

**STATE OF UTAH**  
**EXCHANGE PATENT NO. 20570**  
(Additional ROW for Pony Express Parkway)

**WHEREAS**, EAGLE MOUNTAIN CITY, a Utah municipality, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005 (the “City”) has agreed with the STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION (the “**Trust Lands Administration**”) to grant certain development approvals as described in that certain Amended and Restated Master Development Agreement DEVL 1112 between the City, Ivory Homes, Ltd. and the Trust Lands Administration dated December 5, 2017 (the “**Master Development Agreement**”) in consideration of and exchange for the dedication of the lands hereinafter described to the City, pursuant to the laws of said State,

**AND WHEREAS**, the said agreement by the City complies with all applicable statutory requirements for exchange, it having been determined by the Trust Lands Administration that such development approvals equal or exceed the value of the subject land;

**NOW THEREFORE I**, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said EAGLE MOUNTAIN CITY, and to its successors and assigns forever, the tract or parcel of land (the “**Subject Property**”), situated in the County of Utah, State of Utah, to-wit:

**Pony Express Parkway – Additional Right-of-Way**

Township 5 South, Range 2 West, SLB&M

Section 36: within; containing 3.75 acres, more or less

Township 6 South, Range 2 West, SLB&M

Section 1: within; containing 4.58 acres, more or less

Section 12: within; containing 1.88 acres, more or less

The Pony Express Parkway – Additional Right-of-Way is more specifically described in **Exhibit A** and generally depicted in **Exhibit B** hereto and incorporated by reference

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**TO HAVE AND TO HOLD** the above described and granted premises unto the said EAGLE MOUNTAIN CITY, a Utah municipality, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the State of Utah or other authorized persons or entities to prospect for, mine, and remove such deposits; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by statute; also,

Subject to an express covenant that the lands granted herein shall only be used as a utility corridor, public road and for improvements associated with utilities and public roads (the "**Covenant**"); also,

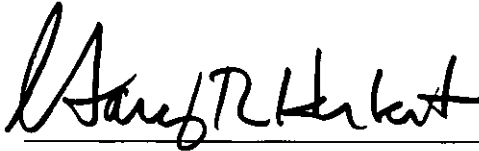
Subject to a reversionary interest held by the State of Utah as follows: In the event that the City or its successors in interest, as to all or part of the subject land, ceases to use such land for the purposes set forth in the Covenant, then title to and ownership and possession of the subject lands shall automatically revert to the Trust Lands Administration or its successor agency.

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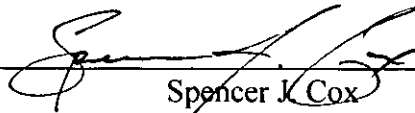
IN TESTIMONY WHEREOF, I affix my signature. Done this 30 day of  
July, 2018.

By the Governor:



Gary R. Herbert

Attested:



Spencer K. Cox  
Lieutenant Governor

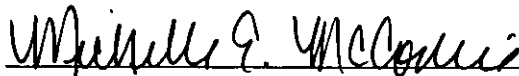


David Ure, Director  
School and Institutional  
Trust Lands Administration

APPROVED AS TO FORM

Sean D. Reyes  
Attorney General

By



Special Assistant Attorney General

Recorded Patent Book 45, Page 270  
Amended and Restated Master Development Agreement DEVL 1112  
Fund: School

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## Exhibit A Legal Description of Property

### SEGMENT 1

A portion of the NE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N89°36'58"W along the Section line 591.46 feet the Northeast Corner of Section 36, T5S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence S11°08'50"W 981.39 feet; thence along the arc of a curve to the right with a radius of 1,031.00 feet a distance of 311.40 feet through a central angle of 17°18'19" Chord: S19°48'00"W 310.21 feet; thence S28°27'09"W 1,527.47 feet to a point on the Northeasterly line of that Real Property described as Pony Express Trail C2 in Deed Entry No 63439:2005 of the Official Records of Utah County; thence Northwesterly along said deed and along the arc of a non-tangent curve to the left having a radius of 216.37 feet (radius bears: S40°57'35"W) a distance of 31.36 feet through a central angle of 08°18'15" Chord: N53°11'32"W 31.33 feet to the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said street the following 3 (three) courses and distances: N28°27'09"E 1,522.91 feet; thence along the arc of a curve to the left with a radius of 1,000.00 feet a distance of 302.03 feet through a central angle of 17°18'19" Chord: N19°48'00"E 300.89 feet; thence N11°08'50"E 975.50 feet to the Section line; thence S89°36'58"E along the section line 31.56 feet to the point of beginning.

Contains: 2.00 acres+/-

### SEGMENT 2

A portion of the SE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the Southerly line of that Real Property described as Pony Express Trail D2 in Deed Entry No 63439:2005 of the Official Records of Utah County and the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located N89°36'58"W along the Section line 1,927.86 feet and South 3,120.75 feet from the Northeast Corner of Section 36, T5S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence Easterly along said Pony Express Trail D2 Parcel and along the arc of a 221.37 feet radius non-tangent curve to the left (radius bears: N23°13'44"E) 31.44 feet through a central angle of 08°08'13" (chord: S70°50'23"E 31.41 feet); thence S28°27'09"W 323.05 feet; thence along the arc of a curve to the left with a radius of 424.00 feet a distance of 27.63 feet through a central angle of 03°44'02" Chord: S26°35'08"W 27.63 feet to the Northerly line of Bypass Road described as Parcel 2 in Deed Entry No. 19071:2005 of the Official Records of Utah; thence N65°29'30"W along said deed 31.00 feet to the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said deed the following 2 (two) courses and distances: Northeasterly along the arc of a non-tangent curve to the right having a radius of 455.00 feet (radius bears: S65°17'44"E) a distance of 29.76 feet through a central angle of 03°44'53" Chord: N26°34'42"E 29.76 feet; thence N28°27'09"E 317.98 feet to the point of beginning.

Contains: 10,814 square feet+/- or 0.25 acres+/-

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### Exhibit A (continued)

#### SEGMENT 3

A portion of the SW1/4 & SE1/4 of Section 36, Township 5 South, Range 2 West and the NE1/4 of Section 1, Township 6 South, Range 2 West Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the Southerly of Bypass Road described as Parcel 2 in Deed Entry No. 19071:2005 of the Official Records of Utah and the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located N89°36'58"W along the Section line 2,130.01 feet and South 3,510.18 feet from the Northeast Corner of Section 36, T5S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence S65°29'30"E along said Bypass Road 31.00 feet; thence S24°30'33"W 884.25 feet; thence along the arc of a curve to the right with a radius of 576.00 feet a distance of 27.89 feet through a central angle of 02°46'26" Chord: S25°53'46"W 27.88 feet; thence S27°16'59"W 1,067.90 feet; thence along the arc of a curve to the left with a radius of 2,374.00 feet a distance of 788.35 feet through a central angle of 19°01'36" Chord: S17°46'11"W 784.73 feet to the Northerly line of that Real Property described in Deed Entry No. 19072:2005 of the Official Records of Utah County; thence N81°14'44"W along said deed 31.00 feet to the Easterly line of Sweetwater Road; thence along said street the following 4 (four) courses and distances: Northerly along the arc of a non-tangent curve to the right having a radius of 2,405.00 feet (radius bears: S81°44'14"E) a distance of 798.38 feet through a central angle of 19°01'13" Chord: N17°46'23"E 794.71 feet; thence N27°16'59"E 1,067.90 feet; thence along the arc of a curve to the left with a radius of 545.00 feet a distance of 26.39 feet through a central angle of 02°46'26" Chord: N25°53'46"E 26.38 feet; thence N24°30'33"E 884.25 feet to the point of beginning.

Contains: 1.97 acres+/-

#### SEGMENT 4

A portion of the NE1/4 and the SE1/4 of Section 1 and the NE1/4 of Section 12, Township 6 South, Range 2 West Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the South line of that Real Property described in Deed Entry No. 19072:2005 of the Official Records of Utah County and the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located S00°18'28"W along the Section line 1,140.32 feet and West 2,202.38 feet from the Northeast Corner of Section 1, T6S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence N89°59'41"E along said deed 31.00 feet; thence S00°00'12"E 4,569.31 feet to the Northwesterly line of Bypass Road described as Parcel 2 in Deed Entry No. 19071:2005 of the Official Records of Utah; thence Southwesterly along said road and along the arc of a non-tangent curve to the left having a radius of 345.00 feet (radius bears: S40°29'41"E) a distance of 43.18 feet through a central angle of 07°10'15" Chord: S45°55'12"W 43.15 feet to the East line of Sweetwater Road; thence N00°00'12"W along said street 4,599.32 feet to the point of beginning.

Contains: 3.26 acres+/-

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**Exhibit A (continued)****SEGMENT 5**

A portion of the NE1/4 of Section 12, Township 6 South, Range 2 West Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S00°28'09"W along the Section line 1,334.62 feet and S88°44'07"W along the 1/16<sup>th</sup> (40 acre) line 2,141.97 feet from the Northeast Corner of Section 12, T6S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence S88°44'07"W along the 1/16<sup>th</sup> (40 acre) line 30.99 feet to the Easterly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence N00°00'12"W along said street 73.71 feet to the Southerly line of Bypass Road described as Parcel 2 in Deed Entry No. 19071:2005 of the Official Records of Utah; thence Northerly along said street and along the arc of a non-tangent curve to the right having a radius of 255.00 feet (radius bears: N89°59'45"E) a distance of 127.02 feet through a central angle of 28°32'24" Chord: N14°15'57"E 125.71 feet; thence S00°00'12"E 194.86 feet to the point of beginning.

Contains: 4,822 square feet or 0.11 acres+/-

**SEGMENT 6**

A portion of the NE1/4 of Section 12, Township 6 South, Range 2 West Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County located N89°30'11"W along the Section line 2,273.55 feet from the Northeast Corner of Section 12, T6S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence S00°00'12"E along said street 1,404.25 feet to the 1/16<sup>th</sup> (40 acre) line; thence S88°44'07"W along the 1/16<sup>th</sup> (40 acre) line 31.01 feet; thence N00°00'12"W 1,405.20 feet to the Section line; thence S89°30'11"E along the Section line 31.00 feet to the point of beginning.

Contains: 1.00 acres+/-

**SEGMENT 7**

A portion of the NE1/4 & SE1/4 of Section 1, Township 6 South, Range 2 West Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the Southerly line of Deed Entry No. 19072:2005 of the Official Records of Utah and the Westerly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located S00°18'28"W along the Section line 1,140.31 feet and West 2,292.38 feet from the Northeast Corner of Section 1, T6S, R2W, S.L.B. & M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B. & M.); thence S00°00'12"E along Sweetwater Road 2,165.75 feet to the Northeast Corner of that Real Property described in Deed Entry No. 18900:2017 of the Official Records of Utah County; thence N89°27'54"W along said deed 31.00 feet; thence N00°00'12"W 2,165.45 feet to the South line of said Deed Entry No. 19072:2005; thence N89°59'41"E along said deed 31.00 feet to the point of beginning.

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**Exhibit A (continued)**

Contains: 1.54 acres+/-

**SEGMENT 8**

A portion of the NE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the Southerly line of that Real Property described as Pony Express Trail B in Deed Entry No 63439:2005 of the Official Records of Utah County and the Westerly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located N89°36'58"W along the Section line 1,561.60 feet and South 2,253.52 feet from the Northeast Corner of Section 36, T5S, R2W, S.L.B.& M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B.& M.); thence S28°27'09"W along Sweetwater Road 59.99 feet to the Northerly line of that Real Property described as Pony Express Trail C1 in Deed Entry No 63439:2005 of the Official Records of Utah County; thence N61°32'46"W along said deed 31.00 feet; thence N28°27'09"E 59.99 feet to the Southerly line of said Pony Express Trail B Parcel; thence S61°32'46"E along said Parcel 31.00 feet to the point of beginning.

Contains: 1,860 square feet+/- 0.04 or acres+/-

**SEGMENT 9**

A portion of the NE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the Southerly line of that Real Property described as Pony Express Trail A in Deed Entry No 63439:2005 of the Official Records of Utah County and the Westerly line of Sweetwater Road described in Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County, located N89°36'58"W along the Section line 827.25 feet and South 572.30 feet from the Northeast Corner of Section 36, T5S, R2W, S.L.B.& M. (Basis of Bearing: S0°36'01"W along the Section line between the Northeast Corner and East 1/4 Corner of Section 36, T5S, R2W, S.L.B.& M.); thence S11°08'50"W along Sweetwater Road 60.00 feet to the Northerly line of that Real Property described as Pony Express Trail B in Deed Entry No 63439:2005 of the Official Records of Utah County; thence N78°51'05"W along said parcel 31.00 feet; thence N11°08'50"E 60.00 feet to the South line of said Pony Express Trail A Parcel; thence S78°51'05"E along said parcel 31.00 feet to the point of beginning.

Contains: 1,860 square feet+/- or 0.04 acres+/-

Contains 10.21 acres+/-

