

Ent 342880 Bk 0979 Pg 0435-0438  
ELIZABETH M PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
2008 DEC 15 4:29pm Fee 35.00 JP  
FOR LANDMARK TITLE COMPANY  
ELECTRONICALLY RECORDED

Record and return to:

Wade Williams  
The Boyer Company  
90 South 400 West, Suite 200  
Salt Lake City, Utah 84101

Tax Serial Numbers: OVS-0001 - 0017

**CONSENT TO AND RATIFICATION OF RECORDATION OF  
VALLEY STATION SUBDIVISION PLAT**

[This document is recorded to clarify the record title to that certain real property  
described on the plat of Valley Station Subdivision]  
\*\*(SEE COMPLETE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO)\*\*

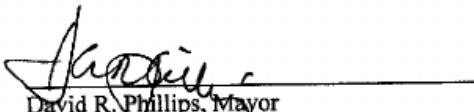
HEBER CITY is the current record owner of a portion of the property described on the  
VALLEY STATION SUBDIVISION PLAT recorded on August 20, 2008 as Entry No. 339276  
in Book 972, Page 2269 of the Official Records of Wasatch County, Utah (the "Subdivision  
Plat").

On August 11, 2008, David R. Phillips, as Heber City Mayor, executed the "Heber City  
Approval" section of the Subdivision Plat but inadvertently did not execute the "Owner's  
Dedication" section of the Subdivision Plat.

To correct the foregoing omission, HEBER CITY hereby consents to and ratifies the  
recordation of the Subdivision Plat and dedicates for perpetual use of the public all parcels of  
land shown on the Subdivision Plat as intended for public use.

Dated this 20 day of November, 2008.

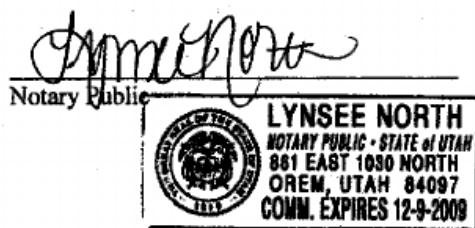
HEBER CITY

  
\_\_\_\_\_  
David R. Phillips, Mayor

STATE OF UTAH  
COUNTY OF WASATCH

On the 20 day of November, 2008 personally appeared before me, the  
undersigned Notary Public, DAVID R. PHILLIPS, who being by me duly sworn did say that he  
LTC#4478

is the Mayor of Heber City, Utah and that he executed the foregoing Consent on behalf of Heber City, Utah.



## EXHIBIT "A"

All of VALLEY STATION SUBDIVISION (including all of Lots 1 through 17, inclusive, Parcel A, Parcel B, and all streets and roads), according to the official plat thereof recorded August 20, 2008 as Entry No. 339276, in Book 972, at Page 2269 of the official records in the office of the Wasatch County Recorder, Wasatch County, State of Utah, more particularly described as follows:

A part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point being 106.22 feet South  $0^{\circ}06'02''$  East along the Section Line from the Northeast Corner of said Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South  $0^{\circ}06'02''$  East 52.20 feet along the Section Line to the Northwesterly Line of U.S. Highway 189; thence along said Northwesterly Line of the Highway the following four courses: South  $52^{\circ}11'22''$  West 309.67 feet to a point of curvature; Southwesterly along the arc of a 5769.58 foot radius curve to the left a distance of 169.20 feet (Central Angle equals  $1^{\circ}40'49''$  and Long Chord bears South  $51^{\circ}20'57''$  West 169.20 feet); North  $87^{\circ}29'43''$  West 14.93 feet; and Southwesterly along the arc of a 5779.58 foot radius curve to the left a distance of 6.94 feet (center bears South  $39^{\circ}36'03''$  East; Central Angle equals  $0^{\circ}04'08''$  and Long Chord bears South  $50^{\circ}21'53''$  West 6.94 feet) to a point on the North Line of the Heber City/Wasatch County Flood Control Channel Property; thence along said North Line the following two courses: North  $89^{\circ}33'36''$  West 552.40 feet and South  $89^{\circ}49'46''$  West 1110.28 feet to the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width; thence along said Easterly Line of Industrial Parkway the following three courses: North  $40^{\circ}26'01''$  West 68.92 feet; Northwesterly and Northerly along the arc of a 1467.00 foot radius curve to the right a distance of 1035.78 feet (Central Angle equals  $40^{\circ}27'15''$  and Long Chord bears North  $20^{\circ}12'24''$  West 1014.41 feet) to a point of tangency; and North  $0^{\circ}01'13''$  East 118.26 feet to the Southerly Line of the Heber City Research and Development Park as it is staked on the ground; thence along said Southerly Line the following three Courses: North  $89^{\circ}57'12''$  East 616.24 feet; North  $1^{\circ}59'06''$  East 49.99 feet; and South  $88^{\circ}17'50''$  East 658.64 feet to the East Line of 300 West Street; thence North  $0^{\circ}31'30''$  East 141.36 feet along said East Line of 300 West Street to the Southwest Corner of Lot 22, Bronson Lane Plat A Subdivision as it is staked on the ground; thence South  $89^{\circ}42'28''$  East 696.27 feet along the Southerly Boundary of said Subdivision as it is staked on the ground to the Southeast Corner of Lot 14 of said Subdivision; thence South  $0^{\circ}09'45''$  West 123.06 feet along an existing Boundary Line Fence; thence South  $89^{\circ}27'54''$  East 12.90 feet; thence South 61.50 feet; thence East 584.09 feet; thence North  $0^{\circ}48'00''$  East 10.00 feet; thence East 65.72 feet to the Westerly Line of State Highway 40 as it is monumented on the ground; thence South  $0^{\circ}25'51''$  West 410.43 feet along said Westerly Line of the Highway; thence South  $89^{\circ}49'46''$  West 207.33 feet; thence North  $0^{\circ}10'14''$  West 25.50 feet; thence South  $89^{\circ}49'46''$  West 93.44; thence South  $0^{\circ}05'46''$  West 72.30 feet to a point of curvature; thence Southwesterly along the arc of a 240.00 foot radius curve to the right a distance of 162.62 feet (Central Angle equals  $38^{\circ}49'20''$  and Long Chord bears South  $19^{\circ}30'26''$  West 159.52 feet); thence South  $37^{\circ}40'03''$  East 65.00 feet; thence East 17.36 feet; thence South  $37^{\circ}48'38''$  East 158.94 feet; thence North  $47^{\circ}26'38''$  East 28.61 feet to the Section Line and the point of beginning.

(CONTINUED)

Also:

A part of the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point on the Northwesterly Line of U.S. Highway 189 located 512.74 feet South  $0^{\circ}06'02''$  East along the Section Line; and 464.03 feet South  $89^{\circ}53'58''$  West from the Northeast Corner of said Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South  $49^{\circ}38'22''$  West 332.69 feet along said Northwesterly Line of the Highway; thence North  $40^{\circ}21'38''$  West 96.16 feet to a point of curvature; thence Northwesterly along the arc of a 208.00 foot radius curve to the left a distance of 180.82 feet (Central Angle equals  $49^{\circ}48'36''$  and Long Chord bears North  $65^{\circ}15'56''$  West 175.18 feet) to a point of tangency; thence South  $89^{\circ}49'46''$  West 568.14 feet; thence South  $0^{\circ}20'11''$  East 11.31 feet; thence South  $89^{\circ}50'30''$  West 434.17 feet to a point on the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width; thence North  $40^{\circ}26'01''$  West 124.78 feet along said Easterly Line of Industrial Parkway to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence along said Southerly Line the following two courses: North  $89^{\circ}49'46''$  East 1071.93 feet; and South  $89^{\circ}33'36''$  East 22.94 feet; thence Southeasterly along the arc of a 292.00 foot radius curve to the right a distance of 241.90 feet (center bears South  $2^{\circ}10'26''$  West; Central Angle equals  $47^{\circ}27'56''$  and Long Chord bears South  $64^{\circ}05'36''$  East 235.04 feet) to a point of tangency; thence South  $40^{\circ}21'38''$  East 48.66 feet to a point of curvature; thence Southeasterly, Easterly, and Northeasterly along the arc of a 30.00 foot radius curve to the left a distance of 47.12 feet (Central Angle equals  $90^{\circ}00'00''$  and Long Chord bears South  $85^{\circ}21'38''$  East 42.43 feet) to a point of tangency; thence North  $49^{\circ}38'22''$  East 215.79 feet to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence South  $89^{\circ}33'36''$  East 4.22 feet along said Southerly Line; thence South  $39^{\circ}13'45''$  East 14.75 feet to the Northwesterly Line of U.S. Highway 189 and the point of beginning.

Excepting therefrom the following described parcel:

A part of the Southwest Quarter of Section 5, and the Southeast Quarter of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 106.98 feet North  $89^{\circ}51'40''$  East along the Section Line; and 399.74 feet North  $0^{\circ}48'00''$  East from the Southwest Corner of said Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence West 172.00 feet; thence North  $0^{\circ}48'00''$  East 102.00 feet; thence East 55.00 feet; thence North  $0^{\circ}48'00''$  East 48.00 feet; thence East 117.00 feet; thence South  $0^{\circ}48'00''$  West 150.00 feet to the point of beginning.

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