

M-39263 (R0)

STATE OF UTAH
EXCHANGE PATENT NO. 19679
(Airport Road, Sweetwater Road, Bypass Road)

WHEREAS, EAGLE MOUNTAIN CITY, a Utah municipal corporation, 1680 East Heritage Drive, Eagle Mountain, Utah 84043, (the "City") has agreed with the State of Utah, School and Institutional Trust Lands Administration (the "Trust Lands Administration"), to grant certain municipal impact fee credits and to convey to the Trust Lands Administration the lands described below, in consideration of and exchange for the dedication of the state trust lands hereinafter described to the City;

AND WHEREAS, the said agreement by the City complies with all applicable statutory requirements for exchange, it having been determined by the Trust Lands Administration that such municipal impact fee credits equal or exceed the value of the subject state trust lands;

NOW THEREFORE, I, JON M. HUNTSMAN, JR., Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said EAGLE MOUNTAIN CITY and to its successors and assigns forever, the following tracts or parcel of land (the "Subject Property"), situated in the County of Utah, State of Utah, to-wit:

Airport Road

Township 5 South, Range 2 West, SLB&M;
Section 36: Containing 37.15 acres, more or less

The Airport Road Property is more specifically described in Exhibit "A" attached hereto

Bypass Road

Township 5 South, Range 2 West, SLB&M;
Section 36: Containing 6.70 acres, more or less

Township 6 South, Range 2 West, SLB&M;
Section 1: Containing 10.72 acres, more or less

Township 6 South, Range 2 West, SLB&M;
Section 12: Containing 2.93 acres, more or less

Total Bypass Road 20.35 acres, more or less. The Bypass Road Property is more specifically described in Exhibit "B" attached hereto

Realigned Sweetwater Road

Township 5 South, Range 2 West, SLB&M;

Section 36: Containing 10.67 acres, more or less

Township 6 South, Range 2 West, SLB&M;

Section 1: Containing 11.29 acres, more or less

Township 6 South, Range 2 West, SLB&M;

Section 12: Containing 2.75 acres, more or less

Total Realigned Sweetwater Road 24.71 acres, more or less

The Realigned Sweetwater Road Property is more specifically described in Exhibit "C"
attached hereto

TO HAVE AND TO HOLD, the above described and granted premises unto the said EAGLE MOUNTAIN CITY, a Utah municipal corporation, and to its successors and assigns forever;

Excepting and reserving all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits; also,

Subject to any valid, existing easement or rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by Statute.

FOR AND IN CONSIDERATION of the grant certain municipal impact fee credits as well as the receipt of lands owned by the City hereinafter described, situated in the County of Utah, State of Utah, to-wit;

Original Sweetwater Road

Township 5 South, Range 2 West, SLB&M;

Section 36: Containing 12.30 acres, more or less

Township 6 South, Range 2 West, SLB&M;

Section 1: Containing 9.56 acres, more or less

Township 6 South, Range 2 West, SLB&M;

Section 12: Containing 2.84 acres, more or less

The Original Sweetwater Road Property is more specifically described in Exhibit "D"
attached hereto

IN TESTIMONY WHEREOF, I affix my signature. Done this 18th day
of January, 2005.

By the Governor: Jon M. Huntsman, Jr.
Jon M. Huntsman, Jr.

Attested: Gary R. Herbert
Gary R. Herbert
Lieutenant Governor



John W. Andrews
John W. Andrews, Acting Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

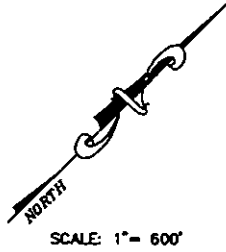
By Sam Hopen
Special Assistant Attorney General

Recorded Patent Book 41 Page 179
Master Development Agreement DEVL 703
Fund: School

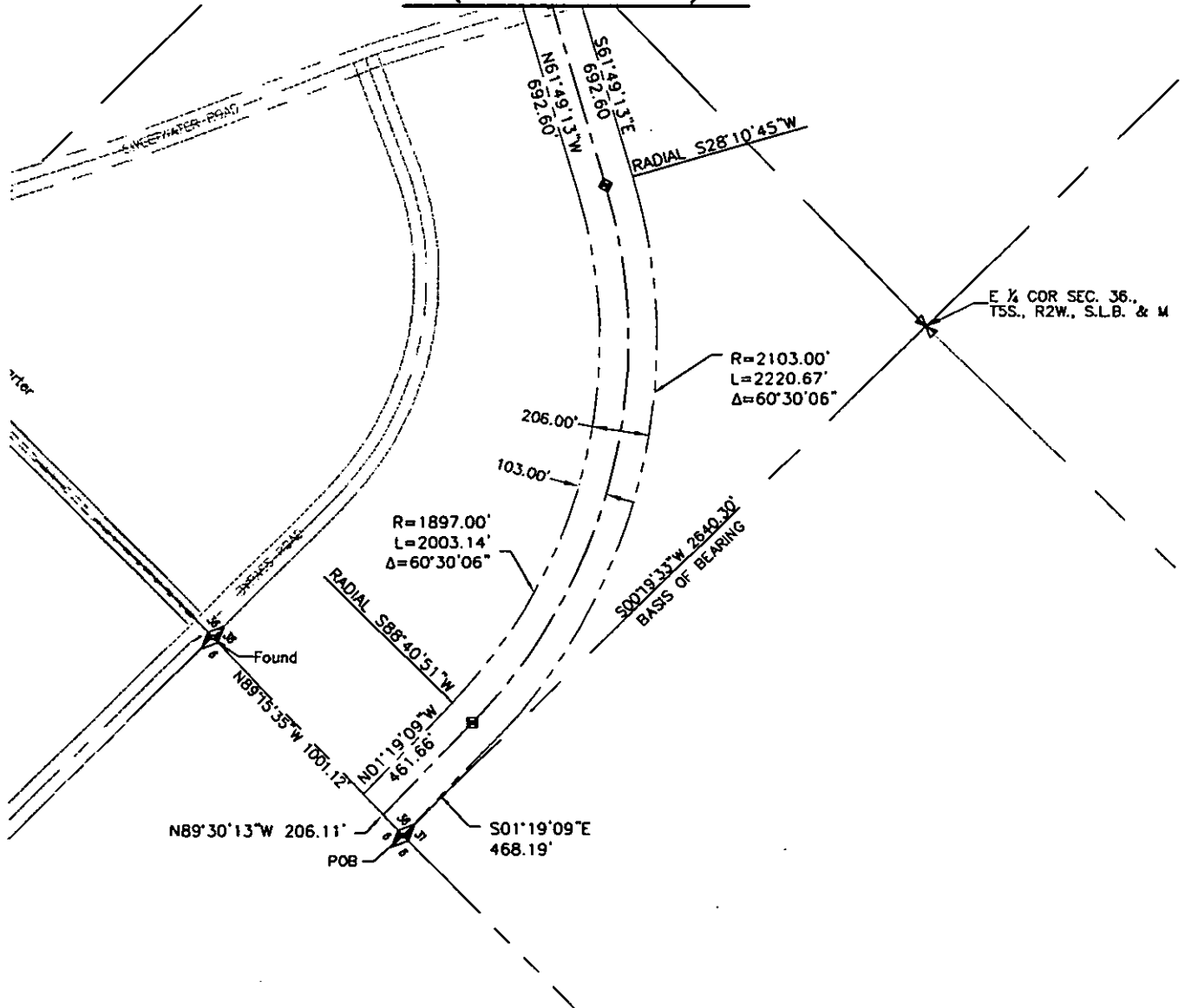
Exhibit A
Airport Road

Beginning at the Southeast Corner of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Basis of Bearing being South $00^{\circ}19'33''$ West 2640.30 feet from the East Quarter Corner and the Southeast Corner of said Section 36; thence North $89^{\circ}30'13''$ West along the South Section line of said Section 206.11 feet; thence leaving said Section Line North $01^{\circ}19'09''$ West 461.66 feet to a point on a 1897.00 foot radius curve to the left; thence 2003.14 feet along the arc of said curve through a central angle of $60^{\circ}30'06''$ (radial line bears South $88^{\circ}40'51''$ West); thence North $61^{\circ}49'13''$ West 692.60 feet to a point of intersection with the Centerline of realigned Sweetwater Road; thence North $61^{\circ}49'17''$ West 3074.48 feet to a point on a 1675.07 foot radius curve to the right; thence along the arc of said curve 1226.65 feet through a central angle of $41^{\circ}57'27''$ (radial line bears North $28^{\circ}10'43''$ East) to the West Section Line of said Section; thence along said line, North $00^{\circ}20'00''$ East a distance of 578.32 feet to the Northwest Corner of said Section 36; thence South $89^{\circ}43'30''$ East along the North Section Line of said Section a distance of 103.00 feet to a point on a 1469.07 foot radius curve to the left; thence leaving said Section Line along the arc of said curve 1593.76 feet through a central angle of $62^{\circ}09'31''$ (radial line bears South $89^{\circ}39'46''$ East); thence South $61^{\circ}49'17''$ East 3074.48 feet to a point of intersection with the Centerline of realigned Sweetwater Road; thence South $61^{\circ}49'13''$ East 692.60 feet to a point on a 2103.00 foot radius curve to the right; thence 2220.67 feet along the arc of said curve through a central angle of $60^{\circ}30'06''$ (radial line bears South $28^{\circ}10'45''$ West); thence South $01^{\circ}19'09''$ East 468.19 feet to the Southeast Corner of Section 36.

Containing: 37.15 Acres



MATCH LINE
(SEE SHEET 2 OF 2)



Drawn by: HV
Design by: JT
Checked by: JT
Date: 10-25-04

Client: SITLA
Grading:
Job NO. SITLA

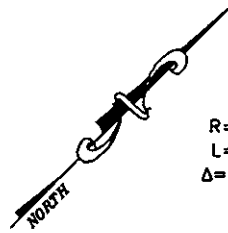
SITLA EXHIBIT
AIRPORT ROAD



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Sheet:
1 of 2

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R=1675.07'
L=1226.65'
 $\Delta=41^{\circ}57'27''$

N00°20'00"E
578.32'

S89°43'30" 103.00'

R=1469.07'
L=1593.76'
 $\Delta=62^{\circ}09'31''$

RADIAL N28°10'43"E

103.00'

206.00'

S51°49'17"E
5074.48'
N61°49'17"W
5074.48'

AIRPORT ROAD

MATCH LINE
(SEE SHEET 1 OF 2)

Drawn by: HU	Client: SITLA
Design by: JT	Drawing:
Checked by: JT	Job NO. SITLA
Date: 10-25-04	

SITLA EXHIBIT
AIRPORT ROAD



Ward Engineering Group

Sheet:
2 of 2

Exhibit B
Bypass Road

Bypass Road Parcel 1

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel being 10.00 feet in width, and described as follows:

Beginning at a point South 89°46'31" East 2439.25 feet and North 1898.44 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. To a point on a 1633.83 foot radius curve to the left; thence 867.49 feet along the arc of said curve through a central angle of 30°25'17" (radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2657.54 feet to a point on a 1104.67 foot radius curve to the left; thence 1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West); thence South 65°45'50" East 2.08 feet to a point on a 1194.67 foot radius curve to the right; thence 1371.97 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears South 24°14'10" West) to a point of tangency; thence South 00°02'06" West 638.42 feet to a point on the south Section line of section 36; thence along said section line North 89°15'35" West 45.00 feet to the Northeast Corner of Section 1; thence South 00°02'06" West 1991.59 feet to the East Quarter Corner of said Section 1; thence South 00°01'49" West 218.24 to a point on a 1723.83 foot radius curve to the right; thence 520.61 feet along the arc of said curve through a central angle of 17°18'13" (radial line Bears North 76°50'50" West); thence South 30°27'23" West 84.15 feet to the point of beginning.

Containing 2.21 Acres. (0.66 acres in-Section 36, 1.55 acres in Section 1)

Bypass Road Parcel 2

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel being 35.00 feet in width, and described as follows:

Beginning at a point on the east right-of-way line of Sweetwater Road said point being South 89°46'31" East 489.70 feet and South 00°16'35" East 1095.38 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Said point also being on a 345.00 foot radius curve to the right; thence 47.09 feet along the arc of said curve through a central angle of 07°49'15" (radial line bears South 47°56'02" East) to a point of tangency; thence North 49°53'13" East 84.57 feet to a point of tangency on a 555.00 foot radius curve to the left; thence 188.22 feet along the arc of said curve through a central angle of 19°25'50" (radial line bears North 40°06'47" West) to a point of tangency; thence North 30°27'23" East 3334.07 feet to a point of tangency on a 1633.83 foot radius curve to the left; thence 867.49 feet along the arc of said curve through a central angle of 30°25'17"

(radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2456.44 feet to a point of tangency on a 1104.67 foot radius curve to the left; thence 1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West) to a point of tangency; thence North 65°45'50" West 423.30 feet to a point on the East right-of-way line of Sweetwater Road; thence along said right-of-way line North 24°14'10" East 88.40 feet to a point on a 455 foot radius curve to the right; thence 1.60 feet along the arc of said curve through a central angle of 00°12'05" (chord bears North 24°20'12" East 1.60 feet); thence South 65°45'50" East 421.22 feet to a point of tangency on a 1104.67 foot radius curve to the right; thence 1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears South 24°14'10" West) to a point of tangency; thence South 00°02'06" West 2657.52 feet to a point of tangency on a 1633.83 foot radius curve to the right; thence 867.49 feet along the arc of said curve through a central angle of 30°25'17" (radial line bears North 89°57'54" West); thence South 30°27'23" West 3249.93 feet to a point of tangency on a 645.00 foot radius curve to the right; thence 218.74 feet along the arc of said curve through a central angle of 19°25'50" (radial line bears North 59°32'37" West) to a point of tangency; thence South 49°53'13" West 84.57 feet to a point of tangency on a 255.00 foot radius curve to the left; thence 223.26 feet along the arc of said curve through a central angle of 50°09'48" (radial line bears South 40°06'47" East); thence North 00°16'35" West 232.38 feet to the point of beginning.

Containing: 13.86 Acres (2.96 acres in Section 36, 7.97 acres in Section 1, 2.93 acres in Section 12)

Bypass Road Parcel 3

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel Being 55.00 Feet in width, and described as follows:

Beginning at a point South 89°46'31" East 2361.66 feet and North 00°00'00" East 1943.75 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Said point being on a 1543.83 foot radius curve to the left; thence 819.70 feet along said curve through a central angle of 30°25'17" (radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2657.56 feet to a point of tangency on a 1014.67 foot radius curve to the left; thence 1165.25 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West); thence South 65°45'50" East 1.02 feet to a point on a 1104.67 foot radius curve to the right; thence 1269.68 feet along the arc of said curve through a central angle of 65°51'16" (radial line bears South 24°10'50" West) to a point of tangency; thence South 00°02'06" West 2456.44 feet to a point of tangency on a 1633.83 foot radius curve to the right; thence 867.49 feet along the arc of said curve through a central angle of 30°25'17" (radial line bears North 89°57'54" West); thence South 30°27'23" West 84.18 feet to the point of beginning.

Containing: 4.28 Acres (3.08 acres in Section 36, 1.20 acres in Section 1)

Total Bypass road: 20.35 acres

SW 1/4, SEC 36,
T5S, R2W, SLB&M

SCALE: 1" = 600'

SE 1/4, SEC 36

NE 1/4, 1

S65°45'50"E
2.08'

R=1104.67'
L=1268.61'
Δ=65°47'56"

R=1194.67'
L=1371.97'
Δ=65°47'56"

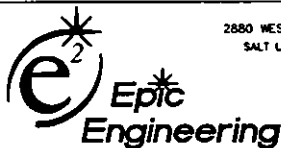
RADIAL N89°57'54"W

S00°02'06"W 638.42'

N89°15'35"W
45.00'

N00°02'06"E 2657.54'
S00°02'06"W 1991.59'

MATCH LINE
(SEE SHEET 1 OF 2)



2880 WEST 4700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84115
(801) 955-5605

50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6800

SITLA

BYPASS ROAD PARCEL 1

DESIGNER RM	CAD VSP
REVIEWED X	PROJECT NO X

SHEET 2 • 2

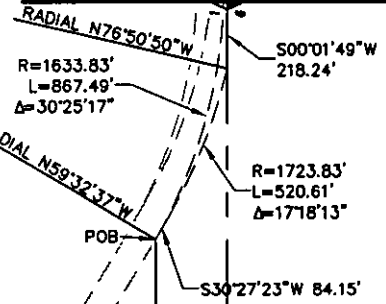
EXHIBIT

MATCH LINE
(SEE SHEET 2 of 2)



1/4, 1

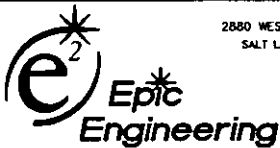
SE 1/4, 1



BASIS OF BEARING
S89°46'31"E

S89°46'31"E 2439.25'

BALL STREET



2880 WEST 4700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84118
(801) 955-5605

50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6800

SITLA

BYPASS ROAD PARCEL 1

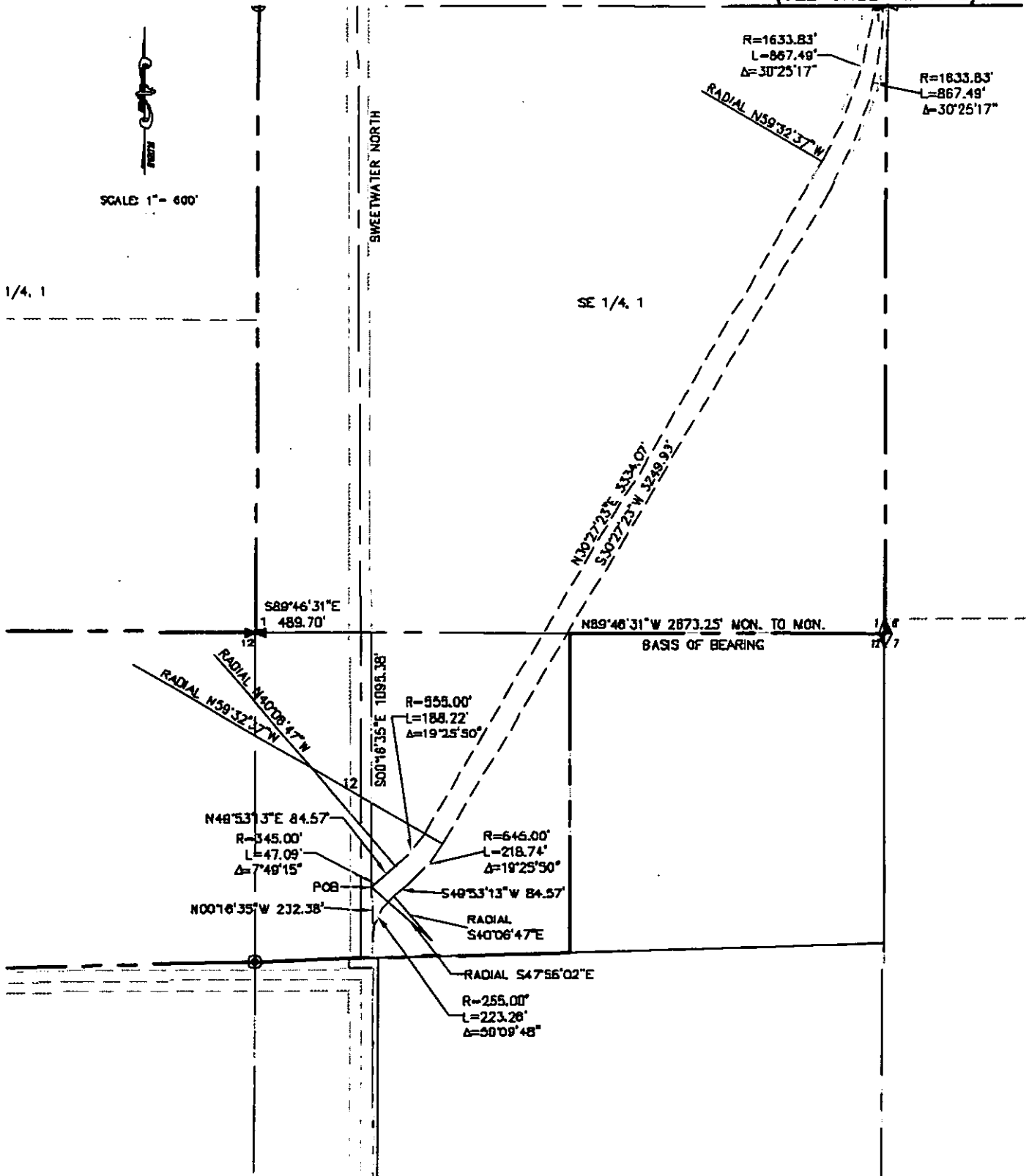
DESIGNER RM	CAD VSP
REVIEWED X	PROJECT NO X
SHEET 1 - 2	
EXHIBIT	

MATCH LINE
(SEE SHEET 2 of 2)

SCALE: 1" = 600'

1/4, 1

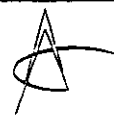
SE 1/4, 1



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Design by: JT
Checked by: JT
Date: 10-25-04

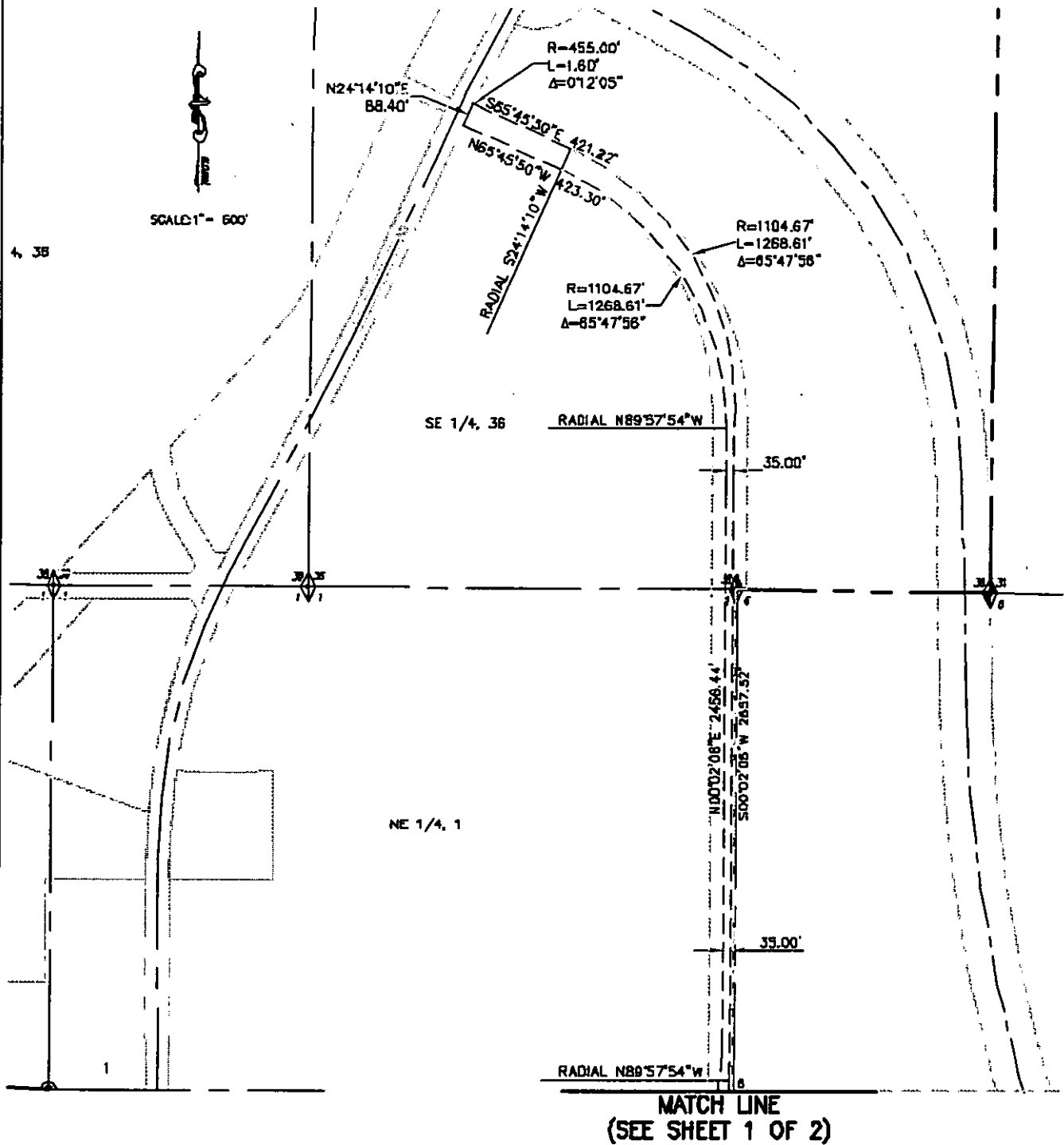
Client: SITLA
Drawing:
Job NO. SITLA

SITLA EXHIBIT
BYPASS ROAD PARCEL 2



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Sheet:
1 of 2



Drawn by: HU Client: SITLA
Design by: JT
Checked by: JT Drawing:
Date: 10-25-04 Job NO. SITLA

SITLA EXHIBIT
BYPASS ROAD PARCEL 2



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Sheet:
2 of 2



SCALE: 1" = 600'

MATCH LINE
(SEE SHEET 2 of 2)

R=1543.83'
L=819.70'
Δ=30°25'17"

R=1633.83'
L=867.49'
Δ=30°25'17"

RADIAL N59°32'37"W

S30°27'23"W
84.18'

POB

SE 1/4, 1

NORTH
1943.75

S89°46'31"E
BASIS OF BEARING

S89°46'31"E 2361.66'

12

12

12

Drawn by: HU
Design by: JT
Checked by: JT
Date: 10-25-04

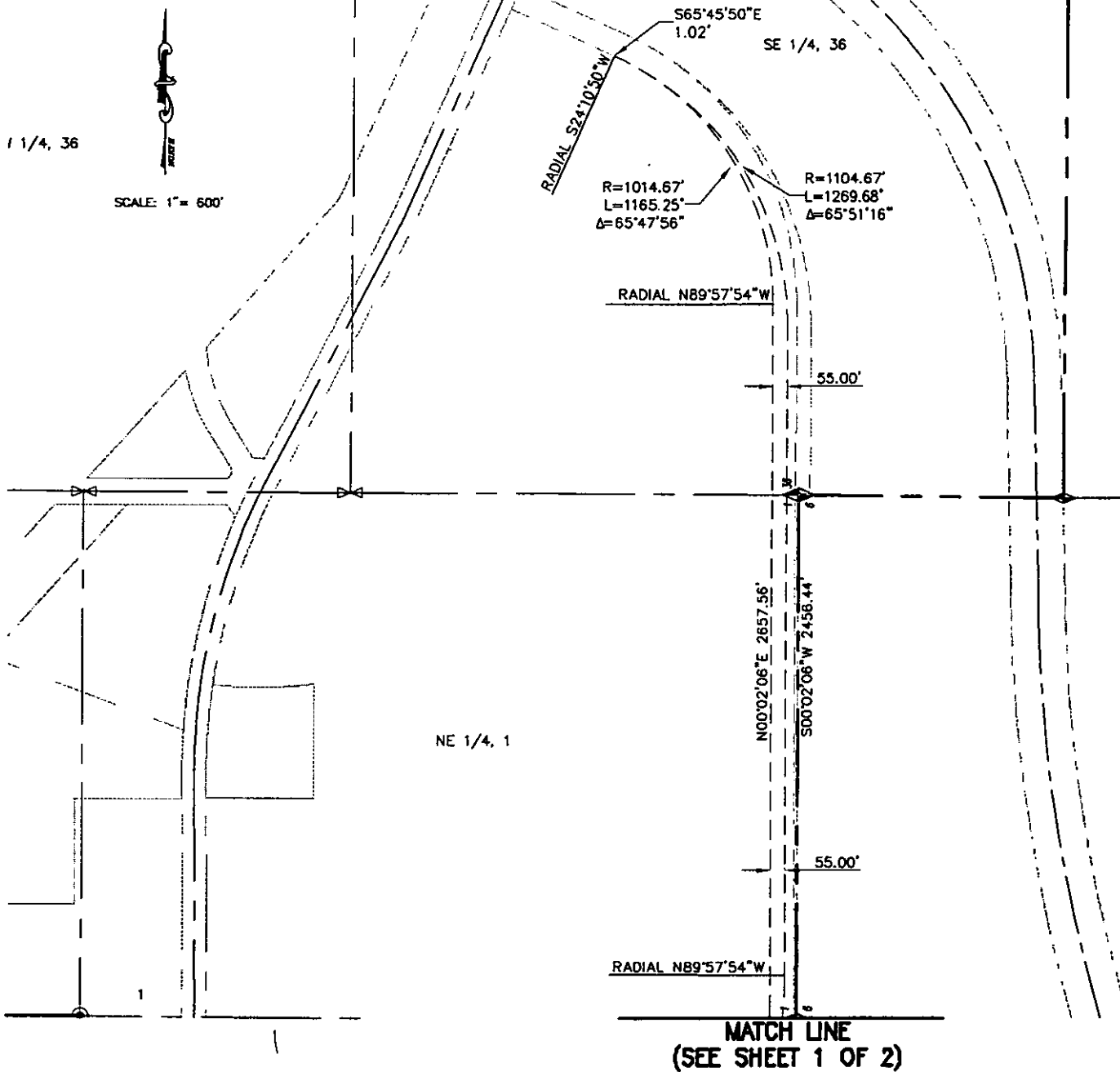
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Drawing:
Job NO. SITLA

SITLA EXHIBIT
BYPASS ROAD PARCEL 3



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Sheet:
1 of 2



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Drawn by: HU	Client: SITLA
Design by: JT	Drawing:
Checked by: JT	Job NO. SITLA
Date: 10-25-04	

SITLA EXHIBIT BYPASS ROAD PARCEL 3



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Sheet:
2 of 2

Exhibit C
Realigned Sweetwater Road

A Parcel through Section 36, Township 5 South, Range 2 West, and Sections 1 & 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel being 90.00 feet in width, being 45.00 feet on each side of the following described centerline:

Beginning at a point South $00^{\circ}11'46''$ West 1401.26 feet and North $89^{\circ}48'14''$ West 2216.98 feet from the Southeast Corner Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Basis of Bearing being South $00^{\circ}01'49''$ West between the Southeast Corner and the South Quarter Corner of said Section 1, thence North $00^{\circ}16'35''$ West 4990.99 feet to a point on a 2450.00 foot radius curve to the right; thence 1166.78 feet along the arc of said curve through a central angle of $27^{\circ}17'11''$ (radial line bears North $89^{\circ}43'24''$ East) thence North $27^{\circ}00'36''$ East 1067.90 feet to a point on a 500.00 foot radius curve to the left; thence 24.21 feet along the arc of said curve through a central angle of $2^{\circ}46'26''$ (radial line bears North $62^{\circ}59'24''$ West); thence North $24^{\circ}14'10''$ East 972.70 feet to a point on a 500.00 foot radius curve to the right; thence 34.41 feet along the arc of said curve through a central angle of $3^{\circ}56'36''$ (radial line bears South $65^{\circ}45'50''$ East); thence North $28^{\circ}10'46''$ East 2446.94 feet to a point on a 955.00 foot radius curve to the left; thence 288.44 feet along the arc of said curve through a central angle of $17^{\circ}18'19''$ (radial line bears North $61^{\circ}49'14''$ West); thence North $10^{\circ}52'27''$ East 966.86 feet to the North line of Section 36, Township 5 South Range 2 West Salt Lake Base and Meridian.

MATCH LINE
(SEE SHEET 2 OF 4)

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SCALE: 1" = 400'

LINE

SITLA PROPERTY LINE

24

90.00'
45.00'

90.00'
45.00'

N00°16'35"W
4990.99'

POB
N89°48'14"W
2216.98'

BYPASS ROAD

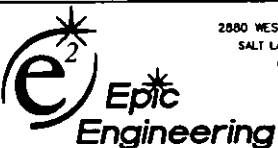
SITLA PROPERTY LINE

E ¼ COR. SEC 1,
T6.S., R2.W., SLB&M

NE COR. SEC 12,
T6.S., R2.W., SLB&M

BASIS OF BAERING
S000°49'W 2671.66'

S000°14'W
1401.26'



2880 WEST 4700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84118
(801) 955-5605

50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 854-6600

SITLA

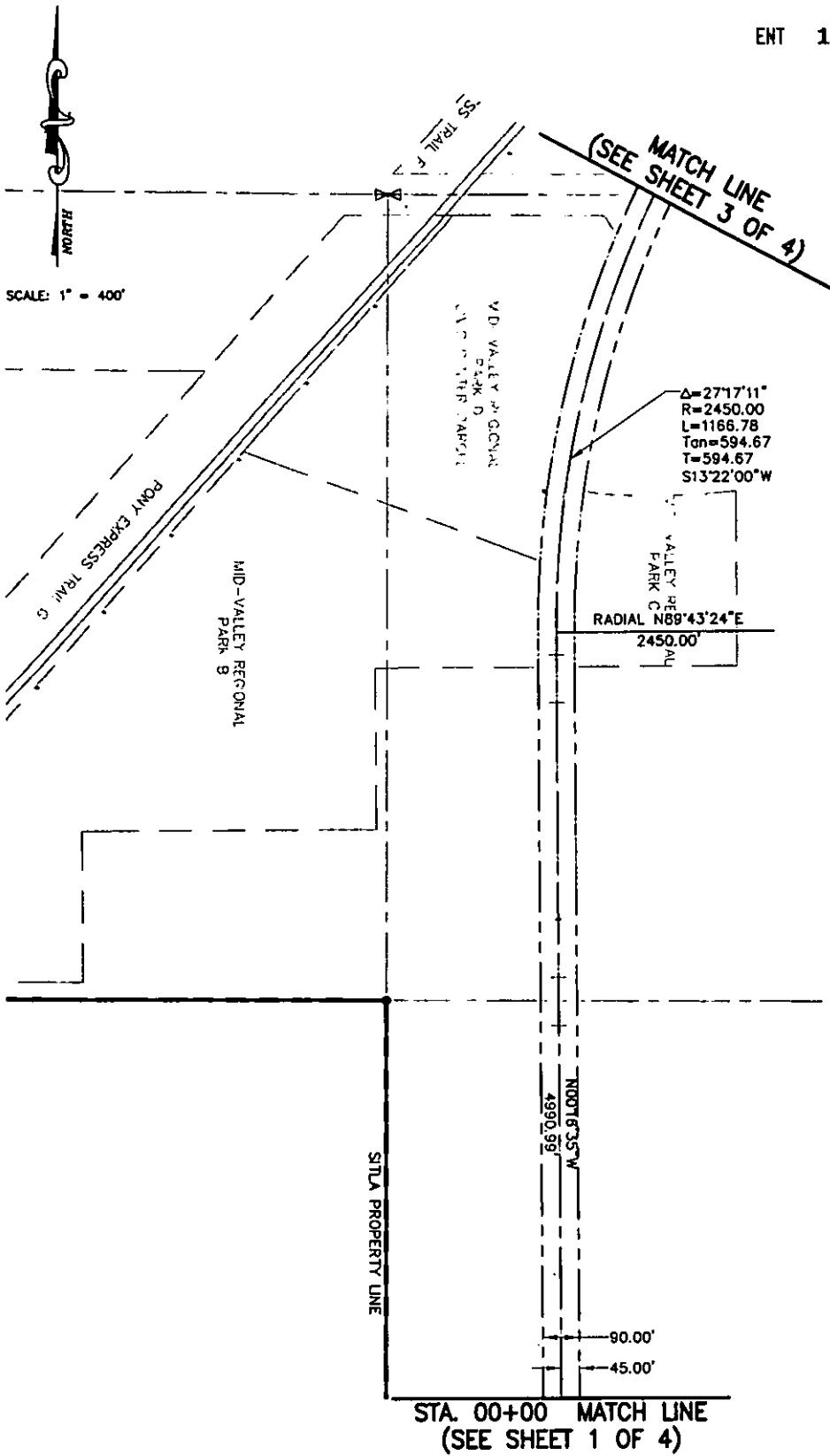
SWEETWATER ROAD

DESIGNER X	CAD VSP
REVIEWED X	PROJECT NO X

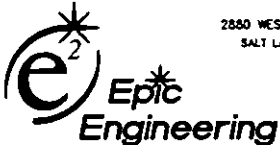
SHEET 1 - 4

EXHIBIT

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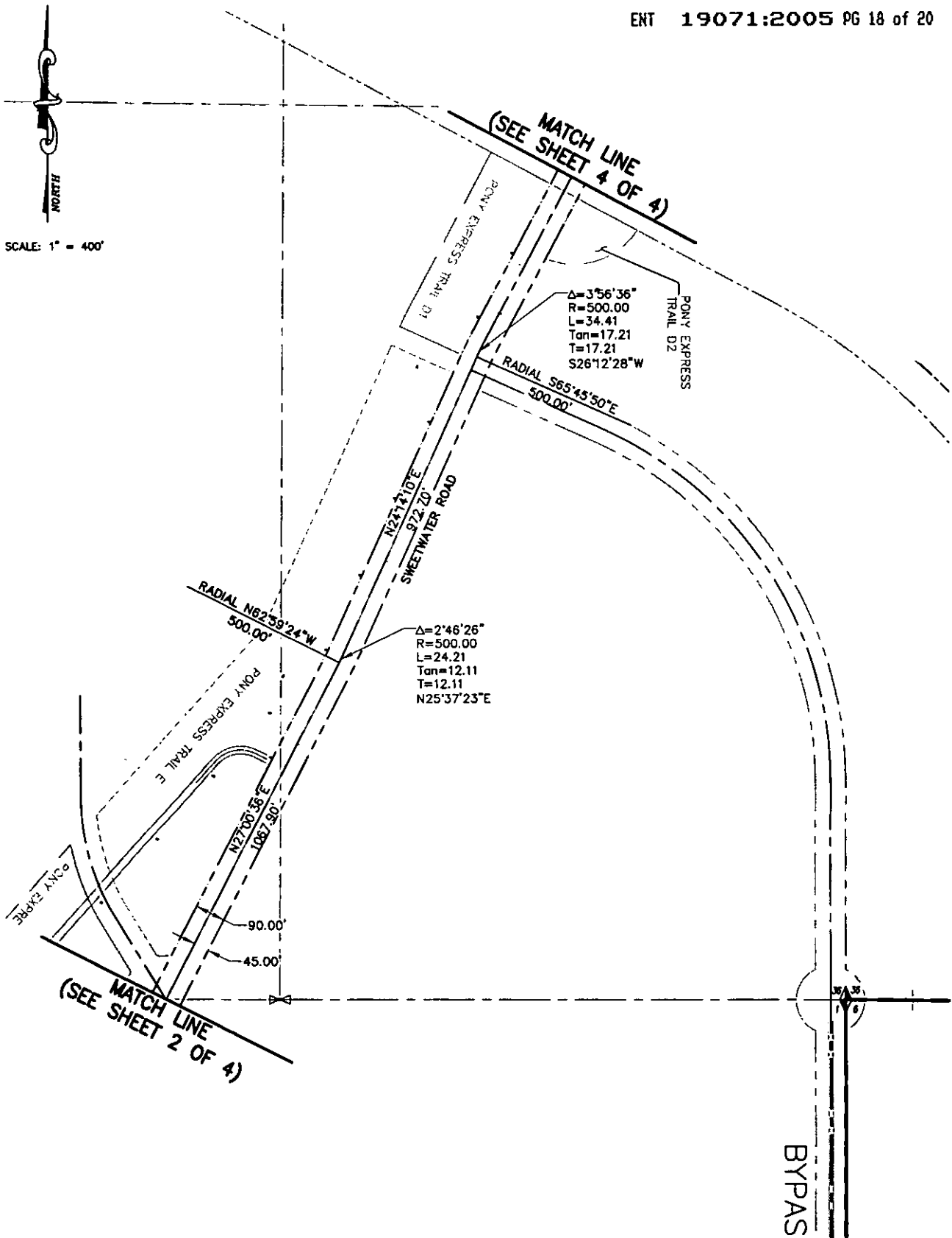
2880 WEST 4700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84118
(801) 933-5605

50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 834-6600

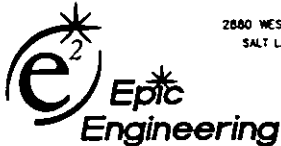
SITLA

SWEETWATER ROAD

DESIGNER	CAD
X	VSP
REVIEWED	PROJECT NO
X	X
SHEET 2 - 4	
EXHIBIT	



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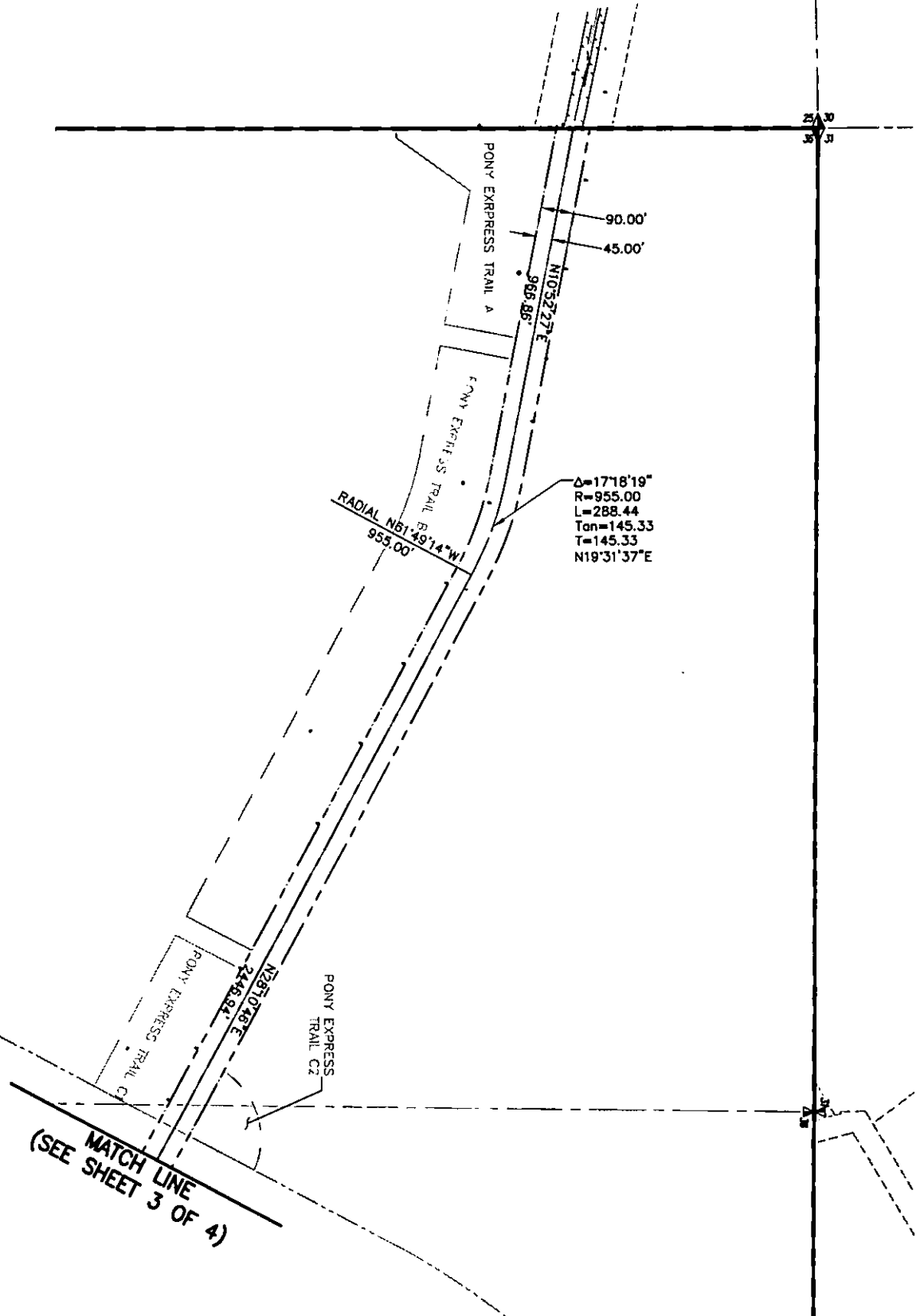
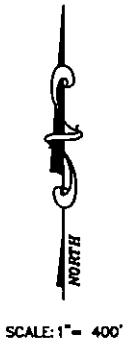
2880 WEST 4700 SOUTH, SUITE D
 SALT LAKE CITY, UTAH 84118
 (801) 955-5605

50 EAST 100 SOUTH
 HEBER CITY, UTAH 84032
 (435) 654-6600

SITLA

SWEETWATER ROAD

DESIGNER	CAD
X	VSP
REVIEWED	PROJECT NO
X	X
SHEET	3 - 4
EXHIBIT	



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2880 WEST 4700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84118
(801) 955-5605

50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-0800

SITLA

SWEETWATER ROAD

DESIGNER	CAD
X	VSP
REVIEWED	PROJECT NO
X	X
SHEET	4 of 4
EXHIBIT	

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Exhibit D
Original Sweetwater Road to be abandoned

A 90.00 foot road right of way described as follows:

Beginning North $8^{\circ}36'51''$ West 622.53 Feet along section from the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South $11^{\circ}59'43''$ West 489.00 feet; thence along the arc of a 2545.00 foot curve to the right 948.95 feet (central angle = $21^{\circ}21'50''$), the chord of which bears South $22^{\circ}40'38''$ West 943.47 feet; South $33^{\circ}21'33''$ West 421.20; thence along the arc of a 8,455.00 foot curve to the left 1,448.46 feet (Central angle = $9^{\circ}48'56''$), the chord of which bears South $28^{\circ}27'05''$ West 1446.67 feet; thence South $23^{\circ}32'37''$ West 2634.20 feet; thence along the arc of a 2,455.00 foot curve to the left 1,008.79 feet (central angle = $23^{\circ}32'37''$), the chord of which bears South $11^{\circ}46'19''$ West 1001.72 feet; thence South 5,037.35 feet; thence North $90^{\circ}0'0''$ West 90.00 feet; thence North 5037.35 feet; thence along the arc of a 2545.00 foot curve to the right 1,045.77 feet (central angle = $23^{\circ}32'37''$), the chord of which bears North $11^{\circ}46'19''$ East 1038.44 feet; thence North $23^{\circ}32'37''$ East 2634.20 feet; thence along the arc of a 8545.00 foot curve to the right 1463.88 feet (central angle = $9^{\circ}48'56''$), the chord of which bears North $28^{\circ}27'05''$ East 1462.08 feet; thence North $33^{\circ}21'33''$ East 421.20 feet; thence along the arc of a 2455.00 foot curve to the right 915.40 feet (central angle = $21^{\circ}21'50''$), the chord of which bears North $22^{\circ}40'38''$ East 910.10 feet; thence North $11^{\circ}59'43''$ East 470.51 feet; thence South $89^{\circ}36'51''$ East 91.88 feet to the point of beginning. Contains 24.70 acres