

SPECIAL IMPROVEMENT DISTRICT 98-1  
RESOLUTION Creating  
District No. 15-98

Eagle Mountain, Utah

August 11, 1998

ENT 82982 BK 4742 PG 281  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1998 Aug 18 2:28 pm FEE 190.00 BY SS  
RECORDED FOR TOWN OF EAGLE MOUNTAIN

A regular meeting of the Town Council of Eagle Mountain, Utah County, Utah, was held on Tuesday, August 11, 1998, at the hour of 7:00 p.m. at its regular meeting place in Eagle Mountain, Utah, at which meeting there were present the following members who constituted a quorum:

Debbie Hooge	Mayor
Rob Bateman	Councilmember
Diane Bradshaw	Councilmember
Dan Valentine	Councilmember

Also present:

Janet Valentine	Town Clerk
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Absent:

Cyril Watt	Councilmember
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After the meeting had been duly called to order and the minutes of the preceding meeting read and approved, the following proceedings, among others, were duly had and taken:

The Town Clerk notified the Town Council that the Notice of Intention to establish Eagle Mountain, Utah Special Improvement District No. 98-1 (the "District"), authorized by the resolution adopted by the Town Council on the 30th day of June, 1998, had been published in the Lehi Free Press, a newspaper of general circulation in Eagle Mountain, Utah, said notice having been published four times, once during each week for four consecutive weeks, the last publication being not less than five (5) nor more than twenty (20) days prior to August 11, 1998, and that the affidavit of publishing said Notice of Intention with a copy of the Notice as published was duly filed in her office; also that a copy of such Notice of Intention to create the District has been mailed by United States Mail, postage prepaid, to each owner of land affected by or specially benefited by such improvements as said property is described in said Notice insofar as the names and addresses of said owners could be ascertained from the most recent available county

assessment books and that it also has been mailed by the United States Mail, postage prepaid, to "Owner" at the street number of each piece of improved property to be affected by said assessment, said Notices having been mailed not later than ten (10) days after the first publication of the Notice of Intention; that the Notice of Intention has been on file in her office during all regular office hours from the 30th day of June, 1998 to the 11th day of August, 1998, for the examination of any interested parties; that said Notice directed that all persons desiring to protest and oppose the creation of the District might appear and file in writing said protests and objections.

The Town Clerk then presented a statement stating that written protests against the creation of the District and the making of the proposed improvements therein were received by her in her office by 5:00 p.m. on the 11th day of August, 1998.

The names of the protestants and descriptions of their property are as follows:

<u>Property Owner</u>	<u>Number of Acres</u>
None	

Total number of acres protesting creation of district or proposed improvements thereof:

-0-

Total number of acres affected or to be benefited:

1,802.4326

The Mayor then notified those in attendance that since she has an economic interest in the creation of the District and the proposed improvements to be constructed thereon, she believes it is appropriate to excuse herself from the meeting to allow the remaining members of the Town Council to take whatever action they deem appropriate. Thereupon, the Mayor retired from the meeting. Councilmember Rob Bateman was then appointed Mayor Pro Tem.

The Town Council then considered each and every protest so filed, whether written or oral, and heard each and every person who wished to be heard in protest against the creation of the District and the construction of said improvements therein.

After consideration of such protests and the statements of those persons heard as aforesaid, it was determined that the total lineal feet, square feet and laterals represented by said protests is less than fifty percent (50%) of the total acreage to be assessed within the District and is a percentage insufficient to legally protest creation of the District.

Councilmember Diane Bradshaw introduced the following resolution in writing, which was fully discussed, and moved its adoption:

RESOLUTION NO. 15-98

A RESOLUTION TO CREATE EAGLE MOUNTAIN, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 98-1 DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT AND AUTHORIZING THE TOWN OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT; [AUTHORIZING THE TOWN ENGINEER TO PREPARE A NOTICE TO CONTRACTORS FOR SEALED BIDS WITH RESPECT TO THE CONSTRUCTION OF THE IMPROVEMENTS;] AND RELATED MATTERS.

BE IT RESOLVED by the Mayor Pro Tem and Town Council of Eagle Mountain, Utah County, Utah:

Section 1. The Town Council of Eagle Mountain, Utah County, Utah, hereby determines that it will be in the best interest of the Municipality to construct certain improvements within the Municipality. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention which has been published and mailed as required by law.

Section 2. The Town Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or making of any of the improvements therein or on any other matter pertinent to the District.

Section 3. The improvements proposed and described in the Notice of Intention to create the District are hereby authorized, and the District is hereby created.

Section 4. As required by law, the Town Clerk is hereby authorized and directed to file a copy of the Notice of Intention and resolution creating the District as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Utah County Recorder's office within five days from the date hereof.

Section 5. In addition to the requirements of Section 4 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the Town where it will be continuously available for public inspection on a reasonable basis at the office of the Town during regular business hours of the Town, from and after the date hereof through and including the last date of issuance of the bonds or such other time as is determined by the Town.

Section 6. The Engineer is hereby authorized to prepare a notice to contractors for the receipt of bids for the construction of improvements to be constructed. Said notice shall specify the time and place for the receipt of sealed bids and shall publish the notice one time in a newspaper having general circulation in the Municipality at least fifteen (15) days before the date specified for the receipt of sealed bids. The Town Council shall in open session at the time specified in the notice, open, examine and publicly declare the bids and may reject any or all bids when deemed for the public good and, at such or a later meeting, shall reject all bids other than the lowest and best bid of a responsible bidder. If the price bid by the lowest and best responsible bidder exceeds the estimated costs as determined by the Engineer, the Town Council may nevertheless award a contract for the price so bid. The Town Council may in any case refuse to award a contract and may obtain new bids after giving a new notice to contractors or may determine to abandon the district or not to make some of the improvements proposed to be made.

Councilmember Dan Valentine seconded the motion to adopt the foregoing Resolution. The Resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

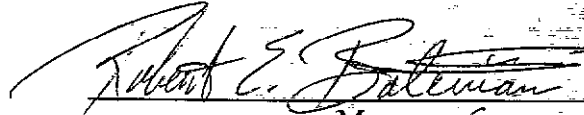
Those voting AYE:

Rob Bateman, Mayor Pro Tem  
Diane Bradshaw, Council member  
Dan Valentine, Council member

Those voting NAY:

Thereupon the motion was approved by the Mayor Pro Tem and made a matter of record by the Town Clerk.

ADOPTED AND APPROVED this 11th day of August, 1998.

  
\_\_\_\_\_  
Mayor (Pro Tempore)

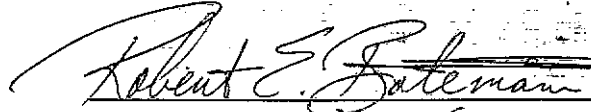
ATTEST:

  
\_\_\_\_\_  
Town Clerk



(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting adjourned.

  
\_\_\_\_\_  
Mayor (Pro Tempore)

ATTEST:

  
\_\_\_\_\_  
Town Clerk



STATE OF UTAH )

: ss.

COUNTY OF UTAH )

I, Janet Valentine, the duly appointed, qualified Town Clerk of Eagle Mountain, Utah County, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the record of proceedings of the Town Council of Eagle Mountain, Utah County, Utah, held on August 11, 1998, insofar as said proceedings relate to the hearing of protests against the establishment of the Eagle Mountain, Utah Special Improvement District No. 98-1 and a resolution establishing said special improvement district as the same appears of record in my office. I personally attended said meeting, and the proceedings were in fact as specified in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Municipality this 11<sup>th</sup> day of August, 1998.

*Janet Valentine*  
Town Clerk



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

CERTIFICATE OF FILING

I, Janet Valentine, the duly qualified and acting Town Clerk of Eagle Mountain, Utah County, Utah, do hereby certify that on the 18<sup>th</sup> day of August, 1998, pursuant to Section 17A-3-307, Utah Code Annotated 1953, as amended, a copy of the Notice of Intention and resolution creating Eagle Mountain, Utah Special Improvement District No. 98-1, as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, was filed in the Utah County Recorder's office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Municipality this 18<sup>th</sup> day of August, 1998.

*Janet Valentine*  
Town Clerk





## CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Janet Valentine, the undersigned Town Clerk of Eagle Mountain, Utah County, Utah (the "Town"), do hereby certify, according to the records of the Town in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 11, 1998, public meeting held by the Town as follows:

(a) By causing a Notice, in the form attached hereto as Exhibit "A", to be posted at the Town's principal offices on August 10, 1998 at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained to posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Exhibit "A", to be delivered to the Lehi Free Press on August 10, 1998, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 11<sup>th</sup> day of August, 1998.



*Janet Valentine*  
Town Clerk

EXHIBIT "A"

NOTICE OF MEETING

**AGENDA**  
**EAGLE MOUNTAIN TOWN COUNCIL MEETING**

Tuesday, August 11, 1998 at 7:00 P.M.

Eagle Mountain Fire Station  
1680 East Heritage Drive  
(just off of Eagle Mountain Blvd.)  
Eagle Mountain, Utah 84043

ENT 82982 BK 4742 PG 291

1. Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes (7/14/98, 7/16/98, 7/28/98)
5. General Discussion/Questions/Announcements
  - A. Discussion on SID 98-2 regarding front lot natural gas distribution
6. Warrant Register/Janet Valentine
7. Public Comment
8. PROTEST HEARING:
  - A. Consideration and Approval to Create Special Improvement District No. 98-1 for the purpose of making improvements with the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be expended in the making of such improvements.
  - B. Action from Item 9, B.
9. Discussion of Impact Fee Analysis
10. Partial Bond Release for Eagle Point Plat A
11. Award Bid for the Sewer Out-fall Line and Ranches Parkway.
12. Consideration of an Ordinance to adopt the American Public Works Association (APWA) Manual of Standard Specifications including proposed addendum/Korey Walker
13. Revision of the Supplemental Distribution Interconnect Agreement between Pacificorp and the Town of Eagle Mountain.
14. Information regarding potential Annexation request from White Ranch.
15. PUBLIC HEARING:
  - A. Consideration and Approval of a Resolution Adopting Compensation for Elected Officials of the Town of Eagle Mountain.
  - B. Action from Item 8, B.
16. Motion to adjourn into a Closed Executive Session for the purpose of discussing personnel and proposed drug abuse testing.
17. Action from the Closed Executive Session.
18. Adjournment.

Amended to include Partial Bond Release for Mountain View Subdivision Phase 1

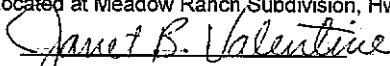
Approval: \_\_\_\_\_

Mayor Debbie Hooge

Date: August 11, 1998

**CERTIFICATE OF POSTING**

The undersigned, duly appointed Town Clerk, does hereby certify that the above notice and agenda was posted in three public places within Eagle Mountain Town Limits on this 10th day of August 1998. These public places being 1) the Town Offices, 1680 E. Heritage Drive, Eagle Mountain; 2) Cedar Pass Ranch Bulletin Board, 9155 No. Cedar Pass Road, Eagle Mountain; and 3) the Bulletin Board located at Meadow Ranch Subdivision, Hwy 73, Eagle Mountain, Utah.

  
Janet B. Valentine  
Town Clerk

## NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 30<sup>th</sup> day of June, 1998, the Town Council of Eagle Mountain, Utah County, Utah (the "Town"), adopted a resolution declaring its intention to create a special improvement district to be known as Eagle Mountain, Utah Special Improvement District No. 98-1 (the "District"). It is the intention of the Town council to make the improvements described herein within the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be expended in the making of such improvements.

## DESCRIPTION OF DISTRICT

The boundaries of the proposed District shall coincide with the legal description set forth in Exhibit "A", all being located within the Town limits of Eagle Mountain, Utah.

## INTENDED IMPROVEMENTS

The improvements will consist of the construction and paving of approximately four miles of asphalt road, the construction of a concrete curb planter median in the center of said road, the installation of sewer, water, telecommunications, electrical and gas improvements within the road right of way and the construction of landscaping and park improvements (collectively, the "Improvements"). Said Improvements will begin at the intersection of State Highway 73, proceed south to the intersection of the Lehi Fairfield Road, then both east and west to the boundary of the District.

The roadway will be known as The Ranches Parkway. The proposed location of said Improvements is shown on Exhibit "B" attached hereto and incorporated by reference.

## ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District as estimated by the Engineer is \$9,740,000, of which the Town will pay \$0, leaving a remainder of \$9,740,000 which shall be paid by a special assessment to be levied against the property abutting upon the streets to be improved or upon property which may be affected or specifically benefitted by such Improvements. The Town Council has determined that only those parcels within the boundaries of the proposed District, the owners of which have a present intent to develop said parcels, shall be benefitted by the proposed Improvements as indicated on the map attached hereto as Exhibit "B". The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of

interim warrants, in which case the interest on said warrants will be assessed to the property owners. In lieu of utilizing a guaranty fund, the Town intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") the Town anticipates issuing to finance the proposed Improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately \$1,125,000. The Town anticipates applying moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefitted by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the Town. In addition, the estimated costs of assessment include estimated overhead costs which the Town projects to incur in the creation and administration of the District. The estimated cost to be assessed against the properties within the District and the method of assessment shall be as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
Roads, sewer, water, gas, electric, telecommunications, landscaping and parks	\$8,515.05	Per acre*

### LEVY OF ASSESSMENTS

It is the intention of the Town Council to levy assessments as provided by the laws of Utah on all parcels and lots of real property to be benefitted by the proposed Improvements within the District. The purpose of the assessment and levy is to pay those costs of the Improvements which the Town will not assume and pay. The method of assessment shall be by acre as set forth herein.

The assessments may be paid by property owners in not more than ten (10) annual installments with interest on the unpaid balance at a rate or rates fixed by the Town Council, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended.

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\*For the purpose of determining the most equitable assessment for improved properties, the Town reserves the right to make adjustments to assessments by acre by taking into account the number of equivalent residential units to be constructed on each improved acre of property.

A map of the proposed District, copies of plans, profiles and specifications of the proposed Improvements and other related information are on file in the office of the Engineer who will make such information available to all interested persons.

#### TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest and shall indicate the total acreage represented by said protest. Protests shall be filed with the Town Clerk of Eagle Mountain, Utah, on or before 5:00 p.m. on the 11th day of August, 1998. Thereafter at 7:00 p.m. on the 11th day of August, 1998, the Town Council will meet in public meeting at the offices of the Town Council at 4114 North 1680 East, Eagle Mountain, Utah to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the Town Council shall adopt a resolution either abandoning the District or creating the District either as described in this Notice of Intention or with deletions and changes made as authorized by law; but the Town Council shall abandon the District and not create the same if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of Improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean protests representing one-half of the acreage to be assessed.

BY ORDER OF THE TOWN COUNCIL OF EAGLE MOUNTAIN, UTAH

/s/ Janet Valentine  
Town Clerk

Published in the Lehi Free Press.

Publication Dates: July 8, July 15, July 22 and July 29, 1998.

EXHIBIT "A"

BOUNDARY OF THE DISTRICT

The proposed District will include the following described property:

REVISED MAIN PARCEL

Beginning at the NE corner of Government Lot 1, a closing corner of Section 30, which point is also on the Easterly boundary of Fort Critenden Military Reservation, said point being located South  $89^{\circ}43'21''$  East along section line 1135.80 feet from the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $34^{\circ}16'08''$  East along said easterly boundary 74.04 feet to the SW corner of Government Lot 8, a closing corner of Section 19; thence along said Fort Critenden boundary line as follows: North  $35^{\circ}40'00''$  East 535.26 feet and North  $08^{\circ}30'00''$  West 853.01 feet to the NW corner of Government Lot 8 of Section 19; thence North  $88^{\circ}19'10''$  East 1135.48 feet to the NE corner of said Government Lot 8; thence South  $00^{\circ}31'41''$  West along quarter section line 1279.11 feet to the North quarter corner of Section 30; thence South  $89^{\circ}18'39''$  East along section line 2759.83 feet to the Southwest corner of Section 20; thence North  $00^{\circ}18'58''$  West along section line 2654.18 feet to the West quarter corner of Section 20; thence North  $00^{\circ}54'13''$  West along section line 1466.45 feet to the southerly boundary of Cedar Pass Ranch Subdivision, Plat "J" as recorded in the Office of the Utah County Recorder; thence the following two courses and distances along said Cedar Pass Subdivision, Plats "J" and "D": North  $89^{\circ}05'47''$  East 1131.69 feet, and North  $00^{\circ}14'17''$  East 2395.75 feet to the southerly right-of-way line of State Road 68; thence the following three courses and distances along said right-of-way line: North  $89^{\circ}14'02''$  East 309.94 feet, along the arc of a 5804.70 foot radius curve to the left for 1114.39 feet (chord bears North  $83^{\circ}44'02''$  East for 1112.68 feet), and North  $78^{\circ}14'03''$  East 2847.10 feet to section line; thence South  $00^{\circ}15'56''$  West along section line 1978.87 feet to the Northeast corner of Section 20; thence South  $00^{\circ}12'55''$  West along section line 2672.98 feet to the East quarter corner of Section 20; thence North  $89^{\circ}17'20''$  West along quarter section line 2657.50 feet to the Center quarter corner of Section 20; thence South  $00^{\circ}10'38''$  East along quarter section line 2665.33 feet to the North quarter corner of Section 29; thence South  $89^{\circ}02'12''$  East along section line 1753.67 feet; thence the following twenty one courses and distances along the center of a wash: South  $24^{\circ}56'36''$  East 1.83 feet, South  $27^{\circ}20'12''$  East 47.37 feet, South  $57^{\circ}17'38''$



East 197.83 feet, South 08°13'30" East 205.40 feet, South 67°15'52" East 197.12 feet, North 56°02'26" East 94.61 feet, South 08°08'50" West 127.18 feet, South 50°12'10" East 48.04 feet, North 54°39'22" East 113.62 feet, North 84°28'44" East 91.65 feet, South 61°28'58" East 66.30 feet, thence South 14°21'48" East 108.76 feet, North 83°40'59" East 142.28 feet, South 01°24'52" East 106.51 feet, South 36°37'17" East 218.46 feet, South 57°34'13" East 67.83 feet, South 33°23'06" East 136.30 feet, South 56°31'12" East 155.18 feet, North 88°54'29" East 166.94 feet, South 33°10'35" West 40.34 feet and South 03°43'36" West 215.05 feet; thence North 89°18'58" West along 1/16 line 562.05 feet to section line; thence South 00°37'28" West along section line 1321.95 feet to the East quarter corner of Section 29; thence North 89°22'40" West along quarter section line 1327.62 feet; thence South 00°47'19" West along the west line of the West half of the NE quarter of the SE quarter of Section 29, 1322.55 feet; thence South 89°23'00" East along the south line of the NE quarter of the SE quarter of Section 29, 1331.55 feet to section line; thence South 00°37'04" West along section line 1322.37 feet to the Southeast corner of Section 29; thence North 89°23'20" West along section line 1335.51 feet; thence South 01°06'47" West 668.63 feet; thence West 964.48 feet; thence North 08°19'32" East 188.24 feet; thence North 21°20'13" West 307.90 feet; thence North 75°37'07" West 360.84 feet; thence North 50°33'36" West 359.75 feet; thence North 87°55'48" West 372.18 feet; thence North 68°11'55" West 217.19 feet; thence North 49°57'01" West 403.93 feet; thence North 27°19'57" West 448.95 feet; thence North 01°06'45" East 461.65 feet; thence North 43°40'04" East 136.29 feet; thence North 59°44'37" West 62.25 feet; thence South 37°46'33" West 453.55 feet; thence South 70°53'37" West 724.58 feet; thence South 15°08'19" West 888.60 feet to section line; thence South 89°59'15" West along section line 68.85 feet to the SE corner of Section 30; thence North 01°08'59" East along section line 1073.09 feet; thence North 58°13'09" West 692.02 feet; thence North 26°56'52" West 637.77 feet; thence South 35°54'13" West 208.71 feet; thence North 54°05'47" West 208.71 feet; thence North 35°54'13" East 208.71 feet; thence North 72°42'05" West 469.58 feet; thence North

**TOWN OF EAGLE MOUNTAIN, UTAH  
TAX ID NUMBER, OWNER, ACRES OR SQUARE FEET  
SPECIAL IMPROVEMENT DISTRICT 98-1**

<u>Tax ID Number</u>	<u>Owner of Record</u>	<u>Acres/SF</u>
	ENT	<b>82982 BK 4742 PG 298</b>
58-033-0017	Glenn E. Smith Ltd. Partnership	13.85
58-033-0018	Glenn E. Smith	40.00
58-033-0021	Glenn E. Smith Ltd. Partnership	11.96
58-033-0057	Glenn E. Smith Ltd. Partnership	84.24
58-033-0061	Communities of the Apostolic United Brethren	174.70
58-034-0006	Glenn E. Smith Ltd. Partnership	154.00
58-034-0007	Glenn E. Smith Ltd. Partnership	160.00
58-034-0008	CP &L Evan Properties, LLC	80.00
58-034-0028	Thomas B. Horne	142.17
58-040-0021	State of Utah	251.45
58-040-0028	Stanford J. Ricks	40.49
58-040-0029	State of Utah	17.07
58-040-0030	Glenn E. Smith Ltd. Partnership	5.19
58-040-0046	The Ranches, LC	220.00
58-040-0047	Glenn E. Smith Ltd. Partnership	19.77
58-040-0048	The Ranches, LC	88.92

**Meadow Ranch Subdivision Plat 1: 7551-88**

46-489-0101	Communities of the Apostolic United Brethren	48534 SF
46-489-0102	Communities of the Apostolic United Brethren	45377 SF
46-489-0103	Communities of the Apostolic United Brethren	44007 SF
46-489-0104	Communities of the Apostolic United Brethren	52727 SF
46-489-0105	Communities of the Apostolic United Brethren	43969 SF
46-489-0106	Communities of the Apostolic United Brethren	46217 SF
46-489-0107	Communities of the Apostolic United Brethren	46299 SF
46-489-0108	Communities of the Apostolic United Brethren	49717 SF
46-489-0109	Communities of the Apostolic United Brethren	49828 SF
46-489-0110	Communities of the Apostolic United Brethren	48318 SF
46-489-0111	Communities of the Apostolic United Brethren	44424 SF
46-489-0112	Communities of the Apostolic United Brethren	46963 SF
46-489-0113	Communities of the Apostolic United Brethren	46082 SF
46-489-0114	Communities of the Apostolic United Brethren	55914 SF
46-489-0115	Communities of the Apostolic United Brethren	44793 SF
46-489-0116	Communities of the Apostolic United Brethren	53561 SF
46-489-0117	Communities of the Apostolic United Brethren	52136 SF
46-489-0118	Communities of the Apostolic United Brethren	49005 SF
46-489-0119	Communities of the Apostolic United Brethren	48755 SF
46-489-0120	Communities of the Apostolic United Brethren	46496 SF
46-489-0121	Communities of the Apostolic United Brethren	51013 SF
46-489-0122	Communities of the Apostolic United Brethren	62384 SF
46-489-0123	Communities of the Apostolic United Brethren	45570 SF
46-489-0124	Communities of the Apostolic United Brethren	44253 SF
46-489-0125	Communities of the Apostolic United Brethren	46653 SF
46-489-0126	Communities of the Apostolic United Brethren	49974 SF
46-489-0127	Communities of the Apostolic United Brethren	76195 SF

**TOWN OF EAGLE MOUNTAIN, UTAH  
TAX ID NUMBER, OWNER, ACRES OR SQUARE FEET  
SPECIAL IMPROVEMENT DISTRICT 98-1**

ENT 82982 BK 4742 PG 299

<u>Tax ID Number</u>	<u>Owner of Record</u>	<u>Acres/SF</u>
46-489-0128	Communities of the Apostolic United Brethren	108101 SF
46-489-0131	Communities of the Apostolic United Brethren	55075 SF
46-489-0132	Communities of the Apostolic United Brethren	46701 SF
46-489-0133	Communities of the Apostolic United Brethren	44098 SF
46-489-0134	Communities of the Apostolic United Brethren	43560 SF
46-489-0135	Communities of the Apostolic United Brethren	54450 SF
46-489-0136	Communities of the Apostolic United Brethren	94770 SF
46-489-0138	Communities of the Apostolic United Brethren	75750 SF
46-489-0140	Communities of the Apostolic United Brethren	44151 SF
46-489-0141	Communities of the Apostolic United Brethren	43279 SF
46-489-0147	Communities of the Apostolic United Brethren	49164 SF
46-489-0148	Communities of the Apostolic United Brethren	48495 SF
46-489-0149	Communities of the Apostolic United Brethren	45567 SF
46-489-0150	Communities of the Apostolic United Brethren	43811 SF
46-489-0151	Communities of the Apostolic United Brethren	44059 SF
46-489-0152	Communities of the Apostolic United Brethren	43561 SF
46-489-0153	Communities of the Apostolic United Brethren	43595 SF
46-489-0154	Communities of the Apostolic United Brethren	43592 SF
46-489-0155	Communities of the Apostolic United Brethren	43713 SF
46-489-0156	Communities of the Apostolic United Brethren	46450 SF
46-489-0157	Communities of the Apostolic United Brethren	47667 SF

**Meadow Ranch Subdivision Plat 2: 7552-88**

46-490-0201	Meadow Ranch L.C.	46613 SF
46-490-0202	Meadow Ranch L.C.	46491 SF
46-490-0203	Meadow Ranch L.C.	63973 SF
46-490-0204	Meadow Ranch L.C.	50895 SF
46-490-0205	Meadow Ranch L.C.	44296 SF
46-490-0206	Meadow Ranch L.C.	46031 SF
46-490-0207	Meadow Ranch L.C.	53371 SF
46-490-0208	Meadow Ranch L.C.	54175 SF
46-490-0209	Meadow Ranch L.C.	60475 SF
46-490-0210	Meadow Ranch L.C.	45489 SF
46-490-0211	Meadow Ranch L.C.	43771 SF
46-490-0212	Meadow Ranch L.C.	46742 SF
46-490-0213	Meadow Ranch L.C.	46828 SF
46-490-0214	Meadow Ranch L.C.	53515 SF
46-490-0215	Meadow Ranch L.C.	47049 SF
46-490-0216	Meadow Ranch L.C.	44023 SF
46-490-0217	Meadow Ranch L.C.	44023 SF
46-490-0218	Meadow Ranch L.C.	48609 SF
46-490-0219	Meadow Ranch L.C.	69189 SF
46-490-0220	Meadow Ranch L.C.	50220 SF
46-490-0222	Meadow Ranch L.C.	49376 SF
46-490-0223	Meadow Ranch L.C.	46828 SF

**TOWN OF EAGLE MOUNTAIN, UTAH  
TAX ID NUMBER, OWNER, ACRES OR SQUARE FEET  
SPECIAL IMPROVEMENT DISTRICT 98-1**

ENT 82982 BK 4742 PG 300

<u>Tax ID Number</u>	<u>Owner of Record</u>	<u>Acres/SF</u>
46-490-0224	Meadow Ranch L.C.	46742 SF
46-490-0225	Meadow Ranch L.C.	48741 SF
46-490-0226	Meadow Ranch L.C.	48399 SF
46-490-0228	Meadow Ranch L.C.	77328 SF
46-490-0229	Meadow Ranch L.C.	54866 SF
46-490-0230	Meadow Ranch L.C.	48399 SF
46-490-0231	Meadow Ranch L.C.	48741 SF

**Meadow Ranch Subdivision Plat 3: 7553-88**

46-491-0301	Meadow Ranch L.C.	45509 SF
46-491-0302	Meadow Ranch L.C.	45600 SF
46-491-0303	Meadow Ranch L.C.	45600 SF
46-491-0304	Meadow Ranch L.C.	45600 SF
46-491-0305	Meadow Ranch L.C.	45600 SF
46-491-0306	Meadow Ranch L.C.	45600 SF
46-491-0307	Meadow Ranch L.C.	45600 SF
46-491-0308	Meadow Ranch L.C.	45600 SF
46-491-0309	Meadow Ranch L.C.	45600 SF
46-491-0310	Meadow Ranch L.C.	45600 SF
46-491-0311	Meadow Ranch L.C.	45600 SF
46-491-0312	Meadow Ranch L.C.	45989 SF
46-491-0315	Meadow Ranch L.C.	44146 SF
46-491-0317	Meadow Ranch L.C.	54642 SF
46-491-0320	Meadow Ranch L.C.	44224 SF
46-491-0321	Meadow Ranch L.C.	43600 SF
46-491-0322	Meadow Ranch L.C.	43600 SF
46-491-0323	Meadow Ranch L.C.	43600 SF
46-491-0324	Meadow Ranch L.C.	43600 SF
46-491-0325	Meadow Ranch L.C.	43600 SF
46-491-0326	Meadow Ranch L.C.	43600 SF
46-491-0327	Meadow Ranch L.C.	43600 SF
46-491-0328	Meadow Ranch L.C.	43560 SF
46-491-0329	Meadow Ranch L.C.	43560 SF
46-491-0330	Meadow Ranch L.C.	43560 SF
46-491-0331	Meadow Ranch L.C.	43635 SF

46°15'26" West 636.94 feet; thence South 84°45'29" East 618.01 feet; thence North 77°16'06" East 691.72 feet; thence North 07°32'22" West 193.64 feet; thence North 23°27'55" East 279.24 feet; thence North 70°49'44" West 1663.17 feet; thence North 54°40'07" West 546.74 feet; thence North 89°32'16" West 327.98 feet; thence North 43°14'11" West 1607.06 feet to the point of beginning.  
Area = 1410.9739 acres

Grant Smith Farms (Section 30)

The SW quarter of the SE quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Also described as:

Beginning at the South quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°03'10" East along quarter section line 1327.42 feet; thence South 89°32'29" East along the north line of the SW quarter of the SE quarter of Section 30, 1341.46 feet; thence South 00°36'12" West along the east line of the SW quarter of the SE quarter of Section 30, 1332.40 feet; thence North 89°19'31" West along section line 1328.70 feet to the point of beginning.

Area 40.7598 acres

MEADOW RANCHES  
Cedar Meadows Phases 1 through 6

Beginning at the West quarter corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°32'03" East 2447.01 feet; thence North 00°26'48" East 2641.01 feet to the North quarter corner of Section 18; thence South 89°06'47" East along section line 2634.30 feet to the Northeast corner of Section 18; thence South 00°13'53" West along section line 2621.67 feet to the East quarter corner of Section 18; thence South 89°30'41" East 1320.05 feet; thence South 1307.71 feet to the northerly right-of-way line of State Road 73; thence South 89°13'40" West along said right-of-way line 1325.70 feet; thence North 00°14'20" East 9.51 feet; thence North 89°30'43" West 2648.88 feet; thence South 00°26'48" West 142.12 feet to

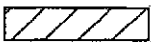





the northerly right-of-way line of said State Road 73; thence the following two courses and distances along said northerly right-of-way line: along the arc of a 5804.56 foot radius curve to the left 605.47 feet (chord bears South 77°11'52" West for 605.19 feet), and South 74°12'34" West 1945.08 feet to section line; thence North 00°42'04" East along section line 2151.83 feet to the point of beginning. Area = 381.2533 acres

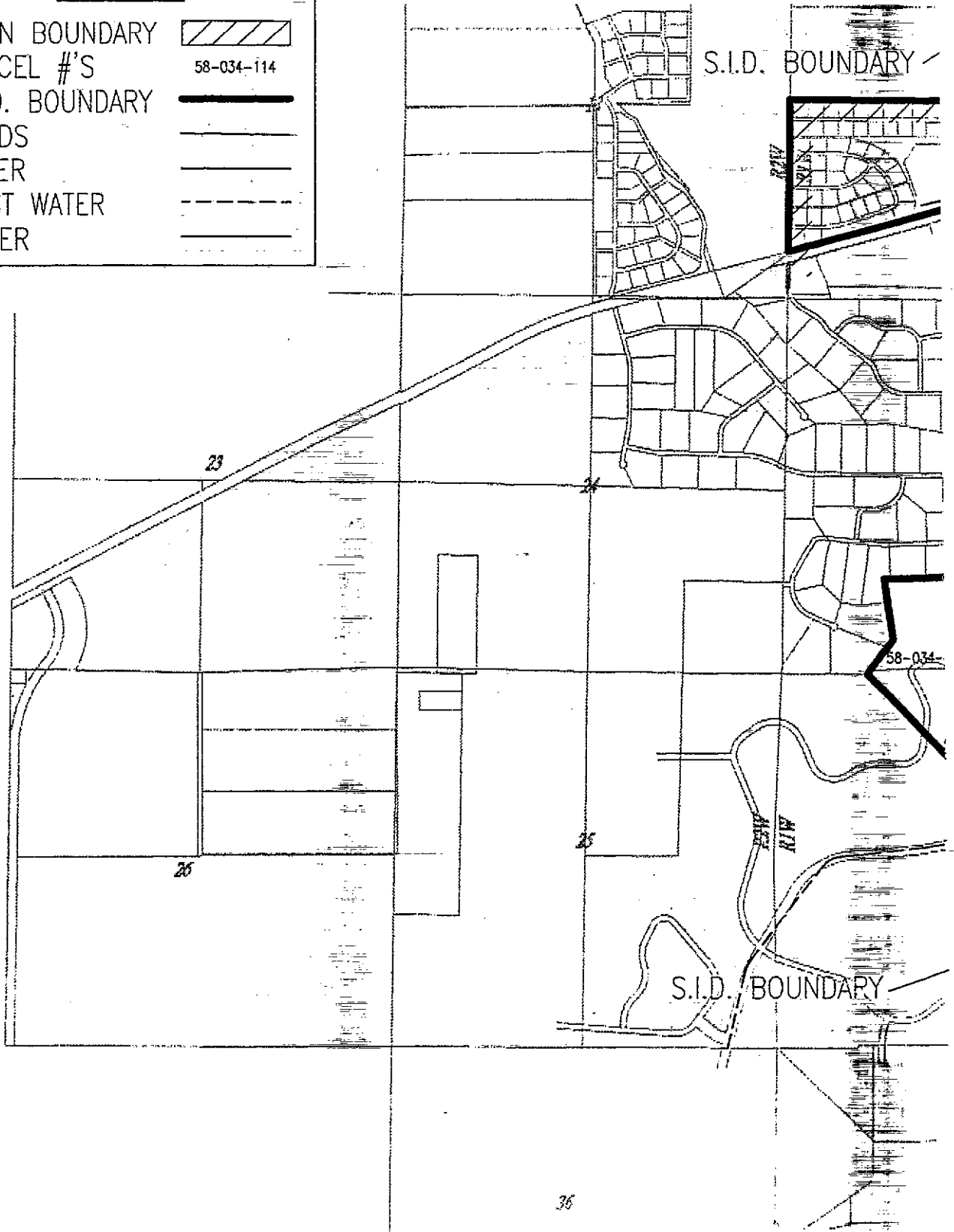
Less and excepting Lots 129, 130, 137, 139, 142, 143, 144, 145, 146, 221, 227, 313, 314, 316, 318 and 319 as shown on Final Plats recorded in the Office of the Utah County Recorder.

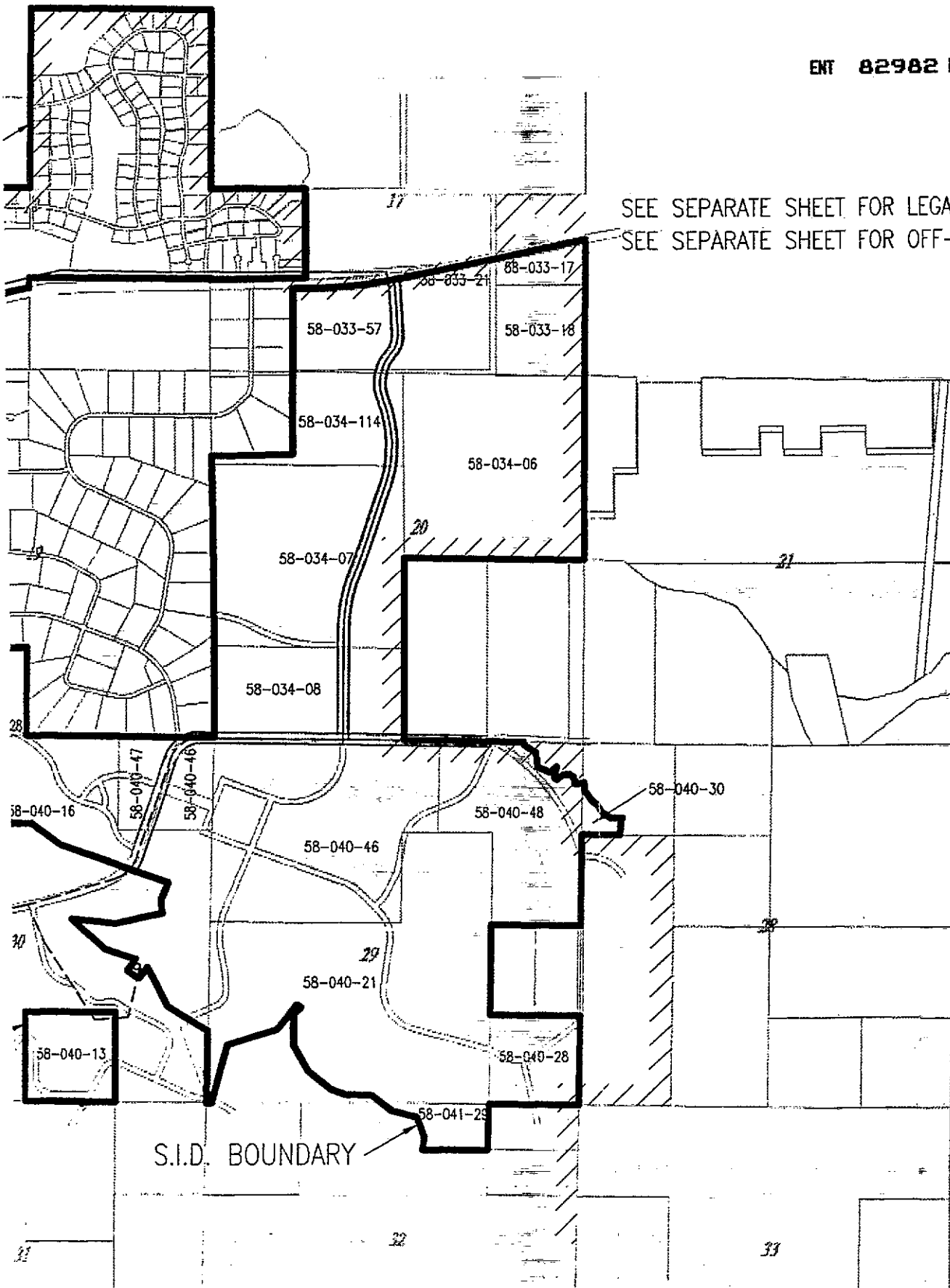
Net Area = 350.6989 acres

GRAND TOTAL ACREAGE (SID) = 1802.4326 acres

### LEGEND

TOWN BOUNDARY	
PARCEL #'S	58-034-114
S.I.D. BOUNDARY	
ROADS	
WATER	
EXIST WATER	
SEWER	





SEE SEPARATE SHEET FOR LEGAL DESCRIPTIONS  
SEE SEPARATE SHEET FOR OFF-SITE SEWER

