

M-39263 (R0)

**STATE OF UTAH  
EXCHANGE PATENT NO. 19736  
(Mid-Valley Regional Park)**

**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 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:

**Mid Valley Regional Park**  
Township 6 South, Range 2 West, SLB&M

Section 1: within, more specifically described in Exhibit "A" attached hereto  
Containing 48.00 acres, more or less

**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.

Subject to the express covenants of the City (the "Covenants") concerning the use and maintenance of the Subject Property, as set forth in Article XIV of that certain Master Development Agreement between the City and the Trust Lands Administration dated

October 7<sup>th</sup>, 2003 (the "Master Development Agreement"), which shall run with the land and shall be enforceable by the Trust Lands Administration, its successors and assigns as follows:

Allowed Improvements and Uses:

1. Traditional park and drought resistant landscaping with lawn, trees, shrubs & flowers;
2. Active sports and recreation facilities such as tennis courts, skateboard park, basketball courts, etc., and related improvements;
3. Parking, not to exceed 200,000 square feet, including parking access roadways, and not to encroach more than 100 feet into Subject Property from any exterior side;
4. Other park related activities including, but not limited to, amphitheater or other music/performance facility;
5. Municipally owned underground utilities, collection lines, lift stations, etc., that do not create hazards, noise or odor problems;
6. Swimming pool and related facilities;
7. Maintenance and storage facilities directly related to park facilities and landscaping;
8. Greenhouses used for park plantings, not to exceed 10,000 square feet in area;
9. Snack bars, restaurants or other minor concessions directly related to park use, not oriented toward any exterior street, not to exceed 20,000 total square feet in building area, ponds for stormwater control uses, and all other recreational uses consistent with the allowed use, which is not expressly prohibited below.

Prohibited Improvements and Uses:

1. Any combination of improvements which, taken as a whole, result in less than 70% of the Subject Property remaining in lawn and trees. Playing fields may be included as lawn for this purpose.
2. Any combination of improvements which, taken as a whole, result in more than 20% of the Subject Property being hard surfaced. Hard surfaces shall include all parking area, access roads, sidewalks, paved trails, all pavement and concrete for any purpose, all rooftops, and any other impervious surface. Hard surface may therefore not exceed 9.6 acres or 418,000 square feet in area.
3. Overhead utilities of any kind.
4. Public works facilities, including maintenance sheds, vehicle storage, equipment storage, sewer treatment, repair shops and any other related use.
5. Commercial Uses other than the minor concessions described under allowed uses.
6. Advertising not directly related or accessory to the use as a park.

Subject to a reversionary interest held by the State of Utah as follows: In the event that the City, as to all or part of the Subject Property, conveys or attempts to convey such lands out of municipal ownership; or ceases to use such lands for public purposes in conformity with the Covenants; or converts such lands to private use; then title to and ownership and possession of the Subject Property shall automatically revert to the Trust Lands Administration or its successor agency.

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

[Signature]  
Special Assistant Attorney General

Recorded Patent Book 42 Page 36  
Master Development Agreement DEVL 703  
Fund: School

**Exhibit A**  
**Mid-Valley Regional Park**

**MID-VALLEY REGIONAL PARK A**

Beginning at a point S 89°41'58"E 982.88 feet and N 02°40'13" E 112.24 feet from the West Quarter Corner of Section 1, Township 6 South, Range 2 West, SLB&M; Basis of Bearing being S 01°06'12"W between the Northwest Corner and West Quarter Corner of said Section 1; thence N 00°57'47"E 1449.41 feet; thence S 89°17'35"E 1242.11 feet; thence S41°27'01"W 1913.04 feet to the point of beginning. Contains 20.66 acres

**MID-VALLEY PARK B**

Beginning at a point S 89°41'58"E 1194.49 feet and N 00°17'59" E 45.04 feet from the West Quarter Corner of Section 1, Township 6 South, Range 2 West, SLB&M; Basis of Bearing being S 01°06'12"W between the Northwest Corner and West Quarter Corner of said Section 1; thence N41°27'01" E 1741.74 feet; thence S69°27'53"E, 774.31 feet; to a point on a 2495.00 foot radius curve to the left; thence 175.49 feet along the arc of said curve through a central angle of 4°01'48" (chord bears S01°44'19"W, 175.45 feet); thence S00°16'35"E 85.24 feet; thence S89°43'25"W, 400.00 feet; thence S00°16'36"E, 400.00 feet; thence S89°43'24"W, 719.20 feet; thence S00°16'36"E, 373.49 feet; thence N89°34'28"W 757.75 feet to the point of beginning. Contains 23.52 acres

**MID-VALLEY REGIONAL PARK C**

Beginning at a point S 89°41'58"E 3161.93 feet and N 00°16'35" W 829.06 feet from the West Quarter Corner of Section 1, Township 6 South, Range 2 West, SLB&M; Basis of Bearing being S 01°06'12"W between the Northwest Corner and West Quarter Corner of said Section 1; thence N00°16'35"W 85.24 feet to a point on a 2405.00 foot radius curve to the right; thence northerly 346.81 feet along said curve through a central angle of 8°15'44" (chord bears N03°51'17"E, 346.51 feet); thence S81°31'00"E, 43.79 feet to a point on a 1616.71 foot radius curve to the left; thence easterly 332.40 feet along said curve through a central angle of 11°46'48" (chord bears N 88°43'11" E 331.81) ; thence S00°16'36"E, 430.00 feet; thence S89°43'25"W 400.00 feet to the point of beginning. Contains 3.82 acres.

Total: 48.00 acres

NW COR. SEC 1  
T.6S., R.2W., SLB&M

35.38  
2 1

2007.30  
BASIS OF BEARING S01°06'12"W

W 1/4 COR. SEC 1  
T.6S., R.2W., SLB&M

2 1  
2 1

S89°41'58"E  
982.88

N02°40'13"E  
112.24

N00°57'47"E  
1449.41

S89°17'35"E  
1242.11

MID-VALLEY  
PARK A  
20.66 ac.

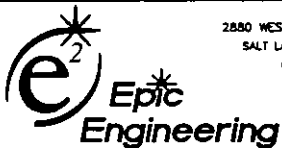
S41°27'01"W  
1913.04  
PONY EXPRESS TRAIL

MID-VALLEY  
PARK B

POB

SCALE: 1" = 300'

ENT 19072:2005 PG 5 of 7



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

50 EAST 100 SOUTH  
HEBER CITY, UTAH 84052  
(435) 854-8800

SITLA

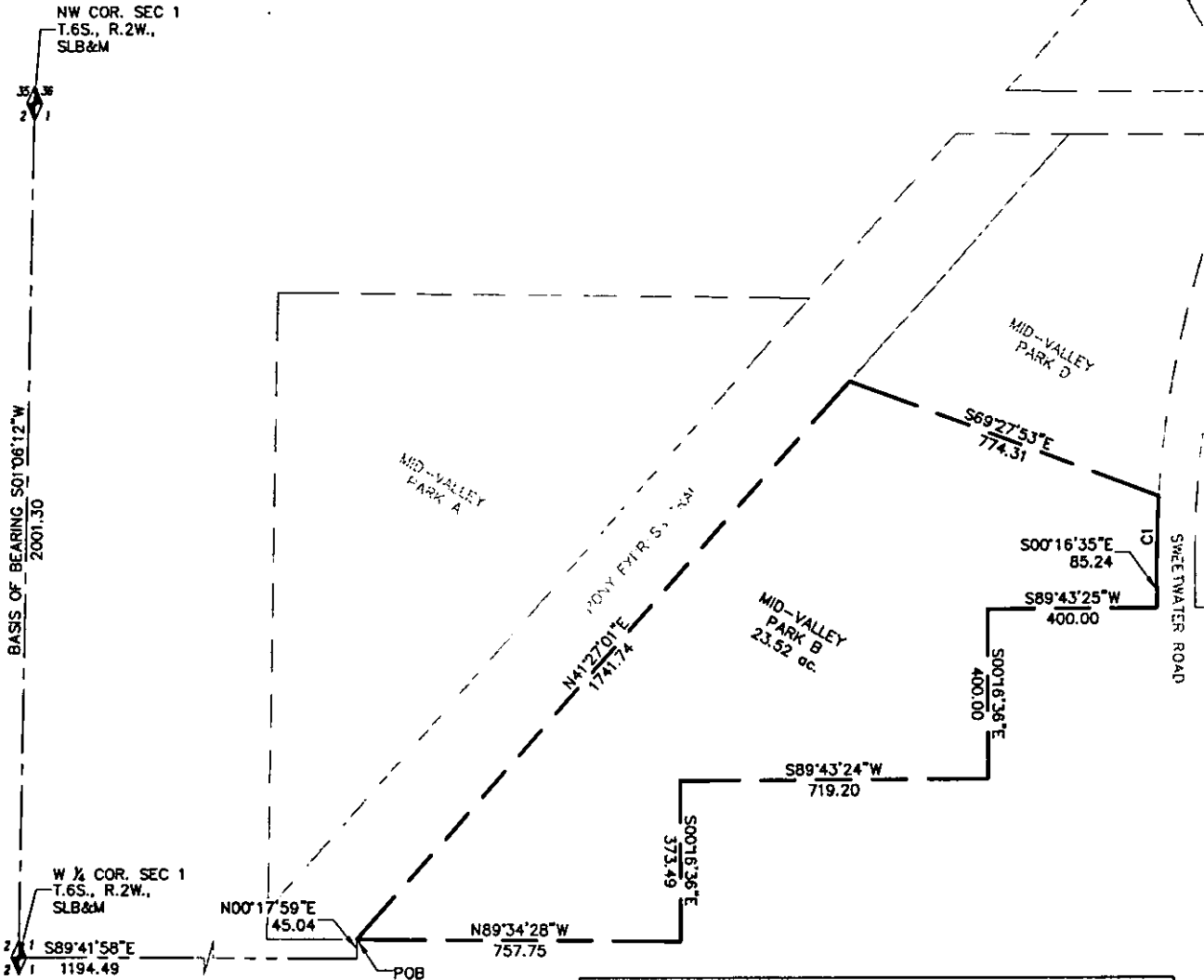
MID-VALLEY REGIONAL PARK A

DESIGNER X	CAD VSP
REVIEWED X	PROJECT NO 98-EM-135.01

SHEET  
**EXHIBIT**



SCALE: 1" = 400'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	175.49	2495.00	4°01'48"	S01°44'19"W	175.45



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

50 EAST 100 SOUTH  
HEBER CITY, UTAH 84032  
(435) 454-6800

SITLA

MID-VALLEY REGIONAL PARK B

DESIGNER	CAD
X	VSP
REVIEWED	PROJECT NO
X	98-EM-135.01

SHEET  
**EXHIBIT**

SCALE: 1" = 200'

C2

**SWEETWATER ROAD**

N0016'35"V  
85.24

POB

S89°43'25"W  
400.00


$$\begin{array}{r} 50076.36 \\ - 430.00 \\ \hline \end{array}$$

**430.00**

BASIS OF BEARING S01°05'12"W  
2001.30

W ¼ COR. SEC 1  
T.6S., R.2W., SLB&M

S89°41'58"E  
3161.93

 **Epic  
Engineering**

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**

MID-VALLEY REGIONAL PARK C

DESIGNER X	CAD VSP
REVIEWED X	PROJECT NO 98-EM-135.01
SHEET	

**EXHIBIT**