

STATE OF UTAH

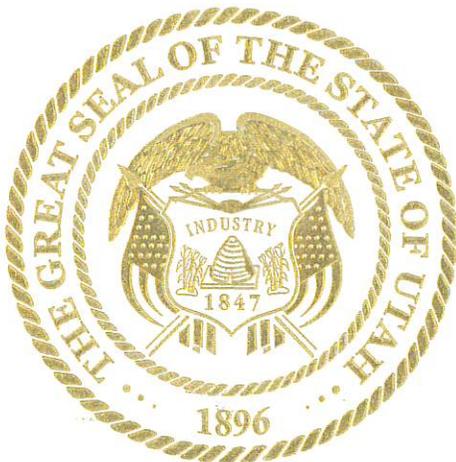


OFFICE OF THE LIEUTENANT GOVERNOR

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.

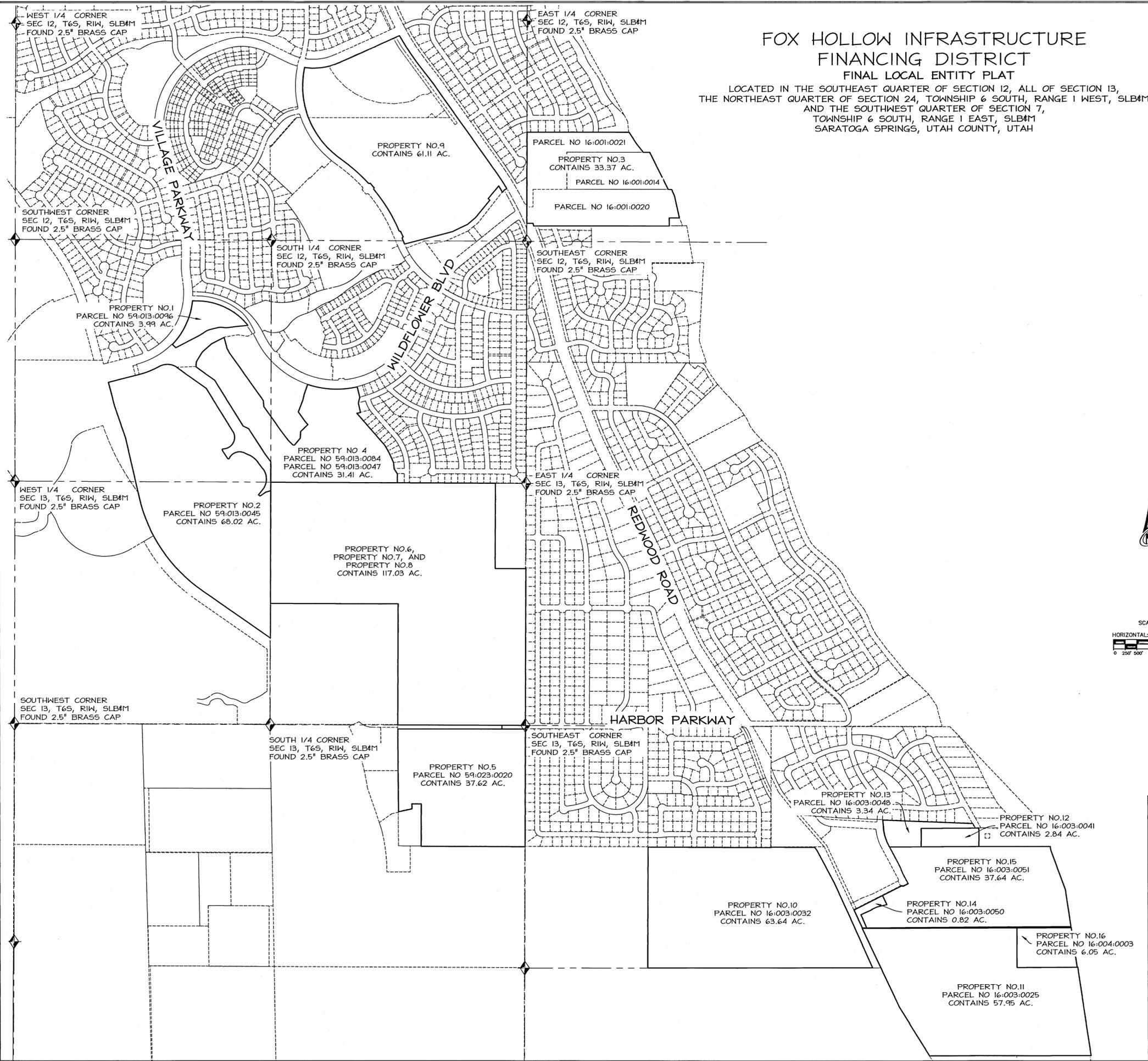
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT, located in UTAH COUNTY, State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

Handwritten signature of Deidre M. Henderson

DEIDRE M. HENDERSON  
Lieutenant Governor



# FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

### SURVEY CERTIFICATE

I, NATHAN CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 10175991, DO HEREBY CERTIFY THAT A FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT, WITH A SCALE MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE ANNEXED INTO THE IMPROVEMENT DISTRICT.

NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10175991  
DATE OF PLAT: MARCH 18, 2025



### PROPERTY DESCRIPTION

**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 274.82 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 646.50 FOOT RADIUS CURVE TO THE RIGHT 603.39 FEET (CHORD BEARS SOUTH 63°09'01" EAST 844.15 FEET); THENCE SOUTH 84°15'58" 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 27.45 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 06°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°24'18" 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 159.26 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 646.27 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



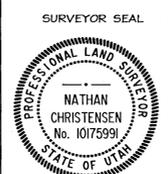
UTAH COUNTY CLERK  
APPROVED THIS 22 DAY OF MAY, 2025, BY THE SARATOGA SPRINGS CITY COUNCIL.  
*[Signature]*  
UTAH COUNTY CLERK

UTAH COUNTY SURVEYOR  
APPROVED THIS 22 DAY OF MAY, 2025, BY THE UTAH COUNTY SURVEYOR AS A FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.  
*[Signature]*  
UTAH COUNTY SURVEYOR

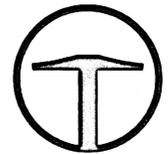
## FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL



SHEET NUMBER  
**1**  
OF 3



**TALISMAN**  
CIVIL CONSULTANTS  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

RECORDER

FOX HOLLOW INFRASTRUCTURE  
FINANCING DISTRICT  
FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

PROPERTY DESCRIPTION NO. 9 CONTINUED  
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°23'54" 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 7261.33 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, 138.94 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, 154.33 FEET; THENCE NORTH 83°11'47" EAST, 139.73 FEET; THENCE NORTH 75°24'29" EAST, 64.94 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°04'38" 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°38'10" WEST, 58.94 FEET); THENCE SOUTH 45°48'40" WEST, 105.47 FEET; THENCE SOUTH 88°31'19" 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, 45.65 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 41°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 SHAINSON AVENUE AND A 1037.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 50°32'52" EAST) 74.12 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°04'55" (CHORD BEARS SOUTH 32°33'08" EAST, 242.72 FEET RADIUS EQUALS 324.04 FEET); THENCE NORTH 77°37'47" EAST, 74.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SHAINSON 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 02°18'32" (CHORD BEARS NORTH 00°21'44" WEST, 400.70 FEET); THENCE NORTH 11°39'44" 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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 418.94 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 324.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°04'38" WEST 132.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°28'58" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 93.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°46'35" EAST 51.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SHAINSON AVENUE, AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2012 AS ENTRY NO. 5710.2012 IN THE UTAH COUNTY RECORDER'S OFFICE.

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°17'21" E 720.65 FEET ALONG THE SECTION LINE AND S 89°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, 59-012-0088, 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°19'26" (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 105.15 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.

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.

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.

COMMENCING SOUTH 1319.8 FEET AND EAST 448.89 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 132.80 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.

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 748.89 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 104.37 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°41'12" EAST 136.68 FEET; THENCE SOUTH 85°41'18" EAST 154.33 FEET; THENCE NORTH 83°11'47" EAST 139.73 FEET; THENCE NORTH 75°24'29" EAST 64.94 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 394.95 FEET, RADIUS = 2947.79 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.

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 748.89 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 25°48'48" WEST 5.45 FEET, RADIUS = 2847.74 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 = 112.04 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. 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°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°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°13'25" EAST 241.30 FEET; THENCE SOUTH 15°00'42" EAST 66.13 FEET; THENCE EAST 48.66 FEET; THENCE NORTH 00°13'43" EAST 192.58 FEET; THENCE EAST 148.02 FEET; THENCE SOUTH 23°40'40" EAST 75.96 FEET; THENCE SOUTH 12°03'55" EAST 235.08 FEET; THENCE SOUTH 20°28'41" EAST 107.33 FEET; THENCE WEST 1599.02 FEET; THENCE NORTH 15°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°13'11" EAST 166.22 FEET ALONG THE SECTION LINE AND NORTH 89°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°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°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°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°59'46" 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 421111999); 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°59'46" WEST 623.00 FEET; THENCE SOUTH 00°00'38" EAST 400.03 FEET; THENCE SOUTH 89°59'46" WEST 362.69 FEET; THENCE SOUTH 00°12'26" WEST 192.58 FEET; THENCE SOUTH 89°59'46" 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. 12951.2007 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) S12°29'36" E 117.17 FEET; 2) S14°03'39"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 1,354.75 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. 3889.2013 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 104.51 FEET; 9) N48°18'15"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°29'34"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) N94°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 COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5007'45"01" 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 CONTINUING 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°48'19" W 1,116.66 FEET TO THE SOUTHEAST CORNER OF HARRANTY 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 40FT EASEMENT AS DESCRIBED IN HARRANTY 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 SE1/4 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 SE1/4 OF THE SE1/4 OF SAID SECTION 13, THENCE N01°04'02"E ALONG THE 1/16TH SECTION (40 ACRE) LINE 1,313.14 FEET TO THE NORTHWEST CORNER OF THE SE1/4 OF THE SE1/4 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 NW1/4 OF THE SE1/4 OF SAID SECTION 13; THENCE N01°04'02"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: S01°17'20"W (DEED: SOUTH) 923.92 FEET, THENCE S89°42'40"E (DEED: EAST) 339.65 FEET TO THE SECTION LINE; THENCE S01°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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 418.94 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 324.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°04'38" WEST 132.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°28'58" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 93.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°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°17'21" E 720.65 FEET ALONG THE SECTION LINE AND S 89°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, 59-012-0088, 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

**FOX HOLLOW INFRASTRUCTURE  
FINANCING DISTRICT  
FINAL LOCAL ENTITY PLAT**  
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#11  
AND THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SLB#11  
SARATOGA SPRINGS, UTAH COUNTY, UTAH

**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 02°07'45" WEST 3.158 FEET; THENCE NORTH 89°51'36" WEST 1519.864 FEET ALONG THE SOUTH BOUNDARY OF LAKE MOUNTAIN ESTATES, PLAT "J", PHASE 3; THENCE SOUTH 01°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 24, 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 09°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 1/4 CORNER OF SAID SECTION 19 AND 20; THENCE SOUTH 89°51'08" WEST ALONG THE SOUTH 1/4 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 112.75 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 "6A", RECORDED SEPTEMBER 1, 2000 AS ENTRY NO. 64235/2000 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 00°15'24" 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°47'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 AND A STREET MONUMENT IN THE INTERSECTION OF PELICAN LANE AND HEPLER LANE) AND RUNNING THENCE SOUTH 87°36'50" EAST 1174.60 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 89°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°18'16" WEST 200.00 FEET; THENCE NORTH 89°55'02" WEST 102.70 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 574.88 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°13'34" 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 40.24 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 1015.59 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°36'50" EAST 964.78 FEET; THENCE SOUTH 29°08'05" EAST 57.14 FEET; THENCE SOUTH 89° 50'52" WEST 579.87 FEET; THENCE SOUTH 0°09'08" EAST 200 FEET; THENCE SOUTH 89°50'52" WEST 341.63 FEET; THENCE NORTH 27°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°54'20" (NOTE CHORD BEARS: NORTH 14°08'14" WEST FOR A DISTANCE OF 200.77 FEET); THENCE NORTH 5°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°45'55" EAST 270.32 FEET; THENCE SOUTH 00°00'00" EAST 960.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°54'11" EAST 451.82 FEET; THENCE SOUTH 87°36'50" EAST 252.13 FEET; THENCE SOUTH 22°49'23" EAST 128.25 FEET; THENCE SOUTH 32°10'02" EAST 130.06 FEET; THENCE SOUTH 21°40'15" EAST 56.11 FEET; THENCE SOUTH 25°14'55" EAST 121.60 FEET; THENCE SOUTH 64°45'05" WEST 164.50 FEET; THENCE SOUTH 25°14'55" EAST 517.01 FEET; THENCE SOUTH 76°36'14" WEST 108.08 FEET; THENCE SOUTH 64°45'05" WEST 6.23 FEET; THENCE SOUTH 64°45'05" WEST 56.00 FEET; THENCE SOUTH 25°14'55" EAST 3.75 FEET; THENCE SOUTH 65°18'03" WEST 131.48 FEET; THENCE SOUTH 23°41'10" EAST 160.37 FEET; THENCE SOUTH 89°55'55" WEST 47.04 FEET; THENCE NORTH 24°42'10" WEST 967.16 FEET; THENCE NORTH 40°34'05" 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°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 64235/2000, 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°54'11" EAST 451.82 FEET AND 2) SOUTH 87°36'50" EAST 444.75 FEET TO THE CENTER OF SCHAONER 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°23'52" (NOTE: CHORD FOR SAID CURVE BEARS SOUTH 09°53'29" EAST FOR A DISTANCE OF 285.78 FEET); THENCE SOUTH 27°35'25" EAST 440.28 FEET; THENCE SOUTH 62°50'58" WEST 615.12 FEET; THENCE NORTH 24°42'10" WEST 719.96 FEET; THENCE NORTH 40°34'05" 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°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°34'05" EAST AND 2) 675.85 FEET SOUTH 24°42'10" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 (NOTE: THE BASIS OF BEARING IS SOUTH 00°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°17'50" EAST 60.00 FEET; THENCE NORTH 62°50'58" EAST 82.33 FEET; THENCE NORTH 69°35'05" EAST 102.32 FEET; THENCE NORTH 62°50'58" EAST 318.53 FEET; THENCE SOUTH 27°46'09" EAST 59.00 FEET; THENCE SOUTH 62°50'58" WEST 566.20 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 24°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 107°34'33" EAST 41.1 FEET; THENCE SOUTH 19°54'50" EAST 456.64 FEET; THENCE SOUTH 82°15'9" 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 25015'06" WEST 3.75 FEET; THENCE NORTH 64°045'04" 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 EASTERLY 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.

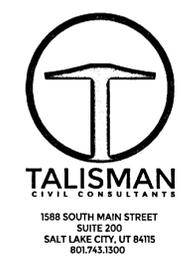
**PROPERTY DESCRIPTION NO. 16**

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 82°15'4" EAST 433.59 FEET; THENCE SOUTH 89°41'47" WEST 646.03 FEE 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.

- 59-023-0056, 59-023-0055, 59-023-0054, 59-023-0053, 59-023-0052, 59-023-0051, 59-023-0050, 59-023-0049, 59-023-0048, 59-023-0047, 59-023-0046, 59-023-0045, 59-023-0044, 59-023-0043, 59-023-0042, 59-023-0041, 59-023-0040, 59-023-0039, 59-023-0038, 59-023-0037, 59-023-0036, 59-023-0035, 59-023-0034, 59-023-0033, 59-023-0032, 59-023-0031, 59-023-0030, 59-023-0029, 59-023-0028, 59-023-0027, 59-023-0026, 59-023-0025, 59-023-0024, 59-023-0023, 59-023-0022, 59-023-0021, 59-023-0020, 59-023-0019, 59-023-0018, 59-023-0017, 59-023-0016, 59-023-0015, 59-023-0014, 59-023-0013, 59-023-0012, 59-023-0011, 59-023-0010, 59-023-0009, 59-023-0008, 59-023-0007, 59-023-0006, 59-023-0005, 59-023-0004, 59-023-0003, 59-023-0002, 59-023-0001, 59-023-0000, 59-023-0001, 59-023-0002, 59-023-0003, 59-023-0004, 59-023-0005, 59-023-0006, 59-023-0007, 59-023-0008, 59-023-0009, 59-023-0010, 59-023-0011, 59-023-0012, 59-023-0013, 59-023-0014, 59-023-0015, AND 68-025-0616

SHEET NUMBER  
**3**  
3 OF 3



RECORDER

**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that a petition proposing the creation of an infrastructure financing district in Utah County was filed with the Utah County Clerk on April 10, 2025. The Petitioners have named the entity the **Fox Hollow Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the petitioners. In accordance with UCA 17B-1-209 (3)(b), the Utah County Clerk hereby certifies the petition for filing with the office of the Utah Lieutenant Governor.

Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

Dated this 23 day of May, 2025.



Utah County Clerk

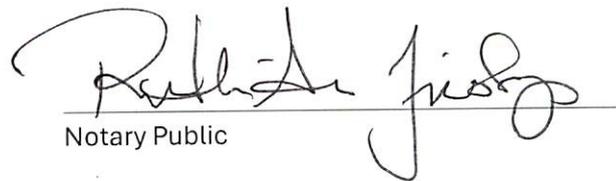
Aaron R. Davidson

STATE OF UTAH )

)ss:

COUNTY OF UTAH )

The foregoing Notice of Impending Boundary Action was acknowledged before me this 23<sup>rd</sup> day of May, 2025, by **Aaron R. Davidson**, in his capacity as Utah County Clerk.



Notary Public

**PETITION REQUESTING THE CREATION OF  
FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT  
LOCATED IN UTAH COUNTY, UTAH**

April 9, 2025

Aaron R. Davidson  
Utah County Clerk  
100 East Center Street, Suite 3100  
Provo, Utah 84606  
(801) 851-8109  
[clerkoffice@utahcounty.gov](mailto:clerkoffice@utahcounty.gov)



The undersigned (the “Petitioners”) believe that the “Responsible Clerk” and the “Responsible Body” (as defined in Utah Code Ann. §17B-1-201(12) and Utah Code Ann. §17B-1-201(13)) are the Utah County Clerk and Utah County and hereby request that the Clerk of Utah County, Utah (the “County Clerk”) certify this Petition for the Fox Hollow Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

**I. Petitioners**

Petitioners/Owners:

Pronova Holdings 4, LLC  
c/o Curtis Wolthuis  
1022 West 2200 North  
Pleasant Grove, Utah 84062

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel No. 59:013:0096 as more particularly described on  
**Exhibit A**

Pronova Holdings 5, LLC  
c/o Curtis Wolthuis  
1022 West 2200 North  
Pleasant Grove, Utah 84062

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel No. 59:013:0045 as more particularly described on  
**Exhibit A**

Perry Land Investments, LLC  
c/o Steve Petersen  
17 East Winchester Street, Suite 200

Murray, Utah 84107

as the owner of property located in Saratoga Springs, Utah County, Utah: Parcel Nos. 16:003:0032, 16:003:0025, 16:003:0041, 16:003:0048, 16:003:0050, 16:003:0051, 16:004:003 as more particularly described on **Exhibit A**

Cardinal Land Holdings IV, LLC  
c/o Ed Bailey  
4685 South Highland Drive, Suite 200  
Salt Lake City, Utah 84117

as the owner of property located in Saratoga Springs, Utah County, Utah: Parcel Nos. 59:012:0186, 59:012:0187 as more particularly described on **Exhibit A**

PHI Properties, Inc.  
c/o Blaine E. Patterson  
11038 North Highland Boulevard, Suite 100  
Highland, Utah 84003

as the owner of property located in Saratoga Springs, Utah County, Utah: Parcel No. 59:013:0084 as more particularly described on **Exhibit A**

Patterson Homes, LLC  
c/o Scott Dunn  
11038 North Highland Boulevard, Suite 100  
Highland, Utah 84003

as the owner of property located in Saratoga Springs, Utah County, Utah: Parcel Nos. 59:013:0047, 59:013:0050, 59:023:0020, 59:013:0084 as more particularly described on **Exhibit A**

Hanahou, LLC  
c/o Scott McCord  
153 West Sweetbriar Lane  
Saratoga Springs, Utah 84045

as the owner of property located in Saratoga Springs, Utah County, Utah: Parcel No. 59:013:0048 as more particularly described on **Exhibit A**

JD IV, LLC  
c/o John D. Hadfield  
1850 North 1450 West

Lehi, Utah 84043

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel No. 59:013:0067 as more particularly described on  
**Exhibit A**

Lakeside Estates Development, LLC  
c/o Jerry Hansen  
6 Shadow Wood Lane  
Sandy, Utah 84092

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel No. 16:001:0020 as more particularly described on  
**Exhibit A**

Heritage Custom Homes, LLC  
c/o Brian Hansen  
435 East Bertha Court  
Alpine, Utah 84044

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel Nos. 16:001:0014, 16:001:0020 as more particularly  
described on **Exhibit A**

Old Towne Square, L.C.  
c/o Steve Larsen  
935 West Center Street  
Lindon, Utah 84042

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel No. 16:001:0021 as more particularly described on  
**Exhibit A**

SCP Fox Hollow, LLC  
c/o Owen Fisher  
1216 West Legacy Crossing Boulevard, Suite 300  
Centerville, Utah 84014

as the owner of property located in Saratoga Springs, Utah County,  
Utah: Parcel Nos. 59:012:0177, 59:012:0178, 59:012:0179,  
59:012:0180, 59:012:0181, 59:012:0183 as more particularly  
described on **Exhibit A**

Contact Sponsor:

J. Fisher Companies, LLC

c/o Mitch Vance  
1216 West Legacy Crossing Boulevard, Suite 300  
Centerville, Utah 84014  
Email: [mvance@jfisherco.com](mailto:mvance@jfisherco.com)

## **II. Property Owner(s) and Registered Voters**

The Petitioners represent 100% of the surface property owners within the proposed District's boundaries. The Petitioners further represent that all of the property within the proposed District's boundaries is within Utah County, Utah. The Petitioners represent that there are currently no registered voters within the boundary of the District.

## **III. Name of District**

Fox Hollow Infrastructure Financing District.

## **IV. Proposed District Boundaries**

The Petitioners request that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the "Final Local Entity Plat").

## **V. Requested Service**

The Petitioners request the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

## **VI. Governing Document**

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the "Governing Document").

## **VII. Engineer's Certificate**

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is the certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

## **VIII. Board of Trustees and Divisions**

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.

- b) The Petitioners propose that the Board of Trustees for the District be initially composed of seven (7) members at large, who are agents or officers of the property owners, and are hereby appointed for the indicated initial terms as follows:

**Trustee 1:** Owen Fisher, for an initial term of six years  
1216 West Legacy Crossing Boulevard, Suite 300  
Centerville, Utah 84014

**Trustee 2:** Steve Petersen, for an initial term of six years  
17 East Winchester Street, Suite 200  
Murray, Utah 84107

**Trustee 3:** Ed Bailey, for an initial term of six years  
4685 South Highland Drive, Suite 200  
Salt Lake City, Utah 84117

**Trustee 4:** Scott Dunn, for an initial term of four years  
11038 North Highland Boulevard, Suite 100  
Highland, Utah 84003

**Trustee 5:** John D. Hadfield, for an initial term of four years  
1850 North 1450 West  
Lehi, Utah 84043

**Trustee 6:** Jerry Hansen, for an initial term of four years  
6 Shadow Wood Lane  
Sandy, Utah 84092

**Trustee 7:** Curtis Wolthuis, for an initial term of four years  
1022 West 2200 North  
Pleasant Grove, Utah 84062

- c) Respective board seats shall transition from appointed to elected seats upon the following milestone:

- i) Trustee 1 shall transition to an elected seat at the end of a full term during which forty percent (40%) of the certificates of occupancy have been issued within the District.
- ii) Trustee 2 shall transition to an elected seat at the end of a full term during which fifty percent (50%) of the certificates of occupancy have been issued within the District.
- iii) Trustee 3 shall transition to an elected seat at the end of a full term during which sixty percent (60%) of the certificates of occupancy have been issued within the District.
- iv) Trustee 4 shall transition to an elected seat at the end of a full term during which seventy percent (70%) of the certificates of occupancy have been issued within the District

- v) Trustee 5 shall transition to an elected seat at the end of a full term during which eighty percent (80%) of the certificates of occupancy have been issued within the District
  - vi) Trustee 6 shall transition to an elected seat at the end of a full term during which eighty-five percent (85%) of the certificates of occupancy have been issued within the District
  - vii) Trustee 7 shall transition to an elected seat at the end of a full term during which ninety percent (90%) of the certificates of occupancy have been issued within the District
- d) No divisions will be established within the boundary of the District.

**IX. Petitioners Consent and Acknowledgments**

The Petitioners hereby consent to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.
- vi) The Petitioners hereby acknowledge and certify to the best of their knowledge that all requirements applicable to the creation of the District have been met.
- vii) The Petitioners acknowledge that the signature(s) below are grouped to comply with Section 17B-1-208(1)(a)(ii).

**X. Electronic Means; Counterparts**

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

**XI. Government Entities Involved**

- a. Municipality. Saratoga Springs, Utah
- b. County. Utah County, Utah

**XII. [Reserved]**

**XIII. Instructions for Clerk**

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
  - i) a copy of the Notice of Impending Boundary Action, attached hereto as **Exhibit E**; and
  - ii) a copy of the Final Local Entity Plat.
- c) Documents may be filed with the Lieutenant Governor's Office at [annexations@utah.gov](mailto:annexations@utah.gov) with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified, and the Petitioner may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

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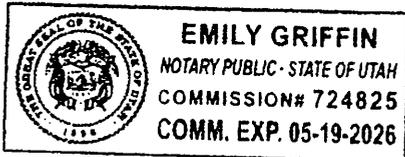
IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

PRONOVA HOLDINGS 4, LLC,  
a Utah limited liability company

*[Signature]*  
By: CURTIS H. WOLFFHUIS  
Its: MANAGER

STATE OF UTAH )  
COUNTY OF Utah ) SS:

On this 1 day of <sup>April</sup> ~~March~~, 2025, personally appeared before me ~~Emily Griffin~~ Curtis Wolffhuis, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Pronova Holdings 4, LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



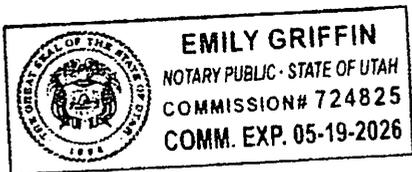
*[Signature]*  
Notary Public

PRONOVA HOLDINGS 5, LLC,  
a Utah limited liability company

*[Signature]*  
By: CURTIS H. WOLTTUIS  
Its: MANAGER

STATE OF UTAH )  
COUNTY OF Utah ) SS:

On this 1 day of ~~March~~ April, 2025, personally appeared before me Curtis H. Wolttuis, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Pronova Holdings 5, LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



*[Signature]*  
Notary Public



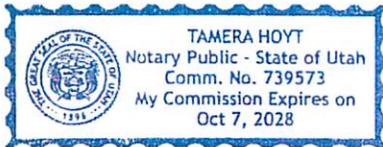


PHI PROPERTIES, Inc.,  
a Utah corporation

Blaine Patterson  
By: Blaine Patterson  
Its: President

STATE OF UTAH                    )  
  ) ss:  
COUNTY OF Utah            )

On this 19th day of March, 2025, personally appeared before me Blaine Patterson whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the President of PHI Properties, Inc., who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



[Signature]  
Notary Public

PATTERSON HOMES, LLC,  
a Utah limited liability company

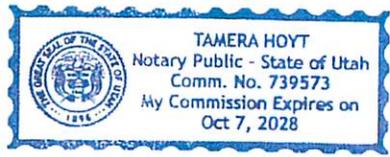


By: Scott Dunn

Its: Manager

STATE OF UTAH            )  
  ) SS:  
COUNTY OF Utah        )

On this 19th day of March, 2025, personally appeared before me Scott Dunn,  
whose identity is personally known to me (or proven on the basis of satisfactory evidence) and  
who by me duly sworn did say that he is the Manager of Patterson Homes, LLC,  
who is an above-referenced Petitioner, that he is duly authorized by said company to sign this  
Petition, and that he acknowledged to me that said company executed the same for the uses  
and purposes set forth herein.



Notary Public

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

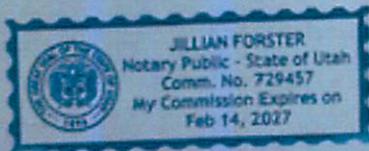
HANAHOU, LLC,  
a Utah limited liability company

By: *Scott McLeod*  
Its: *Manager Hanahou LLC*

STATE OF UTAH                    )  
  ss:

COUNTY OF *Utah*  
  )

On this *11th* day of March, 2025, personally appeared before me *Scott McLeod*, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the *manager* of Hanahou LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



Notary Public *Jillian Forster*

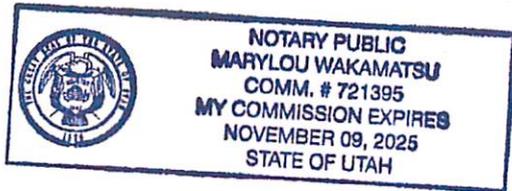
JD IV, LLC,  
a Utah limited liability company

By: [Signature]  
Its: Member

STATE OF UTAH )  
COUNTY OF Utah ) ss:

On this 28 day of March, 2025, personally appeared before me John D. Hadfield whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Managing Member of JD IV, LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

Marylou Wakamatsu  
Notary Public



LAKESIDE ESTATES DEVELOPMENT, LLC,  
a Utah limited liability company

~~BRIAN~~ JUDD

By: ~~BRIAN~~ JUDD  
Its: Co-Manager

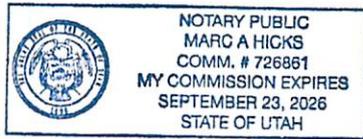
STATE OF UTAH )

SS:

COUNTY OF Salt Lake )

April ~~March~~ <sup>HJ</sup>

On this 09 day of ~~March~~, 2025, personally appeared before me Brian Judd, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Co-Manager of Lakeside Estates Development, LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



*[Signature]*  
Notary Public



OLD TOWN SQUARE, LLC,  
a \_\_\_\_\_ limited liability company

Scott Larsen

By: Scott Larsen

Its: Member

STATE OF UTAH )  
 )  
 ) ss:  
COUNTY OF Utah )

On this 1st day of April <sup>aw</sup> ~~March~~, 2025, personally appeared before me Scott Larsen  
whose identity is personally known to me (or proven on the basis of satisfactory evidence) and  
who by me duly sworn did say that he is the member of Old Town Square, LLC,  
who is an above-referenced Petitioner, that he is duly authorized by said company to sign this  
Petition, and that he acknowledged to me that said company executed the same for the uses  
and purposes set forth herein.



Christine Williams  
Notary Public



**EXHIBIT A**

**(ORIGINAL DISTRICT BOUNDARIES)**

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°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°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°13'25" EAST 241.30 FEET; THENCE SOUTH 15°00'42" EAST 66.13 FEET; THENCE EAST 48.66 FEET; THENCE NORTH 00°13'43" EAST 192.58 FEET; THENCE EAST 1488.02 FEET; THENCE SOUTH 23°40'40" EAST 75.96 FEET; THENCE SOUTH 12°03'55" EAST 235.08 FEET; THENCE SOUTH 20°28'41" EAST 107.33 FEET; THENCE WEST 1599.02 FEET; THENCE NORTH 15°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°13'11" EAST 166.22 FEET ALONG THE SECTION LINE AND NORTH 89°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°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°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°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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 415.94 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°09'11" WEST 137.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 77°49'24" WEST 362.30 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°20'38" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 99.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°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°17'21" E 720.65 FEET ALONG THE SECTION LINE AND S 89°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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 415.94 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°09'11" WEST 137.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 77°49'24" WEST 362.30 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°20'38" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 99.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°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 89°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°36'50" EAST 964.78 FEET; THENCE SOUTH 29°08'05" EAST 57.14 FEET; THENCE SOUTH 89° 50'52" WEST 579.87 FEET; THENCE SOUTH 0°09'08" EAST 200 FEET; THENCE SOUTH 89° 50'52" WEST 341.63 FEET; THENCE NORTH 27°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°54'20" (NOTE CHORD BEARS: NORTH 14°08'14" WEST FOR A DISTANCE OF 200.77 FEET); THENCE NORTH 5°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°45'55" EAST 270.32 FEET; THENCE SOUTH 00°00'00" EAST 960.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°54'11" EAST 451.82 FEET; THENCE SOUTH 87°36'50" EAST 252.13 FEET; THENCE SOUTH 22°49'23" EAST 128.25 FEET; THENCE SOUTH 32°10'02" EAST 130.06 FEET; THENCE SOUTH 21°40'15" EAST 56.11 FEET; THENCE SOUTH 25°14'55" EAST 121.60 FEET; THENCE SOUTH 64°45'05" WEST 164.50 FEET; THENCE SOUTH 25°14'55" EAST 517.01 FEET; THENCE SOUTH 76°36'14" WEST 108.08 FEET; THENCE SOUTH 64°45'05" WEST 6.23 FEET; THENCE SOUTH 64°45'05" WEST 56.00 FEET; THENCE SOUTH 25°14'55" EAST 3.75 FEET; THENCE SOUTH 65°18'03" WEST 131.48 FEET; THENCE SOUTH 23°41'10" EAST 160.37 FEET; THENCE SOUTH 89°55'55" WEST 47.04 FEET; THENCE NORTH 24°42'10" WEST 967.16 FEET; THENCE NORTH 40°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°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°54'11" EAST 451.82 FEET AND 2) SOUTH 87°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°23'52" (NOTE: CHORD FOR SAID CURVE BEARS SOUTH 09°53'29" EAST FOR A DISTANCE OF 285.78 FEET); THENCE SOUTH 27°35'25" EAST 440.28 FEET; THENCE SOUTH 62°50'58" WEST 615.12 FEET; THENCE NORTH 24°42'10" WEST 719.96 FEET; THENCE NORTH 40°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°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°39'05" EAST AND 2) 675.85 FEET SOUTH 24°42'10" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 (NOTE: THE BASIS OF BEARING IS SOUTH 00°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°17'50" EAST 60.00 FEET; THENCE NORTH 62°50'58" EAST 82.33 FEET; THENCE NORTH 69°35'05" EAST 102.32 FEET; THENCE NORTH 62°50'58" EAST 318.53 FEET; THENCE SOUTH 27°46'09" EAST 59.00 FEET; THENCE SOUTH 62°50'58" WEST 566.20 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 24°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 EASTERLY 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.

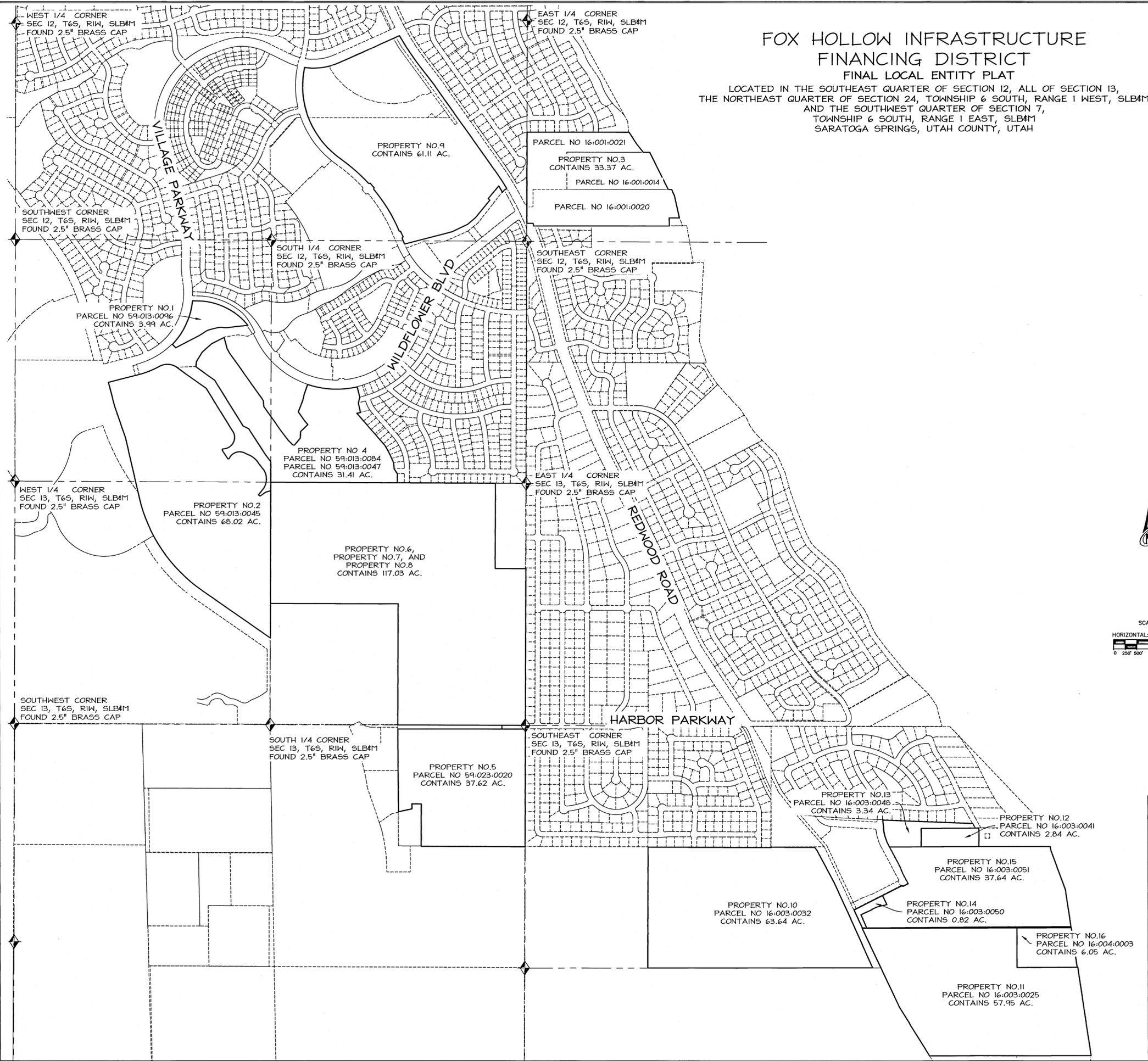
THE FOLLOWING PARCELS ARE SPECIFICALLY AND INTENTIONALLY EXCLUDED FROM THE BOUNDARIES AND JURISDICTION OF THIS DISTRICT DESPITE POTENTIAL OVERLAPS EXISTING IN THE RECORD TITLE AND THE OWNERS OF THESE PARCELS SHALL NOT BE ASSESSED, TAXED, OR INCLUDED FOR ANY PURPOSE IN THIS DISTRICT UNLESS THEY ARE PROPERLY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

59:023:0056, 59:023:0055, 59:023:0054, 59:023:0053, 59:023:0052, 59:023:0051, 59:023:0050, 59:023:0049, 59:023:0048, 59:023:0047, 59:023:0046, 59:023:0045, 59:023:0044, 59:023:0043, 59:023:0042, 59:023:0041, 59:023:0040, 59:023:0039, 59:023:0038, 59:023:0037, 59:023:0036, 59:023:0035, 59:023:0034, 59:023:0033,

59:023:0032, 59:023:0031, 59:023:0030, 59:023:0029, 59:023:0028, 59:023:0027,  
59:023:0026, 59:023:0025, 59:023:0024, 59:023:0023, 59:023:0022, 59:023:0021,  
59:023:0020, 59:023:0019, 59:023:0018, 59:023:0017, 59:023:0016, 59:023:0015,  
59:023:0014, 59:023:0013, 59:023:0012, 59:023:0011, 59:023:0010, 59:023:0009,  
59:023:0008, 59:023:0007, 59:023:0006, 59:023:0005, 59:023:0004, 59:023:0003,  
59:023:0002, 59:023:0001, 59:023:0000, 59:023:0001, 59:023:0002, 59:023:0003,  
59:023:0004, 59:023:0005, 59:023:0006, 59:023:0007, 59:023:0008, 59:023:0009,  
59:023:0010, 59:023:0011, 59:023:0012, 59:023:0013, 59:023:0014, 59:023:0015,  
AND 68:025:0616

**EXHIBIT B**

**(FINAL LOCAL ENTITY PLAT)**



# FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

### SURVEY CERTIFICATE

I, NATHAN CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 10175991, DO HEREBY CERTIFY THAT A FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT, WITH A SCALE MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE ANNEXED INTO THE IMPROVEMENT DISTRICT.

NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10175991  
DATE OF PLAT: MARCH 18, 2025



### PROPERTY DESCRIPTION

**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 274.82 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 646.50 FOOT RADIUS CURVE TO THE RIGHT 603.39 FEET (CHORD BEARS SOUTH 63°09'01" EAST 844.15 FEET); THENCE SOUTH 84°15'58" 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 27.45 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 66°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°24'18" 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 159.26 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 646.27 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



UTAH COUNTY CLERK  
APPROVED THIS 22 DAY OF MAY, 2025, BY THE SARATOGA SPRINGS CITY COUNCIL.  
*[Signature]*  
UTAH COUNTY CLERK

UTAH COUNTY SURVEYOR  
APPROVED THIS 22 DAY OF MAY, 2025, BY THE UTAH COUNTY SURVEYOR AS A FINAL INFRASTRUCTURE FINANCING DISTRICT PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.  
*[Signature]*  
UTAH COUNTY SURVEYOR

## FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL



SURVEYOR SEAL  
SHEET NUMBER  
**1**  
OF 3



**TALISMAN**  
CIVIL CONSULTANTS  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

RECORDER

FOX HOLLOW INFRASTRUCTURE  
FINANCING DISTRICT  
FINAL LOCAL ENTITY PLAT

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 SPRINGS, UTAH COUNTY, UTAH

PROPERTY DESCRIPTION NO. 9 CONTINUED  
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°23'54" 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 7261.33 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, 138.84 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, 154.33 FEET; THENCE NORTH 83°11'47" EAST, 139.73 FEET; THENCE NORTH 75°24'29" EAST, 64.94 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°04'38" 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°38'10" WEST, 58.94 FEET); THENCE SOUTH 45°48'40" WEST, 105.47 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, 45.65 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 41°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 SHAINSON AVENUE AND A 1037.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 50°32'52" EAST) 74.12 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 SHAINSON 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 02°18'32" (CHORD BEARS NORTH 00°21'44" WEST, 400.70 FEET); THENCE NORTH 11°39'44" 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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 418.34 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°09'11" WEST 137.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°28'58" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 93.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°46'35" EAST 51.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF SHAINSON AVENUE, AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2012 AS ENTRY NO. 5710.2012 IN THE UTAH COUNTY RECORDER'S OFFICE.

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°17'21" E 720.65 FEET ALONG THE SECTION LINE AND S 89°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, 59-012-0088, 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°19'26" (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 105.15 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.

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.

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.

COMMENCING SOUTH 1319.8 FEET AND EAST 448.89 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 132.80 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.

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 748.89 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 104.37 FEET; THENCE SOUTH 43°44'20" EAST 137.22 FEET; THENCE SOUTH 55°02'13" EAST 138.84 FEET; THENCE SOUTH 64°03'59" EAST 136.55 FEET; THENCE SOUTH 74°41'12" EAST 136.68 FEET; THENCE SOUTH 85°41'18" EAST 154.33 FEET; THENCE NORTH 83°11'47" EAST 139.73 FEET; THENCE NORTH 75°24'29" EAST 64.94 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 394.95 FEET, RADIUS = 2947.79 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.

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 748.89 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 25°48'48" WEST 5.45 FEET, RADIUS = 2847.79 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 = 112.04 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. 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°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°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°13'25" EAST 241.30 FEET; THENCE SOUTH 15°00'42" EAST 66.13 FEET; THENCE EAST 48.66 FEET; THENCE NORTH 00°13'43" EAST 192.58 FEET; THENCE EAST 1488.02 FEET; THENCE SOUTH 23°40'40" EAST 75.96 FEET; THENCE SOUTH 12°03'55" EAST 235.08 FEET; THENCE SOUTH 20°28'41" EAST 107.33 FEET; THENCE WEST 1599.02 FEET; THENCE NORTH 15°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°13'11" EAST 166.22 FEET ALONG THE SECTION LINE AND NORTH 89°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°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°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°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°59'46" 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 421111999); 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°59'46" WEST 623.08 FEET; THENCE SOUTH 00°00'38" EAST 400.03 FEET; THENCE SOUTH 89°59'43" WEST 362.69 FEET; THENCE SOUTH 00°12'26" 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. 129512007 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) S12°29'36" E 117.17 FEET; 2) S14°03'39"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 1,354.75 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. 388920213 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 104.51 FEET; 9) N48°18'15"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. 11756622013 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°29'34"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) N93°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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5007'45"01" 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 CONTINUING 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°48'19" W 1,116.66 FEET TO THE SOUTHEAST CORNER OF HARRANTY DEED WITH ENTRY NO. 224932022 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 1594552020 RECORDED ON OCTOBER 13, 2020; THENCE ALONG SAID DEED LINE AND ALSO ALONG THE EASTERLY LINE OF SPECIAL WARRANTY DEED 1594542020 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 40FT EASEMENT AS DESCRIBED IN HARRANTY DEED 224932022 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 SE1/4 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 SE1/4 OF THE SE1/4 OF SAID SECTION 13; THENCE N01°04'02"E ALONG THE 1/16TH SECTION (40 ACRE) LINE 1,313.14 FEET TO THE NORTHWEST CORNER OF THE SE1/4 OF THE SE1/4 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 NW1/4 OF THE SE1/4 OF SAID SECTION 13; THENCE N01°04'02"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: S01°17'20"W (DEED: SOUTH) 923.92 FEET, THENCE S89°42'40"E (DEED: EAST) 339.65 FEET TO THE SECTION LINE; THENCE S01°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°34'24" WEST 1026.08 FEET; THENCE SOUTH 48°54'11" EAST 12.66 FEET; THENCE SOUTH 38°24'52" WEST 1.06 FEET; THENCE SOUTH 48°53'30" EAST 5.31 FEET; THENCE NORTH 41°05'35" EAST 418.34 FEET; THENCE SOUTH 89°57'55" EAST 1729.55 FEET; THENCE SOUTH 35°20'34" EAST 685.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°33'08" EAST 242.72 FEET RADIUS EQUALS 3241.04 FEET); THENCE SOUTH 59°35'37" W 34.83 FEET; THENCE SOUTH 37°45'20" WEST 457.17 FEET; THENCE SOUTH 51°09'11" WEST 137.80 FEET; THENCE SOUTH 65°49'32" WEST 260.93 FEET; THENCE SOUTH 77°49'10" WEST 110.82 FEET; THENCE SOUTH 83°55'01" WEST 97.75 FEET; THENCE NORTH 36°11'50" WEST 37.60 FEET; THENCE SOUTH 69°15'52" WEST 211.48 FEET; THENCE SOUTH 28°35'20" EAST 76.40 FEET; THENCE SOUTH 59°06'48" W 73.92 FEET; THENCE NORTH 26°55'41" W 142.92 FEET; THENCE SOUTH 66°53'06" WEST 98.22 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 53°50'12" WEST 338.66 FEET, RADIUS EQUALS 750.00 FEET); THENCE SOUTH 40°47'18" WEST 55.58 FEET; THENCE ALONG THE CURVE TO THE RIGHT (CHORD BEARS SOUTH 58°33'44" WEST 305.26 FEET, RADIUS EQUALS 500.00 FEET); THENCE SOUTH 76°20'11" WEST 136.88 FEET; THENCE ALONG THE CURVE TO THE LEFT (CHORD BEARS SOUTH 68°17'31" WEST 167.93 FEET, RADIUS EQUALS 600.00 FEET); THENCE NORTH 84°36'18" WEST 56.60 FEET; THENCE NORTH 75°18'41" WEST 19.58 FEET; THENCE NORTH 12°39'17" EAST 101.66 FEET; THENCE NORTH 10°52'12" EAST 56.00 FEET; THENCE SOUTH 79°07'48" EAST 15.58 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS SOUTH 84°28'58" EAST 80.70 FEET, RADIUS EQUALS 444.00 FEET); THENCE NORTH 02°33'13" WEST 93.56 FEET; THENCE NORTH 14°12'39" WEST 119.82 FEET; THENCE NORTH 15°25'02" WEST 93.76 FEET; THENCE NORTH 20°57'23" WEST 93.79 FEET; THENCE NORTH 25°59'43" WEST 93.79 FEET; THENCE NORTH 31°26'13" WEST 52.88 FEET; THENCE SOUTH 89°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°17'21" E 720.65 FEET ALONG THE SECTION LINE AND S 89°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, 59-012-0088, 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 124.7

**FOX HOLLOW INFRASTRUCTURE  
FINANCING DISTRICT  
FINAL LOCAL ENTITY PLAT**  
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#1  
AND THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SLB#1  
SARATOGA SPRINGS, UTAH COUNTY, UTAH

**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 02°07'45" WEST 3.158 FEET; THENCE NORTH 89°51'36" WEST 1519.864 FEET ALONG THE SOUTH BOUNDARY OF LAKE MOUNTAIN ESTATES, PLAT "J", PHASE 3; THENCE SOUTH 01°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 24, 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 09°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 1/4 CORNER OF SAID SECTION 19 AND 20; THENCE SOUTH 89°51'08" WEST ALONG THE SOUTH 1/4 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 112.75 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 "6A", RECORDED SEPTEMBER 1, 2000 AS ENTRY NO. 64235/2000 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 00°15'24" 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°47'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 AND A STREET MONUMENT IN THE INTERSECTION OF PELICAN LANE AND HEPLER LANE) AND RUNNING THENCE SOUTH 87°36'50" EAST 1174.60 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 89°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°18'16" WEST 200.00 FEET; THENCE NORTH 89°55'02" WEST 102.70 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 574.88 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°13'34" 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 40.24 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 1015.59 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°36'50" EAST 964.78 FEET; THENCE SOUTH 29°08'05" EAST 57.14 FEET; THENCE SOUTH 89° 50'52" WEST 579.87 FEET; THENCE SOUTH 0°09'08" EAST 200 FEET; THENCE SOUTH 89°50'52" WEST 341.63 FEET; THENCE NORTH 27°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°54'20" (NOTE CHORD BEARS: NORTH 14°08'14" WEST FOR A DISTANCE OF 200.77 FEET); THENCE NORTH 5°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°45'55" EAST 270.32 FEET; THENCE SOUTH 00°00'00" EAST 960.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°54'11" EAST 451.82 FEET; THENCE SOUTH 87°36'50" EAST 252.13 FEET; THENCE SOUTH 22°49'23" EAST 128.25 FEET; THENCE SOUTH 32°10'02" EAST 130.06 FEET; THENCE SOUTH 21°40'15" EAST 56.11 FEET; THENCE SOUTH 25°14'55" EAST 121.60 FEET; THENCE SOUTH 64°45'05" WEST 164.50 FEET; THENCE SOUTH 25°14'55" EAST 517.01 FEET; THENCE SOUTH 76°36'14" WEST 108.08 FEET; THENCE SOUTH 64°45'05" WEST 6.23 FEET; THENCE SOUTH 64°45'05" WEST 56.00 FEET; THENCE SOUTH 25°14'55" EAST 3.75 FEET; THENCE SOUTH 65°18'03" WEST 131.48 FEET; THENCE SOUTH 23°41'10" EAST 160.37 FEET; THENCE SOUTH 89°55'55" WEST 47.04 FEET; THENCE NORTH 24°42'10" WEST 967.16 FEET; THENCE NORTH 40°34'05" 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°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 64235/2000, 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°54'11" EAST 451.82 FEET AND 2) SOUTH 87°36'50" EAST 444.75 FEET TO THE CENTER OF SCHAONER 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°23'52" (NOTE: CHORD FOR SAID CURVE BEARS SOUTH 09°53'29" EAST FOR A DISTANCE OF 285.78 FEET); THENCE SOUTH 27°35'25" EAST 440.28 FEET; THENCE SOUTH 62°50'58" WEST 615.12 FEET; THENCE NORTH 24°42'10" WEST 719.96 FEET; THENCE NORTH 40°34'05" 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°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°34'05" EAST AND 2) 675.85 FEET SOUTH 24°42'10" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 19 (NOTE: THE BASIS OF BEARING IS SOUTH 00°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°17'50" EAST 60.00 FEET; THENCE NORTH 62°50'58" EAST 82.33 FEET; THENCE NORTH 69°35'05" EAST 102.32 FEET; THENCE NORTH 62°50'58" EAST 318.53 FEET; THENCE SOUTH 27°46'09" EAST 59.00 FEET; THENCE SOUTH 62°50'58" WEST 566.20 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 24°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 107°34'33" EAST 41.1 FEET; THENCE SOUTH 19°54'50" EAST 456.64 FEET; THENCE SOUTH 82°15'9" 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 25015'06" WEST 3.75 FEET; THENCE NORTH 64°045'04" 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 EASTERLY 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 82°15'4" EAST 433.59 FEET; THENCE SOUTH 89°41'47" WEST 646.03 FEE 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.

- 59-023-0056, 59-023-0055, 59-023-0054, 59-023-0053, 59-023-0052, 59-023-0051, 59-023-0050, 59-023-0049, 59-023-0048, 59-023-0047, 59-023-0046, 59-023-0045, 59-023-0044, 59-023-0043, 59-023-0042, 59-023-0041, 59-023-0040, 59-023-0039, 59-023-0038, 59-023-0037, 59-023-0036, 59-023-0035, 59-023-0034, 59-023-0033, 59-023-0032, 59-023-0031, 59-023-0030, 59-023-0029, 59-023-0028, 59-023-0027, 59-023-0026, 59-023-0025, 59-023-0024, 59-023-0023, 59-023-0022, 59-023-0021, 59-023-0020, 59-023-0019, 59-023-0018, 59-023-0017, 59-023-0016, 59-023-0015, 59-023-0014, 59-023-0013, 59-023-0012, 59-023-0011, 59-023-0010, 59-023-0009, 59-023-0008, 59-023-0007, 59-023-0006, 59-023-0005, 59-023-0004, 59-023-0003, 59-023-0002, 59-023-0001, 59-023-0000, 59-023-0001, 59-023-0002, 59-023-0003, 59-023-0004, 59-023-0005, 59-023-0006, 59-023-0007, 59-023-0008, 59-023-0009, 59-023-0010, 59-023-0011, 59-023-0012, 59-023-0013, 59-023-0014, 59-023-0015, AND 68-025-0616

SHEET NUMBER  
**3**  
3 OF 3



RECORDER

**EXHIBIT D**

**(CERTIFICATE OF ENGINEER)**

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Fox Hollow Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefiting property within the proposed District.

2. The estimated costs of the proposed public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of the concept plan for the type and location of development and preliminary District Plat.

By:   
\_\_\_\_\_  
The Connexion Group – Civil, LLC  
Chase Hanusa P.E.

Date: March 13, 2025

**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that a petition proposing the creation of an infrastructure financing district in Utah County was filed with the Utah County Clerk on April 10, 2025. The Petitioners have named the entity the **Fox Hollow Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the petitioners. In accordance with UCA 17B-1-209 (3)(b), the Utah County Clerk hereby certifies the petition for filing with the office of the Utah Lieutenant Governor.

Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

Dated this 23 day of May, 2025.

Utah County Clerk  
Aaron R. Davidson

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH )

The foregoing Notice of Impending Boundary Action was acknowledged before me this 23<sup>rd</sup> day of May, 2025, by **Aaron R. Davidson**, in his capacity as Utah County Clerk.



Notary Public