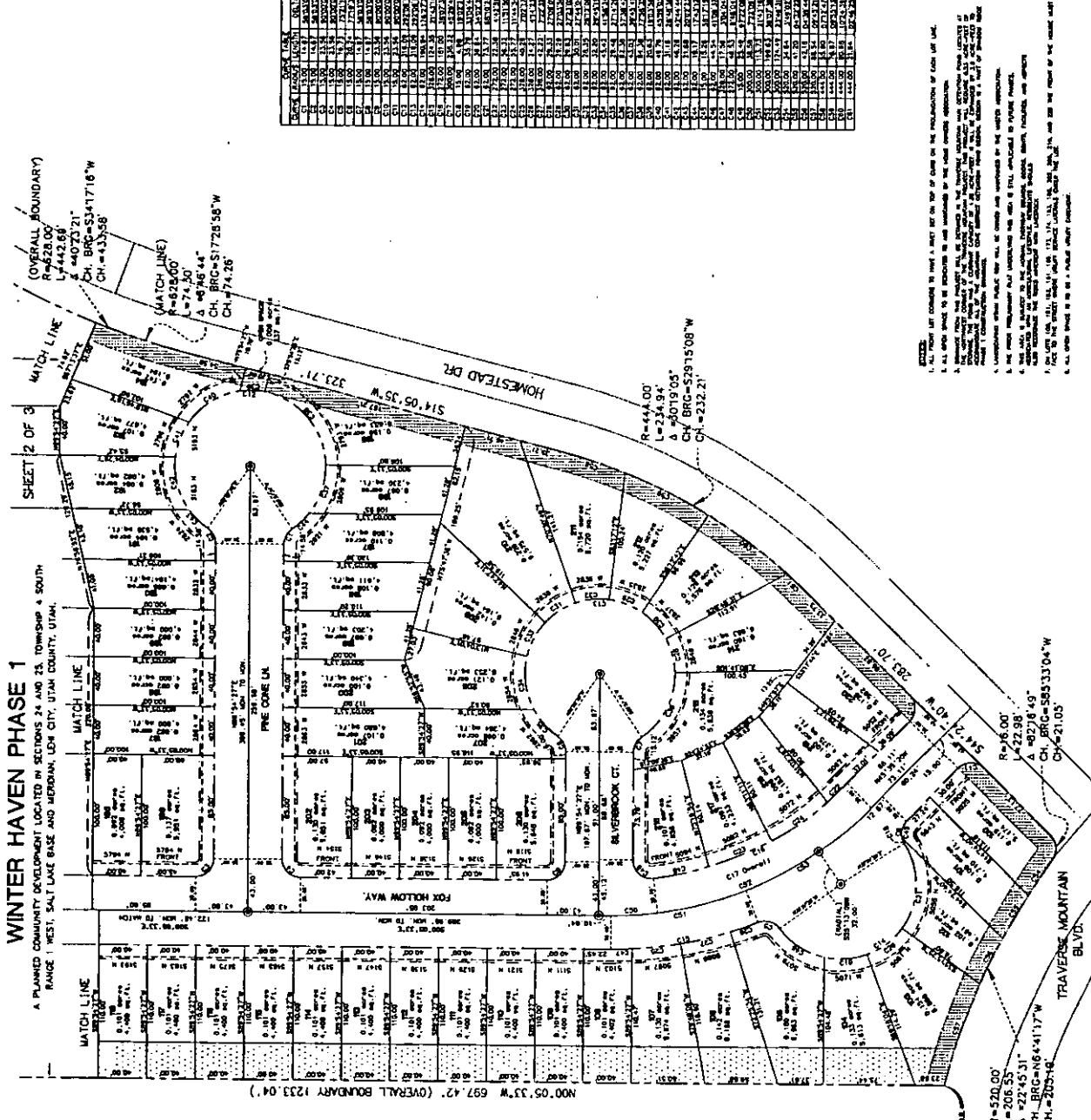


DATE 08-09-04
 1" = 40'
 PLAT NO. W.07200

WINTER HAVEN PHASE 1
 LEHI, UTAH

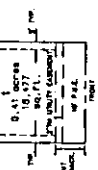
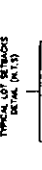
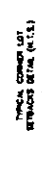
P S O M A S
 2525 East Cottonwood Parkway, Suite 100
 2000 Lehi, Utah 84015
 (801) 770-3777 (fax) (801) 278-5782 (fax)

BOA
 1
 BOA
 3
 3
 77977497



- NOTES:
1. ALL LOTS TO BE COMPLETED IN ONE YEAR. ALL LOTS TO BE COMPLETED BY THE EXPIRATION OF THIS PLAN.
 2. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF LEHI, UTAH.
 3. THE CITY ENGINEER'S REVIEW OF THIS PLAN IS LIMITED TO THE TECHNICAL ASPECTS ONLY. IT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE PROJECT, INCLUDING THE VALIDITY OF ANY INTERESTS OR EASEMENTS CLAIMED BY ANY PARTY.
 4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE DEVELOPER SHALL MAINTAIN THE PUBLIC UTILITY LINES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
 6. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY ENGINEER'S REVIEW.

WINTER HAVEN PHASE 1
 A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH.



LEGEND

- - 50' SETBACK
- - 10' SETBACK
- - 15' SETBACK
- - 20' SETBACK
- - 25' SETBACK
- - 30' SETBACK
- - 35' SETBACK
- - 40' SETBACK
- - 45' SETBACK
- - 50' SETBACK
- - 55' SETBACK
- - 60' SETBACK
- - 65' SETBACK
- - 70' SETBACK
- - 75' SETBACK
- - 80' SETBACK
- - 85' SETBACK
- - 90' SETBACK
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- - 100' SETBACK
- - 105' SETBACK
- - 110' SETBACK
- - 115' SETBACK
- - 120' SETBACK
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- - 135' SETBACK
- - 140' SETBACK
- - 145' SETBACK
- - 150' SETBACK
- - 155' SETBACK
- - 160' SETBACK
- - 165' SETBACK
- - 170' SETBACK
- - 175' SETBACK
- - 180' SETBACK
- - 185' SETBACK
- - 190' SETBACK
- - 195' SETBACK
- - 200' SETBACK

ANY CONSTRUCTION IN THIS AREA MUST COMPLY TO CLASS 3 LOTION. REVISIONS TO THIS PLAN SHALL BE MADE IN ACCORDANCE WITH THE CITY ENGINEER'S REVIEW. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE DEVELOPER SHALL MAINTAIN THE PUBLIC UTILITY LINES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY ENGINEER'S REVIEW.

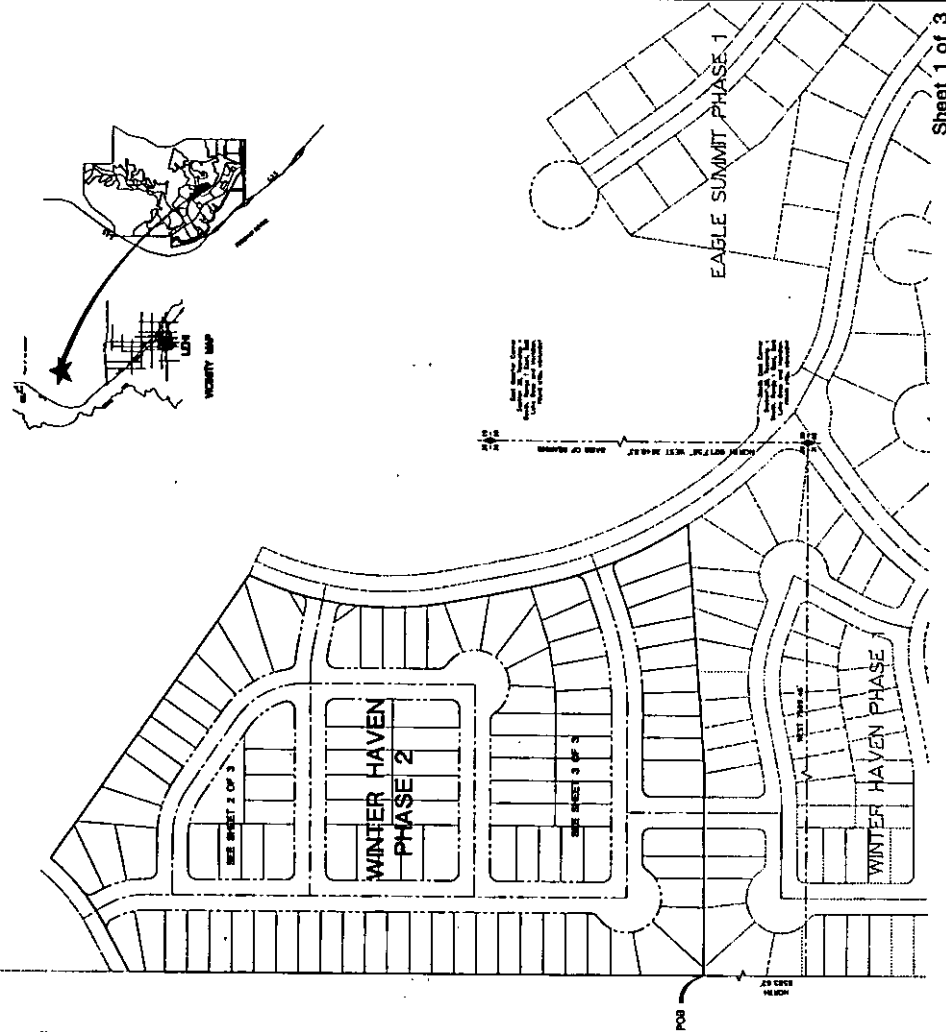
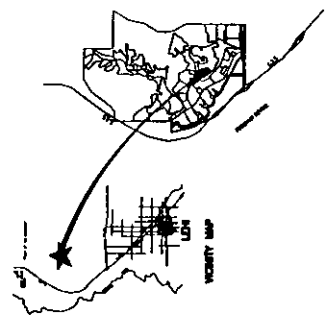
WINTER HAVEN PHASE 2

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH RANGEL 1 WEST, SALT LAKE BASIN AND MERRIAM, LEHI CITY, UTAH COUNTY, UTAH.

1. ALL PLANS ARE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
2. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
3. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
4. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
5. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
6. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
7. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
8. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
9. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.
10. ALL PLANS SHALL BE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.



THESE PLANS ARE DRAWN TO SCALE & SHALL BE SET ON TOP OF GAINS ON THE PREPARATION OF EACH SET OF PLANS.



Sheet 1 of 3

PLANNING INFORMATION
 The City of Lehi, Utah, is a Planned Community Development located in the Southeast Quarter of Section 24, Township 4 South, Range 1 West, Salt Lake Basin and Merriam, Lehi City, Utah County, Utah.

GENERAL INFORMATION
 The City of Lehi, Utah, is a Planned Community Development located in the Southeast Quarter of Section 24, Township 4 South, Range 1 West, Salt Lake Basin and Merriam, Lehi City, Utah County, Utah.

GENERAL INFORMATION
 The City of Lehi, Utah, is a Planned Community Development located in the Southeast Quarter of Section 24, Township 4 South, Range 1 West, Salt Lake Basin and Merriam, Lehi City, Utah County, Utah.

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 The City of Lehi, Utah, is a Planned Community Development located in the Southeast Quarter of Section 24, Township 4 South, Range 1 West, Salt Lake Basin and Merriam, Lehi City, Utah County, Utah.

WINTER HAVEN PHASE 2
 A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERRIAM, LEHI CITY, UTAH COUNTY, UTAH.

WINTER HAVEN PHASE 2
 A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERRIAM, LEHI CITY, UTAH COUNTY, UTAH.



ACCEPTANCE BY LEHI CITY BOARD
 THE CITY BOARD OF LEHI, UTAH, HAS REVIEWED THE PLANS AND HAS APPROVED THE PLANS FOR THE CITY OF LEHI, UTAH.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

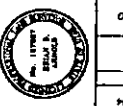
PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2004
 BY THE LEHI CITY PLANNING COMMISSION.

PSOMAS
 2221 East Commercial Avenue, Suite 100
 Lehi, Utah 84043
 (801) 734-3737 (Ext) 734-3737 (Fax)



DATE: 06-09-04
 SCALE: 1" = 40'
 SHEET NO. 2 OF 3

WINTER HAVEN PHASE 2
 LEHI, UTAH

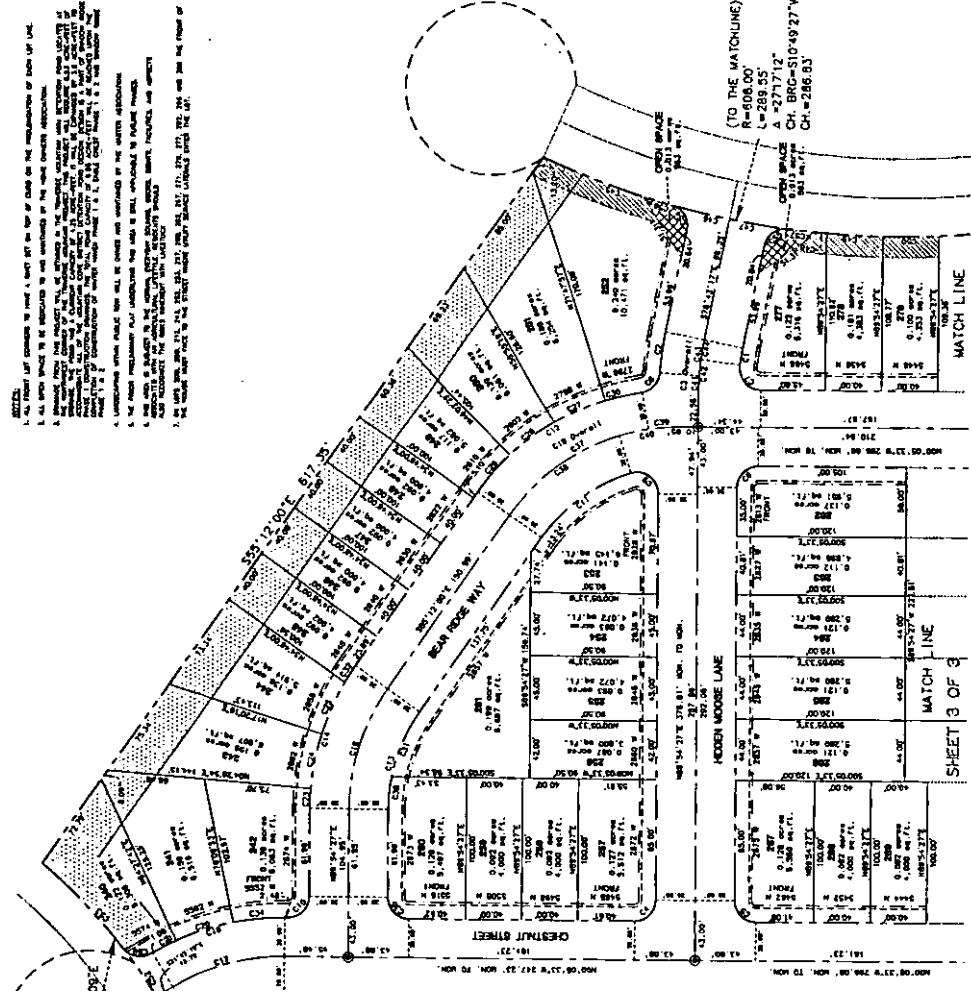
P S O M A S
 2825 East Cottonwood Parkway, Suite 120
 Salt Lake City, Utah 84121
 (801) 270-5177 (801) 270-5282 (Fax)

3
 2
 1

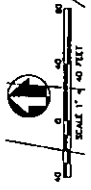
| AREA | AREA (SQ FT) | AREA (SQ YD) |
|------|--------------|--------------|
| 1 | 11,111 | 1,234 |
| 2 | 12,222 | 1,345 |
| 3 | 13,333 | 1,456 |
| 4 | 14,444 | 1,567 |
| 5 | 15,555 | 1,678 |
| 6 | 16,666 | 1,789 |
| 7 | 17,777 | 1,890 |
| 8 | 18,888 | 2,001 |
| 9 | 19,999 | 2,112 |
| 10 | 21,110 | 2,223 |
| 11 | 22,221 | 2,334 |
| 12 | 23,332 | 2,445 |
| 13 | 24,443 | 2,556 |
| 14 | 25,554 | 2,667 |
| 15 | 26,665 | 2,778 |
| 16 | 27,776 | 2,889 |
| 17 | 28,887 | 3,000 |
| 18 | 29,998 | 3,111 |
| 19 | 31,109 | 3,222 |
| 20 | 32,220 | 3,333 |
| 21 | 33,331 | 3,444 |
| 22 | 34,442 | 3,555 |
| 23 | 35,553 | 3,666 |
| 24 | 36,664 | 3,777 |
| 25 | 37,775 | 3,888 |
| 26 | 38,886 | 4,000 |
| 27 | 39,997 | 4,111 |
| 28 | 41,108 | 4,222 |
| 29 | 42,219 | 4,333 |
| 30 | 43,330 | 4,444 |
| 31 | 44,441 | 4,555 |
| 32 | 45,552 | 4,666 |
| 33 | 46,663 | 4,777 |
| 34 | 47,774 | 4,888 |
| 35 | 48,885 | 5,000 |
| 36 | 49,996 | 5,111 |
| 37 | 51,107 | 5,222 |
| 38 | 52,218 | 5,333 |
| 39 | 53,329 | 5,444 |
| 40 | 54,440 | 5,555 |
| 41 | 55,551 | 5,666 |
| 42 | 56,662 | 5,777 |
| 43 | 57,773 | 5,888 |
| 44 | 58,884 | 6,000 |
| 45 | 59,995 | 6,111 |
| 46 | 61,106 | 6,222 |
| 47 | 62,217 | 6,333 |
| 48 | 63,328 | 6,444 |
| 49 | 64,439 | 6,555 |
| 50 | 65,550 | 6,666 |
| 51 | 66,661 | 6,777 |
| 52 | 67,772 | 6,888 |
| 53 | 68,883 | 7,000 |
| 54 | 69,994 | 7,111 |
| 55 | 71,105 | 7,222 |
| 56 | 72,216 | 7,333 |
| 57 | 73,327 | 7,444 |
| 58 | 74,438 | 7,555 |
| 59 | 75,549 | 7,666 |
| 60 | 76,660 | 7,777 |
| 61 | 77,771 | 7,888 |
| 62 | 78,882 | 8,000 |
| 63 | 79,993 | 8,111 |
| 64 | 81,104 | 8,222 |
| 65 | 82,215 | 8,333 |
| 66 | 83,326 | 8,444 |
| 67 | 84,437 | 8,555 |
| 68 | 85,548 | 8,666 |
| 69 | 86,659 | 8,777 |
| 70 | 87,770 | 8,888 |
| 71 | 88,881 | 9,000 |
| 72 | 89,992 | 9,111 |
| 73 | 91,103 | 9,222 |
| 74 | 92,214 | 9,333 |
| 75 | 93,325 | 9,444 |
| 76 | 94,436 | 9,555 |
| 77 | 95,547 | 9,666 |
| 78 | 96,658 | 9,777 |
| 79 | 97,769 | 9,888 |
| 80 | 98,880 | 10,000 |
| 81 | 99,991 | 10,111 |
| 82 | 101,102 | 10,222 |
| 83 | 102,213 | 10,333 |
| 84 | 103,324 | 10,444 |
| 85 | 104,435 | 10,555 |
| 86 | 105,546 | 10,666 |
| 87 | 106,657 | 10,777 |
| 88 | 107,768 | 10,888 |
| 89 | 108,879 | 11,000 |
| 90 | 109,990 | 11,111 |
| 91 | 111,101 | 11,222 |
| 92 | 112,212 | 11,333 |
| 93 | 113,323 | 11,444 |
| 94 | 114,434 | 11,555 |
| 95 | 115,545 | 11,666 |
| 96 | 116,656 | 11,777 |
| 97 | 117,767 | 11,888 |
| 98 | 118,878 | 12,000 |
| 99 | 119,989 | 12,111 |
| 100 | 121,100 | 12,222 |

WINTER HAVEN PHASE 2
 A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 4 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH

- NOTES:**
1. ALL STREET LOT CORNERS TO BE SET BY THE SURVEYOR AT THE REQUIREMENTS OF STATE LAW.
 2. ALL LOT AREA VALUES TO BE REPRODUCED TO THE NEAREST HUNDRETH OF A SQUARE FOOT.
 3. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE CITY OF LEHI, UTAH.
 4. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE COUNTY OF UTAH.
 5. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE STATE OF UTAH.
 6. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE FEDERAL GOVERNMENT.
 7. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE UNITED STATES.
 8. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE WORLD.
 9. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE UNIVERSE.
 10. THE PLANNED COMMUNITY DEVELOPMENT SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING ORDINANCES OF THE GODS.

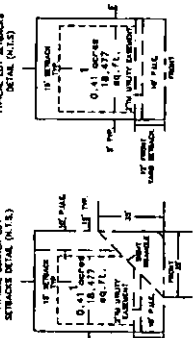
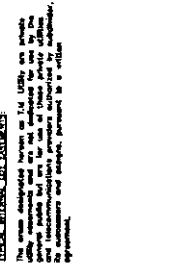


- LEGEND**
- UNIMPROVED TO BE SET
 - PRIVATE UTILITY EASEMENT
 - EASEMENT TO BE SET
 - LOT LINE
 - CENTER LINE ONLY
 - TRIPLE VERTICAL EASEMENT
 - STREET LINE
 - PAVED SECTION CORNER
 - NO STREET CORNER
 - OPEN SPACE



AREA SUMMARY TABLE

| AREA | AREA (SQ FT) | AREA (SQ YD) |
|------|--------------|--------------|
| 1 | 11,111 | 1,234 |
| 2 | 12,222 | 1,345 |
| 3 | 13,333 | 1,456 |
| 4 | 14,444 | 1,567 |
| 5 | 15,555 | 1,678 |
| 6 | 16,666 | 1,789 |
| 7 | 17,777 | 1,890 |
| 8 | 18,888 | 2,001 |
| 9 | 19,999 | 2,112 |
| 10 | 21,110 | 2,223 |
| 11 | 22,221 | 2,334 |
| 12 | 23,332 | 2,445 |
| 13 | 24,443 | 2,556 |
| 14 | 25,554 | 2,667 |
| 15 | 26,665 | 2,778 |
| 16 | 27,776 | 2,889 |
| 17 | 28,887 | 3,000 |
| 18 | 29,998 | 3,111 |
| 19 | 31,109 | 3,222 |
| 20 | 32,220 | 3,333 |
| 21 | 33,331 | 3,444 |
| 22 | 34,442 | 3,555 |
| 23 | 35,553 | 3,666 |
| 24 | 36,664 | 3,777 |
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| 26 | 38,886 | 4,000 |
| 27 | 39,997 | 4,111 |
| 28 | 41,108 | 4,222 |
| 29 | 42,219 | 4,333 |
| 30 | 43,330 | 4,444 |
| 31 | 44,441 | 4,555 |
| 32 | 45,552 | 4,666 |
| 33 | 46,663 | 4,777 |
| 34 | 47,774 | 4,888 |
| 35 | 48,885 | 5,000 |
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| 41 | 55,551 | 5,666 |
| 42 | 56,662 | 5,777 |
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| 44 | 58,884 | 6,000 |
| 45 | 59,995 | 6,111 |
| 46 | 61,106 | 6,222 |
| 47 | 62,217 | 6,333 |
| 48 | 63,328 | 6,444 |
| 49 | 64,439 | 6,555 |
| 50 | 65,550 | 6,666 |
| 51 | 66,661 | 6,777 |
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| 56 | 72,216 | 7,333 |
| 57 | 73,327 | 7,444 |
| 58 | 74,438 | 7,555 |
| 59 | 75,549 | 7,666 |
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| 61 | 77,771 | 7,888 |
| 62 | 78,882 | 8,000 |
| 63 | 79,993 | 8,111 |
| 64 | 81,104 | 8,222 |
| 65 | 82,215 | 8,333 |
| 66 | 83,326 | 8,444 |
| 67 | 84,437 | 8,555 |
| 68 | 85,548 | 8,666 |
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| 70 | 87,770 | 8,888 |
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| 73 | 91,103 | 9,222 |
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| 75 | 93,325 | 9,444 |
| 76 | 94,436 | 9,555 |
| 77 | 95,547 | 9,666 |
| 78 | 96,658 | 9,777 |
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| 92 | 112,212 | 11,333 |
| 93 | 113,323 | 11,444 |
| 94 | 114,434 | 11,555 |
| 95 | 115,545 | 11,666 |
| 96 | 116,656 | 11,777 |
| 97 | 117,767 | 11,888 |
| 98 | 118,878 | 12,000 |
| 99 | 119,989 | 12,111 |
| 100 | 121,100 | 12,222 |



TYPICAL LOT SETBACKS DETAIL (N.T.S.)
 THE MINIMUM SETBACKS SHALL BE AS SHOWN. THE SETBACKS SHALL BE MEASURED TO THE CENTER OF THE LOT LINE. THE SETBACKS SHALL BE MEASURED TO THE CENTER OF THE LOT LINE. THE SETBACKS SHALL BE MEASURED TO THE CENTER OF THE LOT LINE.


TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)
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TYPICAL INTERNAL LOT SETBACKS
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TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)
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TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)
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LEHI, UTAH
WINTER HAVEN PHASE 2

PSOMAS
2825 East Colleton Parkway, Suite 100
Lehi, Utah 84020
(801) 726-5777 (fax) 726-5782 (fax)

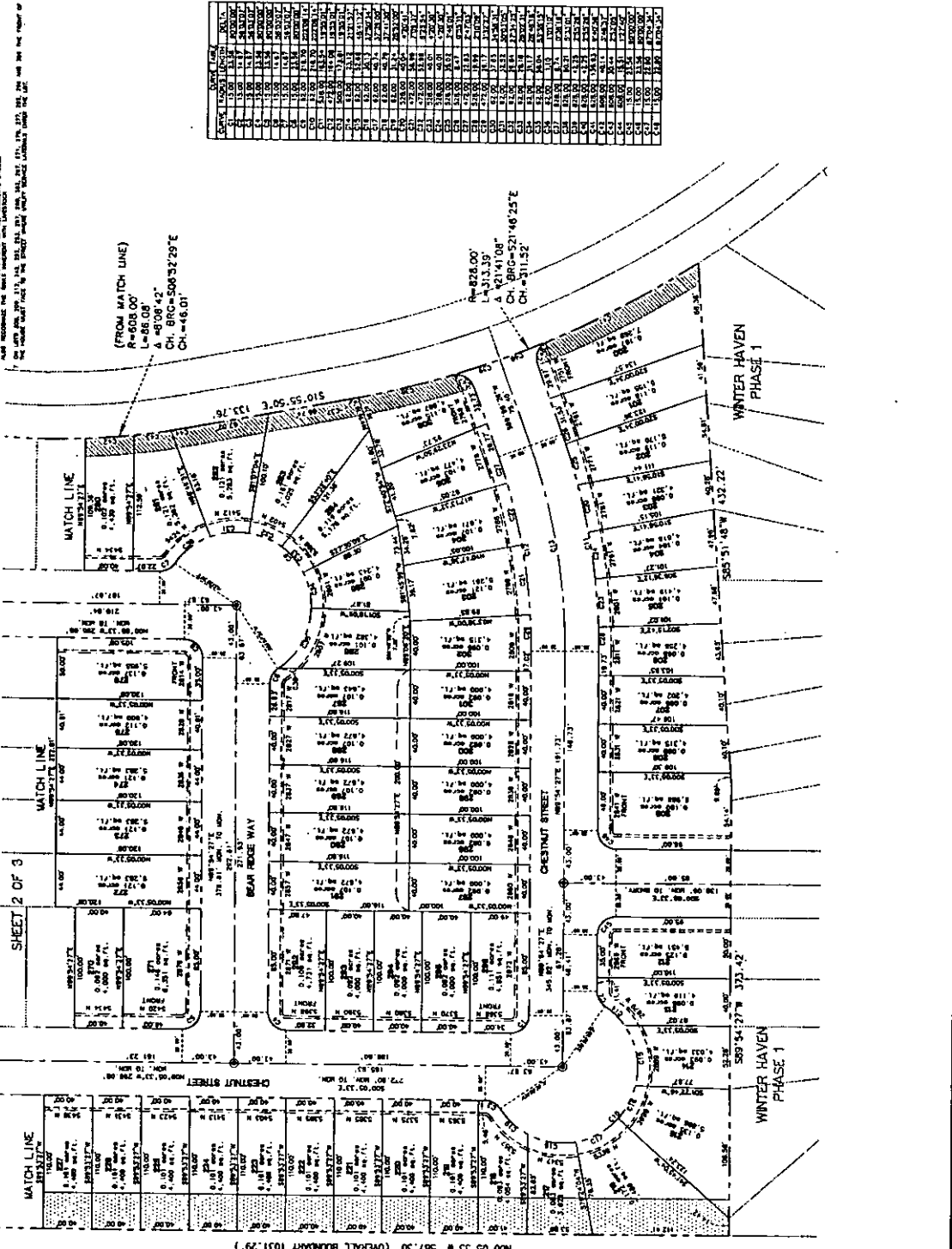
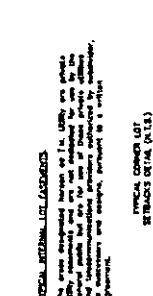
3
3
1
BOA
BOA

NOTES:

1. THE INFORMATION CONTAINED HEREIN IS BASED UPON THE REPRESENTATIONS OF OTHER LOT OWNERS.
2. ALL WORK SHALL BE SUBJECT TO THE APPROVALS OF THE LEHI CITY ENGINEER AND THE LEHI CITY PLANNING DEPARTMENT.
3. THIS PLAN IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR THE PURPOSES OF CONSTRUCTION WITHOUT THE APPROVAL OF THE LEHI CITY ENGINEER AND THE LEHI CITY PLANNING DEPARTMENT.
4. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.
5. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.
6. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

WINTER HAVEN PHASE 2

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 4 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH.



| NO. | AREA | TYPE | AREA | TYPE |
|-----|----------|-------------|------|----------|
| 1 | 3,200.00 | RESIDENTIAL | 1 | 3,200.00 |
| 2 | 3,200.00 | RESIDENTIAL | 2 | 3,200.00 |
| 3 | 3,200.00 | RESIDENTIAL | 3 | 3,200.00 |
| 4 | 3,200.00 | RESIDENTIAL | 4 | 3,200.00 |
| 5 | 3,200.00 | RESIDENTIAL | 5 | 3,200.00 |
| 6 | 3,200.00 | RESIDENTIAL | 6 | 3,200.00 |
| 7 | 3,200.00 | RESIDENTIAL | 7 | 3,200.00 |
| 8 | 3,200.00 | RESIDENTIAL | 8 | 3,200.00 |
| 9 | 3,200.00 | RESIDENTIAL | 9 | 3,200.00 |
| 10 | 3,200.00 | RESIDENTIAL | 10 | 3,200.00 |
| 11 | 3,200.00 | RESIDENTIAL | 11 | 3,200.00 |
| 12 | 3,200.00 | RESIDENTIAL | 12 | 3,200.00 |
| 13 | 3,200.00 | RESIDENTIAL | 13 | 3,200.00 |
| 14 | 3,200.00 | RESIDENTIAL | 14 | 3,200.00 |
| 15 | 3,200.00 | RESIDENTIAL | 15 | 3,200.00 |
| 16 | 3,200.00 | RESIDENTIAL | 16 | 3,200.00 |
| 17 | 3,200.00 | RESIDENTIAL | 17 | 3,200.00 |
| 18 | 3,200.00 | RESIDENTIAL | 18 | 3,200.00 |
| 19 | 3,200.00 | RESIDENTIAL | 19 | 3,200.00 |
| 20 | 3,200.00 | RESIDENTIAL | 20 | 3,200.00 |
| 21 | 3,200.00 | RESIDENTIAL | 21 | 3,200.00 |
| 22 | 3,200.00 | RESIDENTIAL | 22 | 3,200.00 |
| 23 | 3,200.00 | RESIDENTIAL | 23 | 3,200.00 |
| 24 | 3,200.00 | RESIDENTIAL | 24 | 3,200.00 |
| 25 | 3,200.00 | RESIDENTIAL | 25 | 3,200.00 |
| 26 | 3,200.00 | RESIDENTIAL | 26 | 3,200.00 |
| 27 | 3,200.00 | RESIDENTIAL | 27 | 3,200.00 |
| 28 | 3,200.00 | RESIDENTIAL | 28 | 3,200.00 |
| 29 | 3,200.00 | RESIDENTIAL | 29 | 3,200.00 |
| 30 | 3,200.00 | RESIDENTIAL | 30 | 3,200.00 |
| 31 | 3,200.00 | RESIDENTIAL | 31 | 3,200.00 |
| 32 | 3,200.00 | RESIDENTIAL | 32 | 3,200.00 |
| 33 | 3,200.00 | RESIDENTIAL | 33 | 3,200.00 |
| 34 | 3,200.00 | RESIDENTIAL | 34 | 3,200.00 |
| 35 | 3,200.00 | RESIDENTIAL | 35 | 3,200.00 |
| 36 | 3,200.00 | RESIDENTIAL | 36 | 3,200.00 |
| 37 | 3,200.00 | RESIDENTIAL | 37 | 3,200.00 |
| 38 | 3,200.00 | RESIDENTIAL | 38 | 3,200.00 |
| 39 | 3,200.00 | RESIDENTIAL | 39 | 3,200.00 |
| 40 | 3,200.00 | RESIDENTIAL | 40 | 3,200.00 |
| 41 | 3,200.00 | RESIDENTIAL | 41 | 3,200.00 |
| 42 | 3,200.00 | RESIDENTIAL | 42 | 3,200.00 |
| 43 | 3,200.00 | RESIDENTIAL | 43 | 3,200.00 |
| 44 | 3,200.00 | RESIDENTIAL | 44 | 3,200.00 |
| 45 | 3,200.00 | RESIDENTIAL | 45 | 3,200.00 |
| 46 | 3,200.00 | RESIDENTIAL | 46 | 3,200.00 |
| 47 | 3,200.00 | RESIDENTIAL | 47 | 3,200.00 |
| 48 | 3,200.00 | RESIDENTIAL | 48 | 3,200.00 |
| 49 | 3,200.00 | RESIDENTIAL | 49 | 3,200.00 |
| 50 | 3,200.00 | RESIDENTIAL | 50 | 3,200.00 |

00-09-04
1" = 40'
62,670,000

LEGEND

- ROADWAY RIGHT-OF-WAY
- PRIVATE FRONT YARD DRIVE
- PROPERTY BOUNDARY LINE
- LOT BOUNDARY
- OPEN SPACE
- PUBLIC UTILITY LAYOUT
- STREET CURB
- STREET LIGHT
- PUBLIC UTILITY
- FIRE HYDRANT
- NO STREET ADDRESS

NOTE: CONSTRUCTION IN THIS AREA IS SUBJECT TO THE 1997 URBAN RESISTANCE CONSTRUCTION AS DEFINED IN SECTION 10.03 OF THE 1997 URBAN RESISTANCE ZONING ORDINANCE. THESE LOTS SHALL CONFORM TO SECTION 10.03 OF THE 1997 URBAN RESISTANCE ZONING ORDINANCE.

EXHIBIT "C"
TO
SPECIAL WARRANTY DEED
EXCEPTIONS

TO BE PROVIDED BY SHAWN PARKER AT COMMERCE LAND TITLE, INC.

Taxes for the year 2004 are accruing as a lien, and are not yet due and payable.
Taxes for the year 2003 have been paid under the previous Parcel No. 11-031-0007.
Tax Parcel No. **11-031-0018 & 58-001-0030**.

Said property is included within the boundaries of Lehi City, and is subject to the following charges and assessments thereof:

Lehi City
Utah County

Secondary Road Access Easement

Dated: August 8, 2002
Recorded: August 12, 2002
Entry No.: 92224:2002
Grantee: Lehi City, a Utah Municipal Corporation
Affects: Said property