

ENT 39575 : 2025 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 29 11:30 AM FEE 646.00 BY KR
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

When Recorded Return To:

Quirrh Wood Ranch, LLC
14034 S. 145 E. Ste. 204
Draper, UT 84020

**SECOND AMENDMENT TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR FIREFLY**

This Second Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Firefly ("Second Amendment") is executed and adopted by Quirrh Wood Ranch, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. The *Master Declaration of Covenants, Conditions, and Restrictions for Firefly* was recorded on May 20, 2024 as Entry No. 33096:2024 in the office of the Utah County Recorder ("Declaration").

B. The *First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Firefly* was recorded on July 25, 2024 as Entry No. 49484:2024 in the office of the Utah County Recorder

C. This Second Amendment affects the real property located in Utah County, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

D. The Association desires to amend the Declaration as set forth in this Second Amendment to modify commercial use restrictions within the Project.

E. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

F. Pursuant to Article XIV, Section 14.1 of the Declaration, the undersigned hereby certifies that this Second Amendment was approved by the Declarant pursuant to its unilateral amendment power.

G. As of the date of the recording of this Second Amendment, the Control Period remains in effect.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Second Amendment, which shall be effective as of its recording date with the Utah County Recorder.

(1) **Amendment No. 1.** Section 11.8 of Article XI shall be deleted in its entirety and replaced by the following:

11.8 Residential Occupancy. With the exception of the Commercial Lots or other Lots zoned or designated for commercial use on a Plat or through a Supplemental Declaration, no trade or business may be conducted in or from any residential Lot or Dwelling without the approval of the Board and applicable governmental entities. Notwithstanding the foregoing, an Owner may conduct business activities within their Dwelling without Board approval if the business activities comply with all of the following:

- (a) The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell, from any other Dwelling or Lot.
- (b) The business activity conforms to all zoning and legal requirements for the Project and the business activity.
- (c) The business activity does not involve more than one person or vehicle at a time coming onto the Project who do not reside in the Project.
- (d) The business activity does not involve the solicitation of Occupants or Owners of the Project.
- (e) The business activity is consistent with the residential character of the Project and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other Owners and Occupants of the Project.
- (f) The business activity will not result in the increase of the cost of any of the Association's insurance.
- (g) The Owner of the Lot resides in the Dwelling in which the business activity is proposed for the entire time the business activity is conducted.
- (h) The business activity does not involve storage of stock/supplies in the garage in a manner that prohibits regular parking of vehicles.
- (i) The Board's requests for information related to the business as necessary to determine compliance with this Section are responded to fully and completely.
- (j) The long-term rental of Dwellings shall not be considered a business or commercial use.

(2) **Conflicts.** All provisions of the Declaration not specifically amended in this Second Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

(3) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Declarant has executed and adopted this Second Amendment this 27th day of May, 2025.

DECLARANT

OQUIRRH WOOD RANCH, LLC,
a Utah Limited Liability Company

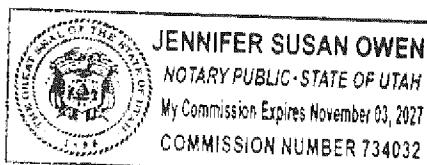
By: _____

Name: Nathan Shipp

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake ss.

On the 27th day of May, 2025, personally appeared before me
Nathan Shipp who by me being duly sworn, did say that she/he is an
authorized representative of Oquirrh Wood Ranch, LLC, and that the foregoing instrument is
signed on behalf of said company and executed with all necessary authority.



Jennifer Susan Owen
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

All of **FIREFLY NPA 5 PHASE A PLAT 1**, according to the official plat filed in the office of the Utah County Recorder on October 30, 2024, as Entry Number 75595:2024.

Parcel Numbers: 39:391:0001 through 39:391:0032

All of **FIREFLY NPA 8 PHASE A PLAT 1**, according to the official plat filed in the office of the Utah County Recorder on December 29, 2023, as Entry No. 84114:2023.

Parcel Numbers: 39:379:0101 through 39:379:0114

All of **FIREFLY NPA 8 PHASE A PLAT 3**, according to the official plat filed in the office of the Utah County Recorder on June 4, 2024, as Entry No. 36568:2024.

Parcel Numbers: 39:384:0301 through 39:384:0342

All of **FIREFLY NPA 8 PHASE A PLAT 4 AMENDED**, according to the official plat filed in the office of the Utah County Recorder on April 1, 2025, as Entry No. 23332:2025.

Parcel Numbers: 39:396:0401 through 39:396:0461

All of **FIREFLY NPA 8 PHASE A PLAT 5**, according to the official plat filed in the office of the Utah County Recorder on January 3, 2025, as Entry No. 537:2025.

Parcel Numbers: 39:393:0501 through 39:393:0569

All of **FIREFLY NPA 8 PHASE A PLAT 6**, according to the official plat filed in the office of the Utah County Recorder on March 21, 2025, as Entry No. 19994:2025.

Parcel Numbers: 39:395:0601 through 39:395:0680

AREA 'A'

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 08, SECTION 18, SOUTHWEST QUARTER OF SECTION 17, NORTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND THE EAST HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THE POLE CANYON (AKA FIREFLY) DEVELOPMENT AREAS WEST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION

CORNER COMMON TO SECTIONS 7, 8, 17, & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 00° 25' 27" E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 & 8, A DISTANCE OF 142.86 FEET; THENCE EAST, ALONG THE SOUTH LINE OF QUESTAR GAS COMPANY PARCEL 59:040:0014, A DISTANCE OF 35.65 FEET TO A POINT ON THE WEST LINE OF S.R.-73; THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 320.38 FEET, TO THE NORTH LINE OF THE WILSON PARCEL: 59-049-0042; THENCE S 81° 17' 56" W, ALONG SAID NORTH LINE, A DISTANCE OF 217.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 08° 42' 04" E, ALONG THE WEST LINE OF SAID WILSON PARCEL, A DISTANCE OF 703.72 FEET TO THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0051; THENCE S 86° 35' 16" W, ALONG SAID NORTH LINE, A DISTANCE OF 93.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID EAGLE MOUNTAIN CITY PARCEL, A DISTANCE OF 109.06 FEET, TO THE NORTHEAST CORNER OF WHITE HILLS SUBDIVISION PLAT 'C'; THENCE S 89° 59' 45" W, ALONG THE NORTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT 'C', A DISTANCE OF 65.85 FEET, TO THE EAST LINE OF POLE CANYON NPA-11 SUBDIVISION; THENCE ALONG THE LINES OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: (1) N 00° 05' 01" W, A DISTANCE OF 110.00 FEET; (2) S 89° 59' 45" W, A DISTANCE OF 938.00 FEET; (3) S 00° 00' 15" E, A DISTANCE OF 870.00 FEET; (4) S 89° 59' 45" W, A DISTANCE OF 276.00 FEET; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID POLE CANYON NPA-11 SUBDIVISION AND THE WEST LINE OF WHITE HILLS SUBDIVISION, A DISTANCE OF 573.52 FEET; THENCE S 89° 59' 45" W, 143.00 FEET THENCE S 00° 00' 15" E, 90.80 FEET, TO THE NORTHEAST CORNER OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0047; THENCE ALONG THE LINES OF SAID EAGLE MOUNTAIN CITY PARCELS 59:050:0047 & 59:050:0049, THE FOLLOWING FOUR (4) COURSES: (1) S 89° 59' 45" W, 173.78 FEET; (2) S 00° 00' 15" E, 213.50 FEET; (3) S 39° 52' 19" E, 124.33; (4) N 50° 07' 40" E, 122.58 FEET, TO THE SOUTHWEST CORNER OF WHITE HILLS SUBDIVISION PLAT "A"; THENCE S 89° 30' 22" E, ALONG THE SOUTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT "A", 401.61 FEET; TO THE WEST LINE OF CAREY SMITH PARCEL, DESCRIBED IN ENTRY NO.: 10503:2023; THENCE S 0° 29' 12" W, ALONG SAID WEST LINE, 407.54 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 30' 22" E, ALONG THE SOUTH LINE OF SAID PARCEL, 762.53 FEET, TO THE WEST LINE OF GRANT SMITH FARMS PARCEL, DESCRIBED IN ENTRY NO.: 10504:2023; THENCE S 0° 29' 12" W, ALONG SAID WEST LINE, 402.44 FEET, TO THE NORTH LINE OF LEWISTON ROAD; THENCE ALONG THE LINES OF SAID LEWISTON ROAD THE FOLLOWING FIVE (5) COURSES: (1) N 89° 53' 01" W, 564.07 feet; (2) N 57° 57' 02" W, 220.80 FEET; (3) S 31° 19' 38" W, 66.01 FEET; (4) S 57° 57' 02" E, 238.84 FEET; (5) S 89° 52' 16" E, 937.55 FEET, TO THE NORTHWEST CORNER OF WHITE HILLS COUNTRY ESTATES, SAID CORNER BEING MARKED BY A BRASS MONUMENT STAMPED L.S. 2763; THENCE S 00° 29' 12" W, ALONG AFORESAID QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18 AND THE WEST LINE OF SAID WHITE HILLS COUNTRY ESTATES, A DISTANCE OF 1779.74 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20; THENCE S 00° 30' 42" W, CONTINUING ALONG SAID WEST LINE OF WHITE HILLS COUNTRY ESTATES, A DISTANCE OF 353.88 FEET TO THE NORTHEAST CORNER OF J & J RANCHES SUBDIVISION; THENCE N 89° 27' 13" W, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 30' 42" W, ALONG THE WEST LINE OF SAID SUBDIVISION, AND THE PROJECTION THEREOF, A DISTANCE OF 977.96 FEET TO THE NORTHEAST CORNER OF THE RANCH AT POLE CANYON, LLC. PARCEL: 59:051:0026, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED L.S.356548; THENCE N 89° 40' 33" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 733.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 22' 47" W, ALONG THE WEST LINE OF SAID PARCEL

AND THE WEST LINE OF THE 2 B INVESTMENTS, LLC. PARCEL: 59:051:0027, A DISTANCE OF 1334.90 FEET, TO A POINT IN THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 19; THENCE N 89° 54' 04" W, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2669.96 FEET TO THE CENTER-WEST SIXTEENTH (C-W 1/16TH) CORNER; THENCE N 00° 21' 12" E, ALONG THE NORTH-SOUTH SIXTEENTH LINE, OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2690.52 FEET, TO THE WEST SIXTEENTH (W-1/16TH) CORNER COMMON TO SECTIONS 18 & 19, MARKED BY A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG."; THENCE N 89° 26' 42" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 18 & 19, A DISTANCE OF 1334.45 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 89° 26' 40" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 13 & 24, A DISTANCE OF 1916.71 FEET, TO THE EAST LINE OF GRANT SMITHS FARMS PARCEL DESCRIBED IN ENTRY NO.: 176235:2006 (UTAH COUNTY PARCEL NO.: 59:074:0008); THENCE N 0° 44' 00" E, ALONG SAID EAST LINE, 1331.62 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 13' 49" W, ALONG THE NORTH LINE OF SAID PARCEL, 785.22 FEET, TO THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 13; THENCE N 00° 42' 42" E, ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 1334.80 FEET TO THE CENTER QUARTER CORNER (NOT MONUMENTED) THENCE N 00° 42' 42" E, CONTINUING ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 270.32 FEET, TO THE SOUTHWEST CORNER OF THE CROSSROADS OF THE WEST COUNCIL, INC. BOY SCOUTS OF AMERICA PARCEL: 59:074:0010, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED "MCNEIL ENG."; THENCE ALONG THE LINES OF SAID BOY SCOUTS OF AMERICA PARCEL, THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 05' 10" E, 1006.30 FEET; (2) N 00° 32' 44" E, 562.04 FEET; (3) S 89° 05' 10" E, 536.21 FEET; (4) N 00° 32' 44" E, 751.66 FEET; (5) N 74° 56' 42" E, 554.96 FEET; (6) N 51° 25' 49" E, 791.11 FEET; (7) N 00° 32' 45" E, 442.07 FEET, TO THE SECTION CORNER COMMON TO SECTION 12 & 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST AND SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89° 26' 21" E, ALONG THE QUARTER SECTION LINE, OF SAID SECTIONS 7 & 18, A DISTANCE OF 2665.94 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 7 & 18; THENCE S 89° 33' 10" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2670.85 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM EAGLE MOUNTAIN CITY PARCEL: 59:050:0027, RECORDED AS ENTRY NO.: 12104:2019 AND WHITE HILLS WATER COMPANY INC. PARCEL: 59:074:0005, DESCRIBED IN ENTRY NO.: 81464:2007

CONTAINS: 42,733,389 SQ. FT., OR 981.024 AC

AREA 'B' (CPA-1)

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THE POLE CANYON (AKA FIREFLY) CPA-1 AREA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.R.-73 AND THE SOUTH RIGHT-OF-WAY LINE OF WILSON AVENUE, PER THE WHITE HILLS

PLAT 'A' SUBDIVISION, SAID POINT BEING S 89° 51' 57" E, ALONG THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 504.05 FEET AND SOUTH 0° 08' 03" WEST, PERPENDICULAR TO SAID QUARTER SECTION LINE, A DISTANCE OF 85.67 FEET, FROM THE QUARTER CORNER COMMON TO SECTIONS 17 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 8° 42' 32" E, ALONG SAID WEST RIGHT-OF-WAY LINE OF S.R.-73, A DISTANCE OF 730.45 FEET, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LEWISTON ROAD; THENCE N 89° 52' 16" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LEWISTON ROAD, A DISTANCE OF 621.31 FEET, TO THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 17 & 18; THENCE N 0° 29' 12" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 724.33 FEET, TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF WILSON AVENUE; THENCE S 89° 34' 59" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 504.57 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 406,962 SQ. FT., OR 9.343 AC.

AREA 'C'

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 16, THE SOUTH HALF OF SECTION 17, SECTION 20, AND 21, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING THE POLE CANYON (AKA FIREFLY) DEVELOPMENT, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, PER THE TYSON SUBDIVISION, SAID POINT BEING S 89° 40' 33" E, ALONG THE SECTION LINE COMMON TO SECTIONS 16 & 21, A DISTANCE OF 1383.10 FEET, TO THE W-1/16TH CORNER OF SECTIONS 16 & 21; AND S 0° 10' 02" E, ALONG THE NORTH-SOUTH 1/16TH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 76.00 FEET, FROM THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE QUARTER CORNER COMMON TO SAID SECTION 16 & 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 0° 10' 02" E, CONTINUING ALONG SAID NORTH-SOUTH 1/16TH LINE, A DISTANCE OF 2580.15 FEET, TO THE C-W 1/16TH CORNER; THENCE N 89° 41' 39" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1360.81 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 21; THENCE S 00° 38' 52" E, A DISTANCE OF 1243.31 FEET; THENCE S 87° 13' 16" E, A DISTANCE OF 1001.36 FEET; THENCE S 51° 21' 16" E, A DISTANCE OF 28.00 FEET; THENCE S 38° 38' 44" W, A DISTANCE OF 123.17 FEET; THENCE N 51° 21' 16" W, A DISTANCE OF 28.00 FEET; THENCE N 87° 13' 16" W, A DISTANCE OF 923.20 FEET, TO THE NORTH-SOUTH CENTER QUARTER LINE; THENCE S 00° 38' 52" E, ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 643.56 FEET; THENCE N 88° 31' 36" W, A DISTANCE OF 2665.79 FEET TO A POINT ON THE QUARTER SECTION LINE COMMON TO SAID SECTION 20 & 21; THENCE N 88° 47' 00" W, A DISTANCE OF 2853.31 FEET, TO A POINT IN THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 20; THENCE N 02° 55' 59" E, A DISTANCE OF 1903.58 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20 (NOT MONUMENTED); THENCE N 89° 23' 27" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1031.41 FEET, TO THE EAST LINE OF S.R.-73; THENCE N 08° 51' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 4506.66 FEET, TO THE REALIGNED SOUTHERLY LINE OF POLE CANYON BOULEVARD; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING NINE (9) COURSES: (1) S 89° 50' 55" E, 729.78 FEET, TO THE BEGINNING OF A CURVE (2) ALONG

THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $31^{\circ} 36' 00''$, HAVING A RADIUS OF 949.50 FEET, AND WHOSE LONG CHORD BEARS S $74^{\circ} 02' 55''$ E, A DISTANCE OF 517.06 FEET; (3) S $58^{\circ} 14' 55''$ E, 591.87 FEET, TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $31^{\circ} 18' 01''$, HAVING A RADIUS OF 1075.00 FEET, AND WHOSE LONG CHORD BEARS S $73^{\circ} 53' 56''$ E, A DISTANCE OF 579.99 FEET; (5) S $89^{\circ} 32' 56''$ E, F 2253.72 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $30^{\circ} 28' 59''$, HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S $74^{\circ} 18' 27''$ E, A DISTANCE OF 486.35 FEET; (7) S $59^{\circ} 03' 57''$ E, 1962.72 FEET, TO THE BEGINNING OF A CURVE; (8) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF $30^{\circ} 36' 36''$, A DISTANCE OF 574.31 FEET, HAVING A RADIUS OF 1075.00 FEET, AND WHOSE LONG CHORD BEARS S $74^{\circ} 22' 15''$ W, A DISTANCE OF 567.51 FEET; (9) S $89^{\circ} 40' 33''$ E, A DISTANCE OF 1236.98 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE WHITE HILLS WATER COMPANY INC. PARCELS NO.: 59:049:0015, 59:049:0018, 59:048:0027, AND 59:053:0019, DESCRIBED IN ENTRY NO.: 81464:2007

CONTAINS: 39,235,852 SQ. FT., OR 900.731AC.

AREA 'D'

A PARCEL OF LAND SITUATE WITHIN THE SOUTH HALF (S-1/2) OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N $89^{\circ} 52' 19''$ W, ALONG THE SECTION LINE, A DISTANCE OF 1324.77 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S $00^{\circ} 23' 28''$ W, A DISTANCE OF 1338.14 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, PER THE TYSON SUBDIVISION PLAT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINES THE FOLLOWING FIVE (5) COURSES: (1) N $89^{\circ} 32' 56''$ W, A DISTANCE OF 918.71 FEET TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $31^{\circ} 18' 01''$, A DISTANCE OF 504.23 FEET; HAVING A RADIUS OF 923.00 FEET, AND WHOSE LONG CHORD BEARS N $73^{\circ} 53' 56''$ W, A DISTANCE OF 497.98 FEET; (3) N $58^{\circ} 14' 55''$ W, A DISTANCE OF 591.87 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $31^{\circ} 36' 00''$, A DISTANCE OF 607.50 FEET, HAVING A RADIUS OF 1101.50 FEET, AND WHOSE LONG CHORD BEARS N $74^{\circ} 02' 55''$ W, A DISTANCE OF 599.83 FEET; (5) N $89^{\circ} 50' 55''$ W, A DISTANCE OF 753.62 FEET, TO THE EASTERNLY RIGHT-OF-WAY LINE OF S.R.-73; THENCE N $08^{\circ} 42' 32''$ W, ALONG SAID EASTERNLY RIGHT-OF-WAY LINE, A DISTANCE OF 730.39 FEET TO THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17; THENCE S $89^{\circ} 52' 19''$ E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2023.44 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE S $89^{\circ} 52' 19''$ E, CONTINUING ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1327.08 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,404,023 SQ. FT., OR 78.146 ACRES