

# FINAL MILITARY RECREATION FACILITY PROJECT AREA PLAN – PART 4

OCTOBER 2019

## Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military land in Utah. MIDA is working closely with the United States Air Force and Hill Air Force Base (collectively “HAFB”) to develop an Air Force morale, welfare and recreation facility, including a hotel that will provide discounted rooms for military personnel and retirees (“MWR Hotel”), access roads, and related amenities in Wasatch County, Utah (“Military Recreation Facility” or “MRF”). To facilitate this development, MIDA proposed to create the Military Recreation Facility Project Area (“Project Area”). The town Of Hideout, in Wasatch County, has voted in a resolution to be included in the Project Area. The area shown in Exhibit A includes privately owned land within Hideout’s town limits (“Hideout Zone”). The strategy is for MIDA to assist in the development of the Hideout Zone, such that it creates infrastructure improvements that benefit both recreating military personnel, and the general public.

Development of the land within the Hideout Zone will further our public policy objectives in creating a world class 4-seasons destination location in Wasatch County for service members to recreate, as well as stimulate growth and development within the Town.

On September 19, 2012, the Military Recreation Facility Project Area Plan – Part 1 was created (“Part 1 Project Area or “Part 1 Project Area Plan”) which includes the Blue Ledge parcel in Wasatch County and the Red Maple military land parcel in Summit County, as shown in Exhibit A and colored orange. After the creation of the Part 1 Project Area, the Blue Ledge Parcel was acquired by Extell Development Company or one or more of its affiliated entities (collectively, “Extell”). Extell also acquired other adjacent property, which changed the focus and timing of the development of the Blue Ledge Parcel.

In addition to Extell, other property owners, who owned land within the area shown within the black-dashed line in Exhibit A, were interested in being included in the Project Area. On December 26, 2018 those properties were added as Military Recreation Facility Project Area Plan – Part 2 (“Part 2 Project Area” or “Part 2 Project Area Plan”). Exhibit A shows these additional properties included in Part 2 Project Area, which are located in Wasatch County, as colored in purple (the additional military land at Hill Air Force Base located in Davis County, which was also included in the Part 2 Project Area, is not shown in Exhibit A).

In June of 2019, Extell wished to include additional property, which it owned or was in the process of acquiring, within the Project Area. The area of this expansion is shown in Exhibit A and is Military Recreation Facility Project Area Plan – Part 3 (“Part 3 Project Area” or “Part 3 Project Area Plan”) and is colored in green. Stakeholders in the town of Hideout wish to include additional property which they own, within the Project Area. The area of this expansion is shown in Exhibit A and is Military Recreation Facility Project Area Plan – Part 4 (“Part 4 Project Area” or “Part 4 Project Area Plan”) and is colored in yellow. Because the Project Area, including this Part 4 Project Area, will include non-military land, the law governing

MIDA found in Chapter 1 of Title 63H, Utah Code Annotated 1953, as amended, (“MIDA Act”) requires the consent of the Town of Hideout and each non-military landowner for land to be included in the Project Area. In February 2011 (for all land except the Pioche Parcel) and in May 2016 (for the Pioche Parcel), and then on November 29, 2018, Wasatch County granted its irrevocable consent for the land shown in Exhibit A, which is contained within the black dashed line, to be included in the Project Area. For the Part 1 Project Area, the owner of Blue Ledge granted consent June 5, 2012. For the Part 2 Project Area, the non-military landowners listed in Exhibit B granted consent to their land being included in the Part 2 Project Area in December 2018. For the Part 3 Project Area, Extell, the non-military landowners granted consent to their land being included in the Part 3 Project Area in September 2019. For this Part 4 Project Area, the non-military landowners consented to their land being included in the Part 4 Project Area in September 2019.

As part of the MIDA Act, a necessary step in the process of creating a project area is the preparation of a draft project area plan which is given to each taxing entity that levies a property tax within the proposed project area and municipalities within ½ mile of the proposed project area at least 10 days prior to the public meeting for review and comment. The draft is then the subject of at least one public meeting held by the MIDA Board. The public meeting was held on Tuesday, October 1, 2019 at 9:00 am at the North front Business Resource Center, 450 Simmons Way, Kaysville, Utah. Pursuant to the MIDA Act, the process for amending a project area plan follows the same procedure as applies to adopting a project area plan.

### Legal Description of Part 4 Project Area

The Part 4 Project Area consists of the area shown in Exhibit A, colored in yellow, which equals approximately 211.2 acres. The legal description of this region is included within the Part 4 Project Area is attached as Exhibit B. The property owners are:

Exhibit No.	Owner	Name	Acres
B	Deer Waters, LLC., Holmes Deer Waters Resort, LLC.	Deer Waters	22
B	Holmes Western, Deer Springs LLC.	Deer Springs	88
B	Holmes Lake View Estates, LLC.	Lakeview Estates	22.95
B	Klaim, LLC.	KLAIM	60
B	Western States Ventures, LLC.	Deer Mountain Parcel	7.34
B	Western States Ventures, LLC.	Ross Creek Parcel	10.91
		TOTAL	211.2

### Purposes and Intent and Findings and Determinations

Inclusion of the Part 4 Project Area into the Project Area does not change the Purpose and Intent

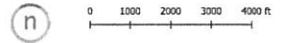
section and the Findings and Determinations sections of the previous Part 1, 2, and 3 Project Areas approved by the MIDA Board. Therefore, this Part 4 Project Area Plan hereby incorporates all of those sections into this document.

### **Effect on the Part 1, Part 2, and Part 3 Project Area Plan**

This Part 4 Project Area Plan updates and amends the Part 3 Project Area Plan (which updated and amended the Part 1 and Part 2 Project Area Plans). To the extent that there are inconsistencies between the Part 1 Project Area Plan, the Part 2 Project Area Plan, or the Part 3 Project Area Plan, this Part 4 Project Area Plan shall prevail. However, adding Parts to the overall Project Area does not change the base year for each of the Parts. The base year for Part 1 continues to be 2011, for Part 2 the base year is 2017, for Part 3 the base year will be 2018. When Part 4 becomes effective in 2019 its base year will be 2018.

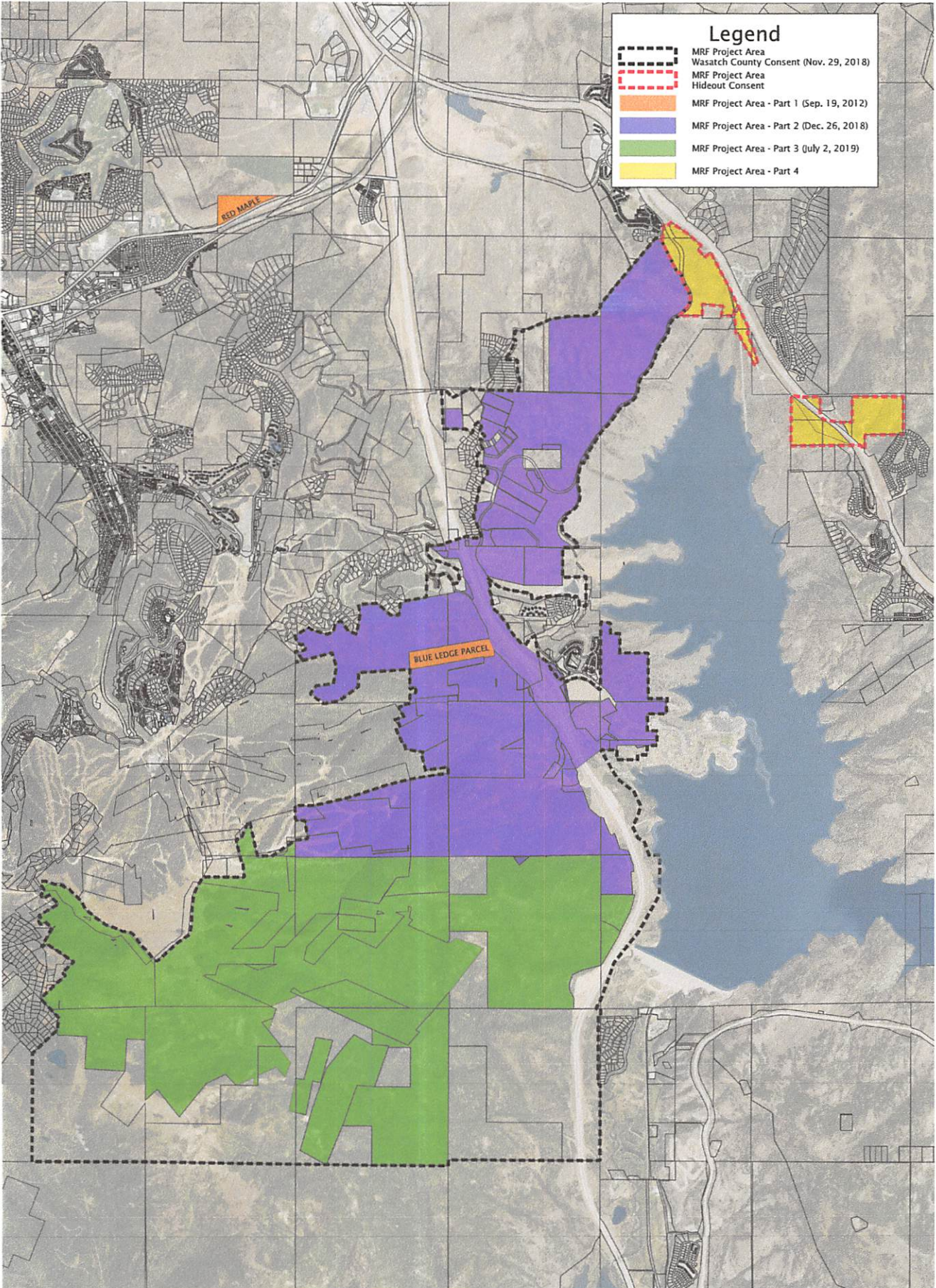


**EXHIBIT A**  
MILITARY RECREATION FACILITY  
PROJECT AREA PLAN - PART 4



**Legend**

- MRF Project Area  
Wasatch County Consent (Nov. 29, 2018)
- MRF Project Area  
Hideout Consent
- MRF Project Area - Part 1 (Sep. 19, 2012)
- MRF Project Area - Part 2 (Dec. 26, 2018)
- MRF Project Area - Part 3 (July 2, 2019)
- MRF Project Area - Part 4





## EXHIBIT B

### LEGAL DESCRIPTION OF PART 4 PROJECT AREA

#### Deer Waters/ Holmes Deer Waters Resort

A parcel of land located in the West one-half of the Northeast quarter and the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West 1778.805 feet and South 00°03'56" East 877.49 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence South 00°03'56" East 875.55 feet; thence South 89°23'57" West 1114.71 feet; thence North 00°05'38" East 877.09 feet; thence North 89°28'38" East 1112.25 feet to the point of beginning.

SUBJECT TO a 30.0 foot easement for ingress and egress to and from the Anita W. Mumford property as described in that Deed of Distribution dated December 16, 1980 from George M. Smith, Waldo Thurber and Zions First National Bank, as co-personal representatives of the Estate of T. Tracy Wright to Anita W. Mumford and others, 15.0 feet on each side of the following described centerline: Beginning at a point on the Northerly property line of the Evelyn W. Rodeback property, said point being North 89°28'38" East 50.0 feet from the Northwest corner of said property; thence South 63°17'29" East 308.9 feet; thence South 04°43'31" West 487.0 feet, more or less, to an existing dirt road.

LESS AND EXCEPTING THEREFROM the following described property previously conveyed to the United States of America pursuant to a Land Purchase Contract No. 8-07-40-L0410 dated October 20, 1987:

#### PARCEL NO. 1: (JDR-Hy-189-61:13)

A parcel of land in fee for an access road incident to the construction of an expressway known as Project No. NF-61, being a part of an entire tract of property, situate in Lot 2 of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning in the North boundary line of said entire tract at a point 90.0 feet perpendicularly distant Northeasterly from the center line of said access road known as "E" Line for said project, which point is approximately 769.19 feet South 89°25'30" West (highway bearing) and 435.83 feet North 00°34'30" West (highway bearing) from the Southeast corner of said Lot 2; thence South 34°00'00" East 273.43 feet, more or less, to a point opposite Engineer Station 12+20.50; thence South 21°48'08" East 219.98 feet to the Northeasterly limited-access line of said project at a point 150.03 feet radially distant Northeasterly from the center line of said project at Engineer Station 244+50.00; thence along said Northeasterly limited-access line the following three (3) courses and distances: North 47°33'39" West 152.65 feet; thence North 50°59'14" West 307.82 feet; thence North 52°00'00" West 213.60 feet, more or less, to said North boundary line; thence North 89°28'38" East (North 89°28'07" East highway bearing) 285.56 feet, more or less, along said North boundary line 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.

**PARCEL NO. 2: (JDR-Hy-189-61:13:A)**

A parcel of land in fee for an expressway known as Project No. NF-61, being a part of an entire tract of property, situate in Lot 2 and Lot 3 of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning at the Southeast corner of said entire tract, which point is 446.11 feet South 89°17'52" West (highway bearing) and 873.32 feet North 00°32'35" East (highway bearing) from the Southeast corner of said Lot 3; thence South 89°23'57" West (which equals highway bearing South 89°23'00" West) 124.71 feet along the South boundary line of said entire tract; thence North 29°22'04" West 47.91 feet to a point 170.0 feet radially distant Southwesterly from the center line of said project at Engineer Station 247+00.00; thence North 44°14'08" West 665.73 feet to a point 130.0 feet perpendicularly distant Southwesterly from said center line at Engineer Station 240+04.93; thence North 52°00'00" West 565.21 feet, more or less, to the North boundary line of said entire tract; thence North 89°28'38" East (North 89°28'07" East highway bearing) 449.48 feet, more or less, along said North boundary line to a point 150.0 feet perpendicularly distant Northeasterly from said center line; thence South 52°00'00" East 213.60 feet, more or less, to a point opposite said Engineer Station 240+04.93; thence South 50°59'14" East 307.82 feet; thence South 47°33'39" East 277.03 feet, more or less to the East boundary line of said entire tract; thence South 00°03'56" East (South 00°32'35" East highway bearing) 357.33 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.

ALSO: a perpetual right-of-way easement, upon part of an entire tract of property for the purpose of constructing thereon a public access road and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

**PARCEL NO. 3: (JDR-Hy-189-61:13-EP)**

A parcel of land in the Northeast quarter of the Northwest quarter, the Southeast quarter of the Northwest quarter and in Lot 3 of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning at a point 100.0 feet perpendicularly distant Southwesterly from the center line of said access road known as "O" Line for said project at Engineer Station 38+00.00, said point of beginning is approximately 210.05 feet South 89°25'30" West and 39.95 feet South 00°34'30" East from the Southeast corner of said Northeast quarter of the Northwest quarter; thence North 33°05'54" West 26.58 feet; thence North 00°30'42" East (highway bearing) 303.71 feet; thence South 34°52'52" East 438.51 feet; then South 48°00'00" West 110.0 feet; thence North 55°40'17" West 190.39 feet to the point of beginning. (Note: All highway bearings in the above descriptions are based on the Utah State Plane Coordinate System)

ALSO LESS AND EXCEPTING THEREFROM the following described property conveyed to Frank R. Noyes in that certain Warranty Deed recorded January 7, 2005 as Entry No. 278705 in Book 731 at Page 114 of official records:

A parcel of land located in the West one-half of the Northeast quarter and the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West 1778.805 feet and South 00°03'56" East 877.49 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence South 00°03'56" East 875.55 feet; thence South 89°23'57" West 1114.71 feet; thence North 00°05'38" East 877.09 feet; thence North 89°28'38" East 1112.25 feet to the point of beginning.

LESS AND EXCEPTING any portion of the above described legal that lies South and Southwesterly of the Northerly line of State Highway S.R. 248.

Tax Id No.: 00-0020-8161

#### **EXHIBIT A**

A parcel of land located in the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the section line 2888.605 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence South 00°05'38" West 879.02 feet; thence South 89°28'38" West 1110.39 feet; thence North 00°15'12" East 880.56 feet to the section line; thence North 89°33'19" East along said section line 1107.92 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion thereof located within the bounds of the following described property, as deeded to the United States of America in that certain Warranty Deed recorded December 22, 1987 as Entry No. 144471 in Book 196 at Page 533 of official records:

A parcel of land for an expressway known as Project No. MF-61, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning in the North line of said Section 17 at a point 150 feet radially distant Northeasterly from the centerline of said project, which point is approximately 802.33 feet South 89°33'11" West (highway bearing) from the North quarter corner of said Section 17; thence Southeasterly 682.95 feet, more or less, along the arc of a 7489.437 foot radius curve to the left, to a point opposite Engineer Station 231+00.4 (Note: tangent to said curve at its point of beginning bears South 46°46'31" East); thence South 52°00'00" East 70.26 feet, more or less, to the East boundary line of said entire tract; thence South 00°30'42" West (highway bearing) 352.88 feet, more or less, along said East line to a point 130.0 feet perpendicularly distant Southwesterly from said centerline; thence North 52°00'00" West 285.02 feet, more or less, to a point opposite of said Engineer Station 231+00.47; thence North 51°14'33" West 203.89 feet; thence North 49°22'27" West 305.09 feet; thence North 52°35'46" West 551.52 feet, more or less to said North line; thence North 89°33'11" East (highway bearing) 482.78 feet along said North line to the point of beginning.

#### Holmes Western/ Deer Springs

Parcel 1: [00-0021-3162 & 00-0021-3164]

A parcel of land lying and situate in the North Half of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the remaining 8.98 acres of Wasatch County Tax Parcels 00-0021-3162

and 00-0021-3164, described in that certain Warranty Deed recorded as Entry 453230, in Book 1226, at Pages 1230 - 1232 of the Wasatch County Records. Excepting therefrom those portions lying in the legal bounds of the Jordanelle Parkway Right of Way Dedication, Entry 447875, Book 1213, Page 1519 of Wasatch County Records. Basis of bearing for subject parcel being South 89°04'46" West 2641.14 feet measured with the north line of the Northeast Quarter of said Section 7.

Subject parcel being more particularly described as follows:

Commencing at the North Quarter Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South 89°05'03" West 248.07 feet coincident with the north line of the Northwest Quarter of said Section 7 to a point on the westerly Right of Way line of Jordanelle Parkway (Dedication Plat, Recorded January 30, 2018 as Entry 447875 of the Wasatch County Records) and the True Point of Beginning; thence the following five (5) courses coincident with said right of way 1) Southeasterly 331.80 feet along the arc of a 1080.37 foot radius curve to the left (center bears North 55°35'52" East) through a central angle of 17°35'48" to a point of reverse curvature; 2) Southerly 376.16 feet along the arc of a 462.50 foot radius curve to the right (center bears South 38°00'04" West) through a central angle of 46°35'59" to a point of compound curvature; 3) Southerly 89.63 feet along the arc of a 666.78 foot radius curve to the right (center bears South 84°36'03" West) through a central angle of 07°42'07" to a point of tangency; 4) South 02°18'10" West 427.16 feet to a point of curvature; 5) Southerly 43.39 feet along the arc of a 1005.37 foot radius curve to the left (center bears South 87°41'50" East) through a central angle of 02°28'22"; thence departing said right of way South 89°53'38" West 83.72 feet; thence North 28°16'22" West 135.68 feet; Thence North 26°20'22" West 1114.00 feet; thence North 04°23'00" East 503.14 feet to a point on the westerly right of way of Jordanelle Parkway recorded January 30, 2018 as Entry #447875, in Book 1213 at Pages 1519 through 1598 of the Wasatch County Records; thence the following three (3) courses coincident with said right of way 1) Southerly 10.06 feet along the arc of a 594.78 foot radius curve to the right (center bears South 69°01'38" West) through a central angle of 00°58'10"; 2) South 20°00'11" East 263.39 feet; 3) Southerly 271.51 feet along the arc of a 1080.37 foot radius curve to the left (center bears North 69°59'49" East) through a central angle of 14°23'57" to the point of beginning.

Parcel 2: [00-0021-3161 & 00-0021-3163]

A parcel of land lying and situate in Section 7, and the South Half of Section 6, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising the following two (2) Wasatch County Tax Parcels 1) 00-0021-3161 and 2) 00-0021-3163, described in that certain Warranty Deed recorded as Entry 453693, in book 1227, at pages 1627 - 1633 of the Wasatch County records. Excepting therefrom that particular parcel of land described in that certain Warranty Deed recorded as Entry 454822, in book 1230 at pages 1206 - 1208 of said county records. Basis of bearing for subject parcel being South 89°04'46" West 2641.14 feet measured with the north line of the Northeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the Northeast Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South 89°04'46" West 2094.25 feet to a point on the southwesterly Right of Way line of SR 248 and the True Point of Beginning:

Thence the following three (3) courses coincident with said right of way 1) South 48°59'43" East 465.48 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) South 65°52'29" East 259.50 feet to a point of curvature to a number 5 rebar and aluminum cap stamped "PLS 356548"; 3) Southerly 1636.16 feet along the arc of a 3709.72 foot radius curve to the right (center bears South 48°39'09" West) through a central angle of 25°16'13" to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence continuing along said curve and the old right of way line of U.S Highway 189, Highway 40, Southerly 704.10 feet along the arc of said 3709.72 foot radius curve to the right (center bears South



73°55'23" West) through a central angle of 10°52'29"; Thence departing said old right of way, South 26°22'31" West 276.72 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North 88°03'26" West 367.00 feet along an ancient fence line and Agreement line recorded as Entry 186252 of the Wasatch county Records to a number 5 rebar and cap stamped "McNeil"; Thence the following eight (8) courses coincident with the perimeter of that particular parcel of land described in that certain Warranty Deed recorded as Entry #220324 of the Wasatch County Records and depicted upon that certain Record of Survey performed by McNeil Engineering, filed with the Wasatch County Surveyor as Survey #1237, 1) North 11°18'22" East 459.43; 2) North 81°59'52" West 8.62 feet; 3) North 78°32'09" West 38.85 feet; 4) North 89°38'58" West 53.64 feet; 5) North 81°33'13" West 326.73 feet; 6) North 83°24'39" West 154.75 feet; 7) North 85°09'53" West 155.77 feet to a number 5 rebar and cap stamped "McNeil"; 8) South 00°34'00" West 516.71 feet to a point on the aforesaid Agreement Line and a number rebar and cap stamped "McNeil"; Thence North 88°02'03" West 850.24 feet coincident with said agreement line and the prolongation thereof to a point on the easterly right of way line of Jordanelle Parkway and a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence the following Eight (8) courses coincident with said east right of way line, 1) North 62°53'59" East 171.88 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) Northerly 973.14 feet along the arc of a 598.68 foot radius to the left (center bears North 27°06'01" West) through a central angle of 93°07'52" to a point of tangency to a number 5 rebar and aluminum cap stamped "PLS 356548"; 3) North 30°13'53" West 228.80 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 4) Northerly 528.29 feet along the arc of a 930.37 foot radius curve to the right (center bears North 59°46'07" East) through a central angle of 32°32'03" to a point of tangency and a number 5 rebar and aluminum cap stamped "PLS 356548"; 5) North 02°18'10" East 427.16 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 6) Northerly 99.71 feet along the arc of a 741.78 foot radius curve to the left (center bears North 87°41'50" West) through a central angle of 07°42'07" to a point to a point of compound curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 7) Northwesterly 437.16 feet along the arc of a 537.50 foot radius curve to the left (center bears South 84°36'03" West) through a central angle of 46°35'59" to a point on the arc of a non-tangent curve; 8) Northerly 438.88 feet along the arc of a 1005.37 foot radius curve to the right (center bears North 38°00'07" East) through a central angel of 25°00'42" to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence departing said easterly right of way line, North 62°56'24" East 48.90 feet along a radial line to a number 5 rebar and cap stamped "PLS 356548"; Thence northwesterly 106.28 along the arc of a 955.37 foot radius curve to the right (center bears North 62°56'24" East) through a central angle of 06°22'30" to a point of tangency and a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North 20°41'09" West 282.00 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North 69°08'44" East 50.00 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence South 20°41'09" East 87.08 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North 45°03'33" East 105.30 feet to a point on the westerly right of way of SR-248 and a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said right of way 1) South 56°09'40" East 687.17 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) South 48°59'44" East 232.72 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: (FRISBEY PARCEL, Entry 454822)

A parcel of land lying and situate in the Northeast Quarter of Section 7 Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising 2.00 acres of Wasatch County Tax Parcel 00-0007-2004. Basis of bearing for subject parcel being South 00°18'57" East 2736.61 feet measured coincident with the east line of the Northeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South 89°51'40" West 778.41 feet coincident with the Center Quarter Section Line to the True Point of Beginning; Thence South 26°03'25" West 28.96 feet; Thence North 88°13'46" West 222.61 feet; Thence North 07°22'24" East 407.95 feet; Thence South 83°03'58" East 150.15 feet; Thence South 15°28'44" East 176.66 feet to a point of curvature; Thence southerly 97.71 feet along the arc of a 330.00 foot radius curve to the left (center bears North 74°31'16" East) through a central angle of 16°57'51"; Thence South 26°03'25" West 120.34 feet to the point of beginning.

#### Holmes Lake View Estates

A parcel of land located in the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the section line 3996.525 feet and South 00°15'12" West 880.56 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 89°28'38" East 1110.39 feet; thence South 00°05'38" West 877.09 feet; thence South 89°23'57" West 1112.85 feet to the West line of the East one-half of the Northwest quarter of said Section 17; thence North 00°15'12" East along said West line 878.64 feet to the point of beginning.

ALSO being described by survey as follows:

A parcel of land lying and situate in the East half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the 22.95 acre parcel of land described in that certain Quit Claim Deed recorded as Entry No. 352528, in Book 1000, at Page 1189 of the Wasatch County Records. Basis of bearing for subject description being South 89°36'36" West 5328.77 feet (measured) between the Northeast and Northwest corners of said Section 17.

Beginning at a point South 89°33'19" West along the section line 3996.525 feet and South 00°15'12" West 880.56 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, (South 89°36'36" West 2709.23 feet coincident with the North line of the Northeast quarter of said section to the North quarter corner thereof and South 89°36'52" West 1309.68 feet coincident with the North line of the Northwest quarter of said section to the West sixteenth corner thereof and South 00°29'05" West 880.53 feet coincident with said West sixteenth line from the Northeast corner of said Section 17, measured) and running thence North 89°28'38" East 1110.39 feet (North 89°31'55" West 1135.49 feet, measured); thence South 00°05'38" West 877.09 feet (South 00°08'33" West 877.41 feet, measured); thence South 89°23'57" West 1112.85 feet (South 89°26'52" West 1140.77 feet, measured) to the West line of the East one-half of the Northwest quarter of said Section 17; thence North 00°15'12" East along said West line 878.64 feet (North 00°29'05" East 879.16 feet coincident with said West sixteenth section line, measured) to the point of beginning.

Tax Id No.: 00-0020-8159

#### KLAIM

Beginning at the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and

Meridian, having state plane coordinates Y=2 257581.916 meters and X=508 809.4945 meters, and running thence, using state plane coordinate bearings, NAD 93: South 00°20'08" East (Deed: South 00°19'23" East) 1309.61 feet, thence South 89°25'31" West (Deed: South 89°26'16" West) 1336.577 feet (to close) (Deed: 1336.60 feet), thence South 00°08'33" East (Deed: South 00°07'48" East) 510.534 feet to Northerly right of way line of highway 289, thence North 47°34'24" West 608.635 feet along said right of way to the Easterly line of Evelyn Rodeback's property, thence leaving said right of way North 00°04'41" West (Deed: North 00°03'56" West) 1408.72 feet to the North line of said Section 17, thence North 89°32'34" East (Deed: North 89°33'19" East) 1778.805 feet to the point of beginning.

A parcel of land located in the West one-half of the Northeast quarter and the East one-half of the Northwest quarter of Section 17, Township 2 South Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West 1778.805 feet and South 00°03'56" East 877.49 feet from the Northeast corner of Section 17, Township 2 South , Range 5 East, Salt Lake Base and Meridian, and running thence South 00°03'56" East 875.55 feet; thence South 89°23'57" West 1114.71 feet; thence North 00°05'38" East 877.09 feet; thence North 89°28'38" East 1112.25 feet to the point of beginning.

Less and excepting that portion belonging to the United States of America pursuant to warranty deed recorded December 14, 1987 with entry no. 44409 in Book 196 at page 385, Wasatch County, State of Utah, Official Records.

Also, less and excepting any portion of the above described legal that lies South and Southwesterly of the Northerly line of State Highway S.R. 248.

### Western States Ventures

#### Parcel 1

A tract of land situate in the East 1/2 of Section and in the West 1/2 of the Southwest 1/4 of Section 8, Township 2 South Range 5 East Salt Lake Base and Meridian The boundaries of said tract of land are described as follows:

Beginning at a point on the Westerly Right of Way and LIA Line of Highway US 189 160.00 feet perpendicularly distant Westerly from the centerline of said Highway approximately opposite Engineer Station 185+66.20, which point is 3017.11 feet North 00°22'39" West along the Section line, and 460.13 feet West from the Southeast corner of Section 7 Township 2 South Range 5 East Salt Lake Base and Meridian; and running thence South 25°33'00" East 522.87 feet along said Highway Right of Way and LIA Line; thence South 27°08'13" East 361.07 feet to the Southerly Right of Way and LIA Line of "X" Line at a point 150.00 feet perpendicularly distant Westerly from the centerline of said Highway approximately opposite Engineer Station 194+50; and running along "X" line Access Road R/W Line the following 10 courses and distances; (1) South 64°27'00" West 95.18 feet; (2) South 16°32'01" East 292 79 feet; (3) South 27°51'49" East 128 70 feet; (4) Southerly 246.37 feet along the arc of a 1245.92 foot radius curve to the right (Note: Chord for said curve bears South 22°11'55" East for a distance of 245.97 feet); (5) South 16°32'00" East 494.45 feet; (6) South 73°28'00" West 150.15 feet; (7) North 16°30'16" West 287.93 feet; (8) North 33°04'10" West 419.52 feet; (9) North 27°51'49" West 362 18 feet; (10) Northerly 152 31 feet along the arc of a 410 82-foot radius curve to the right to the North line of Bureau of Reclamation property



(Note: Chord for said 410 82 foot radius curve bears North 17°14'30" West for a distance of 151 44 feet; thence South 85°48'20" West 108.18 feet along said North line to the Prior West Right of Way and L/A line of US HWY 40 thence North 03°56'00" West 693.79 feet along said Prior West Right of Way and L/A line to a point of tangency with the arc of a 3709 72-foot radius curve to the left; thence Northerly 797.05 feet along the arc of said 3709 72-foot radius curve and Prior West Right of Way and L/A/ line to the existing Westerly Right of Way and L/A Line of said Highway US-189 to a point 160.00 feet perpendicularly distance Westerly from said Highway centerline approximately opposite Engineer Station 179+15.42 (Note Chord for said 709.72 foot radius curve bears North 09°58'38" West for a distance of 795,52 feet); thence South 25°33'00" East 572.05 feet along said Westerly Highway Right of Way and L/A line to a point designated as Point "A" at a point 160.00 feet perpendicularly distance Westerly from said Highway centerline approximately opposite Engineer Station 184+87.46; thence Southerly 278.25 feet along the arc of a 237.50-foot radius curve to the left (Note: Chord for said curve bears South 16°20'30" West for a distance of 262 61 feet); thence North 72°46'16" East 75.00 feet; thence Northerly 170.55 feet along the arc of a 162.50-foot radius curve to the right to a point designated as Point "B" (Note: Chord for said bears North 12°50'16" West for a distance of 162.83 feet) to the point of beginning.

Less and excepting therefrom any portion thereof located within the bounds of the following described property:

A parcel of land lying and situate in the East Half of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

Commencing at the Southeast Corner of said Section 7, thence North 00°19'58" West 2682.51 feet coincident with the east line of the Southeast Quarter of said Section 7; thence South 89°40'02" West 300.92 feet to a point on the west right of way line of State Road 248 and the True Point of Beginning; thence South 86°07'20" West 293.42 feet to a 3 1/2" BLM aluminum cap; thence North 03°52'40" West 160.74 feet to the beginning of a 3709.55 foot non-tangent curve to the left; Thence northerly 797.06 feet along the arc of said curve (center bears South 86°14'01" West) through a central angle of 12°18'40" to a point on the west right of way line of said SR 248; Thence the following five (5) courses coincident with said right of way line 1) South 25°29'40" East 572.06 feet to the beginning of a 237.50 foot radius non-tangent curve to the left; 2) Southerly 278.25 feet along the arc of said curve (center bears South 40°02'21" East) through a central angle of 67°07'38"; 3) North 72°49'36" East 75.00 feet to the point of beginning of a 162.50 foot non-tangent curve to the right; 4) Northeasterly 170.55 feet along the arc of said curve (center bears North 72°49'34" East) through a central angle of 60°08'04"; 5) South 25°29'54" East 373.09 feet to the point of beginning.

Reserving to Grantor Jordanelle Special Service District the following:

A parcel of land for an Ingress/Egress Easement lying and situate in the East Half of Section 7, Township 2 South, Range 5 East Salt Lake Base and Meridian being a part of that particular parcel of land owned in fee by Jordanelle Special Services District described in that certain Quit Claim Deed recorded June 29, 2001 as Entry 234700, In Book 510 at Page 574 of the Wasatch County Records. Basis of Bearing for subject being North 00°19'58" West 2736.86 feet (Measured) coincident with the East line of the Southeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 7, thence North 00°19'58" West 2736.86 feet coincident with the east line of said Southeast Quarter Section to the East Quarter Corner thereof; Thence North 77°06'37" West 376.94 feet to a point on the southerly right of way line of SR-248 (A.K.A. UDOT Project Number NF-61); Thence South 72°49'36" West 169.82 feet; Thence South 19°22'57" East 99.89 feet; Thence South 02°22'19" East 54.74 feet to the True Point of Beginning; thence South 28°57'11" East

300.07 feet; Thence North 64°30'20" East 185.37 feet to a point on the westerly right of way line of SR-248; Thence South 27°04'53" East 60.54 feet coincident with said right of way; Thence Southerly 356.67 feet along the arc of a 230.82 foot radius curve to the left (center bears South 29°16'23" East) through a central angle of 88°32'04"; Thence South 62°11'32" West 52.57 feet; Thence northerly 238.48 feet along the arc of a 2030.00 foot radius curve to the right (center bears North 67°05'47" East) through a central angle of 06°43'52"; Thence North 28°57'11" West 435.19 feet; Thence South 68°12'32" East 94.82 feet to the point of beginning.

Tax ID No.:00-0020-8390

#### Parcel 2

A parcel of land lying and situate in the East half of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Being a portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry No. 438580 in Book 1191 at Page 796 of the Wasatch County Records. Basis of Bearing for subject parcel being North 00°19'58" West 2736.86 feet coincident with the East line of the Southeast quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the 1994 BLM aluminum monument monumentalizing the Southeast corner of said Section 7; thence North 00°19'58" West 2736.86 feet coincident with the East line of the Southeast quarter of said Section 7 to the 1994 BLM aluminum monument monumentalizing the East quarter corner thereof; thence departing said quarter section line South 79°25'47" West 305.79 feet to a point on the Westerly right of way line of SR 248; thence South 86°07'20" West 160.15 feet coincident with the South line of said exception parcel to the true point of beginning; thence Southerly 37.72 feet along the arc of a 219.00 foot curve to the right (center bears South 53°08'25" West) through a central angle of 09°52'06"; thence North 37°32'33" East 41.19 feet; thence North 05°24'37" East 2.39 feet to a point on said exception parcel line; thence South 86°07'20" West 45.35 feet coincident with said exception line to the point of beginning.