

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

of IN TESTIMONY WHEREOF, I affix my signature. Done this 18<sup>th</sup> day  
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

Dan J. Lopez

Dan J. Lopez  
Special Assistant Attorney General

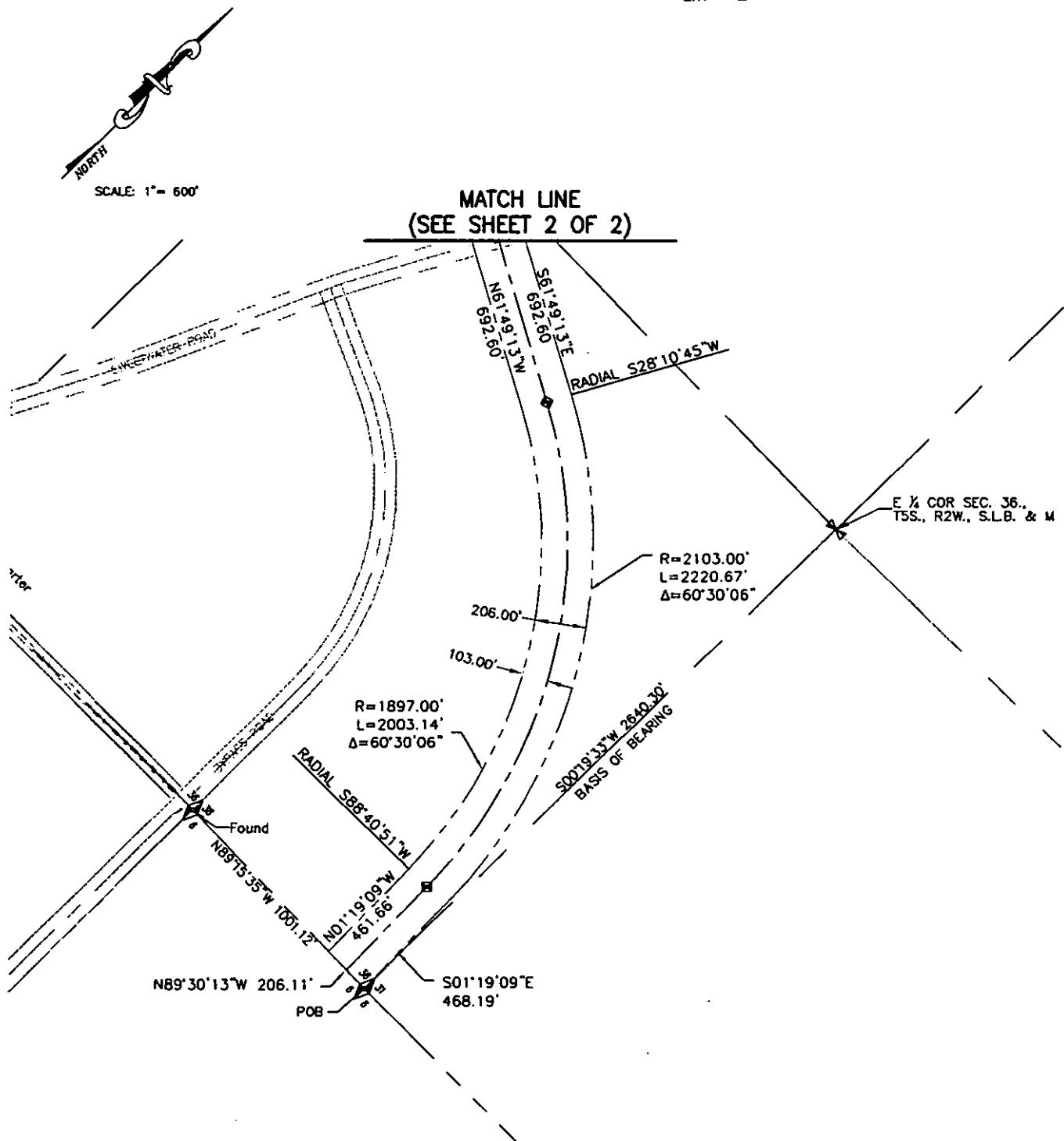
Recorded Patent Book 41 Page 179  
Master Development Agreement DEVL 703  
Fund: School



**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.

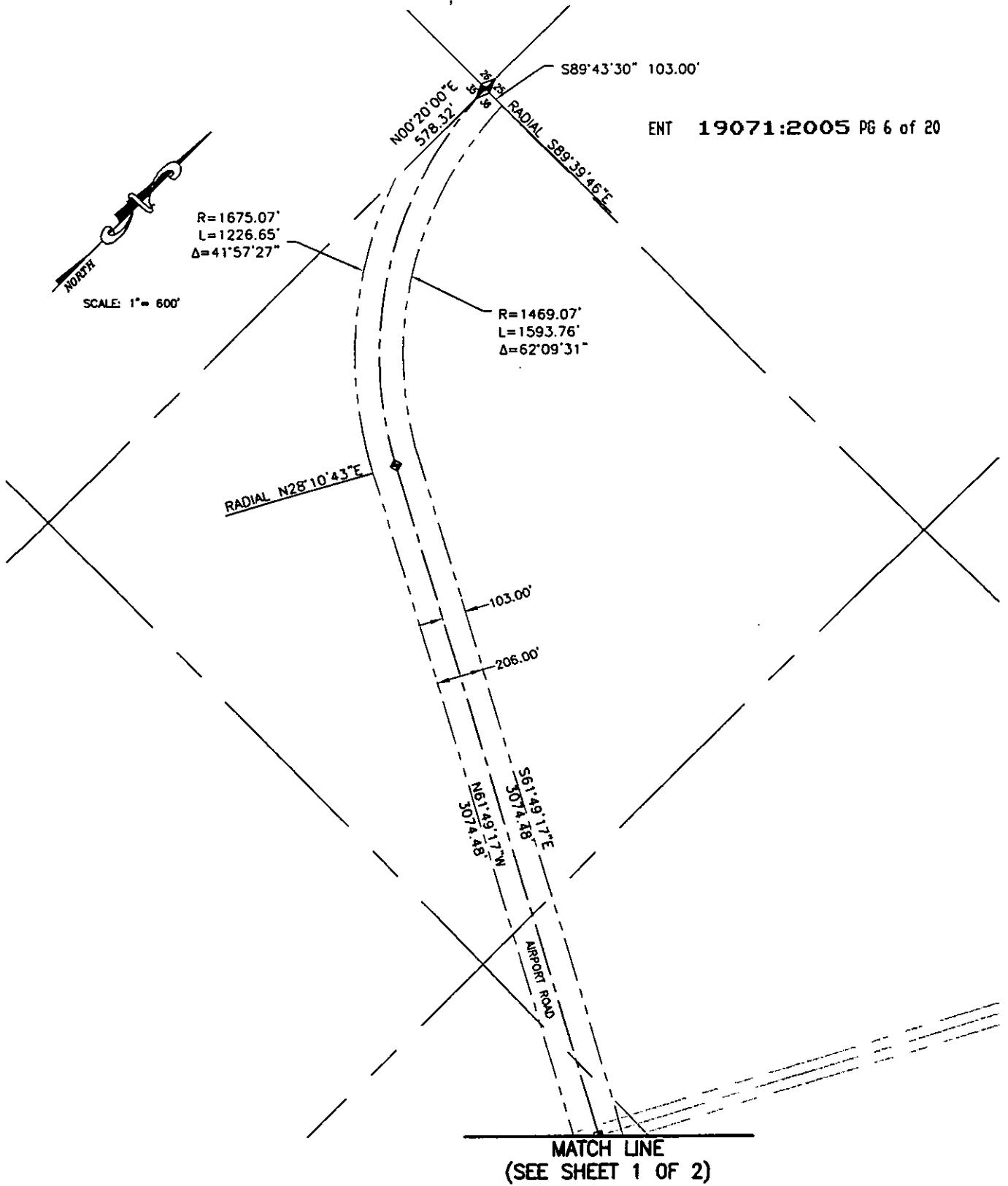
Containing: 37.15 Acres



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

**SITLA EXHIBIT  
AIRPORT ROAD**

	Ward Engineering Group
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  
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)

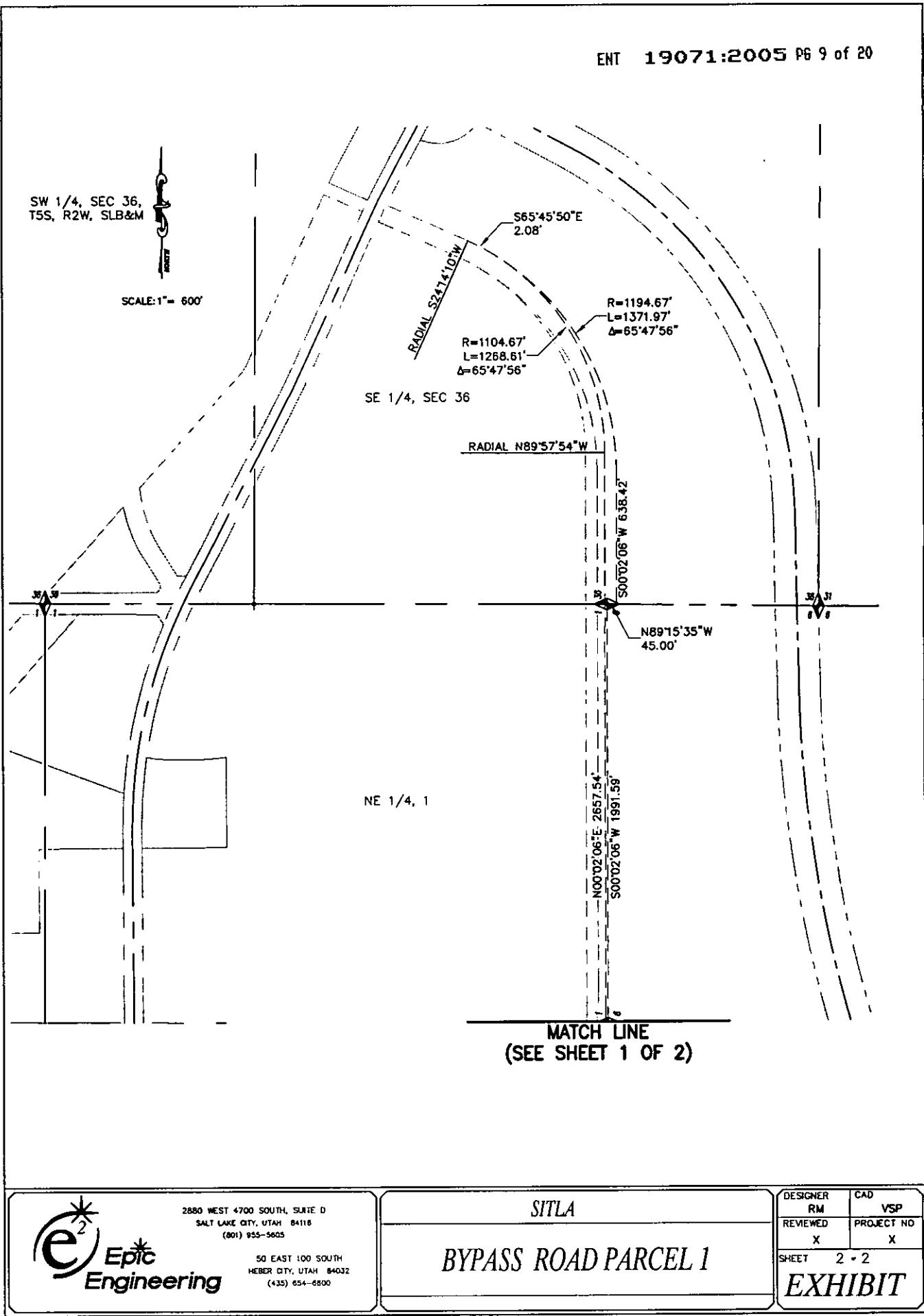
Bypass Road Parcel 3

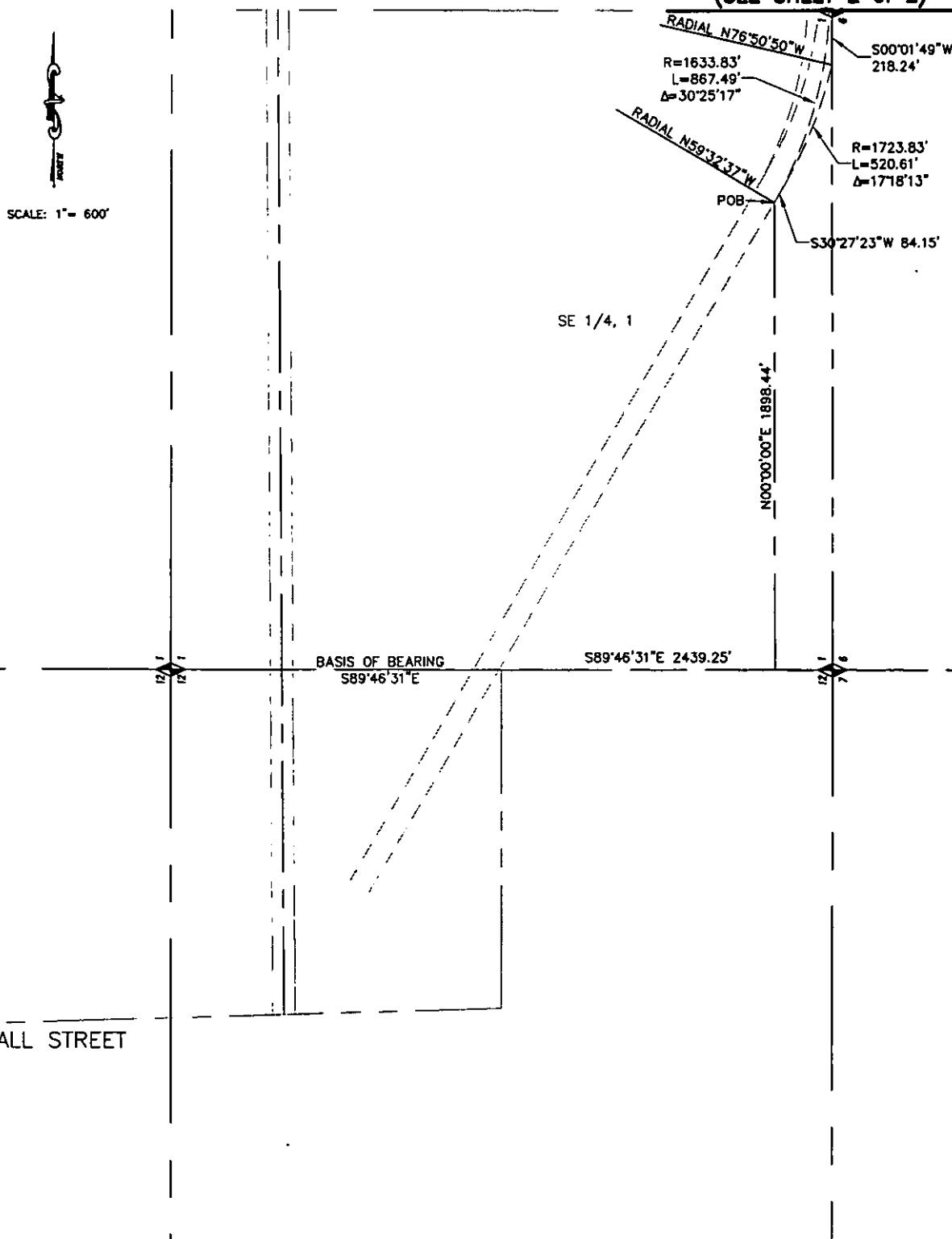
A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel Being 55.00 Feet in width, and described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

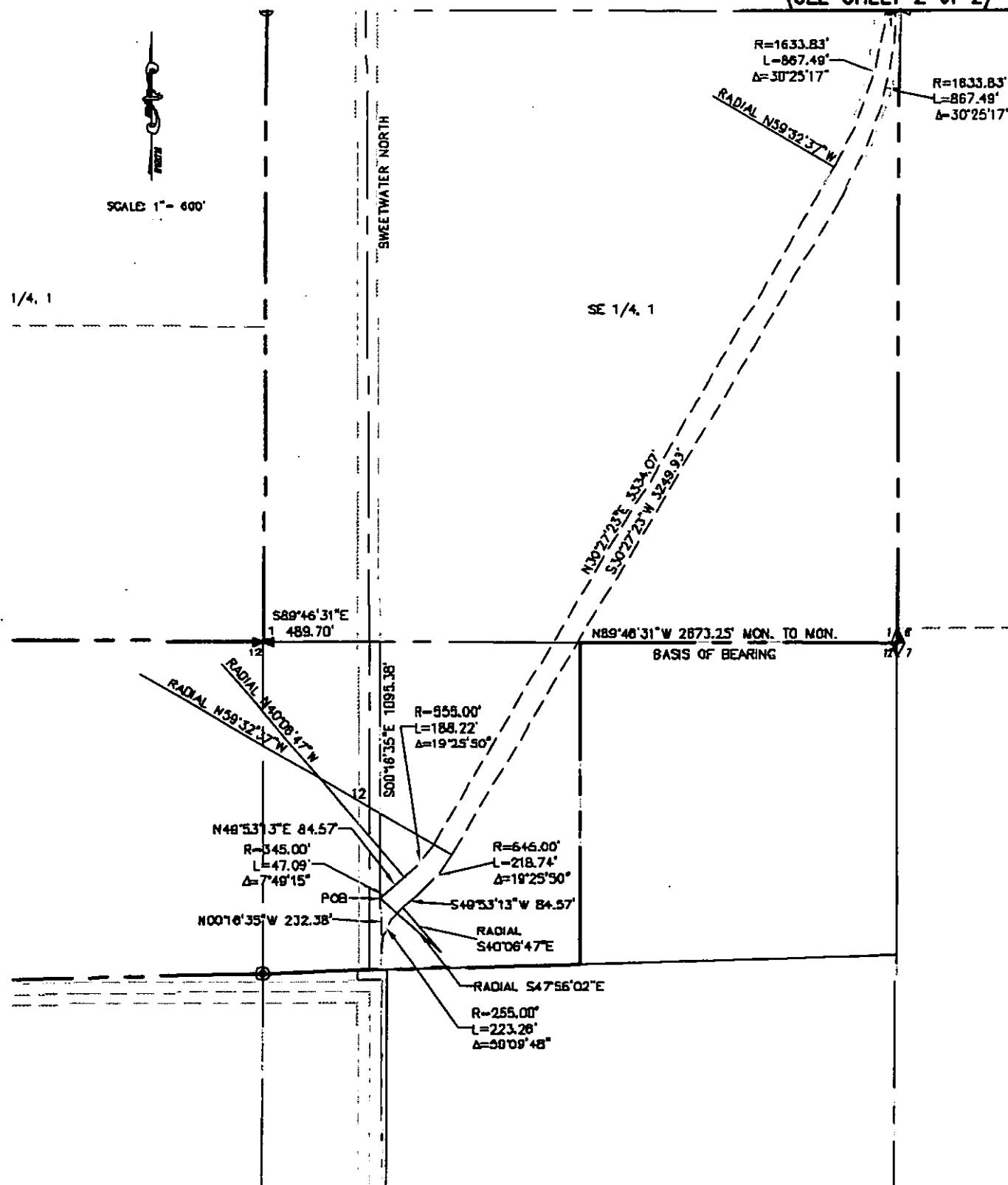
Beginning at a point South 89°46'31" East 2361.66 feet and North 00°00'00" East 1943.75 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Said point being on a 1543.83 foot radius curve to the left; thence 819.70 feet along said curve through 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

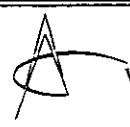


MATCH LINE  
(SEE SHEET 2 of 2)

MATCH LINE  
(SEE SHEET 2 of 2)

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

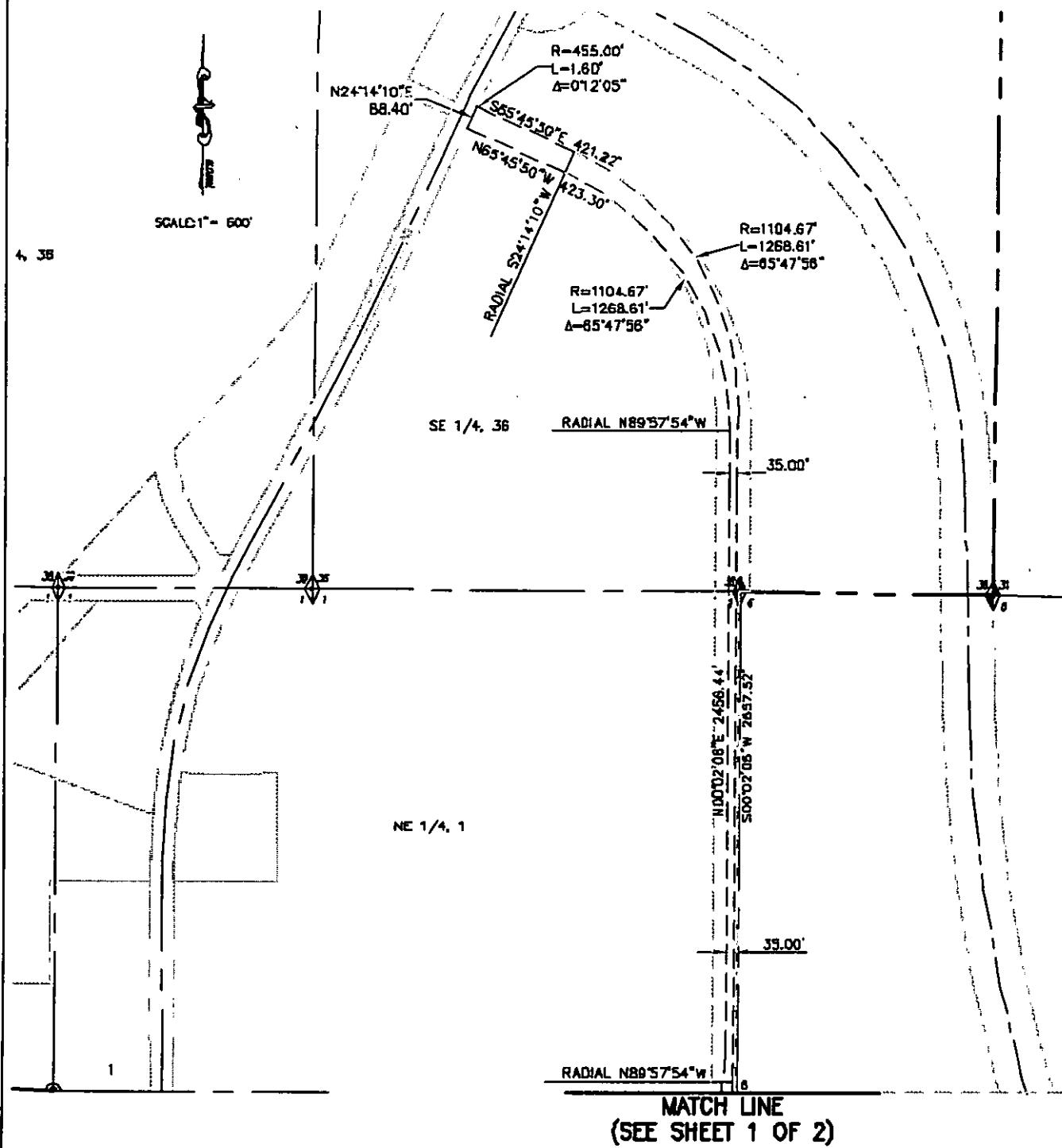
SITLA EXHIBIT  
BYPASS ROAD PARCEL 2



Ward Engineering Group

Sheet:

1 of 2



**MATCH LINE  
(SEE SHEET 1 OF 2)**

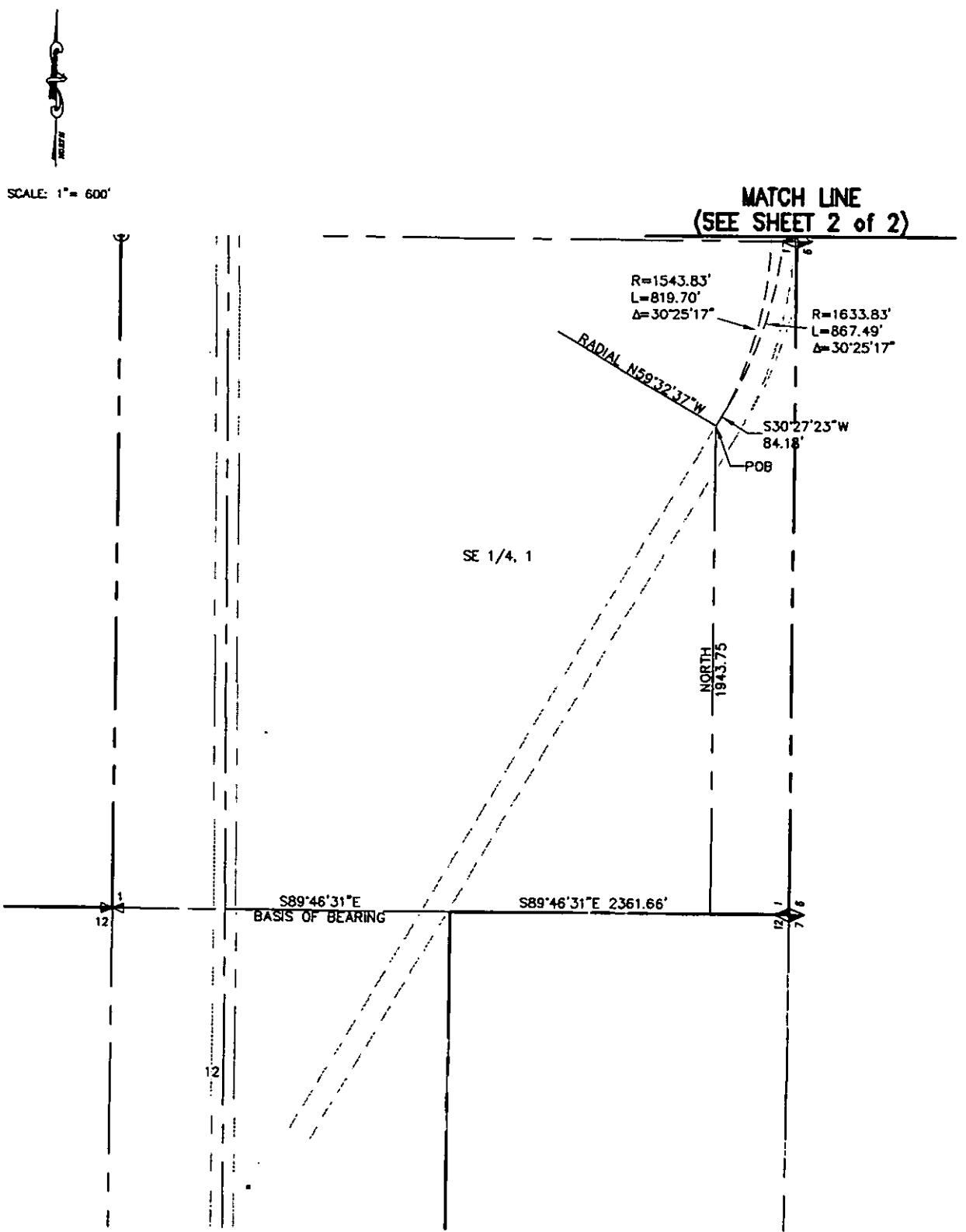
Drawn by: HU Client: SITEA  
Design by: JT Drawing:  
Checked by: JT  
Date: 10-25-04 Job NO. SITEA

**SITLA EXHIBIT**  
**BYPASS ROAD PARCEL 2**



Ward Engineering Group

Sheet:  
2 of 2

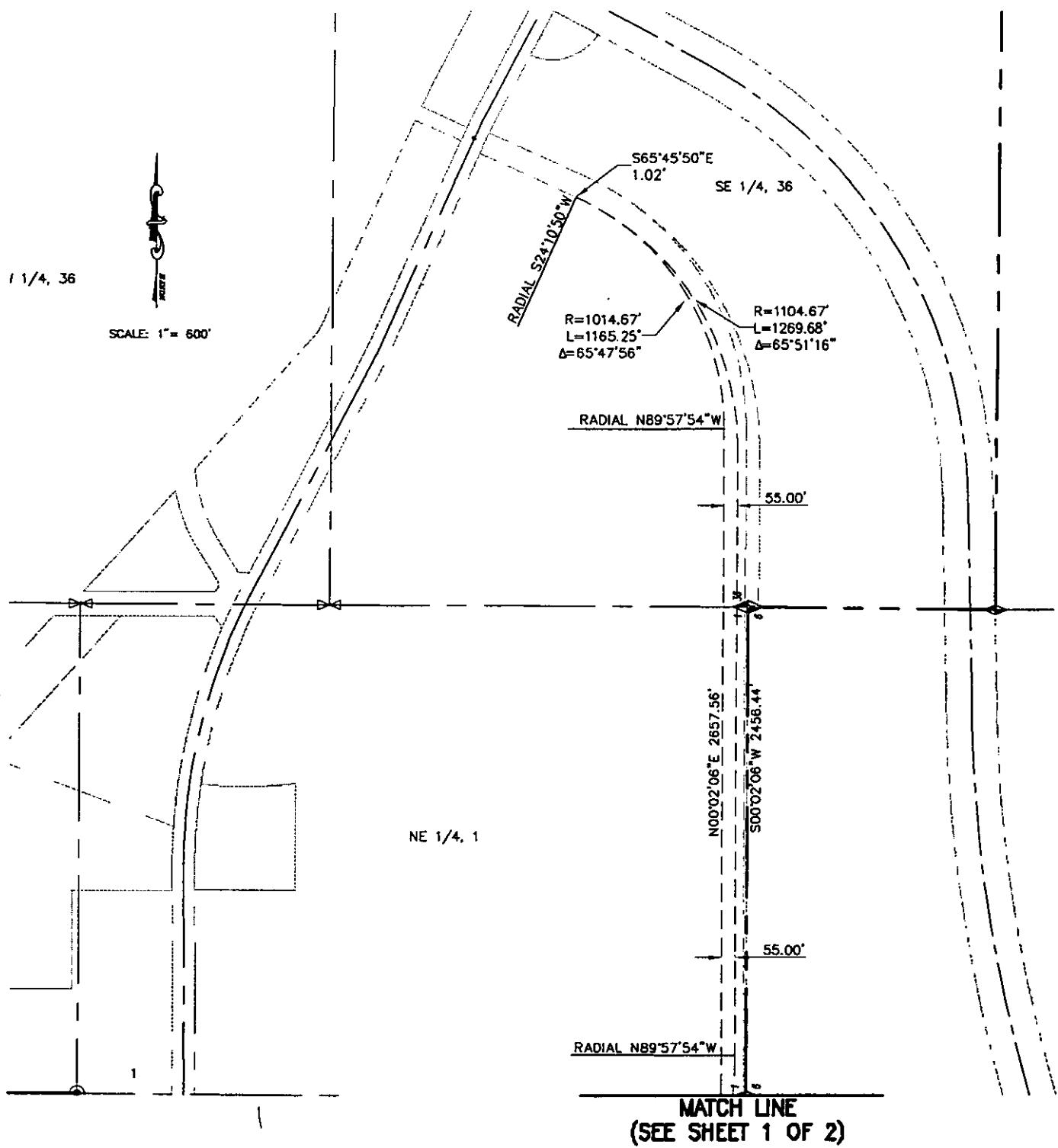


Drawn by: HU	Client: SITLA
Design by: JT	
Checked by: JT	Drawing:
Date: 10-25-04	Job NO. SITLA

**SITLA EXHIBIT**  
**BYPASS ROAD PARCEL 3**

 Ward Engineering Group

Sheet:  
1 of 2



ENT 19071:2005 PG 14 of 20

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**



Ward Engineering Group

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)**

ENT 19071:2005 PG 16 of 20

E 1/4 COR. SEC 1,  
T6.S., R2.W., SLB&M

SCALE: 1" = 400'

SITLA PROPERTY LINE

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

BASIS OF BAERING  
500'01.49" W 2671.68

500711.46 M

90.00' 45.00'

45.00'

N89°48'14"W  
2218.98'

SILVA PROPERTY UNI

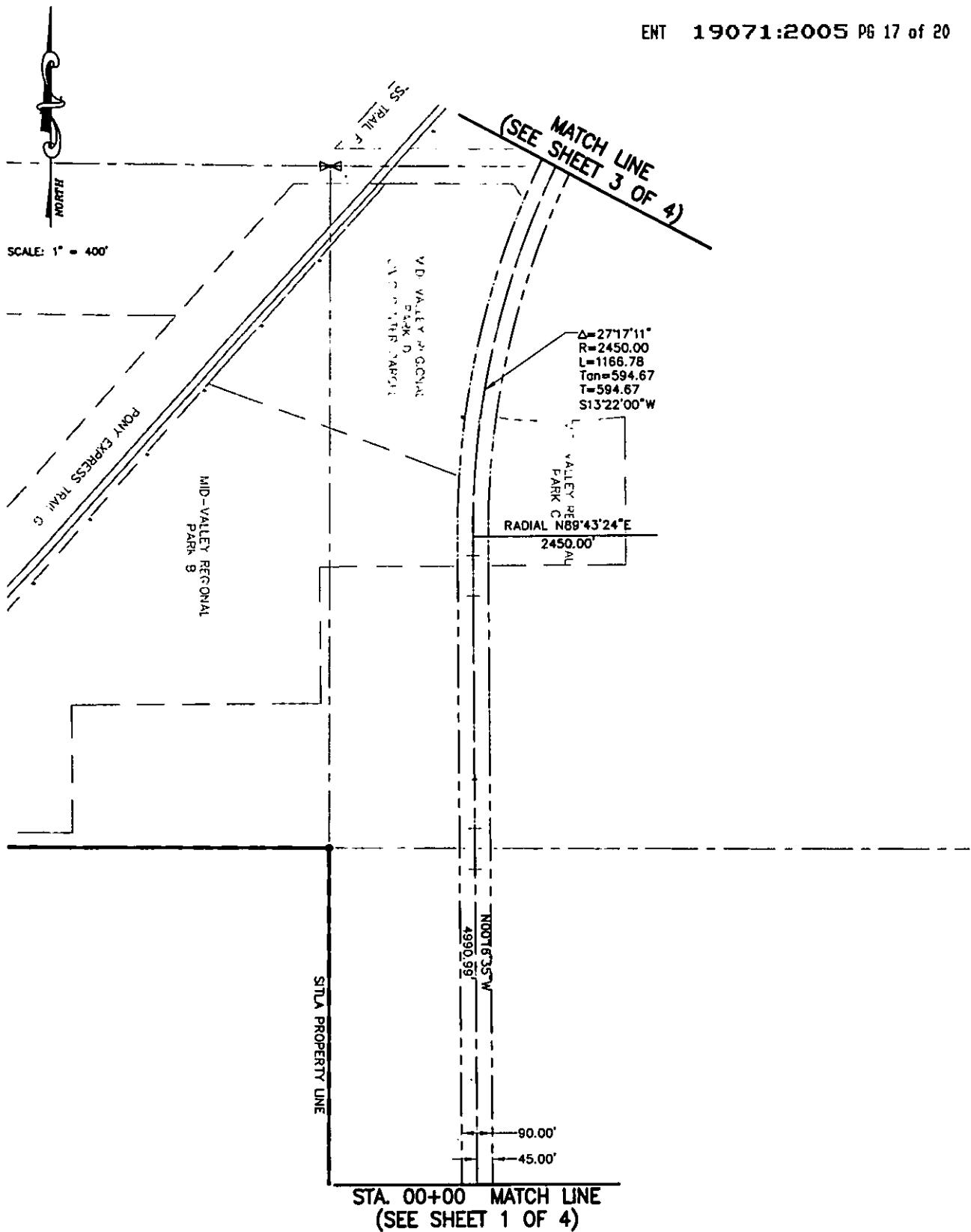
2880 WEST 4700 SOUTH, SUITE 0  
SALT LAKE CITY, UTAH 84118  
(801) 955-5605

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

SITLA

## SWEETWATER ROAD

DESIGNER X	CAD VSP
REVIEWED X	PROJECT NO X
SHEET 1 - 4	
<b>EXHIBIT</b>	



800

SCALE: 1° = 400'

MATCH LINE  
(SEE SHEET 4 OF

66°  
0  
21  
8°W

10  
34

Δ=3°56'36"  
R=500.00  
L=34.41  
Tan=17.21  
T=17.21  
S26°12'28"W

110° E  
972.20  
SWEETWATER ROAD

—  
Δ=2°46'26"  
R=500.00  
L=24.21  
Tan=12.11  
T=12.11  
N25°37'23"E

**RADIAL N.**  
**300.0**  
**NOT**  
**F**

500.0

1003

MATCH LINE  
(SEE SHEET 2 OF

2880 WEST 4700 SOUTH, SUITE D  
SALT LAKE CITY, UTAH 84118  
(801) 955-5805

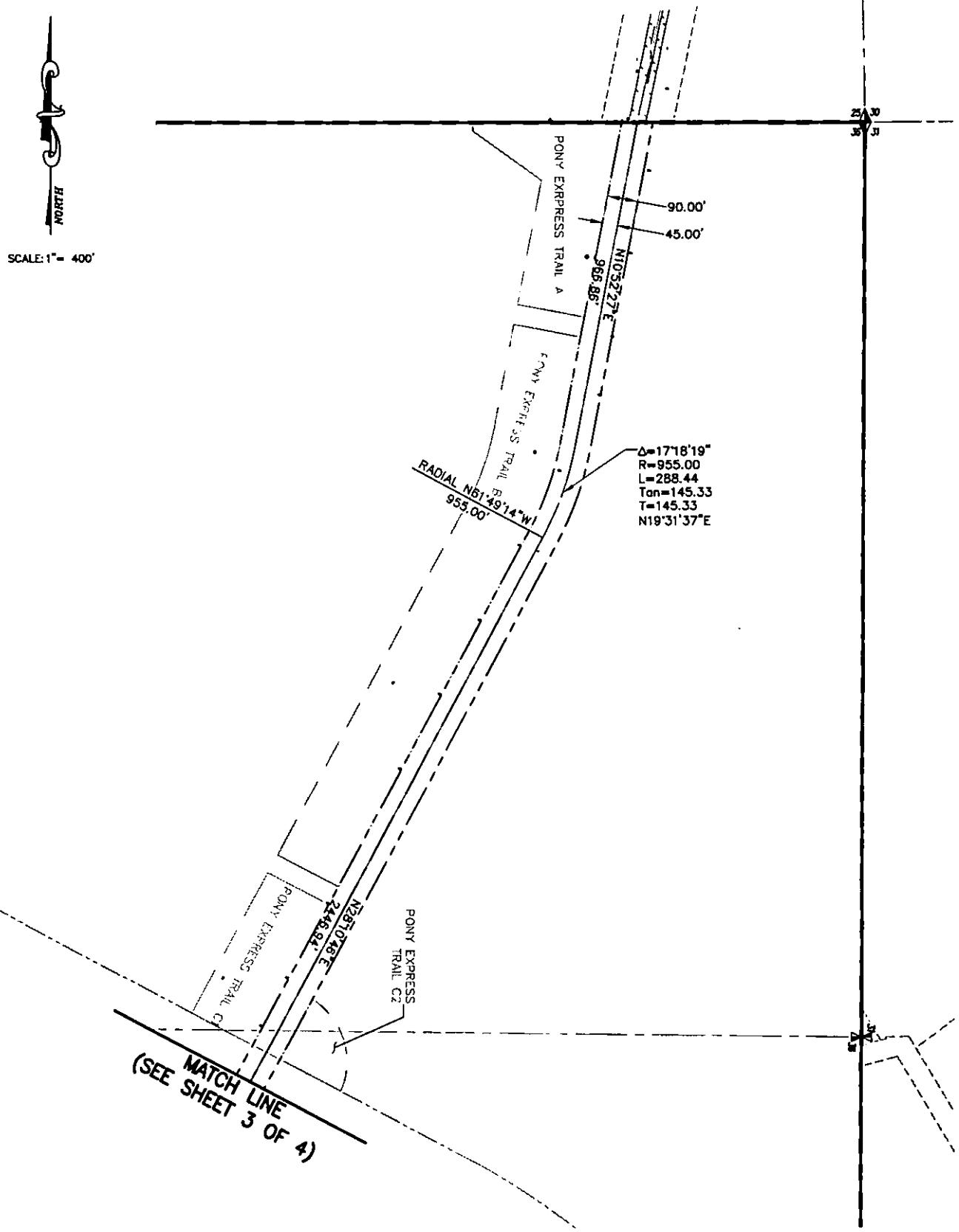
50 EAST 100 SOUTH  
HEBER CITY, UTAH 84032  
(435) 654-6600

SITLA

## SWEETWATER ROAD

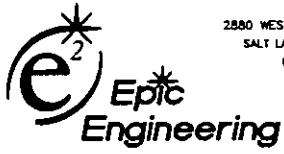
DESIGNER X	CAD VSP
REVIEWED X	PROJECT NO X
SHEET 3 - 4	

**EXHIBIT**



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

50 EAST 100 SOUTH  
HEBER CITY, UTAH 84032  
(435) 654-8600



SITLA

SWEETWATER ROAD

DESIGNER <input checked="" type="checkbox"/>	CAD VSP
REVIEWED <input checked="" type="checkbox"/>	PROJECT NO <input checked="" type="checkbox"/>
SHEET 4 • 4 <b>EXHIBIT</b>	

ENT 19071:2005 PG 20 of 20

**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