

**NOTICE OF PLANNED UNIT DEVELOPMENT AGREEMENT AND
ESTABLISHMENT OF PUD DESIGN AND DEVELOPMENT DISTRICT**

On February 10, 1993, a Planned Unit Development Agreement was entered into among the City of Hurricane, Rick Sant Construction, Inc., dba Sant Pacific Group, Gateway Property Management, Inc., and the State of Utah Division of Lands and Forestry.

The PLANNED UNIT DEVELOPMENT AGREEMENT affects certain property in Washington County, State of Utah, more particularly described as follows:

SEE: Attachment A, entitled "Legal Description of PUD Design and Development District", incorporated in this Notice of Planned Unit Development Agreement by reference.

The City Council of Hurricane, Utah, by ordinance dated January 7, 1993, approved the PLANNED UNIT DEVELOPMENT AGREEMENT and established a PUD DESIGN AND DEVELOPMENT DISTRICT within the boundaries of the property described in Attachment A and provides for specific DESIGN GUIDELINES AND STANDARDS to govern the use and development of the property, pursuant to an approved GATEWAY CENTER GENERAL PLAN.

Anyone purchasing, subleasing or developing property within the lands described in Attachment A above is subject to all terms and conditions set forth in the PLANNED UNIT DEVELOPMENT AGREEMENT. A copy of the PLANNED UNIT DEVELOPMENT AGREEMENT may be obtained during regular business hours at the following locations:

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
1993 OCT 29 16:55 PM FEE \$24.00 BY DEB
FOR: JONES WALDO HOLBROOK ETAL

ATTACHMENT A

LEGAL DESCRIPTION OF FUD DESIGN AND DEVELOPMENT DISTRICT

ALL THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING NORTHERLY OF THE SR-9 NORTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY OF THE I-15 EAST RIGHT-OF-WAY LINE AND WESTERLY OF THE CREST OF HARRISBURG BENCH RIDGE:

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, UTAH.

SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, UTAH.

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, UTAH.

SECTION 33, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, UTAH.

SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, UTAH. LESS AND EXCEPTING THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF SECTIONS 33 AND 34 OF TOWNSHIP 41 SOUTH, RANGE 14 WEST, AND SECTION 4 OF TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 34;

THENCE NORTH 00°02'29" WEST ALONG THE WEST LINE OF THEREOF 21.41 FEET TO AN ANGLE POINT IN THE I-15 RIGHT-OF-WAY AND NO ACCESS LINE,
THE POINT OF BEGINNING;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SAID RIGHT-OF-WAY LINE:

THENCE CONTINUE NORTH 00°02'29" WEST, 107.00 FEET;

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ATTACHMENT A-LEGAL DESCRIPTION OF PUD DESIGN AND
DEVELOPMENT DISTRICT (Page 2)

THENCE NORTH 69°28'56" EAST, 479.65 FEET TO A CURVE CONCAVE
NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
THENCE NORTHEASTERLY 120.35 FEET ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 00°53'28";

THENCE SOUTH 21°24'32" EAST, 2500.00 FEET;
THENCE SOUTH 65°23'54" WEST, 1644.73 FEET TO THE WESTERLY RIGHT-OF-
WAY LINE OF OLD HIGHWAY 91;
THENCE SOUTH 39°41'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE
1916.79 FEET;
THENCE NORTH 25°04'09" WEST, 3408.38 FEET TO THE I-15 RIGHT-OF-WAY
AND NO-ACCESS LINE, A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY
HAVING A 22718.31 FOOT RADIUS;
THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY
LINE:
THENCE NORTHEASTERLY FROM A RADIAL LINE WHICH BEARS SOUTH 25°04'09"
EAST AN ARC DISTANCE OF 1828.33 FEET; THROUGH A CENTRAL ANGLE OF
04°36'40";
THENCE NORTH 69°32'31" EAST, 1071.67 FEET TO THE POINT OF
BEGINNING.

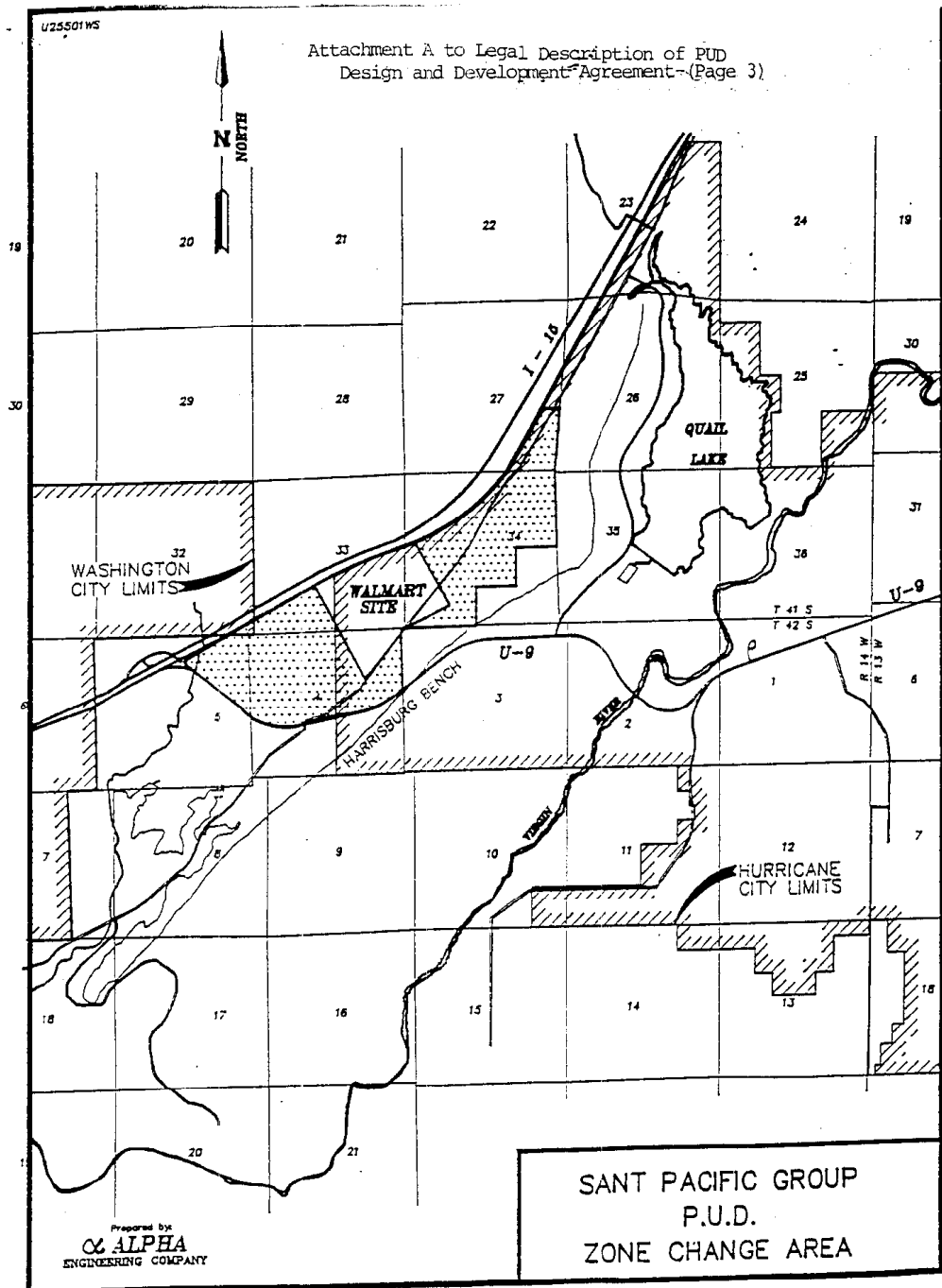
CONTAINING 217.25 ACRES MORE OR LESS

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS THE NORTH LINE OF
THE NORTHEAST QUARTER OF SECTION 4 OF TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE MERIDIAN, SAID BEARING BEING SOUTH 89°57'47" WEST
AS SHOWN ON WASHINGTON COUNTY AREA REFERENCE PLAT, 1974.

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Attachment A to Legal Description of PUD
Design and Development Agreement (Page 3)



Prepared by
ALPHA
ENGINEERING COMPANY

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