

6/10/08

When Recorded Return To:
Joseph E. Tesch
Tesch Law Offices, P.C.
PO Box 3390
314 Main Street, Suite 200
Park City, Utah 84060

Ent 342937 Bk 0979 Pg 0620-0633
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2008 DEC 17 2:30pm Fee 136.00 JP
FOR COALITION TITLE AGENCY, INC.
ELECTRONICALLY RECORDED

**First Supplemental Declaration of Covenants, Conditions and Restrictions
for Victory Ranch, A Master Planned Community**

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Supplemental Declaration") is made this ____ day of _____, 2008 by VICTORY RANCH, L.C., a Utah limited liability company ("Declarant").

RECITALS

A. That certain Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, was recorded on June 9, 2006 in the office of the Wasatch County Recorder as Document Number 302853, Book 0863, at Pages 0474-0554 and was amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions recorded on June 26, 2008 in the office of the Wasatch County Recorder as Document Number 337433, Book 0969, at Pages 1229 – 1249 (as amended, the "Declaration"); and

B. As contemplated upon filing the Declaration and pursuant to Section 2.2 thereof, Declarant now wishes to annex a portion of the Additional Property to the Property, thereby subjecting the annexed Additional Property to the terms of the Declaration.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Capitalized Terms. Unless otherwise defined herein or amended hereby, all capitalized terms used in this First Supplemental Declaration shall have the same meaning as in the Declaration.
2. Subject Property. Pursuant to Section 2.2.1 of the Declaration, the land described in Exhibit A (Victory Ranch Plats B, C, D, E, F and J) is hereby annexed to the Property and subjected to the Declaration.
3. Balance of Terms. Except as set forth herein, the Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this First Supplemental Declaration as of the date first above written.

DECLARANT:

VICTORY RANCH, L.C.
a Utah limited liability company

By: Robert M. Larsen

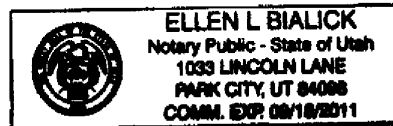
Its: Managing Member

State of Utah)
) ss
County of Summit)

This Declaration was acknowledged before me on the 17th day of June, 2008,
by Robert M. Larsen, as Managing Member of Victory Ranch, L.C., a Utah limited
liability company, on behalf of the company.

Ellen L. Bialick
Notary Public Ellen L. Bialick

THIS INSTRUMENT DRAFTED BY:
Faegre & Benson LLP (LAL)
2200 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



fb.us.2519997.03

The following persons, as owners of portions of the Additional Property, hereby consent to the annexation of the land described in Exhibit A as of the date first above written.

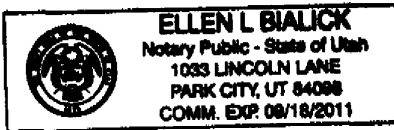
**SILVER CREEK – ROBERT LARSEN
INVESTORS LLC**

By: *Robert M. Larsen*

Its: *Managing Member*

State of *Utah*)
) ss
County of *Summit*)

This Declaration was acknowledged before me on the *17th* day of *June*, 2008,
by *Robert M. Larsen*, as *Managing Member* of Silver Creek – Robert Larsen Investors
LLC, a Delaware limited liability company, on behalf of the company.



Ellen L. Bialick
Notary Public *Ellen L. Bialick*

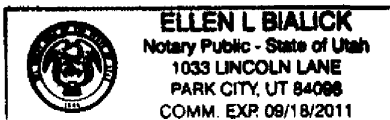
DOUBLE BAR A RANCH, L.C.

By: *Robert M. Larsen*

Its: *Managing Member*

State of *Utah*)
) ss
County of *Summit*)

This Declaration was acknowledged before me on the *17th* day of *June*, 2008,
by *Robert M. Larsen*, as *Managing Member* of Double Bar A Ranch, L.C., a Utah
limited liability company, on behalf of the company.



Ellen L. Bialick
Notary Public *Ellen L. Bialick*

CONSENT

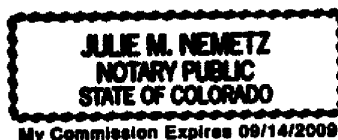
The undersigned, WELLS FARGO BANK NATIONAL ASSOCIATION, a national banking association (the "Beneficiary") the holder of those certain Deeds of Trust, dated June 19, 2006, between Victory Ranch, L.C., a Utah limited liability company, (the "Land Company"), Double Bar A Ranch L.C., a Utah limited liability company as Trustor, and Beneficiary, recorded on June 20, 2006 in the Office of the County Recorder for Wasatch County, Utah, as Instrument No. 303326 in Book 866 at Pages 535-561, and Silver Creek - Robert Larsen Investors LLC, a Delaware limited liability company, as Trustor, and Beneficiary recorded June 26, 2006, in the Office of the County Recorder for Wasatch County, Utah, as Instrument No. 303327 in Book 866 at Pages 562-588 hereby consents and subordinates the Deeds of Trust to the execution and recording of the foregoing First Supplemental Declaration of Covenants Conditions and Restrictions for Victory Ranch, a Master Planned Community.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: *[Signature]*
 Its: S. U. P.

STATE OF Colorado)
) SS.
 COUNTY OF Denver)

On this 10th day of November, 2008, before me, a Notary Public within and for said County, personally appeared James E. Dealy, to me personally known, being duly by me sworn did say that he/she is the SVP of WELLS FARGO BANK NATIONAL ASSOCIATION, a national banking association on behalf of the national banking association.



Julie M Nemetz

Notary Public

Exhibit A

[Insert legal descriptions]

Plat B Amended Legal.txt

9/17/2007

Exhibit A

Victory Ranch Subdivision, Plat B Amended

A tract of land located in the East Half of Section 36, Township 2 South, Range 5 East, the West Half and the Southeast Quarter of Section 31, Township 2 South, Range 6 East, and the West Half of Section 6, Township 3 South, Range 6 East, all of the Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

BEGINNING AT the Southeast Corner of Section 36, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 89°41'24" West 1488.93 feet along the south line of said Section 31; thence North 121.04 feet; thence North 51°40'55" West 50.00 feet; thence North 38°19'05" East 202.20 feet to a point on a 275.00 feet radius curve to the right; thence northeasterly 154.48 feet along the arc of said curve through a central angle of 32°11'08", said arc having a chord bearing North 54°24'39" East 152.46 feet; thence North 19°29'47" West 201.93 feet; thence North 25°52'41" East 474.40 feet; thence North 29°15'03" East 306.05 feet; thence North 65°10'31" West 103.19 feet to a point on a non-tangent 325.00 feet radius curve to the right; thence northeasterly 377.77 feet along the arc of said curve through a central angle of 66°35'58", said arc having a chord bearing North 58°07'28" East 356.86 feet; thence South 88°34'33" East 82.00 feet to a point on a 75.00 feet radius curve to the left; thence easterly 39.57 feet along the arc of said curve through a central angle of 30°13'48", said arc having a chord bearing North 76°18'33" East 39.11 feet; thence North 61°11'39" East 50.00 feet to a point on a 725.00 feet radius curve to the right; thence easterly 390.14 feet along the arc of said curve through a central angle of 30°49'55", said arc having a chord bearing North 76°36'37" East 385.45 feet; thence South 87°58'26" East 194.97 feet to a point on a 155.00 feet radius curve to the left; thence easterly 53.88 feet along the arc of said curve through a central angle of 19°54'54", said arc having a chord bearing North 82°04'07" East 53.60 feet; thence North 72°06'40" East 58.43 feet to a point on a 305.00 feet radius curve to the right; thence easterly 152.14 feet along the arc of said curve through a central angle of 28°34'51", said arc having a chord bearing North 86°24'05" East 150.57 feet; thence South 79°18'29" East 69.09 feet to a point on a 375.00 feet radius curve to the left; thence easterly 67.92 feet along the arc of said curve through a central angle of 10°22'38", said arc having a chord bearing South 84°29'48" East 67.83 feet; thence South 89°41'07" East 128.01 feet; thence North 10°38'10" East 244.24 feet; thence North 53°44'00" West 191.50 feet; thence South 53°27'10" West 172.89 feet; thence South 12°13'33" East 50.75 feet; thence South 88°07'39" West 565.64 feet; thence South 67°17'00" West 252.79 feet; thence South 81°22'28" West 719.14 feet; thence North 24°11'24" West 1009.24 feet to the southerly right-of-way line of State Route 32 also known as U.S. Highway 189 (Project S-240); thence North -64°51'08" East 693.67 feet along said southerly right-of-way line to the west boundary line of the Cahoon property; thence South 00°00'59" East 158.37 feet to the southwest corner of said Cahoon property; thence North 89°59'01" East 1056.00 feet to the southeast corner of said Cahoon property and the East Quarter Corner of said Section 36; thence North 00°00'59" West 653.74 feet to the southerly right-of-way line of said US Highway 189; thence along said southerly right of way line North 64°51'08" East 424.06 feet to the westerly boundary of Victory Ranch, Plat A; thence along the westerly boundary of said Plat A the following thirteen courses: 1) South 25°08'52" East 1665.35 feet; 2) South 31°57'27" East 399.71 feet; 3) South 40°58'06" East 50.00 feet; 4) South 47°34'29" East 259.26 feet; 5) South 83°36'29" East 365.82 feet; 6) North 85°53'44" East 456.41 feet; 7) North 44°16'56" East 335.71 feet; 8) South 42°38'58" East 329.49 feet to a point on a 225.00 feet radius curve to the right; 9) southeasterly 96.27 feet along the arc of said curve through a central angle of 24°30'57", said arc having a chord bearing South 30°23'29" East 95.54 feet; 10) South 18°08'01" East 58.63 feet to a point on a 325.00 feet radius curve to the left; 11) southeasterly 122.68 feet along the arc of said curve through a central angle of 21°37'40", said arc having a chord bearing South 28°56'51" East 121.95 feet; 12) South 39°45'41" East 88.73 feet to a point on a 375.00 feet radius curve to the right; and, 13) southeasterly 97.24 feet along the arc of said curve through a central angle of 14°51'28", said arc having a chord bearing South 32°19'57" East 96.97 feet; thence South 65°05'47" West 174.18 feet; thence South 02°53'29" East 455.75 feet; thence

9/17/2007

South 85°07'55" West 520.67 feet; thence North 63°13'56" West 162.90 feet; thence South 55°04'22" West 450.59 feet; thence South 74°14'44" West 234.66 feet; thence South 29°48'59" West 1065.87 feet; thence South 07°52'36" West 692.64 feet; thence South 15°10'44" East 118.81 feet; thence South 70°50'51" East 289.14 feet; thence South 19°09'09" West 412.11 feet; thence South 25°37'59" East 94.92 feet; thence South 64°22'01" West 50.00 feet; thence South 46°11'32" West 73.66 feet; thence South 15°02'25" West 214.26 feet; thence South 76°43'27" West 196.38 feet; thence North 13°16'33" West 199.75 feet to a point on a 425.00 feet radius curve to the left; thence northerly 16.64 feet along the arc of said curve through a central angle of 02°14'37", said arc having a chord bearing North 14°23'52" West 16.64 feet; thence South 74°28'50" West 50.00 feet to a point on a non-tangent 375.00 feet radius curve to the left; thence northerly 79.03 feet along the arc of said curve through a central angle of 12°04'32", said arc having a chord bearing North 21°33'26" West 78.89 feet; thence South 46°30'55" West 961.49 feet to the west line of Section 6, Township 3 South, Range 6 East; thence along said west line North 01°21'28" West 143.30 feet to the West Quarter Corner of said Section 6; thence North 01°10'42" West 2649.88 feet to the point of BEGINNING, containing 264.65 acres.

Prepared By: John B. Stahl, PLS

Date: September 17, 2007

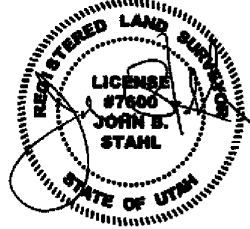
Cornerstone Professional Land Surveys, Inc.

P.O. Box 901617

Salt Lake City, Utah 84090

(801) 495-2360

(801) 495-2361 fax



ΦVR-2023- ΦVR-2094

Plat C Description.txt

12/12/2006

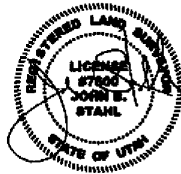
Exhibit A

Victory Ranch Subdivision, Plat C

A tract of land located in the Northeast Quarter of the Section 6 and the Northwest Quarter of Section 5, all in Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

BEGINNING AT a point on the southerly right of way line of Moon Light Drive, said point being South 01°10'42" East 1123.70 feet along the section line and East 4327.00 feet from the Northwest Corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, and running thence along said southerly right of way the following five courses: (1) South 81°50'27" East 325.88 feet to a point on a 325.00 feet radius curve to the left, (2) easterly 251.77 feet along the arc of said curve through a central angle of 44°23'10", said arc having a chord bearing North 75°57'58" East 245.52 feet, (3) thence North 53°46'23" East 100.00 feet to a point on a 475.00 feet radius curve to the right, (4) easterly 365.61 feet along the arc of said curve through a central angle of 44°06'01", said arc having a chord bearing North 75°49'24" East 356.65 feet, and (5) South 82°07'36" East 62.24 feet; thence South 05°24'12" West 202.34 feet; thence South 88°35'02" West 173.33 feet; thence South 60°39'41" West 406.75 feet; thence North 81°50'27" West 531.75 feet; thence North 07°47'30" East 180.00 feet to the point of BEGINNING, containing 5.061 acres.

Prepared By: John B. Stahl, PLS
 Date: December 12, 2006
 Cornerstone Professional Land Surveys, Inc.
 P.O. Box 901617
 Salt Lake City, Utah 84090
 (801) 495-2360
 (801) 495-2361 fax



ΦVR-3095 - ΦVR-3099

Plat D Description.txt

12/12/2006

Exhibit A

Victory Ranch Subdivision, Plat D

A tract of land located in the Northwest Quarter of Section 5, Township 3 South, Range 6 East, and the Southwest Quarter of Section 32, Township 2 South, Range 6 East, of the Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

BEGINNING a point on the northerly right of way of a future road, said point being South 01°10'42" East 176.86 feet and East 6023.75 feet from the northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, said point also being on a 525.00 feet radius curve to the right; and running thence easterly 37.31 feet along the arc of said curve through a central angle of 04°04'17", said arc having a chord bearing South 83°52'58" East 37.30 feet; thence South 81°50'49" East 144.61 feet to a point on a 15.00 feet radius curve to the left; thence northeasterly 24.19 feet along the arc of said curve through a central angle of 92°23'17", said arc having a chord bearing North 51°57'33" East 21.65 feet to a point on the westerly right of way of Moon Light Drive, said point also being on a compound curve 975.00 feet radius curve to the left; thence along said westerly right of way the following three courses: (1) northerly 69.42 feet along the arc of said curve through a central angle of 04°04'45", said arc having a chord bearing North 03°43'32" East 69.40 feet; (2) North 01°41'09" East 675.91 feet to a point on a 325.00 feet radius curve to the right; and (3) northeasterly 276.08 feet along the arc of said curve through a central angle of 48°40'20", said arc having a chord bearing North 26°01'19" East 267.86 feet; thence North 39°38'30" West 43.90 feet; thence South 85°04'43" West 283.27 feet; thence South 01°41'09" West 984.36 feet to the point of BEGINNING, containing 4.869 acres.

Prepared By: John B. Stahl, PLS

Date: December 12, 2006

Cornerstone Professional Land Surveys, Inc.

P.O. Box 901617

Salt Lake City, Utah 84090

(801) 495-2360

(801) 495-2361 fax



ΦUR-4100 — ΦUR-4104

Exhibit A

Victory Ranch Subdivision, Plat E

A tract of land located on the north side of Moon Light Drive in the North Half of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

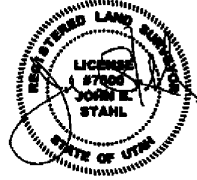
COMMENCING AT the northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence South 01°12'05" East 821.87 feet and East 2053.48 feet to the point of BEGINNING of the herein described tract; and running thence South 44°01'11" East 443.78 feet to a point on the northerly right of way line of Moon Light Drive, said point also being on a non-tangent 625.00 feet radius curve to the left; thence along said northerly right of way line the following six (6) courses: (1) southwesterly 549.52 feet along the arc of said curve through a central angle of 50°22'36", said arc having a chord bearing South 41°51'02" West 531.99 feet, (2) South 16°39'43" West 216.98 feet to a point on a 275.00 feet radius curve to the right, (3) southwesterly 329.46 feet along the arc of said curve through a central angle of 68°38'35", said arc having a chord bearing South 50°59'01" West 310.11 feet, (4) South 85°18'18" West 90.19 feet to a point on a 325.00 feet radius curve to the left, (5) westerly 184.30 feet along the arc of said curve through a central angle of 32°29'29", said arc having a chord bearing South 69°03'34" West 181.84 feet, and (6) South 52°48'49" West 75.73 feet; thence North 12°33'02" East 347.73 feet; thence North 66°00'00" East 55.14 feet; thence North 48°07'49" East 143.37 feet; thence North 18°20'41" East 462.43 feet; thence North 40°35'47" East 448.01 feet to the point of BEGINNING, containing 10.212 acres.

ALSO: A tract of land located on the SOUTH side of Moon Light Drive in the North Half of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

COMMENCING AT the northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence South 01°12'05" East 2089.09 feet and East 2205.21 feet to the point of BEGINNING of the herein described tract; and running thence North 52°02'53" West 369.00 feet to a point on the southerly right of way line of Moon Light Drive, said point also being on a non-tangent 325.00 feet radius curve to the left; thence following said southerly right of way line the following eleven (11) courses: (1) northeasterly 115.36 feet along the arc of said curve through a central angle of 20°20'15", said arc having a chord bearing North 26°49'51" East 114.76 feet, (2) North 16°39'43" East 216.98 feet to a point on a 575.00 feet radius curve to the right, (3) northeasterly 521.13 feet along the arc of said curve through a central angle of 51°55'41", said arc having a chord bearing North 42°37'34" East 503.48 feet, (4) North 68°35'24" East 153.12 feet to a point on a 225.00 feet radius curve to the left, (5) thence northeasterly 126.34 feet along the arc of said curve through a central angle of 32°10'22", said arc having a chord bearing North 52°30'13" East 124.69 feet, (6) North 36°25'02" East 56.15 feet to a point on a 175.00 feet radius curve to the right, (7) northeasterly 85.46 feet along the arc of said curve through a central angle of 27°58'46", said arc having a chord bearing North 50°24'25" East 84.61 feet, (8) North 64°23'48" East 254.01 feet to a point on a 175.00 feet radius curve to the right, (9) southeasterly 320.54 feet along the arc of said curve through a central angle of 104°56'42", said arc having a chord bearing South 63°07'51" East 277.57 feet, (10) South 10°39'30" East 57.95 feet to a point on a 200.00 feet radius curve to the left, and (11) southerly 60.36 feet along the arc of said curve through a central angle of 17°17'34", said arc having a chord bearing South 19°18'17" East 60.13 feet; thence South 64°40'45" West 69.33 feet; thence North 62°01'08" West 392.11 feet to a point 20 feet perpendicularly distant southerly from said southerly right of way line; thence parallel with said southerly right of way line the following five (5) courses: (1) South 64°23'48" West 99.45 feet to a point on a 155.00 feet radius curve to the left, (2) southwesterly 75.69 feet along the arc of said curve through a central angle of 27°58'46", said arc having a chord bearing South 50°24'25" West 74.94 feet, (3) South 36°25'02" West 56.15 feet to a point on a 245.00 feet radius curve to the right, (4) southwesterly 137.57 feet along the arc of said curve through a central angle of 32°10'22", said arc

having a chord bearing South 52°30'13" West 135.77 feet, and (5) South 68°35'24" West 65.76 feet; thence South 43°41'37" East 49.40 feet; thence South 46°18'23" West 81.90 feet; thence South 18°40'42" West 386.87 feet; thence South 12°38'28" West 473.61 feet to the point of BEGINNING, containing 7.017 acres.

Prepared By: John B. Stahl, PLS
Date: January 21, 2007
Cornerstone Professional Land Surveys, Inc.
P.O. Box 901617
Salt Lake City, Utah 84090
(801) 495-2360
(801) 495-2361 fax



ΦVR-S105 — ΦVR-S114

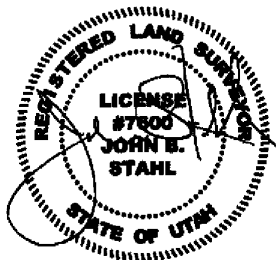
Exhibit A

Victory Ranch Subdivision, Plat F

A tract of land located in the Southeast Quarter of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

COMMENCING AT the Southwest corner of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian; thence North 89°48'04" East 3714.18 feet; thence North 434.23 feet to the point of BEGINNING of the herein described tract, said point of beginning being on the northerly right of way line of Victory Ranch Drive; and running thence South 78°48'16" East 134.00 feet along said northerly right of way line to a point of cusp on a non-tangent 15.00 feet radius curve to the right; thence northwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00", said arc having a chord bearing North 33°48'16" West 21.21 feet; thence North 11°11'44" East 15.05 feet to a point on a 122.00 feet radius curve to the left; thence northerly 48.31 feet along the arc of said curve through a central angle of 22°41'13", said arc having a chord bearing North 00°08'53" West 47.99 feet; thence North 80°51'27" East 98.23 feet; thence North 55°23'20" East 135.38 feet; thence North 23°26'34" West 540.45 feet; thence North 76°59'33" West 203.76 feet to a point on a non-tangent 175.00 feet radius curve to the left; thence northerly 14.00 feet along the arc of said curve through a central angle of 04°35'06", said arc having a chord bearing North 04°39'50" East 14.00 feet; thence North 87°37'44" West 50.00 feet to a point on a non-tangent 125.00 feet radius curve to the right; thence southerly 13.78 feet along the arc of said curve through a central angle of 06°19'03", said arc having a chord bearing South 05°31'48" West 13.78 feet to a point on a compound curve 15.00 feet radius curve to the right; thence southwesterly 25.35 feet along the arc of said curve through a central angle of 96°48'47", said arc having a chord bearing South 57°05'44" West 22.44 feet; thence South 15°30'07" West 50.00 feet; thence South 74°29'53" East 0.78 feet to a point on a 15.00 feet radius curve to the right; thence southeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00", said arc having a chord bearing South 29°29'53" East 21.21 feet; thence South 15°30'07" West 92.15 feet to a point on a 155.00 feet radius curve to the left; thence southerly 96.13 feet along the arc of said curve through a central angle of 35°32'01", said arc having a chord bearing South 02°15'54" East 94.59 feet to a point on a reverse 15.00 feet radius curve to the right; thence southerly 20.00 feet along the arc of said curve through a central angle of 76°23'28", said arc having a chord bearing South 18°09'50" West 18.55 feet; thence South 33°38'27" East 50.00 feet to a point on a non-tangent 15.00 feet radius curve to the right; thence easterly 20.00 feet along the arc of said curve through a central angle of 76°23'28", said arc having a chord bearing South 85°26'43" East 18.55 feet to a point on a reverse 155.00 feet radius curve to the left; thence southeasterly 56.11 feet along the arc of said curve through a central angle of 20°44'34", said arc having a chord bearing South 57°37'16" East 55.81 feet; thence South 22°00'27" West 51.82 feet; thence South 06°25'09" East 224.16 feet; thence South 78°48'16" East 109.68 feet to a point on a non-tangent 122.00 feet radius curve to the left; thence southerly 20.04 feet along the arc of said curve through a central angle of 09°24'45", said arc having a chord bearing South 15°54'07" West 20.02 feet; thence South 11°11'44" West 15.05 feet to a point on a 15.00 feet radius curve to the right; thence southwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00", said arc having a chord bearing South 56°11'44" West 21.21 feet to the point of BEGINNING, containing 5.211 acres.

Prepared By: John B. Stahl, PLS
Date: May 1, 2007 Rev: May 11, 2007
Cornerstone Professional Land Surveys, Inc.
P.O. Box 901617
Salt Lake City, Utah 84090
(801) 495-2360
(801) 495-2361 fax



Victory Ranch Club
Plat J
Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND AMENDING, CORRECTING AND ADJUSTING COMMON AREA C OF VICTORY RANCH SUBDIVISION, PLAT B, RECORDED IN BOOK 902 AT PAGE 155 AS ENTRY NUMBER 309696 IN THE WASATCH COUNTY RECORDER'S RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}48'04''$ EAST 3086.98 FEET AND THENCE NORTH $00^{\circ}11'56''$ WEST 442.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; AND RUNNING THENCE NORTH $61^{\circ}12'06''$ WEST 211.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COMMON AREA C, VICTORY RANCH SUBDIVISION, PLAT B, SAID EASTERLY BOUNDARY BEING HEREBY AMENDED, CORRECTED AND ADJUSTED; THENCE CONTINUING ALONG SAID LINE NORTH $61^{\circ}12'06''$ WEST 64.15 FEET; THENCE NORTH $10^{\circ}50'50''$ WEST 283.51 FEET; THENCE NORTH $36^{\circ}21'52''$ EAST 171.48 FEET; THENCE NORTH $58^{\circ}03'14''$ EAST 145.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 375.00 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 46.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}02'32''$, SAID ARC HAVING A CHORD BEARING SOUTH $28^{\circ}25'30''$ EAST 46.06 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID COMMON AREA C AS AMENDED, CORRECTED AND ADJUSTED; THENCE CONTINUING SOUTHERLY 152.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}14'24''$, SAID ARC HAVING A CHORD BEARING SOUTH $13^{\circ}17'02''$ EAST 151.06 FEET; THENCE SOUTH $01^{\circ}39'50''$ EAST 43.82 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH $01^{\circ}39'50''$ EAST 28.58 FEET TO A POINT ON A 375.00 FEET RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 290.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}22'46''$, SAID ARC HAVING A CHORD BEARING SOUTH $23^{\circ}51'13''$ EAST 283.26 FEET; THENCE SOUTH $43^{\circ}46'41''$ WEST 148.73 FEET TO THE POINT OF BEGINNING, CONTAINING 3.208 ACRES, 0.760 ACRES BEING FORMERLY CONTAINED IN COMMON AREA C, VICTORY RANCH PLAT B, AND 2.448 ACRES BEING WHOLELY CONTAINED WITHIN PLAT J.

DWC-0189-2 , DWC-0189-3

Prepared By: John B. Stahl, PLS

Date: Sept 14, 2007

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