



NAME: FIREROCK PHASE 1

LOTS: 44 MAP: 4349

PARCEL: H-3-1-33-447-A

SKY MOUNTAIN HOLDINGS LLC

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 0°04'05" E 19.22 FEET ALONG THE WEST SECTION LINE OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 89°55'55" E 444.41 FEET, TO THE SOUTHEAST BOUNDARY CORNER OF 2170 WEST STREET DEDICATION PLAT, DOCUMENT NO. 20160025029, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE WEST QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE N 0°14'25" E 4.52 FEET ALONG SAID BOUNDARY LINE; THENCE S 89°45'35" E 214.63 FEET; THENCE N 0°14'25" E 10.85 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 0°14'29" E; THENCE ALONG THE ARC OF SAID CURVE 30.60 FEET THROUGH A CENTRAL ANGLE OF 87°38'56", TO THE BEGINNING OF A 224.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 171.63 FEET THROUGH A CENTRAL ANGLE OF 43°54'05"; THENCE N 46°29'38" E 36.56 FEET; THENCE N 0°04'07" E 374.39 FEET; THENCE S 80°33'58" E 121.57 FEET; THENCE S 73°08'43" E 52.50 FEET; THENCE S 81°02'10" E 92.07 FEET; THENCE S 89°55'55" E 79.98 FEET; THENCE N 77°39'53" E 424.74 FEET; THENCE N 79°25'07" E 80.04 FEET; THENCE N 85°45'42" E 73.80 FEET; THENCE S 78°24'48" E 54.23 FEET; THENCE N 15°02'29" E 127.29 FEET, TO A POINT ON A 599.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 3°10'12" W; THENCE ALONG THE ARC OF SAID CURVE 71.22 FEET THROUGH A CENTRAL ANGLE OF 6°48'44"; THENCE N 3°38'32" W 52.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 3°38'32" W; THENCE ALONG THE ARC OF SAID CURVE 30.12 FEET THROUGH A CENTRAL ANGLE OF 86°17'35"; THENCE N 0°03'53" E 142.07 FEET, TO THE BEGINNING OF A 999.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 52.39 FEET THROUGH A CENTRAL ANGLE OF 3°0'17"; THENCE N 87°03'35" E 171.00 FEET; THENCE N 5°07'24" W 89.14 FEET; THENCE N 9°01'13" W 89.54 FEET; THENCE N 13°44'22" W 206.42 FEET; THENCE N 45°53'22" W 45.37 FEET; THENCE N 16°16'33" E 28.87 FEET; THENCE N 76°15'38" E 10.89 FEET; THENCE S 46°16'13" E 374.60 FEET; THENCE S 10°07'13" E 456.00 FEET; THENCE S 32°54'39" W 40.42 FEET; THENCE S 43°41'40" W 685.00 FEET; THENCE S 45°26'40" W 213.00 FEET; THENCE S 21°10'09" E 119.94 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 33; THENCE N 89°45'33" W 771.37 FEET ALONG SAID LINE, TO A POINT ON THE EAST LINE OF THE 2000 WEST STREET & 100 NORTH STREET ROADWAY DEDICATION PLAT, DOCUMENT NO. 20060060404, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) THENCE N 0°14'29" E 21.56 FEET, TO THE NORTHEAST CORNER OF SAID DEDICATION, (2) THENCE N 89°55'55" W 330.59 FEET ALONG THE NORTH LINE OF SAID DEDICATION, TO THE POINT OF BEGINNING.

CONTAINING 818,614 SQ FT OR 18.80 ACRES MORE OR LESS.



