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STATE OF UTAH



ENT 49612-2025 PG 1 of 19  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jul 2 03:46 PM FEE 108.00 BY KC  
RECORDED FOR SARATOGA SPRINGS CITY

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT located in UTAH COUNTY, dated MAY 23, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT, located in UTAH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 13<sup>th</sup> day of June, 2025 at Salt Lake City, Utah.

A handwritten signature of Deidre M. Henderson.

DEIDRE M. HENDERSON  
Lieutenant Governor

## FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT

## FINAL LOCAL ENTITY PLAT

2025-04-29

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, ALL OF SECTION 13, THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SLB&M SARATOGA SPRING CITY, UTAH COUNTY, UTAH COUNTY, UTAH

PROPERTY DESCRIPTION NO. 1

PRONOVA VISION PARK (Church Parcel) - SURVEY BOUNDARY DESCRIPTION: BEGINNING AT A POINT LOCATED NORTH 89°45'04" WEST ALONG THE SECTION LINE 2744.32 FEET TO THE NORTH QUARTER CORNER OF SECTION 13 AND NORTH 89°46'38" WEST ALONG THE SECTION LINE 848.37 FEET AND SOUTH 660.22 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°57'08" EAST 71.34 FEET; THENCE ALONG AN ARC OF A 696.50 FOOT RADIUS CURVE TO THE RIGHT 603.39 FEET (CHORD BEARS SOUTH 63°08'01" EAST 584.70 FEET); THENCE SOUTH 84°41'58" WEST 124.09 FEET; THENCE SOUTH 81°55'03" WEST 67.41 FEET; THENCE ALONG AN ARC OF A 323.05 FOOT RADIUS CURVE TO THE RIGHT 80.04 FEET (CHORD BEARS SOUTH 89°00'58" WEST 79.84 FEET); THENCE ALONG AN ARC OF A 173.35 FOOT RADIUS CURVE TO THE LEFT 61.36 FEET (CHORD BEARS SOUTH 85°58'31" WEST 61.04 FEET); THENCE ALONG AN ARC OF A 4880.23 FOOT RADIUS CURVE TO THE LEFT 76.35 FEET (CHORD BEARS SOUTH 76°23'14" WEST 76.35 FEET); THENCE ALONG AN ARC OF A 183.34 FOOT RADIUS CURVE TO THE LEFT 76.91 (CHORD BEARS SOUTH 62°55'15" WEST 76.35 FEET); THENCE ALONG AN ARC OF A 138.48 FOOT RADIUS CURVE TO THE RIGHT 29.39 FEET (CHORD BEARS SOUTH 56°58'53" WEST 29.33 FEET); THENCE SOUTH 58°41'18" WEST 27.90 FEET; THENCE SOUTH 60°33'59" WEST 13.96 FEET; THENCE SOUTH 62°36'17" WEST 270.45 FEET; THENCE NORTH 46°14'11" WEST 51.20 FEET; THENCE ALONG AN ARC OF A 803.50 FOOT RADIUS CURVE TO THE LEFT 529.89 FEET (CHORD BEARS NORTH 24°46'08" EAST 520.34 FEET) TO THE POINT OF BEGINNING.

AREA = 173,577.53 SQ.FT. / 3.99 ACRES

PROPERTY DESCRIPTION NO. 2

BEGINNING AT A POINT LOCATED SOUTH 89°46'35" EAST ALONG THE SECTION LINE 996.34 FEET AND SOUTH 1547.19 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 75°32'54" EAST 344.08 FEET; THENCE ALONG THE ARC OF A 908.50 FOOT RADIUS CURVE TO THE LEFT 229.38 FEET (CHORD BEARS NORTH 68°18'55" EAST 228.77 FEET); THENCE ALONG THE ARC OF A 180.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT 203.28 FEET (CHORD BEARS SOUTH 86°33'52" EAST 192.65 FEET); THENCE SOUTH 54°12'39" EAST 384.24 FEET; THENCE SOUTH 31°26'06" EAST 548.91 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT 262.72 FEET (CHORD BEARS SOUTH 28°46'30" WEST 216.96 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 21.21 FEET (CHORD BEARS SOUTH 28°13'04" WEST 17.45 FEET); THENCE SOUTH 32°32'58" EAST 104.87 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 21.21 FEET (CHORD BEARS NORTH 86°41'00" EAST 17.45 FEET); THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT 194.11 FEET (CHORD BEARS NORTH 70°24'13" EAST 175.19 FEET); THENCE SOUTH 65°06'31" EAST 50.33 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 125.50 FEET (CHORD BEARS SOUTH 50°43'38" EAST 124.19 FEET); THENCE SOUTH 36°20'45" EAST 90.98 FEET; THENCE ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT 240.03 FEET (CHORD BEARS SOUTH 00°49'26" WEST 223.55 FEET); THENCE SOUTH 37°59'37" WEST 72.83 FEET; THENCE SOUTH 52°00'23" EAST 20.94 FEET; THENCE NORTH 54°43'43" EAST 73.61 FEET; THENCE NORTH 74°20'04" EAST 57.08 FEET; THENCE SOUTH 00°16'10" WEST 1598.26 FEET; THENCE NORTH 54°46'53" WEST 893.25 FEET; THENCE ALONG THE ARC OF A 1690.00 FOOT RADIUS CURVE TO THE RIGHT 1240.52 FEET (CHORD BEARS NORTH 33°45'10" WEST 1212.86 FEET); THENCE NORTH 12°43'27" WEST 666.27 FEET; THENCE ALONG THE ARC OF A 2410.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT 364.37 FEET (CHORD BEARS NORTH 18°46'59" WEST 364.02 FEET); THENCE NORTH 14°27'06" WEST 265.91 FEET TO THE POINT OF BEGINNING.

AREA = 2962997.96 SQ.FT. / 68.02 ACRES

PROPERTY DESCRIPTION NO. 3

PARCEL 1

BEGINNING AT A POINT WHICH IS EAST 431 FEET AND NORTH 566 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 400 FEET; THENCE EAST 891 FEET, MORE OR LESS, TO WATER'S EDGE OF UTAH LAKE, THENCE APPROXIMATELY SOUTH  $26^{\circ}17'$  EAST 446 FEET MORE OR LESS ALONG SAID WATER'S EDGE TO A POINT WHICH IS EAST OF POINT OF BEGINNING, THENCE WEST 1089 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 16-001-0014

PARCEL 2:

BEGINNING NORTH  $00^{\circ}13'25"$  EAST ALONG THE SECTION LINE 196.00 FEET FROM A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE CONTINUING ALONG SAID SECTION LINE NORTH  $00^{\circ}13'25"$  EAST 241.30 FEET; THENCE SOUTH  $15^{\circ}00'42"$  EAST 66.13 FEET; THENCE EAST 48.66 FEET; THENCE NORTH  $00^{\circ}13'43"$  EAST 192.58 FEET; THENCE EAST 1488.02 FEET; THENCE SOUTH  $23^{\circ}40'40"$  EAST 75.96 FEET; THENCE SOUTH  $12^{\circ}03'55"$  EAST 235.08 FEET; THENCE SOUTH  $20^{\circ}28'41"$  EAST 107.33 FEET; THENCE WEST 1599.02 FEET; THENCE NORTH  $15^{\circ}00'42"$  WEST 31.06 FEET; THENCE WEST 65.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND DEEDED TO THE CITY OF SARATOGA SPRINGS IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 48775:2006, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ADJACENT TO THE WEST SHORE OF UTAH LAKE, WHICH POINT IS NORTH  $00^{\circ}13'11"$  EAST 166.22 FEET ALONG THE SECTION LINE AND NORTH  $89^{\circ}59'46"$  EAST 1672.83 FEET ALONG THE SOUTH SIDE OF GRANTOR'S PROPERTY MORE OR LESS FROM THE SOUTHWEST CORNER OF SAID SECTION 7 (BASIS OF BEARING NORTH  $00^{\circ}13'11"$  EAST 2673.87 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 7 AND THE WEST QUARTER CORNER OF SECTION 7); SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL; AND RUNNING THENCE SOUTH  $89^{\circ}59'46"$  WEST 142.87 FEET ALONG SAID SOUTH PROPERTY LINE; THENCE NORTH 88.00 FEET; THENCE EAST 110.00 FEET TO THE EAST PROPERTY LINE, SAID POINT ALSO BEING ADJACENT TO THE WEST SHORE OF UTAH LAKE; THENCE SOUTH  $20^{\circ}28'55"$  EAST 93.93 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 16-001-0020.

## PARCEL 3:

BEGINNING AT A POINT LOCATED NORTH 00°13'08" EAST ALONG THE SECTION LINE 437.30 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°13'08" EAST ALONG SECTION LINE 746.12 FEET; THENCE SOUTH 89°59'23" EAST 1095.78 FEET TO THE UTAH LAKE COMPROMISE LINE AS DESCRIBED IN AN AGREEMENT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER (ENTRY 42111:1999); THENCE SOUTH 33°18'12" EAST ALONG SAID COMPROMISE LINE 154.10 FEET; THENCE SOUTH 38°02'05" EAST ALONG SAID COMPROMISE LINE

111.98 FEET; THENCE SOUTH 89°59'25" WEST 823.08 FEET; THENCE SOUTH 00°00'38" EAST 400.03 FEET; THENCE SOUTH 89°59'43" WEST 362.69 FEET; THENCE SOUTH 00°13'26" WEST 192.58 FEET; THENCE SOUTH 89°59'43" WEST 48.66 FEET; THENCE NORTH 15°00'59" WEST 66.13 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 16-001-0021.

PROPERTY DESCRIPTION NO. 4

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WILDLIFE BOULEVARD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF

LOT 8304, THE VILLAGE OF HAWKS LANDING PLAT 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 31, 2007 AS ENTRY NO. 129571:2007 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N89°45'06"W ALONG THE SECTION LINE 1,825.53 FEET AND SOUTH 1,587.06 FEET FROM THE NORTHEAST CORNER OF SECTION 13, T6S, R1W, SLB&M; THENCE ALONG SAID PLAT THE FOLLOWING TEN (10) COURSES: 1) S13°29'39"E 117.17 FEET; 2) S14°06'39"W 62.77 FEET; 3) S12°16'10"E 106.87 FEET; 4) S80°05'20"W 39.25 FEET; 5) S40°38'54"E 461.36 FEET; 6) S29°40'41"E 90.66 FEET; 7) S23°44'39"E 119.50 FEET; 8) S03°41'10"E 64.04 FEET; 9) S32°13'53"E 66.41 FEET; 10) S00°17'05"W 96.27 FEET TO THE 1/4 SECTION LINE; THENCE N89°43'30"W ALONG THE 1/4 SECTION LINE 1,359.75 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE N00°16'04"E ALONG THE 1/4 SECTION LINE 221.88 FEET TO A POINT ON THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38900:2013 OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID DEED THE FOLLOWING TEN (10) COURSES: 1) N36°20'45"W 101.15 FEET; 2) N32°32'58"W 326.91 FEET; 3) N63°06'12"W 68.03 FEET; 4) N31°26'06"W 581.14 FEET; 5) N54°12'39"W 248.23 FEET; 6) N03°14'15"E 48.18 FEET; 7)

N22°23'14"E 21.18 FEET; 8) N31°19'59"E 109.51 FEET; 9) N48°11'51"E 135.59 FEET; 10) N62°52'41"E 150.80 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117566:2013 OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID DEED THE FOLLOWING EIGHTEEN (18) COURSES: 1) S14°41'48"E 122.86 FEET; 2) S27°42'37"E 57.80 FEET; 3) S35°00'00"E 630.23 FEET; 4) S04°29'23"E 65.00 FEET; 5) S35°00'00"E 332.00 FEET; 6) S35°10'02"E 61.18 FEET; 7) S39°00'49"E 54.19 FEET; 8) S42°24'34"E 16.32 FEET; 9) S45°01'09"E 37.88 FEET; 10) S48°24'44"E 32.58 FEET; 11) N40°01'08"E 107.00 FEET; 12) N03°26'57"E 72.42 FEET; 13) N45°45'03"E 107.00 FEET; 14) N39°37'28"W 52.41 FEET; 15) N35°00'00"W 119.53 FEET; 16) N21°06'48"E 140.38 FEET; 17) N11°38'31"E 56.45 FEET; 18) N19°02'30"E 117.48 FEET TO THE SOUTHERLY LINE OF WILDLIFE BOULEVARD; THENCE EASTERLY ALONG SAID STREET AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 953.50 FEET (RADIUS BEARS: N19°02'21"E) A DISTANCE OF 541.10 FEET THROUGH A CENTRAL ANGLE OF 32°30'52" CHORD: S87°13'05"E 533.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: 31.41 ACRES

PROPERTY DESCRIPTION NO. 5

A PART OF THE NORTHEAST SECTION 24, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S00°14'50"W 39.12 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUE SOUTHERLY ALONG THE SECTION LINE 1,277.84 FEET SAID LINE ALSO BEING THE WESTERLY LINE OF LAKE MOUNTAIN ESTATES A REVISION OF A PORTION OF PLAT A MAP # 8175 IN THE UTAH COUNTY SURVEYOR'S OFFICE TO A POINT BEING ON THE FENCE LINE .68 FEET FROM THE ANGLE POINT OF THE FENCE; THENCE ALONG THE SOUTHERLY LINE OF SAID SURVEY N89°48'18"W 1,116.66 FEET TO THE SOUTHEAST CORNER OF WARRANTY DEED WITH ENTRY NO. 22493:2022 RECORDED ON FEBRUARY 18, 2022 AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID DEED FOR THE FOLLOWING FOUR (4) COURSES: N00°13'21"E 459.86 FEET; THENCE (2) N89°46'39"W 100.00 FEET; THENCE (3) S00°13'21"W 54.34 FEET; THENCE (4) S77°59'16"W 148.52 FEET TO A POINT ALONG THE EASTERLY LINE OF SPECIAL WARRANTY DEED 159455:2020 RECORDED ON OCTOBER 13, 2020; THENCE ALONG SAID DEED LINE AND ALSO ALONG THE EASTERLY LINE OF SPECIAL WARRANTY DEED 159454:2020 RECORDED ON SAID DATE N00°19'44"W 898.91 FEET TO A POINT ALONG SAID LINE OF SAID DEED SAID POINT

ALSO BEING THE SOUTHWEST CORNER OF A 40 FT EASEMENT AS DESCRIBED IN WARRANTY DEED 22493:2022 RECORDED ON FEBRUARY 18, 2022; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT N89°59'38"E 1,371.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 37.62 ACRES

PROPERTY DESCRIPTION NO. 6, PROPERTY DESCRIPTION NO. 7, AND PROPERTY DESCRIPTION NO. 8

A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2004 UTAH COUNTY MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°50'06"W ALONG THE SECTION LINE 1,371.44 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 13, THENCE N0°16'42"E ALONG THE 1/16TH SECTION (40 ACRE) LINE 1,313.14 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE N89°46'48"W ALONG THE 1/16TH SECTION (40 ACRE) LINE 1,371.68 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE N0°16'04"E ALONG THE 1/4 SECTION LINE 1,314.45 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE S89°43'30"E ALONG THE 1/4 SECTION LINE 2,413.84 FEET TO THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 2813 PAGE 644 OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: S0°17'20"W (DEED: SOUTH) 923.92 FEET; THENCE S89°42'40"E (DEED:EAST) 330.00 FEET TO THE SECTION LINE; THENCE S0°17'20"W ALONG THE SECTION LINE 1,699.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 117.03± ACRES

PROPERTY DESCRIPTION NO. 9

PARCEL 1:

COMMENCING SOUTH 0.03 FEET AND EAST 0.07 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH  $00^{\circ}34'24''$  WEST 1026.08 FEET; THENCE SOUTH  $48^{\circ}54'11''$  EAST 12.66 FEET; THENCE SOUTH  $38^{\circ}24'52''$  WEST 1.06 FEET; THENCE SOUTH  $48^{\circ}53'30''$  EAST 5.31 FEET; THENCE NORTH  $41^{\circ}05'35''$  EAST 415.94 FEET; THENCE SOUTH  $89^{\circ}57'55''$  EAST 1729.55 FEET; THENCE SOUTH  $35^{\circ}20'34''$  EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH  $32^{\circ}33'08''$  EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH  $59^{\circ}35'37''$  W 34.83 FEET; THENCE SOUTH  $37^{\circ}45'20''$  WEST 457.17 FEET; THENCE SOUTH  $51^{\circ}09'11''$  WEST 137.80 FEET; THENCE SOUTH  $65^{\circ}49'32''$  WEST 260.93 FEET; THENCE SOUTH  $77^{\circ}49'10''$  WEST 110.82 FEET; THENCE SOUTH  $83^{\circ}55'01''$  WEST 97.75 FEET; THENCE NORTH  $36^{\circ}11'50''$  WEST 37.60 FEET; THENCE SOUTH  $69^{\circ}15'52''$  WEST 211.48 FEET; THENCE SOUTH  $28^{\circ}35'20''$  EAST 76.40 FEET; THENCE SOUTH  $59^{\circ}06'48''$  W 73.92 FEET; THENCE NORTH  $26^{\circ}55'41''$  W 142.92 FEET; THENCE SOUTH  $66^{\circ}53'06''$  WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH  $53^{\circ}50'12''$  WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH  $40^{\circ}47'18''$  WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH  $58^{\circ}33'44''$  WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH  $76^{\circ}20'11''$  WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH  $68^{\circ}17'31''$  WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH  $77^{\circ}49'24''$  WEST 362.30 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH  $84^{\circ}36'18''$  WEST 56.60 FEET; THENCE NORTH  $75^{\circ}18'41''$  WEST 19.58 FEET; THENCE NORTH  $12^{\circ}39'17''$  EAST 101.66 FEET; THENCE NORTH  $10^{\circ}52'12''$  EAST 56.00 FEET; THENCE SOUTH  $79^{\circ}07'48''$  EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH  $84^{\circ}20'38''$  EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH  $02^{\circ}33'13''$  WEST 99.56 FEET; THENCE NORTH  $14^{\circ}12'39''$  WEST 119.82 FEET; THENCE NORTH  $15^{\circ}25'02''$  WEST 93.76 FEET; THENCE NORTH  $20^{\circ}57'23''$  WEST 93.79 FEET; THENCE NORTH  $25^{\circ}59'43''$  WEST 93.79 FEET; THENCE NORTH  $31^{\circ}26'13''$  WEST 52.88 FEET; THENCE SOUTH  $89^{\circ}46'35''$  EAST 51.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2012, AS ENTRY NO. 5710:2012 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT THAT IS N  $00^{\circ}17'21''$  E 720.65 FEET ALONG THE SECTION LINE AND S  $89^{\circ}42'39''$  E 2739.76 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, MORE OR LESS, ALONG A COMMON BOUNDARY LINE WITH PARCELS 59-012-

0084, 59-012-0089, 59-012-0081, AND 59-012-0039, MORE OR LESS, THE FOLLOWING 6 CALLS, THENCE 1) N 00°34'37" W 308.67 FEET, THENCE 2) S 48°54'11" E 12.84 FEET, THENCE 3) S 38°24'52" W 1.06 FEET, THENCE 4) S 48°53'30" E 5.31 FEET, THENCE 5) N 41°05'35" E 415.94 FEET, THENCE 6) S 89°57'55" E 124.72 FEET TO A POINT ON A 963.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 508.55 FEET THROUGH A DELTA OF 30°15'26" (CHORD BEARS S 35°51'51" E 502.66 FEET), THENCE S 39°00'26" W 74.00 FEET, THENCE S 44°36'38" W 111.95 FEET, THENCE N 45°23'22" W 29.91 FEET, THENCE S 44°36'38" W 185.15 FEET, THENCE N 45°23'22" W 9.00 FEET, THENCE S 44°36'38" W 258.46 FEET, THENCE N 46°46'47" W 326.71 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A1', RECORDED MAY 7, 2019, AS ENTRY NO. 39864:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A2', RECORDED DECEMBER 20, 2019, AS ENTRY NO. 135972:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF THE VILLAGE OF FOX HOLLOW OPEN SPACE 'B', RECORDED APRIL 15, 2015, AS ENTRY NO. 30915:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SWAINSON AVENUE AND ANY PORTION LYING WESTERLY OF THE WEST LINE OF SAID SWAINSON AVENUE, AS DISCLOSED BY THE OFFICIAL PLAT OF THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 4 SWAINSON AVE (ROAD DEDICATION), RECORDED APRIL 8, 2016 AS ENTRY NO. 30520:2016 IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND A 653.50-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 08°23'59" EAST), SAID POINT BEING 1875.57 FEET, NORTH 00°17'21" EAST ALONG THE SECTION LINE AND 3101.38 FEET, SOUTH 89°42'39" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE NORtheasterly 261.33 FEET ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'43" (CHORD BEARS NORTH 86°56'37" EAST, 259.59 FEET); THENCE SOUTH

33°32'48" EAST, 145.03 FEET; THENCE SOUTH 43°44'21" EAST, 137.22 FEET; THENCE SOUTH 55°02'14" EAST, 138.89 FEET; THENCE SOUTH 64°04'00" EAST, 136.55 FEET; THENCE SOUTH 74°41'12" EAST, 136.68 FEET; THENCE SOUTH 85°41'18" EAST, 159.33 FEET; THENCE NORTH 83°11'47" EAST, 139.73 FEET; THENCE NORTH 75°24'29" EAST, 69.94 FEET; THENCE NORTH 50°38'39" EAST, 73.11 FEET; THENCE NORTH 67°48'17" EAST, 52.38 FEET; THENCE NORTH 87°15'39" EAST, 52.38 FEET; THENCE NORTH 57°57'58" EAST, 56.76 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 35°05'14" EAST, 241.80 FEET; THENCE SOUTH 51°09'38" WEST, 132.80 FEET TO A 2802.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 47°00'59" WEST); THENCE NORTHWESTERLY 58.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'19" (CHORD BEARS NORTH 43°35'10" WEST, 58.94 FEET); THENCE SOUTH 45°48'40" WEST, 155.97 FEET; THENCE SOUTH 88°37'19" WEST, 27.87 FEET; THENCE SOUTH 59°10'49" WEST, 168.07 FEET; THENCE NORTH 62°50'50" WEST, 101.12 FEET; THENCE NORTH 89°50'10" WEST, 95.65 FEET; THENCE NORTH 87°43'58" WEST, 56.17 FEET; THENCE NORTH 86°02'53" WEST, 159.88 FEET; THENCE SOUTH 12°38'41" EAST, 107.67 FEET; THENCE SOUTH 74°53'47" WEST, 41.31 FEET; THENCE NORTH 54°55'57" WEST, 121.35 FEET; THENCE NORTH 44°15'21" WEST, 98.26 FEET; THENCE SOUTH 47°20'42" WEST, 161.25 FEET TO A 763.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 47°20'42" EAST); THENCE NORTHWESTERLY 30.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'32" (CHORD BEARS NORTH 41°30'02" WEST, 30.74 FEET); THENCE SOUTH 49°39'14" WEST, 100.00 FEET; THENCE NORTH 37°00'48" WEST, 13.48 FEET; THENCE SOUTH 50°32'52" WEST, 174.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SWAINSON AVENUE AND A 1037.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 50°32'52" EAST); THENCE NORTHWESTERLY 490.16 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°04'55" (CHORD BEARS NORTH 25°54'40" WEST, 485.61 FEET); THENCE NORTH 77°37'47" EAST, 74.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SWAINSON AVENUE AND A 963.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 77°37'47" EAST); THENCE NORTHWESTERLY 403.65 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'57" (CHORD BEARS NORTH 00°21'44" WEST, 400.70 FEET); THENCE NORTH 11°38'44" EAST, 8.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING SOUTH 0.03 FEET AND EAST 0.07 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH  $00^{\circ}34'24''$  WEST 1026.08 FEET; THENCE SOUTH  $48^{\circ}54'11''$  EAST 12.66 FEET; THENCE SOUTH  $38^{\circ}24'52''$  WEST 1.06 FEET; THENCE SOUTH  $48^{\circ}53'30''$  EAST 5.31 FEET; THENCE NORTH  $41^{\circ}05'35''$  EAST 415.94 FEET; THENCE SOUTH  $89^{\circ}57'55''$  EAST 1729.55 FEET; THENCE SOUTH  $35^{\circ}20'34''$  EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH  $32^{\circ}33'08''$  EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH  $59^{\circ}35'37''$  W 34.83 FEET; THENCE SOUTH  $37^{\circ}45'20''$  WEST 457.17 FEET; THENCE SOUTH  $51^{\circ}09'11''$  WEST 137.80 FEET; THENCE SOUTH  $65^{\circ}49'32''$  WEST 260.93 FEET; THENCE SOUTH  $77^{\circ}49'10''$  WEST 110.82 FEET; THENCE SOUTH  $83^{\circ}55'01''$  WEST 97.75 FEET; THENCE NORTH  $36^{\circ}11'50''$  WEST 37.60 FEET; THENCE SOUTH  $69^{\circ}15'52''$  WEST 211.48 FEET; THENCE SOUTH  $28^{\circ}35'20''$  EAST 76.40 FEET; THENCE SOUTH  $59^{\circ}06'48''$  W 73.92 FEET; THENCE NORTH  $26^{\circ}55'41''$  W 142.92 FEET; THENCE SOUTH  $66^{\circ}53'06''$  WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH  $53^{\circ}50'12''$  WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH  $40^{\circ}47'18''$  WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH  $58^{\circ}33'44''$  WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH  $76^{\circ}20'11''$  WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH  $68^{\circ}17'31''$  WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH  $77^{\circ}49'24''$  WEST 362.30 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH  $84^{\circ}36'18''$  WEST 56.60 FEET; THENCE NORTH  $75^{\circ}18'41''$  WEST 19.58 FEET; THENCE NORTH  $12^{\circ}39'17''$  EAST 101.66 FEET; THENCE NORTH  $10^{\circ}52'12''$  EAST 56.00 FEET; THENCE SOUTH  $79^{\circ}07'48''$  EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH  $84^{\circ}20'38''$  EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH  $02^{\circ}33'13''$  WEST 99.56 FEET; THENCE NORTH  $14^{\circ}12'39''$  WEST 119.82 FEET; THENCE NORTH  $15^{\circ}25'02''$  WEST 93.76 FEET; THENCE NORTH  $20^{\circ}57'23''$  WEST 93.79 FEET; THENCE NORTH  $25^{\circ}59'43''$  WEST 93.79 FEET; THENCE NORTH  $31^{\circ}26'13''$  WEST 52.88 FEET; THENCE SOUTH  $89^{\circ}46'35''$  EAST 51.56 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SWAINSON AVENUE, AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2012, AS ENTRY NO. 5714:2012 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A1', RECORDED MAY 7, 2019, AS ENTRY NO. 39864:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

## PARCEL 3:

COMMENCING SOUTH 1319.8 FEET AND EAST 4418.89 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 45°48'41" EAST 65.37 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 43°35'10" EAST 58.94 FEET, RADIUS = 2802 FEET) ARC LENGTH = 58.94 FEET; THENCE NORTH 51°09'39" EAST 132.8 FEET; THENCE SOUTH 35°05'14" EAST 105.48 FEET; THENCE NORTH 89°57'55" WEST 251.58 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A1', RECORDED MAY 7, 2019, AS ENTRY NO. 39864:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

## PARCEL 4:

COMMENCING SOUTH 432.27 FEET AND EAST 4122.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°58'00" WEST 748.59 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 68°39'59" WEST 60.29 FEET, RADIUS = 640 FEET) ARC LENGTH = 60.31 FEET; THENCE SOUTH 11°28'54" WEST 32.62 FEET; THENCE SOUTH 33°32'47" EAST 109.37 FEET; THENCE SOUTH 43°44'20" EAST 137.22 FEET; THENCE SOUTH 55°02'13" EAST 138.89 FEET; THENCE SOUTH 64°03'59" EAST 136.55 FEET; THENCE SOUTH 74°41'11" EAST 136.68 FEET; THENCE SOUTH 85°41'18" EAST 159.33 FEET; THENCE NORTH 83°11'47" EAST 139.73 FEET; THENCE NORTH 75°24'29" EAST 69.94 FEET; THENCE NORTH 50°38'39" EAST 73.11 FEET; THENCE NORTH 67°48'17" EAST 52.38 FEET; THENCE NORTH 87°15'39" EAST 52.38 FEET; THENCE NORTH 57°57'58" EAST 56.76 FEET; THENCE SOUTH 35°04'51" EAST 241.76 FEET; THENCE SOUTH 35°05'14" EAST 105.48 FEET; THENCE SOUTH 89°57'55" EAST 70.93 FEET; THENCE NORTH 35°04'27" WEST 432.58 FEET; THENCE NORTH 37°06'57" WEST 254.89 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 33°12'30" WEST 394.98 FEET, RADIUS = 2897.79 FEET) ARC LENGTH = 395.29 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A1', RECORDED MAY 7, 2019, AS ENTRY NO. 39864:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

## PARCEL 5:

COMMENCING SOUTH 788.61 FEET AND EAST 3374.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 11°28'54" EAST 30.14 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 68°39'59" EAST 60.29 FEET, RADIUS = 640 FEET) ARC LENGTH = 60.31 FEET; THENCE NORTH 65°58'00" EAST 748.59 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 29°14'48" WEST 5.45 FEET, RADIUS = 2897.79 FEET) ARC LENGTH = 5.45 FEET; THENCE SOUTH 65°39'53" WEST 719.67 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 70°34'42" WEST 111.95 FEET, RADIUS = .653.5 FEET) ARC LENGTH = 112.09 FEET; THENCE SOUTH 33°32'47" EAST 32.78 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE OFFICIAL PLAT OF FOX HOLLOW OPEN SPACE 'A1', RECORDED MAY 7, 2019, AS ENTRY NO. 39864:2019 IN THE UTAH COUNTY RECORDER'S OFFICE.

PROPERTY DESCRIPTION NO. 10

BEGINNING AT A POINT NORTH 89°55'49" EAST 1321.192 FEET ALONG QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG QUARTER SECTION LINE THE FOLLOWING COURSES AND DISTANCES (TRUE QUARTER SECTION LINE NORTH 89°55'49" EAST); NORTH 89°54'47" EAST 1321.950 FEET TO A FOUND REBAR AND CAP AS CALLED FOR IN DEEDS 76336-2001 AND 44417-1992; NORTH 89°55'37" EAST 1092.929 FEET TO A REBAR AND CAP AS CALLED FOR IN DEED 76336-2001; THENCE ALONG REDWOOD ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 23°47'31" WEST 598.226 FEET; NORTH 24°13'02" WEST 413.640 FEET; NORTH 27°48'33" WEST 395.340 FEET; NORTH 35°32'59" WEST 41.080 FEET; THENCE NORTH 89°53'42" WEST 469.818 FEET; THENCE SOUTH 0°20'43" WEST 3.158 FEET; THENCE NORTH 89°51'36" WEST 1319.864 FEET ALONG THE SOUTH BOUNDARY OF LAKE MOUNTAIN ESTATES, PLAT "J", PHASE 3; THENCE SOUTH 0°15'20" WEST 1312.066 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION NO. 11

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 78°05'45" EAST A DISTANCE OF 71.64 FEET TO A POINT ON THE EASTERLY SIDE OF REDWOOD ROAD; THENCE NORTH 00°36'40" EAST ALONG SAID EASTERLY SIDE A DISTANCE OF 2232.16 FEET TO THE BEGINNING OF A CURVE; THENCE NORtherly ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 502.18 FEET, SAID CURVE HAVING A RADIUS OF 1178.14 FEET, A CENTRAL ANGLE OF 24°25'21", SUBTENDED BY A CHORD WHICH BEARS NORTH 11°36'00" WEST A DISTANCE OF 498.39 FEET TO THE POINT OF INTERSECTION WITH THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 20; THENCE NORTH 00°18'06" EAST ALONG SAID SECTION LINE A DISTANCE OF 1227.38 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 19 AND 20; THENCE SOUTH 89°59'08" WEST ALONG THE SOUTH 1/16 LINE A DISTANCE OF 713.02 FEET TO A POINT ON THE EASTERLY SIDE OF REDWOOD ROAD; THENCE NORTH 31°14'56" WEST ALONG SAID EASTERLY SIDE, A DISTANCE OF 424.75 FEET TO THE REAL POINT OF BEGINNING; THENCE CONTINUING NORTH 31°14'56" WEST ALONG SAID EASTERLY SIDE A DISTANCE OF 623.47 FEET; THENCE NORTH 25°01'05" WEST A DISTANCE OF 938.84 FEET; THENCE NORTH 89°55'55" EAST A DISTANCE OF 1660.92 FEET; THENCE SOUTH 00°01'14" WEST A DISTANCE OF 429.14 FEET TO A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE NORTH 89°41'49" EAST A DISTANCE OF 349.85 FEET TO THE MEANDER LINE OF UTAH LAKE; THENCE SOUTH 30°45'19" EAST ALONG SAID MEANDER LINE A DISTANCE OF 1112.75 FEET; THENCE SOUTH 89°55'55" WEST A DISTANCE OF 1859.18 FEET TO THE REAL POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON JULY 3, 2000, AS ENTRY NO. 52070:2000 OF OFFICIAL RECORDS.

PROPERTY DESCRIPTION NO. 12

PARCEL 1: [16-003-0041]

BEGINNING ON THE SOUTHERLY LINE OF PELICAN BAY SUBDIVISION PLAT "A", RECORDED SEPTEMBER 1, 2000 AS ENTRY NO. 69235:2000 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 00°15'29" WEST (DEED --SOUTH 00°01'22" WEST) ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1004.65 FEET AND EAST (DEED =NORTH 89°50'52" EAST) 983.35 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, (BASIS OF BEARINGS BEING SOUTH 67°49'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 AND A STREET MONUMENT IN THE INTERSECTION OF PELICAN LANE AND HEPPLER LANE) AND RUNNING THENCE SOUTH

87°36'50" EAST 1179.60 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE RIGHT OF WAY LINE OF PELICAN LANE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 29°08'04" EAST 57.66 FEET; 2) NORTH 890 50'52" EAST 32.02 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED, RECORDED JUNE 17, 2015 AS ENTRY NO. 53020:2015 AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID DEED LINE THE FOLLOWING TWO (2) COURSES 1) SOUTH 20°06'56" EAST 9.69 FEET; 2) SOUTH 89° 55'02" EAST 4.12 FEET; THENCE SOUTH 00°19'16" WEST 200.00 FEET; THENCE NORTH 89°55'02" WEST 1092.70 FEET; THENCE NORTH 25°15'51" WEST 29.34 FEET; THENCE NORTH 21°41'11" WEST 56.11 FEET; THENCE NORTH 32°10'58" WEST 130.06 FEET; THENCE NORTH 22°50'19" WEST 128.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°04'55" WEST 1309.47 FEET; THENCE NORTH 89°50'52" EAST 1607.76 FEET; THENCE NORTH 00°09'08" WEST 200 FEET; THENCE NORTH 89°50'52" EAST 579.88 FEET; THENCE NORTH 29°08'04" WEST 57.14 FEET; THENCE NORTH 87°36'50" WEST 1437.67 FEET; THENCE NORTH 85°54'11" WEST 451.82 FEET; THENCE NORTH 38°00'29" WEST 310.10 FEET; THENCE NORTH 25°44'42" WEST 185.05 FEET; THENCE NORTH 00°01'50" WEST 152.34 FEET; THENCE NORTH 64° 51'09" EAST 286.27 FEET; THENCE NORTH 20°05'21" WEST 292.27 FEET; THENCE NORTH 89°13'39" WEST 157.67 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING SOUTH 00°01'22" WEST 1309.933 FEET AND NORTH 89°50'52" EAST 575.594 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°50'52" EAST 2067.395 FEET; THENCE NORTH 89°50'52" EAST 154.09 FEET; THENCE SOUTH 19°48'30" EAST 201.62 FEET; THENCE SOUTH 32°24'00" WEST 205.85 FEET; THENCE SOUTH 11°38'10" WEST 274.47 FEET; THENCE SOUTH 17°21'20" EAST 213.54 FEET; THENCE SOUTH 21°58'30" EAST 40.29 FEET; THENCE SOUTH 89°41'47" WEST 1795.015 FEET, MORE OR LESS; THENCE NORTH 24°41'57" WEST 242.037 FEET; THENCE NORTH 24°56'42" WEST 539.23 FEET; THENCE NORTH 25°14'55" WEST 186.024 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION NO. 13

PARCEL 2: [16-003-0048]

COMMENCING SOUTH 1013.59 FEET AND EAST 1193.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH  $87^{\circ}36'50''$  EAST 964.78 FEET; THENCE SOUTH  $29^{\circ}08'05''$  EAST 57.14 FEET; THENCE SOUTH  $89^{\circ}50'52''$  WEST 579.87 FEET; THENCE SOUTH  $0^{\circ}09'08''$  EAST 200 FEET; THENCE SOUTH  $89^{\circ}50'52''$  WEST 341.63 FEET; THENCE NORTH  $27^{\circ}35'25''$  WEST 33.86 FEET; THENCE ALONG A NON-TANGENT 431.5 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 202.63 FEET THROUGH A CENTRAL ANGLE OF  $26^{\circ}54'20''$  (NOTE CHORD BEARS: NORTH  $14^{\circ}08'14''$  WEST FOR A DISTANCE OF 200.77 FEET); THENCE NORTH  $5^{\circ}07'21''$  WEST 68.10 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION NO. 14

PARCEL 3: [16-003-0050]

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH  $89^{\circ}45'55''$  EAST 270.32 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST 960.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $85^{\circ}54'11''$  EAST 451.82 FEET; THENCE SOUTH  $87^{\circ}36'50''$  EAST 252.13 FEET; THENCE SOUTH  $22^{\circ}49'23''$  EAST 128.25 FEET; THENCE SOUTH  $32^{\circ}10'02''$  EAST 130.06 FEET; THENCE SOUTH  $21^{\circ}40'15''$  EAST 56.11 FEET; THENCE SOUTH  $25^{\circ}14'55''$  EAST 121.60 FEET; THENCE SOUTH  $64^{\circ}45'05''$  WEST 164.50 FEET; THENCE SOUTH  $25^{\circ}14'55''$  EAST 517.01 FEET; THENCE SOUTH  $76^{\circ}36'14''$  WEST 108.08 FEET; THENCE SOUTH  $64^{\circ}45'05''$  WEST 6.23 FEET; THENCE SOUTH  $64^{\circ}45'05''$  WEST 56.00 FEET; THENCE SOUTH  $25^{\circ}14'55''$  EAST 3.75 FEET; THENCE SOUTH  $65^{\circ}18'03''$  WEST 131.48 FEET; THENCE SOUTH  $23^{\circ}41'10''$  EAST 160.37 FEET; THENCE SOUTH  $89^{\circ}55'55''$  WEST 47.04 FEET; THENCE NORTH  $24^{\circ}42'10''$  WEST 967.16 FEET; THENCE NORTH  $40^{\circ}39'05''$  WEST 460.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH, THE BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH  $89^{\circ}45'55''$  EAST 270.32 FEET; THENCE SOUTH 960.51 FEET TO THE POINT OF BEGINNING; SAID POINT IS ALSO THE SOUTHWEST CORNER OF PLAT "A" PELICAN BAY SUBDIVISION RECORDED AS MAP NUMBER 8721, ENTRY NUMBER 69235:2000, IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT "A" PELICAN BAY SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH  $85^{\circ}54'11''$  EAST 451.82 FEET AND 2) SOUTH  $87^{\circ}36'50''$  EAST 444.75 FEET TO THE CENTER OF SCHOONER DRIVE AND THE BEGINNING OF A 470 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 290.37 FEET THROUGH A CENTRAL ANGLE OF  $35^{\circ}23'52''$  (NOTE: CHORD FOR SAID CURVE BEARS SOUTH  $09^{\circ}53'29''$  EAST FOR A DISTANCE OF 285.78 FEET); THENCE SOUTH  $27^{\circ}35'25''$  EAST 440.28 FEET; THENCE SOUTH  $62^{\circ}50'58''$  WEST 615.12 FEET; THENCE NORTH  $24^{\circ}42'10''$  WEST 719.96 FEET; THENCE NORTH  $40^{\circ}39'05''$  WEST 460.23 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING:

A PORTION OF SARATOGA SPRINGS ELEMENTARY SUBDIVISION PLAT "A" RECORDED AS ENTRY NO. 100861:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID SARATOGA SPRINGS ELEMENTARY SUBDIVISION PLAT "A", SAID POINT IS 961.63 FEET SOUTH  $00^{\circ}15'24''$  WEST ALONG THE QUARTER SECTION AND 274.64 FEET EAST TO THE NORTHWEST CORNER OF SAID SARATOGA SPRINGS ELEMENTARY SUBDIVISION PLAT "A" AND ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) 460.23 FEET SOUTH  $40^{\circ}39'05''$  EAST AND 2) 675.85 FEET SOUTH  $24^{\circ}42'10''$  EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 (NOTE: THE BASIS OF BEARING IS SOUTH  $00^{\circ}15'24''$  WEST BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 19), AND RUNNING THENCE NORTH  $65^{\circ}17'50''$  EAST 60.00 FEET; THENCE NORTH  $62^{\circ}50'58''$  EAST 82.33 FEET; THENCE NORTH  $69^{\circ}35'05''$  EAST 102.32 FEET; THENCE NORTH  $62^{\circ}50'58''$  EAST 318.53 FEET; THENCE SOUTH  $27^{\circ}46'09''$  EAST 59.00 FEET; THENCE SOUTH  $62^{\circ}50'58''$  WEST 566.20 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH  $24^{\circ}42'10''$  WEST 73.63 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION NO. 15

COMMENCING SOUTH 1306.54 FEET AND EAST 1264.49 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 89°50'52" EAST 1724.1 FEET; THENCE SOUTH 10°34'33" EAST 41.1 FEET; THENCE SOUTH 19°54'50"

EAST 456.64 FEET; THENCE SOUTH 8°21'59" EAST 406.27 FEET; THENCE SOUTH 89°41'47" WEST 2191.26 FEET; THENCE NORTH 23°41 11" WEST 155.9 FEET; THENCE NORTH 65°18'03" EAST 131.48 FEET; THENCE NORTH 25°15'06" WEST 3.75 FEET; THENCE NORTH 64°45'04" EAST 56 FEET; THENCE NORTH 64°45'18" EAST 6.23 FEET; THENCE NORTH 76°36'14" EAST 108.08 FEET; THENCE NORTH 25°14'55" WEST 108.476 FEET; THENCE NORTH 62°50'58" EAST 221.63 FEET; THENCE NORTH 62°50'53" EAST 8.0 FEET TO THE BEGINNING OF A NON-TANGENT 12.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERNLY ALONG THE ARC OF SAID CURVE 18.78 FEET THROUGH A CENTRAL ANGLE OF 89°39'06" (NOTE: CHORD FOR SAID CURVE BEARS SOUTH 72°19'29" EAST A DISTANCE OF 16.92 FEET); THENCE NORTH 62°59'13" EAST 61 FEET; THENCE NORTH 27°35'25" WEST 126.9 FEET; THENCE NORTH 20°29'19" WEST 64.71 FEET; THENCE NORTH 27°35'25" WEST 256.64 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION NO. 16

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 00°01'14" EAST 429.14 FEET; THENCE NORTH 89°41'47" EAST 582.79 FEET; THENCE SOUTH 8°21'54" EAST 433.59 FEET; THENCE SOUTH 89°41'47" WEST 646.03 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING PARCELS ARE SPECIFICALLY AND INTENTIONALLY EXCLUDED FROM THE BOUNDARIES AND JURISDICTION OF THIS DISTRICT DESPITE POTENTIAL OVERLAPS EXISTING IN THE RECORD TITLE AND THE OWNERS OF THESE PARCELS SHALL NOT BE ASSESSED, TAXED, OR INCLUDED FOR ANY PURPOSE IN THIS DISTRICT UNLESS THEY ARE PROPERLY AND LEGALLY ANNEXED INTO THE DISTRICT.

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AND 68:025:0616