

Ent 551423 Bk 1492 Pg 233 - 241
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Oct 18 04:35PM Fee: \$40.00 CO
For: Meridian Title Company
ELECTRONICALLY RECORDED

AFTER RECORDING, RETURN TO:

Military Installation Development
Authority 450 Simmons Way, Suite 400
P.O. Box 112 Kaysville, Utah 84037
Attention: Executive Director

NOTICE OF PRE-CO FEE

This Notice of Pre-Co Fee (this "Notice") is executed by the MILITARY INSTALLATION DEVELOPMENT AUTHORITY, a political subdivision of the State of Utah (together with its successors and/or assigns, the "MIDA"), having a mailing address at 450 Simmons Way, Suite 400, P.O. Box 112 Kaysville, Utah 84037, Attention: Executive Director.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

The real property described on the attached Exhibit A (the "Subject Property") is located in the MIDA Military Recreation Facility Project Area and is subject to an annual payment of a fee pursuant to Utah Code Ann. §63H-1-501(4) on the taxable value of property in excess of the property's base year, payable by the owner(s) of such property. Such fee is payable with respect to any portion of the Subject Property ("Parcel") until January 1 immediately following the day on which MIDA or an entity designated by MIDA issues a certificate of occupancy with respect to improvements located on the Parcel, at which time the fee is no longer payable with respect to such Parcel and this Notice shall be of no further force or effect and shall terminate with respect to such Parcel without any further action by MIDA or the owner(s) of such Parcel.

[Signature Page Follows]

TAX Parcel Nos:

SS-98-F-X

00-0021-4990

00-0822-0450

00-022-0543

00-0021-4982

00-0022-0542

DATED this 7th day of October, 2024.

MIDA:

Military Installation Development Authority,
a political subdivision of the State of Utah

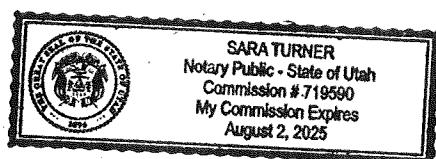
By: Ariana Farber

Name: Ariana Farber

Title: Deputy Director

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 7th day of October, personally appeared before me Ariana Farber, who being by me duly sworn did say, that she is the Deputy Director of the MILITARY INSTALLATION DEVELOPMENT AUTHORITY, a political subdivision of the State of Utah, and that said instrument was signed on behalf of the Military Installation Development Authority, by authority of law.





Notary Public

EXHIBIT A

Legal Description of the Subject Property

[attached]

Legal Description of Red Maple Parcel

Ent 508414 Bk 1 3 7 8Pg 1 3 1 5

The '**Red Maple Parcel**' is located in Summit County, Utah and is more particularly described as follows:

The entire portion of the south half of the southeast quarter of Section 3, Township 2 South, Range 4 East, Salt Lake Base and Meridian, lying north of Highway 248. Also described as: Lot 8 and Lot 10 as found on the supplemental plat of Section 3 & 10, Township 2 South, Range 4 East, Salt Lake Base and Meridian, one hundred seventh

Congress of the United States of America, by Act

of January 3, 2001, under Section 2862. Contains: 26.5 acres, more or less.

4840-5 673-5465. v.9

LEGAL DESCRIPTION OF ADDITIONAL LAND FOR PART 8 PROJECT AREA

PARCEL NUMBER C-1 LEGAL DESCRIPTION (Wasatch County, State of Utah)

Legal Description of 'Northern Parcel'

Ent 546458 Bk 1478 Pg 981 - 985

A tract of land situate in the SW1/4 NW1/4, SE1/4 NW1/4, NW1/4 SW1/4, NE1/4 SW1/4, SE1/4 SW1/4, and SW1/4 SE1/4 of Section 24, T. 2S., R. 4E., S.L.B.&M., said tract of land being part of parcel 21:A, 22:A, 23:A, 23B and 24:A of project NF-19(12), in Wasatch County, State of Utah. The boundaries of said tract of land are described as follows:

Beginning at a point in the existing westerly US-40 frontage road right of way line which is 727.56 feet N.00°00'57"W. along the section line and 43.49 feet N.89°59'03"E. from the South Quarter Corner of said Section 24; and running along said westerly frontage road right of way line the following eleven (11) courses; (1) thence northwesterly 216.06 feet along the arc of a 904.93-foot radius non-tangent curve to the left (Note: center bears S.53°55'38"W.) through a central angle of 13°40'47" (Note: chord to said curve bears N.42°54'46"W. for a distance of 215.55 feet); (2) thence N.56°19'39"W. 262.00 feet; (3) thence N.38°26'34"W. 152.97 feet; (4) thence N.49°45'09"W. 500.00 feet; (5) thence N.59°45'38"W. 172.63 feet; (6) thence N.39°05'24"W. 162.14 feet; to a point in a 766.20-foot radius non-tangent curve to the right (Note: center bears N.40°14'50"E.); (7) thence northerly 484.76 feet along the arc of said curve through a central angle of 36°15'00" (Note: chord to said curve bears N.31°37'39"W. for a distance of 476.72 feet); (8) thence N.13°30'09"W. 363.30 feet; (9) thence N.29°12'43"W. 440.33 feet; (10) thence N.26°13'55"W. 493.02 feet; (11) thence N.32°03'09"W. 13.61 feet to a point 115.24 feet perpendicularly distant southerly from the Mayflower Mine Road North control line opposite engineer station 80+45.63; thence S.84°24'52"E. 52.19 feet to the beginning of a 197.55-foot radius curve to the right said point being 87.60 feet perpendicularly distant southerly from said control line opposite engineer station 80+01.35; thence southeasterly 208.22 feet along the arc of said curve through a central angle of 60°23'28" (Note: chord to said curve bears S.54°13'08"E. for a distance of 198.72 feet), said point being 53.51 feet perpendicularly distant

southerly from said control line opposite engineer station 77+66.33; thence S.24°01'24"E. 32.45 feet to the beginning of a 50.00-foot radius curve to the left said point being 53.47 feet perpendicularly distant westerly from said control line opposite engineer station 77+36.80; thence southerly 16.14 feet along the arc of said curve through a central angle of 18°29'31" (Note: chord to said curve bears S.33°16'09"E. for a distance of 16.07 feet) to the beginning of a 1,112.50-foot radius reverse curve to the right, said point being 51.51 feet perpendicularly distant westerly from said control line opposite engineer station 77+22.27; thence southeasterly 257.12 feet along the arc of said curve through a central angle of 13°14'31" (Note: chord to said curve bears S.35°53'39"E. for a distance of 256.55 feet) to the beginning of a 5,987.50-foot radius reverse curve to the left, which is concentric with and 37.50 feet radially distant westerly from said control line opposite engineer station 74+68.68; thence southeasterly 1,085.87 feet along the arc of said curve through a central angle of 10°23'27" (Note: chord to said curve bears S.34°28'07"E. for a distance of 1,084.38 feet) to a line parallel with said control line opposite engineer station 63+89.61; thence S.39°39'51"E. 320.36 feet along said parallel line to a point opposite engineer station 60+69.25, and to the beginning of a 5,912.50-foot radius curve to the right, which is concentric with said control line; thence southeasterly 1,237.55 feet along the arc of said curve through a central angle of 11°59'33" (Note: chord to said curve bears S.33°40'04"E. for a distance of 1,235.29 feet) to a point opposite engineer station 48+23.85; thence S.53°55'38"W. 25.78 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 738,325 square feet or 16.950 acres in area, more or less.

PARCEL NUMBER C-2 LEGAL DESCRIPTION**(Wasatch County, State of Utah)****Legal Description of "Thumb Piece"****Ent 546457 Bk 1478 Pg 977-980**

A tract of land situate in the NW1/4 NE1/4, NE1/4 NE1/4, SW1/4 NE1/4, SE1/4 NE1/4, NW1/4 SE1/4, NE1/4 SE1/4, and SE1/4 SE1/4 of Section 25, T. 2S., R. 4E., S.L.B.&M., and Lot 3 and Lot 4 of Section 30 T. 2S., R. 5E., S.L.B.&M., said tract of land being part of parcel 26:A, 27:A, 28:A, 28:3A and 29:A of project NF-19(12), in Wasatch County, State of Utah. The boundaries of said tract of land are described as follows:

Beginning at a point in the existing westerly US-40 frontage road right of way line which is 960.41 feet S.89°58'43"E. along the section line and 737.61 feet S.00°01'17"W. from the North Quarter Corner of said Section 25; and running thence N.39°29'54"E. 56.15 feet to a point 61.05 feet perpendicularly distant westerly from the Mayflower Mine Road North control line opposite engineer station 31+11.77; thence N.47°47'54"E. 23.55 feet to a point in a 962.50-foot radius non-tangent curve to the right, concentric with and 37.50 feet westerly of said control line opposite engineer station 31+11.77 (Note: center bears S.47°47'54"W.); thence southeasterly 258.17 feet along the arc of said curve through a central angle of 15°22'05" (Note: chord to said curve bears S.34°31'04"E. for a distance of 257.39 feet) to a line parallel with said control line opposite engineer station 28+43.55; thence S.26°50'01"E. 304.99 feet along said parallel line to a line parallel with said control line opposite engineer station 25+36.94; thence S.24°21'02"E. 258.14 feet along said parallel line to the beginning of a 6,037.50-foot radius curve to the left, concentric with said control line opposite engineer station 22+78.80; thence southeasterly 589.09 feet along the arc of said curve through a central angle of 05°35'26" (Note: chord to said curve bears S.27°08'45"E. for a distance of 588.86 feet) to a line parallel with said control line opposite engineer station 16+93.37; thence S.29°56'28"E. 67.85 feet along said parallel line to the beginning of a 5,037.50-foot radius curve to the left, concentric with said control line opposite engineer station 16+25.52; thence southeasterly 306.22 feet along the arc of said curve through a central angle of 03°28'58" (Note: chord to said curve bears S.31°40'57"E. for a distance of 306.17 feet) to a line parallel with said control line opposite engineer station 13+21.58; thence S.33°25'26"E. 159.90 feet

along said parallel line to a line parallel with said control line opposite engineer station 11+61.68; thence S.32°46'42"E. 67.19 feet along said parallel line to a line parallel with said control line opposite engineer station 10+94.06; thence S.32°07'57"E. 179.03 feet to the beginning of a 100.00-foot radius curve to the right; thence southerly 48.55 feet along the arc of said curve through a central angle of 27°49'00" (Note: chord to said curve bears S.18°13'27"E. for a distance of 48.07 feet) to the beginning of a 257.58-foot radius compound curve to the right; thence southerly 133.45 feet along the arc of said curve through a central angle of 29°41'04" (Note: chord to said curve bears S.10°31'35"W. for a distance of 131.96 feet) to a point 144.76 feet perpendicularly distant westerly from said control line opposite engineer station 7+69.26; thence S.67°51'16"E. 117.40 feet to the beginning of a 209.07-foot radius curve to the right, concentric with and 41.00 feet westerly of the Mayflower Mine Road South control line opposite engineer station 101+03.68; thence southeasterly 128.34 feet along the arc of said curve through a central angle of 35°10'19" (Note: chord to said curve bears S.43°39'43"E. for a distance of 126.34 feet) to the beginning of a 1,868.86-foot radius compound curve to the right, concentric with said control line opposite engineer station 102+57.19; thence southeasterly 198.31 feet along the arc of said curve through a central angle of 06°04'47" (Note: chord to said curve bears S.23°02'10"E. for a distance of 198.22 feet) to a line parallel with said control line opposite engineer station 104+59.85; thence S.19°59'46"E. 316.97 feet along said parallel line to the beginning of a 2,905.79-foot radius curve to the left, concentric with said control line opposite engineer station 107+76.82; thence southerly 331.41 feet along the arc of said curve through a central angle of 06°32'05" (Note: chord to said curve bears S.23°15'47"E. for a distance of 331.23 feet) to a line parallel with said control line opposite engineer station 111+03.56; thence S.26°31'50"E. 382.76 feet along said parallel line to the beginning of a 777.50-foot radius curve to the right, concentric with said control line opposite engineer station 114+86.31; thence southerly 312.57 feet along the arc of said curve through a central angle of 23°02'03" (Note: chord to said curve bears S.15°00'48"E. for a distance of 310.47 feet) to a line parallel with said control line opposite engineer station 118+15.37; thence S.03°29'46"E. 210.47 feet along said parallel line and extending to a point in the existing westerly frontage road right of way line of US-40, which point is 55.53 feet perpendicularly distant westerly from said control line opposite engineer station 120+08.57; thence along said westerly frontage road right of way line the following

twenty(20) courses: (1) thence N.21°22'20"W. 524.20 feet; (2) thence N.50°49'55"W. 505.02 feet; (3) thence N.18°49'10"W. 632.92 feet; (4) thence S.88°09'07"W. 651.65 feet; (5) thence N.55°15'50"W. 141.20 feet; (6) thence N.13°59'51"E. 150.00 feet; (7) thence S.76°00'09"E. 132.05 feet; (8) thence N.84°30'33"E. 202.92 feet; (9) thence N.75°59'51"E. 128.96 feet; (10) thence N.54°58'12"E. 135.40 feet; (11) thence N.19°18'03"W. 206.82 feet; (12) thence N.08°16'03"E. 271.52 feet; (13) thence N.27°00'09"W. 373.68 feet to the beginning of a 5,629.58-foot radius curve to the left; (14) thence northwesterly 393.02 feet along the arc of said curve through a central angle of 04°00'00" (Note: chord to said curve bears N.29°00'09"W. for a distance of 392.94 feet); (15) thence N.31°00'09"W. 232.73 feet; (16) thence N.46°13'57"W. 208.95 feet; (17) thence N.10°25'24"W. 215.31 feet; (18) thence N.25°00'14"W. 224.73 feet; (19) thence N.38°35'11"W. 237.50 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above-described parcel of land contains 738,175 square feet or 16.946 acres in area, more or less.