

RESOLUTION NO. 02-99

Eagle Mountain, Utah

May 4, 1999

A meeting of the Town Council of Eagle Mountain, Utah County, Utah was held on Tuesday, the 4th day of May, 1999, at the hour of ~~5:00~~<sup>7:00</sup> p.m., at 1680 East Heritage Drive, Eagle Mountain, Utah 84043, at which meeting there were present and answering roll call the following members who constituted a quorum:

Robert E. Bateman, II	Mayor
Diane D. Bradshaw	Councilmember
Daniel A. Valentine	Councilmember
D. Cyril Watt	Councilmember
William E. Chipman	Councilmember

Also present:

John D Newman	Town Administrator
Janet B. Valentine	Town Clerk
Gerald H. Kinghorn	Town Attorney

Absent:

William E. Chipman	Councilmember
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After the meeting had been duly called to order and other matters not pertinent to this resolution had been discussed, the Town Clerk presented to the Town Council a Certificate of Compliance with Open Meeting Law with respect to this May 4, 1999 meeting, a copy of which is attached hereto as Exhibit "A".

Councilmember Dan Valentine introduced the following resolution in writing, which was read in its entirety, and moved its adoption:

RESOLUTION NO. 02-99

A RESOLUTION REVISING THE NOTICE OF INTENTION ADOPTED BY THE TOWN COUNCIL OF EAGLE MOUNTAIN, UTAH IN CONNECTION WITH THE CREATION OF EAGLE MOUNTAIN UTAH SPECIAL IMPROVEMENT DISTRICT NO. 98-1; AND RELATED MATTERS.

WHEREAS, pursuant to the Utah Municipal Improvement District Act, Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended (the "Act") on June 30, 1998, the Town Council of Eagle Mountain, Utah County, Utah (the "Town") adopted Resolution No. 12-98, wherein it approved a Notice of Intention (the "Notice of Intention") to construct certain municipal improvements described therein and to create Eagle Mountain, Utah Special Improvement District No. 98-1 (the "District") to finance said improvements; and

WHEREAS, after publishing the Notice of Intention and mailing it to the owners of record of all properties anticipated to be benefitted by the construction of the improvements described therein and after holding a public hearing with respect to the creation of the District, the Town created the District by Resolution No. 15-98 adopted on August 11, 1998; and

WHEREAS, since the creation of the District, certain changes with respect to (i) the improvements to be constructed within the District, (ii) the properties proposed to be assessed, (iii) the method of fairly and equitably assessing properties for benefits to be received and (iv) the period of time over which assessments may be levied have been proposed by, and consented to by all of the owners of properties proposed to be assessed within the District, as evidenced by certain Acknowledgments, Waivers and Consents attached hereto as Exhibit "B"; and

WHEREAS, pursuant to Section 17A-3-307(4) of the Act, the Town Council hereby finds that inclusion of certain additional assessable property within the District as described in Exhibit "C" attached hereto will not adversely affect the owners of properties already included within the District, and that the Acknowledgment Waiver and Consent of the owners of the property to be added to and improved within the District constitutes written consent thereto; and

WHEREAS, the Town Council desires to approve an addendum to Resolution No. 15-98 and to record the same as provided in Section 17A-3-307 of the Act.

BE IT RESOLVED by the Town Council of Eagle Mountain, Utah County, Utah:

Section 1. The following sections of the Notice of Intention set forth in Resolution 12-98, upon which the District has been created are hereby amended with the

unanimous consent of all owners of property to be assessed within the District as represented by the Acknowledgments, Waivers and Consents attached hereto as Exhibit "A" to read as follows:

### INTENDED IMPROVEMENTS

The improvements will consist of the construction and paving of approximately 2.6 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, the construction of landscaping and park improvements and the replacement of above ground electric transmission lines with underground electric transmission lines (collectively, the "Improvements"). Said Improvements will begin at the intersection of State Highway 73, proceed south to the intersection of the Lehi-Fairfield Road (the "Pony Express Parkway"), then both east and west to the boundary of the District. The electric transmission lines to be installed underground are located along the Pony Express Parkway.

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

### ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District as estimated by the Engineer, including overhead costs of the Town and the funding of a debt service reserve fund, is \$12,885,000, of which the Town will pay \$0, leaving a remainder of \$12,885,000 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") anticipated to be issued to finance the proposed Improvements. The reserve fund will contain two subaccounts—a capitalized interest reserve subaccount and a debt service reserve subaccount. The capitalized interest reserve subaccount will be funded with proceeds of the Bonds in an amount sufficient to pay up to thirty-one months' interest on the Bonds. The debt service reserve subaccount shall be initially funded with proceeds of the Bonds in an amount equal to approximately ten percent of the total principal amount of Bonds to

be issued. The Town anticipates applying any moneys remaining in the debt service reserve subaccount 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 expects 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>Area within the District</u>	<u>Improvements to be Acquired and Constructed within the Area</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
The Ranches Subdivisions	Roads; sewer, water, gas, electric and telecommunications improvements; landscaping and parks and underground electrical lines	\$11,817	Per developable acre
Meadow Ranch Subdivision	Water, gas, electric, and telecommunications improvements; landscaping and parks and underground electrical lines	\$7,853	Per developable 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 developable acre as set forth herein.

The assessments may be paid by property owners in not more than eleven (11) annual installments with interest on the unpaid balance beginning December 15, 2002 at a rate or rates fixed by the Town Council. 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.

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.

Section 2. All other provisions of the Notice of Intention adopted as part of Resolution No. 12-98 consistent with the above described amendments shall remain in full force and effect and are hereby reaffirmed.

*Exhibit "A"*

## Parcel 1:

Commencing at a point South 0° 15' 55" East 559.95 feet and South 89° 44' 05" West 2.59 feet from the East quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 760.69 feet; thence North 89° 12' 37" West 1068.69 feet; thence North 79° 50' 12" West 44.01 feet; thence South 77° 03' 34" West 231.65 feet; thence North 0° 00' 40" East 506.98 feet; thence North 78° 03' 00" East 1367.20 feet to the point of beginning. (A portion of 58:033:0082)

## Parcel 2:

Commencing at the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 00' 02" West 894.22 feet; thence North 27° 41' 32" East 323.81 feet; thence North 16° 26' 01" West 104.4 feet; thence North 42° 26' 38" West 176.92 feet; thence North 72° 29' 34" West 151.82 feet; thence South 57° 59' 32" West 79.91 feet; thence South 34° 55' 42" West 404.96 feet; thence North 0° 16' 35" East 683.58 feet; thence North 52° 24' 47" East 296.69 feet; thence North 85° 49' 44" East 75.66 feet; thence North 5° 35' 18" East 83.82 feet; thence South 77° 44' 08" East 92.29 feet; thence North 21° 46' 01" East 177.34 feet; thence North 79° 34' 17" West 206.83 feet; thence South 88° 56' 42" East 1068.69 feet; thence South 0° 15' 55" West 1320.65 feet to the point of beginning. (58:033:0079)

## Parcel 3:

Commencing at a point North 1320 feet and East 3100.17 feet from the Southwest corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 1463.37 feet; thence North 85° 27' 00" East 1607.52 feet; thence South 78° 14' 03" West 196.12 feet; thence South 31° 09' 33" East 102.29 feet to the point of beginning. (58:033:0083)

## Parcel 4:

Commencing at a point North 1320 feet and East 3960 feet from the Southwest corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 510.61 feet; thence North 41° 37' 22" East 207.64 feet; thence North 85° 27' 00" East 373.82 feet; thence South 184.8 feet to the point of beginning. (58:033:0084)

## Parcel 5:

Commencing at a point East 1858.13 feet from the Southwest corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 41° 45' 41" East 356.68 feet; thence North 32° 25' 01" West 201.68 feet; thence North 51° 20' 25" West 348.04 feet; thence North 19° 07' 11" West 233.23 feet; thence North 04° 53'

57" West 317.2 feet; thence along the arc of a 5804.7 foot radius curve to the right (chord bears South 88° 32' 08" West 141.52 feet); thence South 89° 14' 02" West 150.85 feet; thence North 135.51 feet; thence East 1780.18 feet; thence South 31° 09' 33" East 21.21 feet; thence along the arc of a 743.79 foot radius curve to the right (chord bears North 59° 55' 23" East 67.68 feet); thence along the arc of a 35 foot radius curve to the left (chord bears North 34° 41' 55" East 32.68 feet); thence along a tangent curve to the right (radius = 50 feet, arc = 228.44 feet); thence along the arc of a 75 foot radius curve to the left (chord bears South 76° 17' 19" West 32.09 feet); thence along the arc of a 693.79 foot radius curve to the left (chord bears South 58° 42' 54" West 126.26 feet); thence South 48° 22' 40" East 203.68 feet; thence North 41° 37' 22" East 296.68 feet; thence East 510.61 feet; thence South 127.13 feet; thence South 77° 19' 29" West 333.57 feet; thence South 27° 13' 31" West 540.37 feet; thence South 44° 52' 22" West 901.92 feet; thence West 892.87 feet to the point of beginning. (58:033:0080)

Parcel 6:

Commencing at a point East 3685.86 feet from the Southwest corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 21° 10' 22" East 758.99 feet; thence South 676.85 feet; thence South 34° 55' 42" West 37.7 feet; thence West 252.55 feet to the point of beginning. (58:033:0081)

Parcel 7:

Commencing at a point East 8366.91 feet and North 1217.26 feet from the Southwest corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 48° 22' 39" West 203.7 feet; thence along the arc of a 693.79 foot radius curve to the right (chord bears North 58° 42' 55" East 126.28 feet; thence along the arc of a 75 foot radius curve to the right (chord bears North 76° 17' 19" East 32.09 feet; thence along a tangent curve to the left (radius = 50 feet, arc = 228.44 feet); thence along a tangent curve to the right (radius = 35 feet, arc = 34 feet); thence along a tangent curve to the left (radius = 743.79 feet, arc = 67.72 feet); thence North 31° 09' 32" West 123.51 feet; thence North 78° 14' 03" East 601.62 feet; thence South 41° 37' 21" West 577.93 feet to the point of beginning. (58:033:0078)

Parcel 8:

Commencing North 0° 15' 56" East 302.32 feet and West 745.01 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 27° 41' 32" West 961.34 feet; thence South 33° 36' 27" West 484.6 feet; thence along the arc of a 207.44 foot radius curve to the left (chord bears South 4° 30' 16" West 200.56 feet); thence South 47° 30' 21" West 88.46 feet; thence along the arc of a 86.37 foot radius curve to the left (chord bears North 82° 21' 12" West 115.97 feet); thence South 54° 58' 54" West 756.25 feet; thence South 68° 46' 54" West 174.35 feet; thence North 66° 09' 12" West 87.32 feet; thence North 20° 49' 20" West 69.64 feet; thence North 16° 21' 54" East 539.28 feet; thence North 20° 30'

59" West 172.1 feet; thence North 56° 20' 12" East 531.09 feet; thence North 50° 20' 52" East 592.81 feet; thence North 25° 24' 59" East 93.94 feet; thence North 26° 21' 05" West 73.75 feet; thence North 34° 55' 42" East 765.42 feet; thence North 57° 59' 32" East 79.91 feet; thence South 72° 29' 34" East 151.82 feet; thence South 42° 26' 38" East 176.92 feet; thence South 16° 26' 01" East 104.4 feet to the point of beginning. (58:034:0121)

Parcel 9:

Commencing at a point South 0° 12' 55" West 41.97 feet and West 1508.78 feet from the Northeast corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 34° 55' 42" West 60.07 feet; thence North 52° 15' 54" West 243.29 feet; thence South 53° 43' 16" West 686.91 feet; thence South 43° 01' 03" West 652.78 feet; thence along the arc of a 2103 foot radius curve to the left (chord bears North 14° 48' 24" West 617.76 feet); thence North 23° 15' 09" West 75.23 feet; thence along the arc of a 397 foot radius curve to the right (chord bears North 16° 02' 12" West 99.74 feet); thence along the arc of a 162.45 foot radius curve to the left (chord bears North 85° 15' 55" East 210.45 feet); thence North 44° 52' 22" East 1094.96 feet ; thence North 27° 13' 31" East 540.37 feet; thence North 77° 19' 29" East 630.08 feet; thence South 79° 34' 17" East 250.84 feet; thence South 21° 46' 01" West 177.34 feet; thence North 77° 44' 08" West 92.29 feet; thence South 5° 35' 18" West 83.82 feet ;thence South 85° 49' 44" West 75.66 feet; thence South 52° 24' 47" West 344.38 feet; thence South 21° 10' 22" West 830.99 feet; thence South 52° 15' 54" East 205.66 feet to the point of beginning. (58:034:0122)

Parcel 10:

Commencing at a point North 0° 54' 13" West 1466.45 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 05' 47" East 1131.69 feet; thence North 0° 14' 17" East 2395.75 feet; thence North 89° 14' 02" East 309.94 feet; thence along the arc of a 5804.7 foot radius curve to the left (chord bears North 88° 32' 08" East 141.52 feet); thence South 4° 53' 57" East 317.2 feet; thence South 19° 07' 11" East 233.23 feet; thence South 51° 20' 25" East 348.04 feet; thence South 32° 25' 01" East 201.68 feet; thence South 41° 45' 41" West 631.39 feet; thence West 150 feet; thence South 12° 46' 01" West 92.2 feet; thence South 12° 40' 46" East 466.96 feet; thence South 5° 59' 09" East 236.25 feet; thence South 10° 30' 31" West 224.84 feet; thence South 25° 07' 15" West 358.82 feet; thence South 71° 39' 13" West 759.16 feet; thence South 57° 05' 28" West 94.34 feet; thence South 37° 26' 14" West 140.25 feet; thence North 62° 35' 21" West 84.35 feet; thence North 80 feet ; thence North 72° 23' 47" West 156.67 feet; thence North 26° 33' 42" East 65 feet; thence along the arc of a 75 foot radius curve to the right (chord bears North 12° 16' 36" West 116.84 feet); thence North 40° 51' 40" West 480.16 feet to the point of beginning. (58:034:0120)

Parcel 11:



Commencing at a point North 25.52 feet and West 1461.8 feet from the Northeast corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 34° 55' 42" West 82.32 feet; thence North 52° 15' 54" West 114.2 feet; thence South 89° 00' 02" East 137.47 feet to the point of beginning. (58:034:0124)

Parcel 12:

Commencing at a point North 1327.08 feet and West 7.32 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 0° 18' 58" West 1327.08 feet; thence North 0° 54' 13" West 1349.91 feet; thence South 89° 10' 37" East 101.1 feet; thence South 40° 51' 40" East 322.82 feet ; thence along the arc of a 75 foot radius curve to the left (chord bears South 12° 16' 36" East 116.84 feet); thence South 26° 33' 42" West 65 feet; thence South 72° 23' 47" East 156.67 feet; thence South 80 feet; thence South 62° 35' 21" East 84.35 feet; thence North 37° 26' 14" East 140.25 feet; thence North 57° 05' 28" East 94.34 feet; thence North 71° 39' 13" East 759.16 feet; thence North 25° 07' 15" East 177.94 feet; thence South 89° 10' 37" East 1169.48 feet; thence South 0° 10' 39" East 2676 feet; thence North 89° 10' 00" West 2642.19 feet to the point of beginning (58:034:0126)

Parcel 13:

Commencing at a point South 1231.23 feet and East 19.42 feet from the Northwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 40° 51' 40" East 157.29 feet; thence North 89° 10' 37" West 101.06 feet; thence North 0° 54' 13" West 177.52 feet to the point of beginning. (58:034:0127)

Parcel 14:

Commencing at a point North 0.02 feet from the East quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 17' 20" West 2657.47 feet; thence North 0° 10' 39" West 1880.02 feet; thence North 43° 01' 03" East 562.34 feet; thence North 53° 43' 16" East 641.72 feet; thence South 89° 00' 02" East 72.63 feet; thence South 52° 15' 54" East 197.53 feet; thence South 26° 21' 10" East 73.75 feet; thence South 25° 24' 59" West 93.94 feet; thence South 50° 20' 52" West 592.81 feet; thence South 56° 20' 12" West 531.09 feet; thence South 20° 30' 59" East 172.1 feet; thence South 16° 21' 54" West 539.28 feet; thence South 20° 49' 20" East 69.64 feet; thence South 66° 09' 12" East 87.32 feet; thence North 68° 46' 54" East 174.35 feet; thence North 54° 58' 54" East 756.25 feet; thence along the arc of an 86.37 foot radius curve to the right (chord bears South 82° 21' 12" East 115.97 feet); thence North 47° 30' 21" East 88.46 feet; thence along the arc of a 207.44 foot radius curve to the right (chord bears North 4° 30' 16" East 200.56 feet); thence North 33° 36' 27" East 484.6 feet; thence North 27° 41' 32" East 637.55 feet; thence South 89° 00' 02" East 894.23 feet; thence South 0° 12' 55" West 2672.95 feet to the point of beginning. (58:034:0123)

Parcel 15:

Commencing at the South quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $0^{\circ} 10' 38''$  West 123.6 feet; thence South  $89^{\circ} 09' 24''$  East 1214.97 feet; thence South 125.96 feet; thence North  $89^{\circ} 02' 44''$  West 1214.77 feet to the point of beginning. (58:034:0128)

Parcel 16:

Beginning at a point which is North  $00^{\circ} 18' 58''$  West 118.44 feet along Section line from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $00^{\circ} 18' 58''$  West 1208.65 feet along the section line; thence South  $89^{\circ} 10' 00''$  East 1590.63 feet; thence South  $00^{\circ} 10' 38''$  1208.87 feet; thence North  $89^{\circ} 09' 24''$  West 1587.70 feet to the point of beginning. (A part of 58:034:0008 )

Parcel 17:

Commencing at a point South 29.84 feet and East 1831.48 feet from the Northwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  $89^{\circ} 03' 59''$  East 847.96 feet; thence South  $0^{\circ} 10' 39''$  East 28.24 feet; thence South  $44^{\circ} 52' 22''$  West 91.59 feet; thence along the arc of a 162.45 foot radius curve to the right (chord bears South  $85^{\circ} 15' 55''$  West 210.54 feet); thence along the arc of a 397 foot radius curve to the left (chord bears South  $16^{\circ} 02' 12''$  East 99.74 feet); thence South  $23^{\circ} 15' 09''$  East 75.23 feet; thence along the arc of a 2103 foot radius curve to the right (chord bears South  $14^{\circ} 48' 24''$  East 617.76 feet); thence North  $43^{\circ} 01' 03''$  East 90.47 feet; thence South  $0^{\circ} 10' 39''$  East 536.73 feet; thence North  $89^{\circ} 10' 37''$  West 1169.48 feet; thence North  $25^{\circ} 07' 15''$  East 180.84 feet; thence North  $10^{\circ} 30' 31''$  East 224.84 feet; thence North  $5^{\circ} 59' 09''$  West 236.25 feet; thence North  $12^{\circ} 40' 46''$  West 466.96 feet; thence North  $12^{\circ} 46' 01''$  East 92.2 feet; thence East 150 feet; thence North  $41^{\circ} 45' 41''$  East 234.72 feet to the point of beginning. (58:034:0125)

Parcel 18:

A portion of Lot 8, Section 19, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning at a point West 1123.20 feet and North 1245.760 feet from the South quarter corner of Section 19, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  $82^{\circ} 21' 55''$  East 1143.420 feet; thence North  $0^{\circ} 27' 01''$  East 185.46 feet; thence South  $88^{\circ} 19' 10''$  West 1135.47 feet to the point of beginning. (A portion of 58:034:0028)

Parcel 19:

The Southwest quarter of the Southeast quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian. (58:040:0013)

Parcel 20:

Commencing at the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 18' 39" East 1379.92 feet; thence South 0° 35' 57" West 1342.67 feet; thence South 89° 31' 48" East 506.15 feet; thence South 28° 59' 34" East 12.4 feet; thence along a 50 foot radius curve to the right (chord bears South 74° 57' 55" East 69.49 feet); thence along a 50 foot radius curve to the left (chord bears South 55° 02' 52" East 40.85 feet); thence along the arc of a 175 foot radius curve to the left (chord bears North 79° 49' 09" East 125.55 feet); thence North 58° 47' 46" East 53.69 feet; thence South 89° 31' 48" East 508.61 feet; thence South 21° 11' 06" West 1.12 feet; thence along the arc of a 15 foot radius curve to the left (chord bears South 23° 49' 07" East 21.21 feet); thence 68° 48' 54" East 71.98 feet; thence South 01° 08' 59" West 37.97 feet; thence South 21° 11' 07" West 24.33 feet; thence South 68° 48' 54" East 8.87 feet; thence South 01° 08' 59" West 163.24 feet; thence South 62° 56' 54" West 158.67 feet; thence South 09° 49' 38" West 14.07 feet; thence South 35° 26' 52" East 90 feet; thence along the arc of a 20 foot radius curve to the left (chord bears South 53° 11' 17" West 20 feet); thence North 38° 10' 34" West 90 feet; thence North 83° 27' 04" West 14.07 feet; thence South 47° 59' 56" West 93.36 feet; thence South 32° 43' 31" West 100.3 feet; thence North 84° 01' 27" West 77.77 feet; thence South 12° 16' 41" West 90 feet; thence South 06° 53' 11" East 13.23 feet; thence along the arc of a 45 foot radius curve to the left (chord bears South 48° 39' 17" West 50.92 feet); thence North 77° 01' 23" West 83.42 feet; thence South 21° 33' 57" West 115.01 feet; thence South 62° 44' 13" East 131.59 feet; thence South 71° 28' 45" East 78.49 feet; thence South 7° 42' 42" East 119.75 feet; thence South 27° 52' 54" East 522.02 feet; thence South 83° 55' 25" East 83.54 feet; thence South 01° 08' 59" West 1531.41 feet; thence North 58° 13' 9" West 692.02 feet; thence North 26° 56' 32" West 637.77 feet; thence North 54° 05' 47" West 208.71 feet; thence North 72° 42' 05" West 469.58 feet; thence North 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' 56" 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; thence North 34° 16' 08" East 74.04 feet; thence North 88° 34' 03" East 1309.62 feet to the point of beginning.

LESS AND EXCEPTING the following:

Commencing at the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and meridian; thence South 89° 18' 39" East 90.23 feet; thence South 0° 33' 25" West 1266.34 feet; thence North 89° 32' 16" West 327.98 feet; thence North 43° 14' 11" West 1607.06 feet; thence North 34° 16' 08" East 74.041 feet; thence North 88° 34' 03" East 1309.405 to the point of beginning. (A portion of 58:040:0067)

Parcel 21:

Commencing at a point North 6.24 feet and West 519.13 feet from the Northeast corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 18° 40' 21" West 1409.93 feet; thence North 89° 31' 47" West 423.33 feet;

thence North 0° 35' 56" East 1342.67 feet; thence South 89° 18' 39" East 860.75 feet to the point of beginning. (58:040:0047)

Parcel 22:

Commencing at a point South 0.01 feet and East 0.65 feet from the Northwest corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 02' 40" East 1263.49 feet; thence South 01° 08' 59" West 2667.67 feet; thence North 89° 22' 35" West 1092.71 feet; thence along the arc of a 965 foot radius curve to the right (chord bears North 17° 32' 28" East 212.53 feet); thence 23° 51' 49" East 867.82 feet; thence along the arc of a 15 foot radius curve to the right (chord bears North 67° 31' 28" East 20.71 feet); thence North 23° 08' 52" East 60.03 feet; thence along the arc of a 15 foot radius curve to the right (chord bears North 23° 48' 54" West 21.21 feet); thence North 68° 49' 24" West 60 feet; thence North 21° 11' 06" East 709.6 feet; thence along the arc of a 15 foot radius curve to the left (chord bears North 23° 49' 07" West 21.21 feet); thence South 68° 49' 07" East 69.99 feet; thence North 21° 11' 06" East 75 feet; thence along the arc of a 325 foot radius curve to the left (chord bears North 01° 15' 25" East 221.55 feet); thence North 71° 19' 43" East 99.01 feet; thence North 07° 18' 49" West 61.74 feet; thence North 12° 11' 19" East 422.81 feet; thence North 37° 32' 31" West 25.07 feet; thence North 89° 09' 24" West 1025.24 feet; thence South 8° 01' 12" East 256.89 feet; thence South 56° 23' 20" East 40.46 feet; thence South 68° 48' 54" East 82.88 feet; thence along the arc of a 225 foot radius curve to the right (chord bears South 13° 57' 29" West 56.61 feet); thence South 21° 11' 06" West 98.84 feet; thence South 68° 48' 42" East 75 feet; thence along the arc of a 15 foot radius curve to the left (chord bears South 66° 10' 53" West 21.21 feet); thence South 21° 11' 06" West 708.5 feet; thence North 89° 31' 55" West 508.66 feet; thence North 58° 47' 46" East 113.29 feet; thence along the arc of a 175 foot radius curve to the left (chord bears North 39° 59' 26" East 112.82 feet); thence North 21° 11' 06" East 285.11 feet; thence along the arc of a 15 foot radius curve to the left (chord bears North 23° 48' 54" West 21.21 feet); thence North 68° 48' 54" West 363 feet; thence along the arc of a 15 foot radius curve to the left (chord bears South 64° 55' 43" West 21.67 feet); thence South 18° 40' 20" West 575.8 feet; thence South 28° 51' 54" East 5.29 feet; thence North 89° 31' 55" West 82.95 feet; thence North 18° 40' 20" East 1409.97 feet; thence South 89° 18' 39" East 519.92 feet to the point of beginning. (58:040:0065)

Parcel 23:

Commencing at a point South 1358.89 feet and East 1869.56 feet from the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 18° 40' 20" East 575.85 feet; thence along the arc of a 15 foot radius curve to the right (chord bears North 64° 55' 43" East 21.67 feet); thence South 68° 48' 54" East 363.03 feet; thence along the arc of a 15 foot radius curve to the right (chord bears South 23° 48' 54" East 21.21 feet); thence South 21° 11' 06" West 285.14 feet; thence along the arc of a 175 foot radius curve to the right (chord bears South 39° 59' 26" West 112.83 feet); thence South 58° 47' 46" West 166.92 feet; thence along the arc of a 175 foot radius curve to the right (chord bears South 79° 49' 09" West 125.56

feet); thence along the arc of a 50 foot radius curve to the right (chord bears North 55° 02' 52" West 40.85 feet); thence along the arc of a 50 foot radius curve to the left (chord bears North 74° 57' 55" West 69.5 feet); thence North 28° 59' 34" 17.64 feet to the point of beginning. (58:040:0059)

Parcel 24:

Commencing North 89° 18' 39" West 410.428 feet and South 1852.761 feet from the Northwest corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 84° 01' 23" East 77.768 feet; thence South 60° 32' 56" East 100 feet; thence along the arc of a 420 foot radius curve to the left (chord bears South 26° 42' 08" West 40.287 feet); thence South 66° 02' 48" East 140 feet; thence along the arc of a 280 foot radius curve to the right (chord bears South 19° 33' 21" West 42.937 feet); thence South 74° 50' 29" East 110 feet); thence along the arc of a 170 foot radius curve to the left (chord bears South 0° 25' 40" East 91.355 feet); thence South 66° 08' 11" East 333.731 feet; thence South 23° 51' 49" West 197 feet; thence along the arc of a 965 foot radius curve to the left (chord bears South 15° 43' 59" West 272.955 feet); thence along the arc of a 230 foot radius curve to the right (chord bears South 10° 49' 00" West 25.791 feet); thence North 83° 55' 25" West 242.52 feet; thence North 27° 52' 54" West 522.024 feet; thence North 7° 42' 42" West 119.747 feet; thence North 71° 28' 45" West 78.491 feet; thence North 62° 44' 13" West 131.586 feet; thence North 21° 33' 57" East 115.008 feet; thence South 77° 01' 23" East 83.424 feet; thence along the arc of a 45 foot radius curve to the right (chord bears North 48° 39' 17" East 50.923 feet); thence North 6° 53' 11" West 13.227 feet; thence North 12° 16' 41" East 90 feet to the point of beginning. (58:040:0063)

Parcel 25:

Commencing at a point at the North quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 02' 12" East 513.08 feet; thence South 0° 57' 35" West 1328.28 feet; thence North 89° 12' 25" West 513.07 feet; thence South 0° 57' 33" West 1329.81 feet; thence North 89° 22' 35" West 1383.83 feet; thence North 01° 08' 59" East 2667.64 feet; thence South 89° 02' 40" East 1374.94 feet to the point of beginning. (58:040:0049)

Parcel 26:

Commencing at a point South 8.620 feet and East 512.930 feet from the North quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 02' 12" East 1240.5 feet; thence South 27° 20' 12" East 49.25 feet; thence South 57° 17' 38" East 197.83 feet; thence South 8° 13' 30" East 205.40 feet; thence South 67° 15' 52" East 197.12 feet; thence North 56° 02' 26" East 94.61 feet; thence South 8° 08' 50" West 127.18 feet; thence South 50° 12' 10" East 48.04 feet; thence North 54° 39' 22" East 113.62 feet; thence North 84° 28' 44" East 91.65 feet; thence South 61° 28' 59" East 66.30 feet; thence South 14° 21' 48" East 108.77 feet; thence North 83° 40' 59" East 113.80 feet; thence South 0° 37' 26" West 2067.68 feet;

thence North 89° 41' 18" West 1327.66 feet; thence North 0° 47' 34" East 1325.86 feet; thence North 89° 12' 26" West 810.71 feet; thence North 0° 57' 34" East 1328.29 feet to the point of beginning. (A part of 58:040:0048)

Parcel 27:

Commencing at a point South 1.87 feet and East 171.47 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 22' 34" East 1095.77 feet; thence South 2° 43' 26" West 1208.59 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 888.6 feet; thence South 89° 59' 15" West 68.85 feet; thence North 1° 08' 59" East 2604.54 feet; thence South 83° 55' 25" East 158.98 feet; thence along the arc of a 230 foot radius curve to the left (chord bears North 10° 49' 00" East 25.79 feet); thence along the arc of a 965 foot radius curve to the right (chord bears North 9° 24' 39" East 60.9 feet) to the point of beginning. (58:040:0064)

Parcel 28:

The Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian. (58:040:0028)

Parcel 29:

Commencing at a point South 568.95 feet and West 6.2 feet from the Northwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 83° 40' 59" East 28.49 feet; thence South 1° 24' 52" East 106.51 feet; thence South 36° 37' 17" East 218.46 feet; thence South 57° 34' 13" East 67.83 feet; thence South 33° 23' 06" East 136.3 feet; thence 56° 31' 12" East 155.18 feet; thence North 88° 54' 29" East 166.94 feet; thence South 33° 10' 35" West 40.34 feet; thence South 3° 43' 36" West 215.04 feet; thence North 89° 18' 58" West 562.05 feet; thence North 0° 37' 28" East 752.96 feet to the point of beginning. (85:040:0030)

Parcel 30:

Commencing at a point North 0° 26' 48" East 1182.21 feet and West 11.31 feet from the South quarter corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 5804.56 radius curve to the left (chord bears South 77° 08' 27" West 593.7 feet); thence South 74° 12' 34" West 54.38 feet; thence North 19° 39' 24" West 803.67 feet; thence North 33° 17' 56" East 311.72 feet; thence South 89° 32' 03" East 744.77 feet; thence South 88° 13' 54" East 50.05 feet; thence along the arc of a 2000 foot radius curve to the right (chord bears South 7° 27' 55" West 217.88 feet); thence South 10° 35' 16" West 401.55 feet; thence along the arc of a 500 foot radius curve to the left (chord bears South 0° 12' 24" West 180.2 feet); thence South 28° 03' 17" East 81.48 feet to the point of beginning. (58:033:0076)

Parcel 31:

Commencing South 1479.28 feet and East 2418.57 feet from the West quarter corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 28° 03' 17" West 68.88 feet; thence along the arc of a 500 foot curve to the right (chord bears North 0° 12' 24" East 180.22 feet); thence North 10° 35' 16" East 401.59 feet; thence along the arc of a 2000 foot radius curve to the left (chord bears North 7° 27' 58" East 217.85 feet); thence South 71° 22' 27" East 636.55 feet; thence South 8° 33' 30" West 580.12 feet; thence along the arc of a 5804.59 foot radius curve to the left (chord bears South 82° 44' 26" West 591.98 feet) to the point of beginning (58:033:0077)

Parcel 32:

Commencing at a point South 0° 13' 53" West 749.08 feet from the Northeast corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 0° 13' 53" West 1234.45 feet; thence West 343.82 feet; thence North 76° 55' 32" West 351.05 feet; thence South 88° 56' 10" West 57.11 feet; thence South 89° 59' 07" West 331.98 feet; thence South 0° 00' 53" East 204.29 feet; thence South 89° 59' 07" West 263.87 feet; thence South 5° 05' 44" West 522.11 feet; thence South 03° 40' 01" East 419.78 feet; thence South 15° 34' 24" West 117.59 feet; thence along the arc of a 750 foot radius curve to the right (chord bears North 72° 26' 36" West 51.92 feet); thence 70° 27' 35" West 441.34 feet; thence North 19° 32' 25" East 394.64 feet; thence North 89° 32' 03" West 622.57 feet; thence 78° 57' 56" West 20.41 feet; thence North 89° 33' 12" West 230 feet; thence North 0° 26' 48" East 23.15 feet; thence North 89° 32' 03" West 51 feet; thence North 0° 26' 48" East 796.84 feet; thence South 89° 33' 12" East 281 feet; thence North 89° 12' 35" East 20 feet; thence North 87° 44' 40" East 289.71 feet; thence along the arc of a 950 foot radius curve to the left (chord bears South 3° 28' 52" East 40.64 feet); thence North 85° 17' 35" East 275.51 feet; thence North 60° 31' 18" East 482.15 feet; thence North 64° 28' 09" East 243.37 feet; thence along the arc of a 600 foot radius curve to the left (chord bears North 31° 28' 42" West 124.34 feet); thence North 37° 25' 33" West 146.82 feet; thence along the arc of a 650 foot radius curve to the right (chord bears North 34° 59' 35" West 55.18 feet); thence North 57° 26' 23" East 309.12 feet; thence North 30° 48' 10" West 126.32 feet; thence North 0° 19' 26" West 50.14 feet; thence South 85° 59' 33" East 422.2 feet; thence North 4° 00' 27" East 206.3 feet; thence South 85° 59' 33" East 694.81 feet to the point of beginning. (58:033:0074)

Parcel 33:

Commencing at a point on the Northeast corner Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 06' 47" East 2634.3 feet; thence South 0° 13' 53" West 749.08 feet; thence North 85° 59' 33" West 694.81 feet; thence South 4° 00' 27" West 206.3 feet; thence North 85° 59' 33" West 422.2 feet; thence South 0° 19' 26" East 50.14 feet; thence South 30° 48' 10" East 126.32 feet; thence South 57° 26' 23" West 309.12 feet; thence along the arc of a 650 foot radius curve to the left (chord bears South 34° 59' 35" East 55.18 feet); thence along the arc of a 600 foot radius curve to the right (chord bears South 31° 28' 42" East 124.34 feet);

thence South 64° 28' 09" West 243.37 feet; thence South 60° 31' 18" West 482.15 feet; thence South 85° 17' 35" West 275.51 feet; thence along the arc of a 950 foot radius curve to the right (chord bears North 3° 28' 52" West 40.64 feet); thence 87° 44' 40" West 289.71 feet; thence South 89° 12' 35" West 20 feet; thence North 89° 33' 12" West 281 feet; thence North 0° 26' 48" East 1844.17 feet to the point of beginning. (58:033:0075)

Parcel 34:

Commencing at a point South 1446.86 feet and West 29.13 feet from the Northwest corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 68° 48' 54" East 94.74 feet; thence South 21° 11' 06" West 110 feet; thence South 62° 56' 54" West 58.23 feet; thence North 01° 08' 59" East 163.32 feet to the point of beginning (58:040:0066)

Parcel 35:

Lots 101 thru and including 158, Plat "1", MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

LESS AND EXCEPTING Lots 129, 130, 137, 139, 142, 143, 144, 145, and 146, Plat "1" MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (46:489:0101 thru 0158 **less** 0129, 0130, 0137, 0139, 0142, 0144, 0145, 0146.)

Parcel 36:

Lots 201 thru and including 231, Plat "2", MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

LESS AND EXCEPTING Lots 221 and 227, Plat "2" MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (46:490:0201 thru 0231 **less** 0221 and 0227)

Parcel 37:

Lots 301 thru and including 331, Plat "3", MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

LESS AND EXCEPTING Lots 313, 314, 316, 318, and 319, Plat "3", MEADOW RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (46:491:0301 thru 0331 **less** 0313,



0314, 0316, 0318, and 0319)

Parcel 38:

Beginning at a point from the North quarter corner of Section 32, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 28' 40" East 1335.51 feet ; thence South 1° 06' 46" West 669.422 feet; thence West 964.500 feet; thence North 8° 19' 32" East 188.28 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 190.131 feet; thence South 89° 28' 40" East 223.19 feet to the point of beginning. (A portion of 58:041:0029)

Parcel 39:

Beginning at a point South 89° 22' 34" East 1267.250 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 22' 34" East 1380.75 feet; thence North 0° 57' 33" East 1329.82 feet; thence South 89° 12' 25" East 1323.75 feet; thence South 0° 47' 32" West 1325.89 feet; thence South 0° 47' 19" West 165.00 feet; thence North 89° 22' 34" West 2713.96 feet; thence North 2° 43' 26" East 165.110 feet to the point of beginning. (A portion of 58:040:0054)

Parcel 40:

Beginning at a point South 1221.03 and East 1209.74 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 2° 43' 30" East 232.927 feet; thence South 89° 22' 34" East 2741.33 feet; thence South 0° 47' 19" West 1669.288 feet; thence North 89° 28' 40" West 1558.701 feet; thence North 50° 33' 36" West 169.619 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 1° 06' 45" East 461.65 feet; thence North 43° 40' 04" East 136.29 feet; thence North 59° 44' 37" West 62.25 feet to the point of beginning. (A portion of 58:040:0054)

Parcel 41:

Beginning at a point South 178.72 feet and East 1259.33 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 22' 34" East 2713.96 feet; thence South 0° 47' 19" West 810.00 feet; thence North 89° 22' 34" West 2741.33 feet; thence North 2° 43' 26" East 810.54 feet to the point of beginning. (A portion of 58:040:0054)

Parcel 42:

Lots 1 thru 9, 38, 39, 40, 53 thru 62, and 66 thru 88, Plat "A", DIAMOND SPRINGS AT RED HAWK RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat

thereof on file and of record in the Utah County Recorder's Office, Utah. (37:132:0001 thru 0009; 37:132:0038,0039,0040; 37:132:0053 thru 0062; and 37:132:0066 thru 0088)

Parcel 43:

Lots 1 thru and including 47, Plat "A", SUNDANCE AT RED HAWK RANCH SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (52:740:0001 thru 0047)

Parcel 44:

Commencing at a point at the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $0^{\circ} 18' 58''$  West 118.442 feet; thence South  $89^{\circ} 09' 24''$  East 1686.105 feet; thence North  $0^{\circ} 10' 38''$  West 1208.888 feet; thence South  $89^{\circ} 10' 0''$  East 206.030 feet; thence South  $0^{\circ} 10' 38''$  East 1208.937 feet; thence South  $89^{\circ} 09' 24''$  East 747.120 feet; thence South  $0^{\circ} 10' 09''$  East 123.606; thence North  $89^{\circ} 02' 39''$  West 2639.051 feet to the point of beginning. (A portion of 58:034:0008)

Parcel 45:

Beginning at a point which is South  $89^{\circ} 02' 40''$  East 1891.54 feet along the Section line and North 122.13 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $00^{\circ} 10' 38''$  West 1208.93 feet; thence South  $89^{\circ} 09' 58''$  East 747.12 feet; thence South  $00^{\circ} 10' 38''$  East 1209.06 feet; thence North  $89^{\circ} 09' 24''$  West 747.12 feet to the point of beginning (A portion of 58:034:0008)

Parcel 46:

Beginning at a point which is South  $89^{\circ} 02' 40''$  East 1587.10 feet along the Section line and North 121.54 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $00^{\circ} 10' 38''$  West 1208.87 feet; thence South  $89^{\circ} 10' 00''$  East 98.40 feet; thence South  $00^{\circ} 10' 38''$  East 1208.89 feet; thence North  $89^{\circ} 09' 24''$  West 98.40 feet to the point of beginning. (A part of 58:034:0008)

Parcel 47:

Beginning at the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  $89^{\circ} 18' 39''$  East 90.23 feet along the section line; thence South  $00^{\circ} 33' 25''$  West 1266.34 feet; thence North  $89^{\circ} 32' 16''$  West 327.98 feet; thence North  $43^{\circ} 14' 11''$  West 1607.06 feet; thence North  $34^{\circ} 16' 08''$  East 74.04 feet along the Section line; thence North  $35^{\circ} 40' 00''$  East 535.26 feet; thence North  $08^{\circ} 30' 00''$  West 853.01 feet; thence South  $82^{\circ} 21' 55''$  East 1143.42 feet;

thence South  $00^{\circ} 31' 41''$  West 1093.89 feet to the point of beginning (A portion of 58:034:0028 and 58:040:0067)

Parcel 48:

Commencing at a point which is South  $89^{\circ} 02' 40''$  East along section line 172.42 feet and South 664.54 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  $68^{\circ} 49' 54''$  East 629.16 feet; thence 23.56 feet along the arc of a 15.00 foot radius curve to the right, (chord bears South  $66^{\circ} 11' 06''$  West 21.21 feet); thence South  $21^{\circ} 11' 06''$  West 709.60 feet; thence 23.56 feet along the arc of a 15 foot radius curve to the right, (chord bears South  $66^{\circ} 11' 06''$  West 21.21 feet); thence North  $68^{\circ} 48' 54''$  West 629.16 feet; thence 23.56 feet along the arc of a 15.00 foot radius curve to the right, (chord bears North  $23^{\circ} 48' 54''$  West 21.21 feet); thence North  $21^{\circ} 11' 06''$  East 709.60 feet; thence 23.56 feet along the arc of a 15.00 foot radius curve to the right, (chord bears North  $66^{\circ} 11' 06''$  East 21.21 feet) to the point of beginning. (51:329:0001 )

Assessment List - SID 98-1 - Town of Eagle Mountain

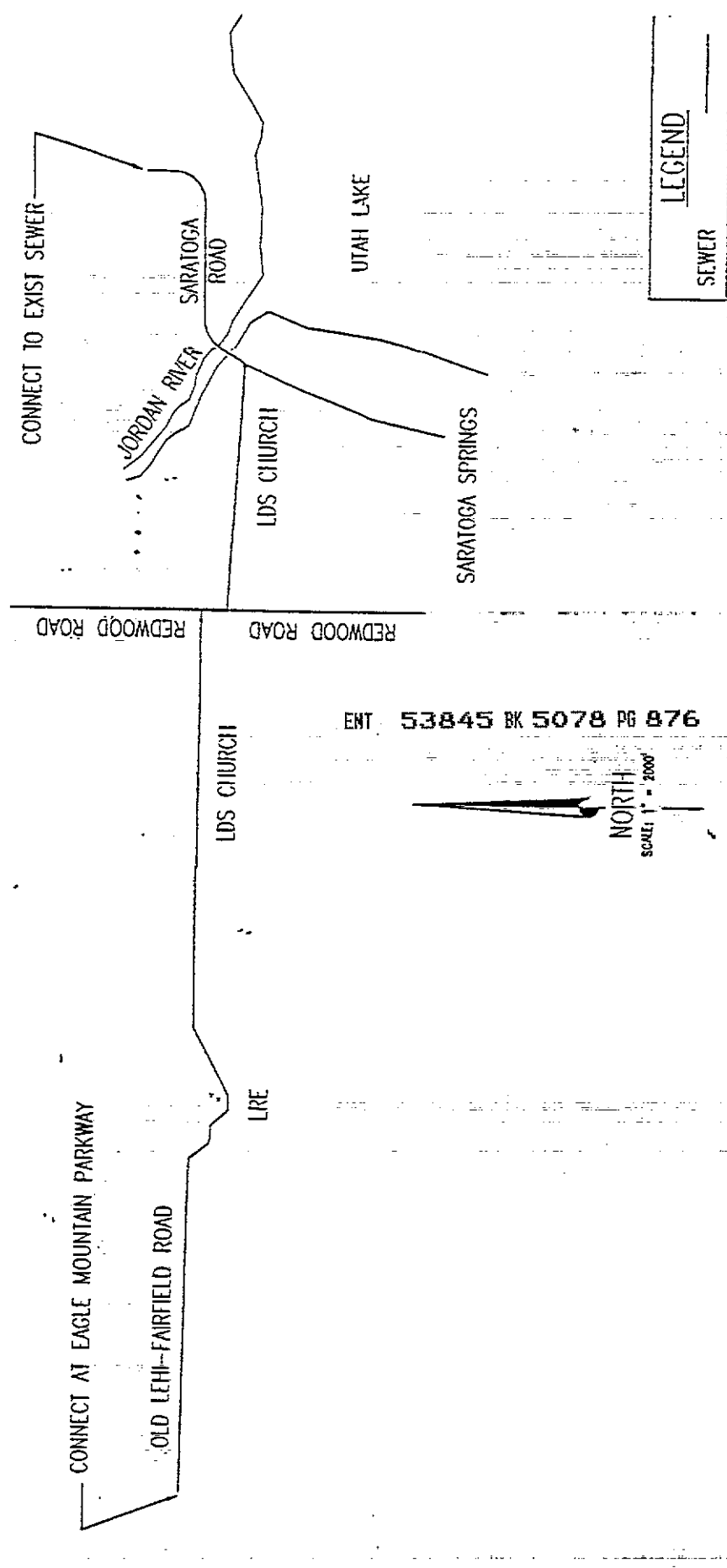
Property Owner	Parcel Number	Land Serial Number	Acres (By Parcel #)	Acres (By Property Owner)	Developable Acres (By Property Owner)	
The Limited Partnership Of Glenn E. Smith	1	58:033:0082	18.83			
	2	58:033:0079	32.16			
	3	58:033:0083	1.92			
	4	58:033:0084	1.7			
	5	58:033:0080	47.49			
	6	58:033:0081	2.22			
	11	58:034:0124	0.11			
	12	58:033:0126	152.99			
	13	58:033:0127	0.14			
	14	58:033:0123	129.65			
	17	58:033:0125	30.81			
	The Ranches, L.C.	7	58:033:0078	2.23	418.02	203.02
		8	58:034:0121	32.19		
		9	58:034:0122	31.12		
		10	58:034:0120	45.11		
		15	58:034:0128	3.48		
		19	58:040:0013	40.76		
21		58:040:0047	19.77			
22		58:040:0065	59.59			
25		58:040:0049	100			
26		58:040:0048	97.68			
27		58:040:0064	50.48			
29		58:040:0030	5.19			
34		58:040:0066	0.22			
39		58:040:0054	50.68			
42		A portion of : 58:040:0067 and a portion of 58:034:0048	56.06	594.56	502.07	
Frederick K. and Robyn R. Bail		16	A portion of 58:034:0008	44.09	44.09	44.09
Nathan W. and Connie S. Ricks		16	A Portion of 58:034:008	23.46	23.46	23.46
Stanford J. & Nathan W. Ricks	20	A portion of 58:040:0067	107.51			
	18	A portion of 58:034:0028	2.32	109.83	84.8	
Roman Catholic Diocese of SLC	23	58:0034:0059	4.69	4.69	4.69	
Sundance Homes	24	58:040:0063 and 37:132:1 through 9,38,39,40 and 37:132:53-62,66-88	18.08	18.08	18.08	
Grant R. Gifford		52:740:0001 through 0047	14.09	14.09	14.09	

Stanford J. Ricks	28	58:040:0028		40.49	40.49
Meadow Ranch, L.C.	32	58:033:0074		63.58	
	33	58:033:0075		80.96	
	37	46:491:0301-0331 (Less and excepting 0313, 0314, 0316, 0318, 0319)		36.69	
	36	46:490:0201-0231( Less and excepting 0221 and 0227)		51.22	
	30	58:033:0076		17.03	
					165.93
Communities of Apostolic United Brethren	31	58:033:0077		10.32	
	35	46:489:0101-0158 (less and excepting 0129,0130,0137,0139,0142,0143,0144,0145,0146)		92.03	
					102.35
State of Utah	41	A portion of 58:040:0054		50.72	
	40	A portion of 58:040:0054		99.34	
	38	58:041:0029		17.05	
					167.11
					0
Town of Eagle Mountain	16	A portion of 58:034:0008		13.05	
		51:329:001		11.19	
					24.24
Totals				1810.49	1,168.79

EXHIBIT "B"

ACKNOWLEDGMENTS, WAIVERS AND CONSENTS

EXHIBIT "B"



TOWN OF EAGLE MOUNTAIN - SPECIAL IMPROVEMENT DISTRICT #198-A

DATE: MAY 1994  
 DRAWN BY: JRS/1022  
 CHECKED BY: JRS/1022  
 DATE: MAY 1994

EXHIBIT "C"

## PROPERTY DESCRIPTION

Beginning at a point South 89° 22' 34" East 1267.250 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 22' 34" East 1380.75 feet; thence North 0° 57' 33" East 1329.82 feet; thence South 89° 12' 25" East 1323.75 feet; thence South 0° 47' 32" West 1325.89 feet; thence South 0° 47' 19" West 165.00 feet; thence North 89° 22' 34" West 2713.96 feet; thence North 2° 43' 26" East 165.110 feet to the point of beginning.

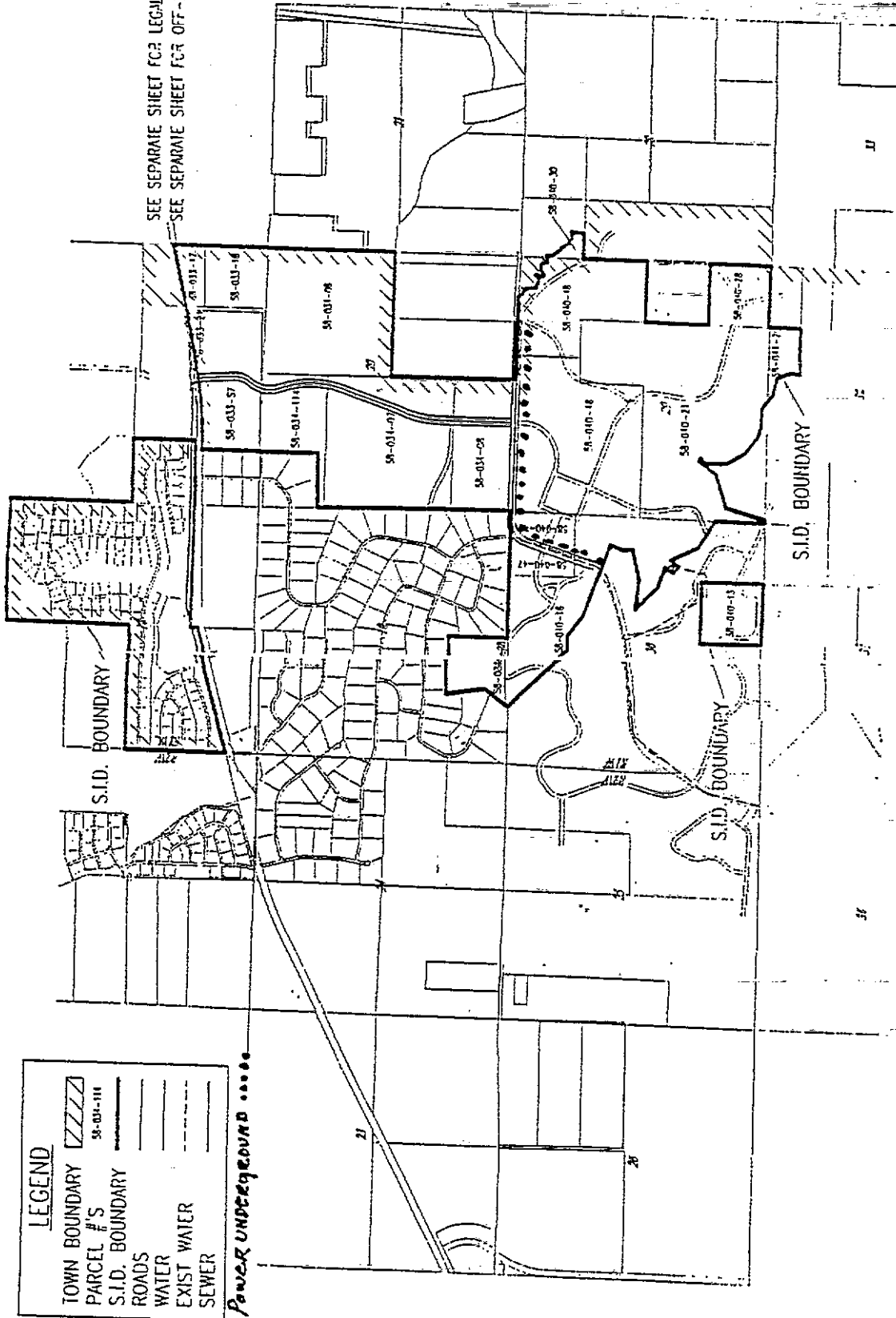


EXHIBIT "D"

MAP OF PROPOSED IMPROVEMENTS

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

NORTH  
SCALE 1" = 200'



LEGEND	
TOWN BOUNDARY	▤▤▤▤
PARCEL #'S	58-011-111
S.I.D. BOUNDARY	— — — —
ROADS	— — — —
WATER	— — — —
EXIST WATER	— — — —
SEWER	— — — —
Power underground	.....

TOWN OF EAGLE MOUNTAIN - SPECIAL IMPROVEMENT DISTRICT #98-1

ROADS, WATER, SEWER, GAS,  
TELEPHONE

SCALE: DATE: 23 JULY 1998  
P = 2000  
REV: 1

DATE: 23 JULY 1998  
SCALE: P = 2000  
REV: 1

Councilmember Diane Bradshaw seconded the motion to adopt the foregoing resolution. The motion and resolution were unanimously adopted on the following recorded vote:

Those voting AYE:

Robert E. Bateman, II	Mayor
Diane D. Bradshaw	Councilmember
Daniel A. Valentine	Councilmember

ABSTAINED: D. Cyril Watt Councilmember

Those voting NAY:

NONE

Councilmember Dan Valentine then introduced the following resolution in writing, which was fully discussed, and moved its adoption.

RESOLUTION NO. 03-99

A RESOLUTION REVISING RESOLUTION NO. 15-98 TO CREATE  
EAGLE MOUNTAIN, UTAH SPECIAL IMPROVEMENT DISTRICT  
NO. 98-1 AND RELATED MATTERS.

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

Section 1. The Town Council has previously created Eagle Mountain, Utah Special Improvement District No. 98-1 adopted on August 11, 1998 ("Resolution No. 15-98") in conformance with a Notice of Intention adopted on June 30, 1998 (the "Notice of Intention").

Section 2. Since the creation of the District, the Town Council has determined to make certain changes in the Notice of Intention as described in Resolution No. 02-99 which has previously been adopted by the Town Council.

Section 3. The Town Council desires to revise Resolution No. 15-98 to reflect the modifications and revisions to the Notice of Intention.

Section 4. The improvements proposed and described in the Revised Notice of Intention approved by Resolution No 2-99 are hereby authorized, and the District is hereby recreated in accordance with said revisions.

Section 5. As required by law, the Town Clerk is hereby authorized and directed to file a copy of the Revised Notice of Intention and this resolution recreating 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 6. In addition to the requirements of Section 5 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.

Councilmember Diane Bradshaw 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:

Robert E. Bateman, II  
Diane D. Bradshaw  
Daniel A. Valentine

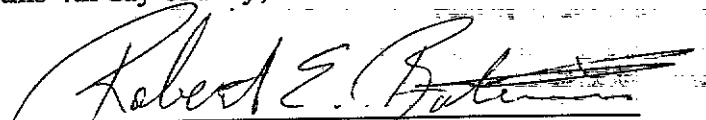
Mayor  
Councilmember  
Councilmember

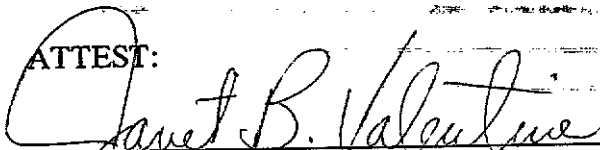
Those voting NAY:  
NONE

ABSTAINED: D. Cyril Watt

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

ADOPTED AND APPROVED this 4th day of May, 1999.

  
Mayor

ATTEST:  
  
Town Clerk



After the conduct of other business not pertinent to the above, the meeting was, on motion duly made and seconded, adjourned.

*Robert E. Bateman*

Mayor

ATTEST:

*Janet B. Valentine*  
Town Clerk



STATE OF UTAH )

: ss.

COUNTY OF UTAH )

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

1. That the foregoing typewritten pages constitute a full, true and correct copy of the record of proceedings of the Town Council taken at a meeting thereof held in said Municipality on May 4, 1999 at the hour of 6:00 p.m., insofar as said proceedings relate to the amendment of the Notice of Intention of the Town Council to create Special Improvement District No. 98-1 as the same appears of record in my office; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

2. That due, legal and timely notice of said meeting was served upon all members as required by law.

3. That the above resolution was deposited in my office on May 4, 1999, has been recorded by me, and is a part of the permanent records of Eagle Mountain, Utah County, Utah.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of said Municipality this 5<sup>th</sup> day of May, 1999.

*Janet B. Valentine*  
Town Clerk



EXHIBIT "A"

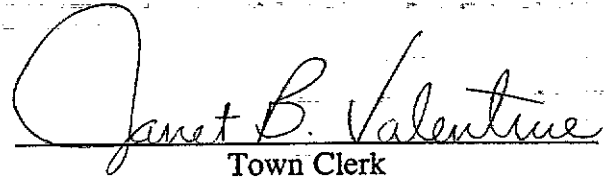
## CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, 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 May 4, 1999 public meeting held by the Town Council as follows:

(a) By causing a Notice in the form attached hereto as Schedule "1", to be posted at the Town's principal offices at 1680 East Heritage Drive, Eagle Mountain, Utah 84043, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so 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 Schedule "1", to be delivered to the New Utah on APRIL 30, 1999, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 5<sup>TH</sup> day of May, 1999.

  
Town Clerk



SCHEDULE "1"

NOTICE OF MEETING



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

Tuesday, May 4, 1999 at 7:00 p.m.

Eagle Mountain Community Center, 1668 East Heritage Drive  
Eagle Mountain, Utah 84043

Page 1 of 2  
May 4, 1999

ENT 53845 BK 5078 PG 886

**WORK SESSION - No Action or Minutes Taken - 4:30 to 6:30 p.m. - 2218 E. Valley Drive, Eagle Mtn.**

1. Warrant Register/Jeri Wilson
2. Class II Preliminary Plat Approvals/Ken Leetham
  - A. Ruby Valley & Ash Point (R-5 N-1 through 4)
  - B. Jacob's Well (R-6 N-3)
  - C. Town Center South & Business Park
  - D. Jake Garn Airport, Phase I Subdivision
  - E. Cedar Trail Villages
3. Class II Final Plat Approval/Ken Leetham
  - A. Liberty Farm (R-6 N-2)
  - B. Eagle Point, Plat D - Revised
  - C. Sage Valley, Plat B
4. Eagle Mountain Wastewater Treatment System Alternative
5. Eagle Mountain Fire Station Claims
6. Proposal to Revise the Eagle Mountain Development Code

**INTERMISSION - Change of Venue**

**POLICY SESSION - 7:00 TO 10:30 p.m. Eagle Mountain Community Center**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes (March 30, 1999 & April 20, 1999)
5. General Discussion/Questions/Announcements
6. Appointments:
7. Public Comment
8. Report to Town Council regarding the Eagle Mountain Arts Council/Jennifer Morgan
9. Patterson's request for a waiver of the minimum porch size requirements for certain homes in their project/Wayne Patterson
10. Motion to approve Consent Agenda items as follows
  - A. Warrant Register
  - B. Consideration to Approve Eagle Mountain Fire Station Claims
11. Consideration of a Resolution revising the Notice of Intention adopted on June 30, 1998 in connection with the creation of Eagle Mountain, Utah Special Improvement District No. 98-1 in order to make certain changes with respect to (i) the improvements to be constructed, (ii) the properties proposed to be assessed, (iii) the method of assessing properties, and (iv) the period of time over which assessments may be levied; and related matters.

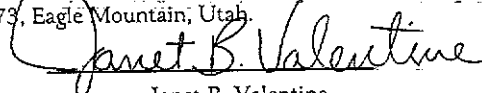
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**THE PUBLIC IS INVITED TO ATTEND ALL OPEN TOWN COUNCIL MEETINGS**

In Compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting, notify Janet Valentine, Clerk/Recorder at the Eagle Mountain Town Offices at least 3 days in advance.

**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 30<sup>TH</sup> day of APRIL 1999. These public places being 1) the Town Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 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

AGENDA  
EAGLE MOUNTAIN TOWN COUNCIL MEETING

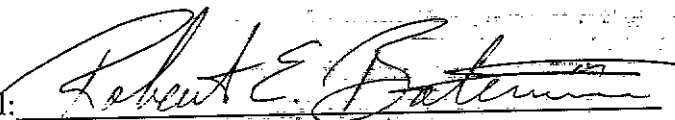
Tuesday, May 4, 1999 at 7:00 p.m.

Eagle Mountain Community Center, 1668 East Heritage Drive  
Eagle Mountain, Utah 84043

ENT 53845 BK 5078 PG 887

Page 2 of 2  
May 4, 1999

12. Consideration of an Ordinance confirming the assessment rolls and levying an assessment against properties in Special Improvement District 98-1 for the purpose of paying costs of constructing, acquiring and installing improvements as set forth in the Notice of Intention and Revised Notice of Intention; and related matters.
13. Consideration of a Bond Resolution authorizing the issuance and sale of Special Assessment Bonds with regard to Special Improvement District No. 98-1; fixing the maximum interest rates to be borne thereby; and related matters.
14. Consideration to approve a Eagle Mountain Wastewater Treatment System Concept Level Facilities Plan
15. Class II Preliminary Plat Approvals:
  - A. Ruby Valley & Ash Point (R-5 N-1 through 4)
  - B. Jacob's Well (R-6 N-3)
  - C. Town Center South & Business Park
  - D. Jake Garn Airport Phase I Subdivision
  - E. Cedar Trail Villages
16. Class II Final Plat Approvals:
  - A. Liberty Farm (R-6 N-2)
  - B. Eagle Point, Plat D - Revised
  - C. Sage Valley, Plat B
17. Consideration to Give Authorization to Revise the Eagle Mountain Development Code
18. Motion to adjourn into a Closed Executive Session for the purpose of discussing personnel issues
19. Any action from the Closed Executive Session.
20. Adjournment

Approval:   
Mayor Robert E. Bateman

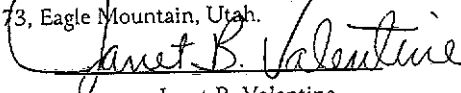
Date: May 4, 1999

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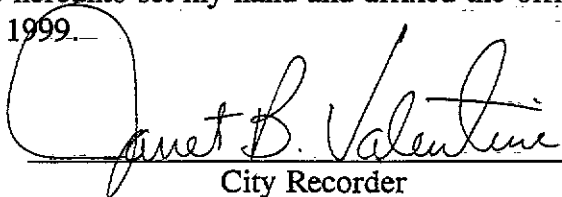
Janet B. Valentine  
Town Clerk

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

CERTIFICATE OF FILING

I, Janet B. Valentine, the duly qualified and acting Town Clerk of Eagle Mountain, Utah County, Utah do hereby certify that on the 7<sup>TH</sup> day of May, 1999, pursuant to Section 17A-3-307, Utah Code Annotated 1953, as amended, a copy of the Revised 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 7<sup>TH</sup> day of May, 1999.

  
\_\_\_\_\_  
City Recorder

