STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the SKYFALL INFRASTRUCTURE FINANCING DISTRICT located in WASATCH COUNTY, dated AUGUST 22, 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 incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the SKYFALL INFRASTRUCTURE FINANCING DISTRICT, located in WASATCH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of August, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203054

Notice of Impending Boundary Action

(Skyfall Infrastructure Financing District)

TO: The Lieutenant Governor, Sate of Utah

NOTICE IS HEREBY GIVEN THAT a petition proposing the creation of the Skyfall Infrastructure Financing District has been certified by the County Clerk of Wasatch County, Utah. A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann.17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the petitioner hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provision of Utah Code Ann. 17B-1-215.

DATED this 22nd day of August, 2025

By: Jary D. Granger

STATE OF UTAH
COUNTY
CLERK
WASATCH COUNTY

PETITION REQUESTING THE CREATION OF SKYFALL INFRASTRUCTURE FINANCING DISTRICT LOCATED IN WASATCH COUNTY, UTAH

July 23, 2025

Joey Granger
Wasatch County Clerk
25 North Main
Heber City, Utah 84032

The undersigned (the "Petitioners") hereby request that the Clerk of Wasatch County, Utah (the "County Clerk") certify this Petition for the Skyfall Infrastructure Financing District (the "District") pursuant to the Utah Constitution and Title 17B, Chapter 1 and Title 17B, Chapter 2a, Part 13 of the Utah Code Annotated 1953 (collectively, 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.

1. Petitioners

Petitioners/Owners:	**Benloch Ranch Holdings, LLC** 3255 W 500 S Salt Lake City, UT 84104
	AJ Fireside Park City LLC 2780 N. Moose Wilson Road Wilson, WY 83014
	Benloch Ranch Land Company, LLC 2780 N. Moose Wilson Rd Wilson, WY 83014
	Benloch Ranch Land Company II, LLC 7500 UT-32 Heber City, UT 84032
	Jamie Mackay 120 S. Indian Springs Drive Jackson, WY 83001
Contact Sponsor	**Jamie Mackay** 120 S. Indian Springs Drive Jackson, WY 83001 e-mail: jamie@mackaydevelopments.com

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 Wasatch County, Utah. The Petitioners further represent that there are currently no registered voters within the boundaries of the District.

2. Proposed District Boundaries

The Petitioners request that the original 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 in **Exhibit B** (the "Final Local Entity Plat"). Additionally, the Petitioners request that the designated expansion area include the real property described in Exhibit B to the Governing Document (the "Designated Expansion Area"). The Designated Expansion Area is outside and contiguous to the Original District Boundaries and is designated and described in the Governing Document (defined herein) as an area that may be subject to future annexation to the District.

3. Requested Service

The Petitioners request the District be created in accordance with the Act for the purpose of financing the construction of public infrastructure relating to the development, as permitted under the Act, to serve and benefit the area within the proposed District.

4. Governing Document

In accordance with the requirements of the Act, a draft of the Governing Document, as may be amended from time to time, is attached hereto as **Exhibit E** (the "Governing Document").

5. Engineer's Certificate

In accordance with the requirements of the Act, a certificate of an engineer, licensed under Title 58, Chapter 22, Utah Code Annotated 1953 (the "Professional Engineers and Professional Land Surveyors Licensing Act"), certifying that the costs of the public infrastructure and improvements to be constructed within the boundaries of the District exceeds $1,000,000 is attached hereto as **Exhibit C** (the "Engineer's Certificate").

6. Board of Trustees

a. The Petitioners hereby waive the residency requirement of Section 17B-1-302, Utah Code Annotated 1953 (the "Utah Code").

b. The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, as follows:

	Name and Address	**Elected or Appointed**	**Transition based on milestones for any District with residential property**
Trustee 1:	Jamie Mackay 120 S. Indian Springs Drive Jackson, WY 83001	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.

Trustee 2:	Doug Jessop 1301 N 900 W Lehi Utah, 84043	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Jordan "Guy" Willams 1050 E. Grove Drive Pleasant Grove, Utah 84062	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

c. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.

d. No transition shall become effective until the next scheduled regular election of the District following a full term. Registered voters shall mean voters whose "principal place of residence," as that term is defined under Section 20A-2-105(1)(a), Utah Code is within a District.

7. Petitioners Consent and Acknowledgment

a. The Petitioners hereby consent to:

i. The creation of the District within the Original District Boundaries;

ii. A waiver of the residency requirement for the members of the Board of Trustees of the District as permitted under Section 17B-1-302, Utah Code;

iii. A waiver of the entirety of the protest period described in Section 17B-1-213, Utah Code;

iv. The recording of the notice as required under Section 17B-1-215(2)(a), Utah Code which will apply to all real property within the Original District Boundaries;

v. The issuance by the District of bonds repayable through special assessments and/or fees.

b. 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.

8. 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.

9. Instructions for County Clerk

a. In accordance with the requirements of Section 17B-1-209, Utah Code, the County Clerk has forty-five (45) days to determine whether the Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1) of the Act. 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 forty-five (45) days specified above and within ten (10) days of certification, file with the Lieutenant Governor, 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 D** signed by the County Clerk and notarized; and

ii. A copy of the Final Local Entity Plat, signed by the County Surveyor and County Clerk.

c. Documents may be filed with the Lieutenant Governor's Office by uploading them at: https://cs.utah.gov/s/annexations-request

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 this Petition within forty-five (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.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

Jamie Mackay, as property owner

Jamie M

By: Jamie Mackay
Its: Contact Sponsor for the petitioners

STATE OF WYOMING)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by Jamie Mackay, as the Contact Sponsor ~~of~~ ~~LLC~~.

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

B. Larson
Notary Public

EXHIBIT A

Original District Boundaries

LEGAL DESCRIPTION

(Including Sundance Area, Fireside Area, and Skyfall Ridge Area)

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.
THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.
THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.
THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.
THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.
THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.
THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

LEGAL DESCRIPTION

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.
THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.
THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.
THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.
THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;
THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.
THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;
THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.
THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;
THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.
THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.
THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.
THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS
N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.
THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.
THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

LEGAL DESCRIPTION

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;
THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.
THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.
THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;
THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;
THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.
THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.
THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;
THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;
THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.
ALONG WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;
THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;
THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;
THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

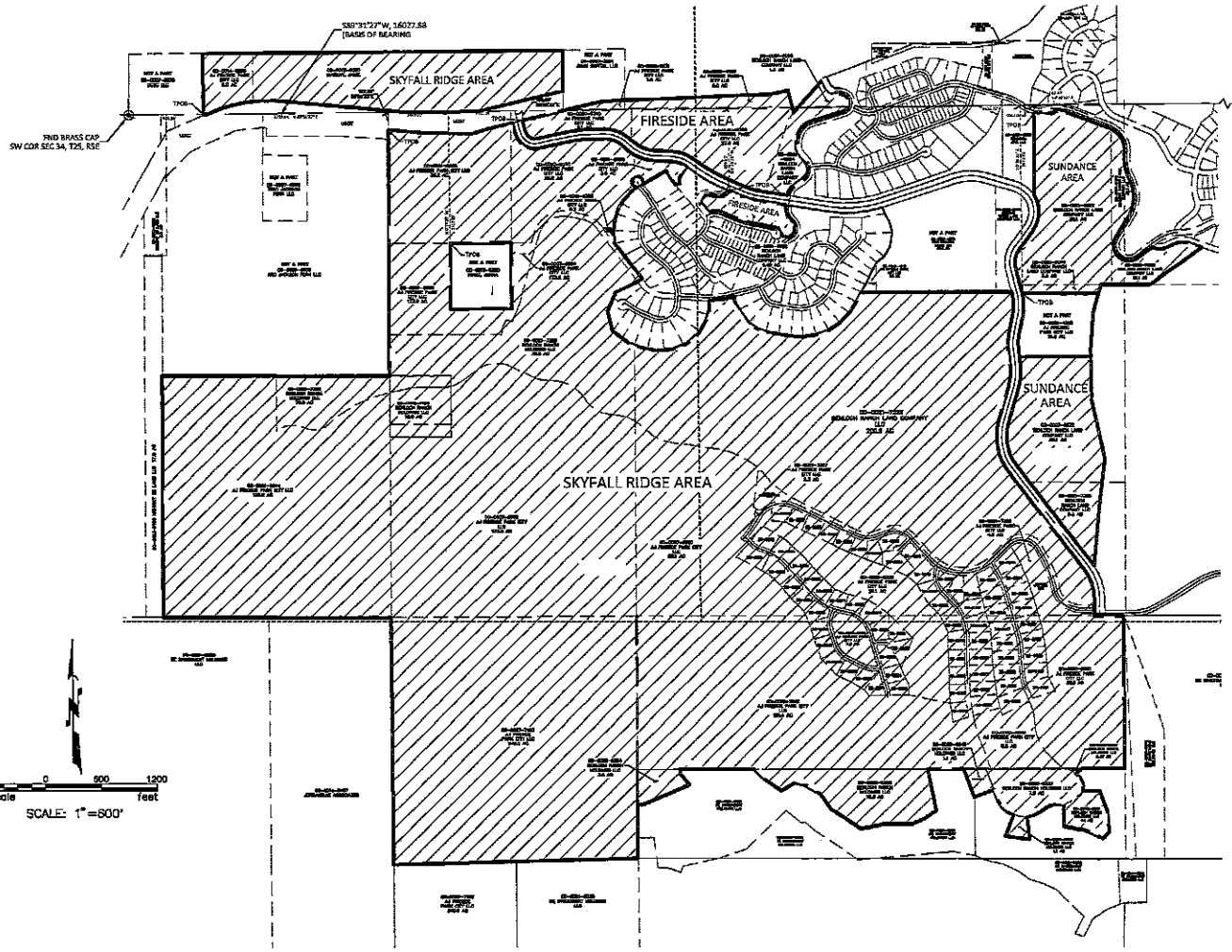
THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

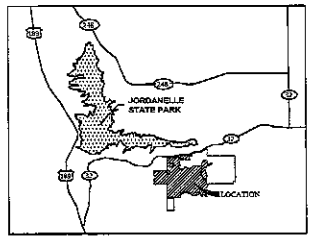
EXHIBIT B

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 36
R 1E

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1769
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152702) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8969890 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED #: _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEES

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

SHEET INDEX	SHEET NO.
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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/16/2025
DESIGN	
DRAWN	
CHK'D	
SUB	

25034FLEP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 07' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET,

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 176.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 46' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET,

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET,

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROFESSIONAL LAND SURVEYOR No. 8086380-2201 PHILLIP C. WILLIAMS 7-18-25 STATE OF UTAH

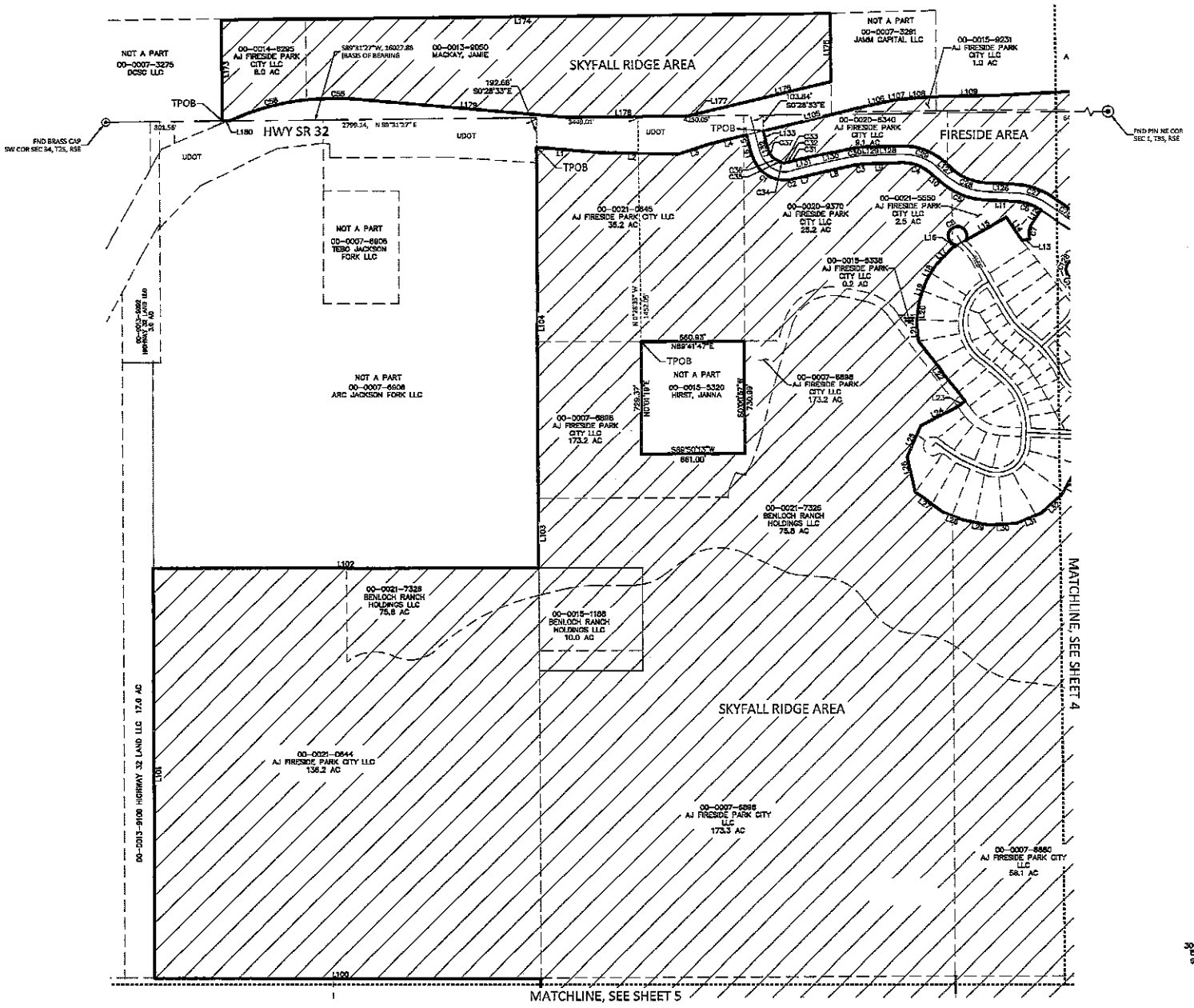
PROJECT NAME: BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE: LEGAL DESCRIPTIONS

REVISIONS:

DATE	7/18/2025
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SHEET NO.
2/6



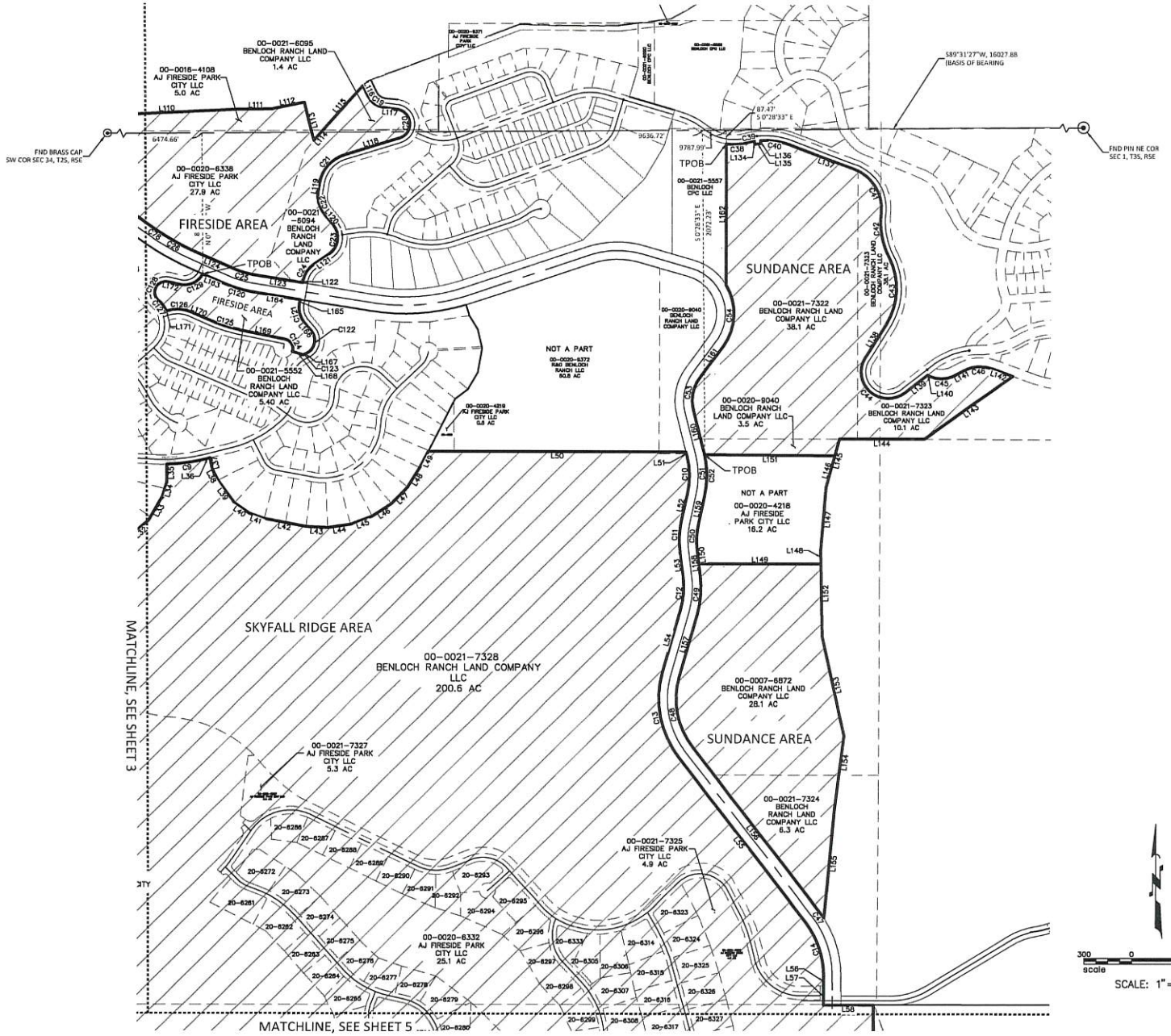
PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84332
PHONE (435) 770-2302
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS	
DATE	7/15/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	25014PLEP.DWG

SHEET NO.
3/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

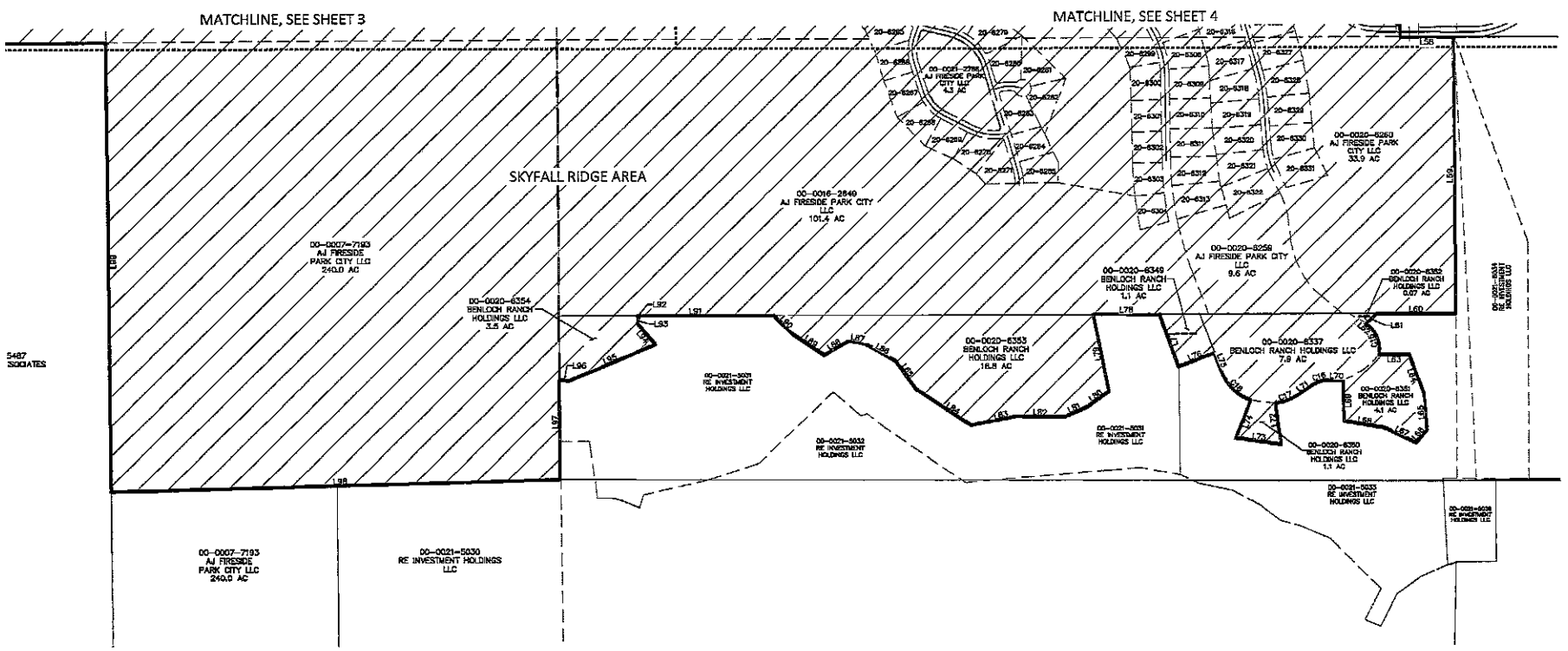
SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
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25014FLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E. & P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS	
DATE	7/28/2025
DESIGN	
DRAWN	
CHK'D	
SURV.	

25014PLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	246.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'55"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S60°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S6°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'38"E
L28	137.42	S69°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N88°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	76.05	S26°58'52"E
L39	176.90	S36°10'33"E
L40	115.81	S55°36'39"E
L41	98.11	S69°54'02"E
L42	268.60	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°56'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N26°59'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'28"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°16'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S89°54'03"W
L64	244.88	S20°25'27"E
L65	220.13	S4°09'49"E
L66	99.60	S39°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	239.69	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.58	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S86°35'25"W
L82	277.57	N88°35'50"W
L83	274.65	S78°45'11"W
L84	386.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N60°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°28'47"W
L99	2688.19	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2639.68	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2260.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1261.84	N84°49'31"W
L180	44.94	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	284.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.08	1169.67	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S61°30'31"W	84.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	209.62	619.84	19°22'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'38"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S68°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°38'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.93	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N86°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S86°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.49	N86°07'25"W
L171	2.20	S70°28'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'18"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N89°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S63°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'28"W	89.65
C125	205.62	980.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N85°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S69°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°56'03"E
L140	7.45	S63°00'57"E
L141	66.71	N62°01'39"E
L142	137.49	S69°48'35"E
L143	686.89	S54°21'57"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S6°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'28"E
L160	268.15	N14°22'39"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.88	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°38'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S21°6'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N2°53'18"E	171.61
C51	291.84	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°06'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N2°28'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
6/6

EXHIBIT C

Engineer's Certificate

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Skyfall 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 benefitting property within the District.

2. The estimated costs of the 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 construction contracts, quotes, concept drawings or preliminary engineering estimates for the type and location of said improvements as of the date hereof.

DATED this 22nd day of July, 2025.

By: Chase Hanusa

The Connextion Group – Civil, LLC

Chase Hanusa P.E.

EXHIBIT D

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION

(Skyfall Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of Skyfall Infrastructure Financing District (the "District") has been certified by the County Clerk of Wasatch County, Utah.

A copy of the Final Local Entity Plat for the District satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as Exhibit A hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioners hereby respectfully request the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17-23-20.

DATED: July 16th, 2025.

PETITIONER

Printed Name: Jamie Mackay

VERIFICATION

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by Jamie Mackay, as the Petitioner of Skyfall Infrastructure Financing District.

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

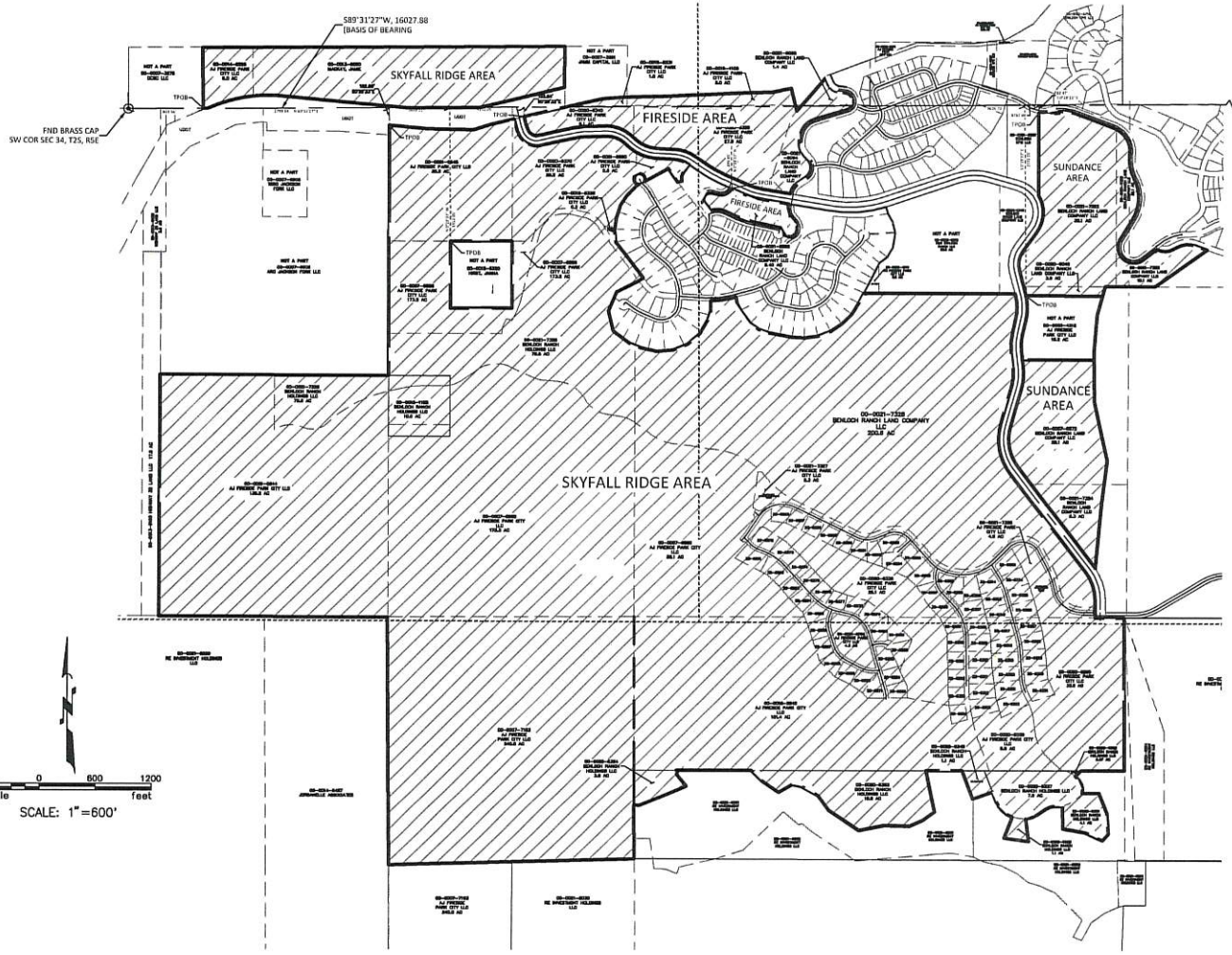
B. Larson
Notary Public

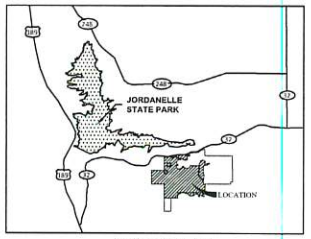
EXHIBIT A

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 3&4
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

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CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 55' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 309.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 48.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 05' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 09" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 25" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.56 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 98.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 14.3", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 377.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 08° 55' 10" W FOR A DISTANCE OF 195.86 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 48" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 254.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 68° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 05' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.51 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 28° 58' 52" E FOR A DISTANCE OF 76.03 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 178.50 FEET;

THENCE, S 59° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 88° 54' 02" E FOR A DISTANCE OF 98.13 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 66° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 33° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF

545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 09° 33' 00" E FOR A DISTANCE OF 113.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 39" W FOR A DISTANCE OF 485.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.86 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 49' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 56" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.9", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 101.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 06' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 56' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.29 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 89° 55' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 76° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 388.36 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 801.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 85.85 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 69° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 85° 28' 47" W FOR A DISTANCE OF 2633.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2668.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2466.71 FEET;

THENCE, N 00° 08' 54" E FOR A DISTANCE OF 2689.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 03' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 35' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 23" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 82.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 85° 45' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 16.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.98 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.59 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 66° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 18' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 05" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 47° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 251.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 156.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 58" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.56 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 58' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 54' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 58.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 23° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.65 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 32" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 48' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 87.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 284.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 65° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS

N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 54° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 29° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.20 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 75° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.59 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 43" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 49' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 553.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 659.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 34.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.06 FEET.

THENCE, N 14° 22' 29" W FOR A DISTANCE OF 268.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.65 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9696.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 03° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 05° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,595.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2582
PHILIP C. WILLIAMS, P.E., P.L.S.

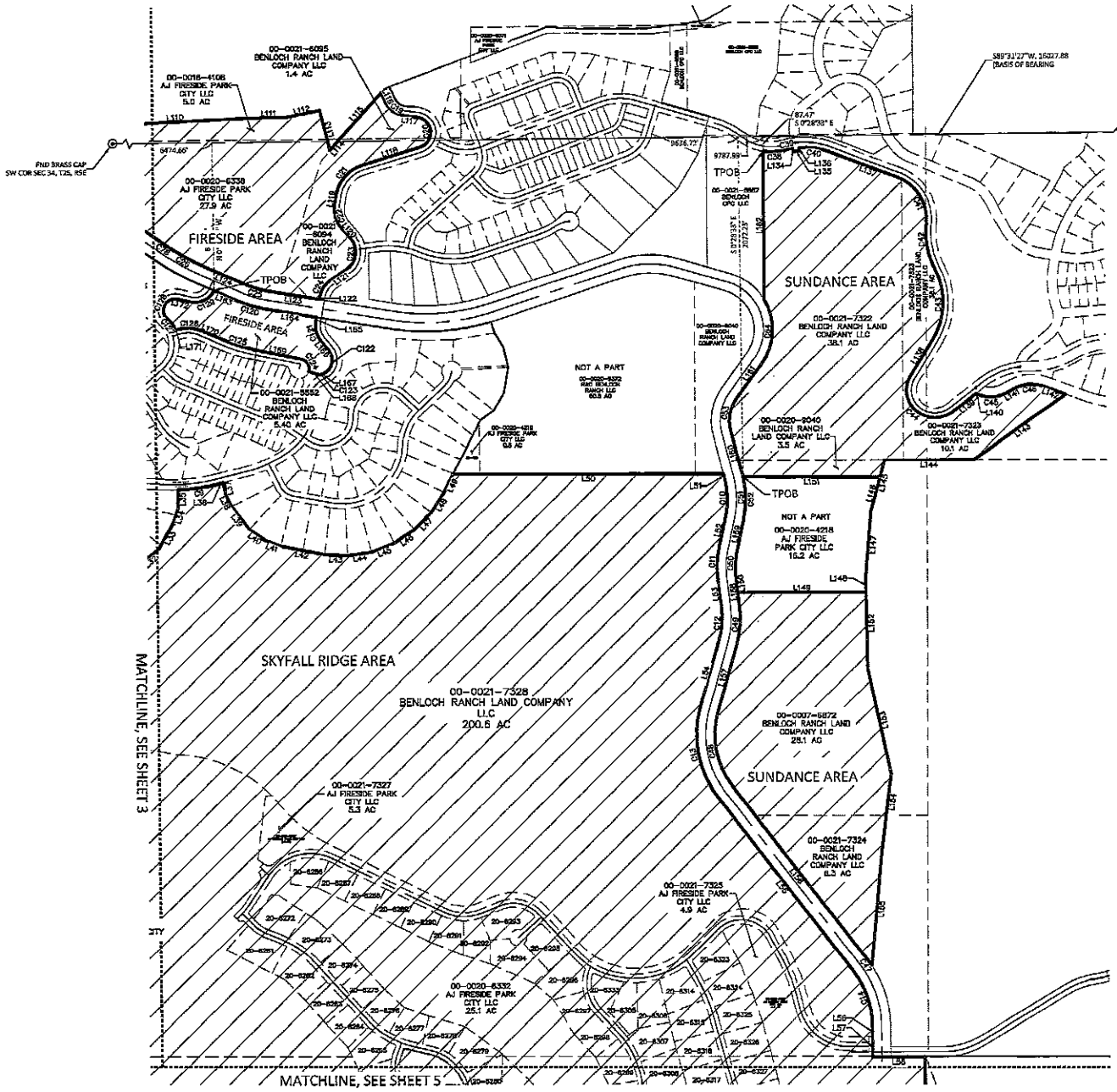
BENLOCH RANCH
WASATCH COUNTY
UTAH

LEGAL DESCRIPTIONS

REVISIONS

DATE	7/18/2025
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25014FLEP.DWG	

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.
BENLOCH RANCH
WASATCH COUNTY
UTAH
FINAL LOCAL ENTITY PLAT
REVISIONS:
DATE 7/18/2025
DESIGN
DRAWN
CHK'D
SCALE
2501#1EP.DWG
SHEET NO. 3/6
MATCHLINE, SEE SHEET 4
MATCHLINE, SEE SHEET 5
FIRESIDE AREA
SKYFALL RIDGE AREA
SKYFALL RIDGE AREA
HWY SR 32
UDOT
UDOT
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TPOB
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TPOB
FND PIN NE COR SEC 1, T3S, R5E
FND BRASS CAP SW COR SEC 34, T2S, R5E
00-0015-9231 AJ FIRESIDE PARK CITY LLC 1.0 AC
NOT A PART 00-0007-3291 JAMM CAPITAL LLC
00-0020-6340 AJ FIRESIDE PARK CITY LLC 61 AC
00-0021-5550 AJ FIRESIDE PARK CITY LLC 25.5 AC
00-0020-8370 AJ FIRESIDE PARK CITY LLC 25.2 AC
00-0015-5338 AJ FIRESIDE PARK CITY LLC 0.2 AC
00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.2 AC
00-0021-7328 BENLOCH RANCH HOLDINGS LLC 75.8 AC
00-0007-8880 AJ FIRESIDE PARK CITY LLC 58.1 AC
00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.2 AC
NOT A PART 00-0015-5320 HIRST, JANNA
00-0021-0645 AJ FIRESIDE PARK CITY LLC 33.2 AC
00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.2 AC
00-0016-1188 BENLOCH RANCH HOLDINGS LLC 10.0 AC
00-0013-6050 MACKAY, JAMIE
00-0014-6285 AJ FIRESIDE PARK CITY LLC 6.0 AC
NOT A PART 00-0007-6906 JACKSON FORK LLC
NOT A PART 00-0007-6906 ARC JACKSON FORK LLC
00-0021-0644 AJ FIRESIDE PARK CITY LLC 138.2 AC
NOT A PART 00-0007-3275 OGDEN LLC
00-0013-9100 HIGHWAY 32 LAND LLC 17.0 AC
00-0013-9092 HIGHWAY 32 LAND LLC 3.0 AC
S89°31'27"W, 1602.7 AB (BASIS OF BEARING)
2799.16' N 89°31'27" E
192.66' S0°28'33"E
103.84' S0°28'33"E
660.01' N89°41'47"E
729.37' N0°01'19"E
730.99' S0°00'57"W
661.00' S89°58'41"W
1452.05' N 0°28'33" W
SCALE: 1"=300'
0 300 600 feet
300 0 300 scale



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 E. 3RD STREET, OGDEN, UT 84401
PROVO, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

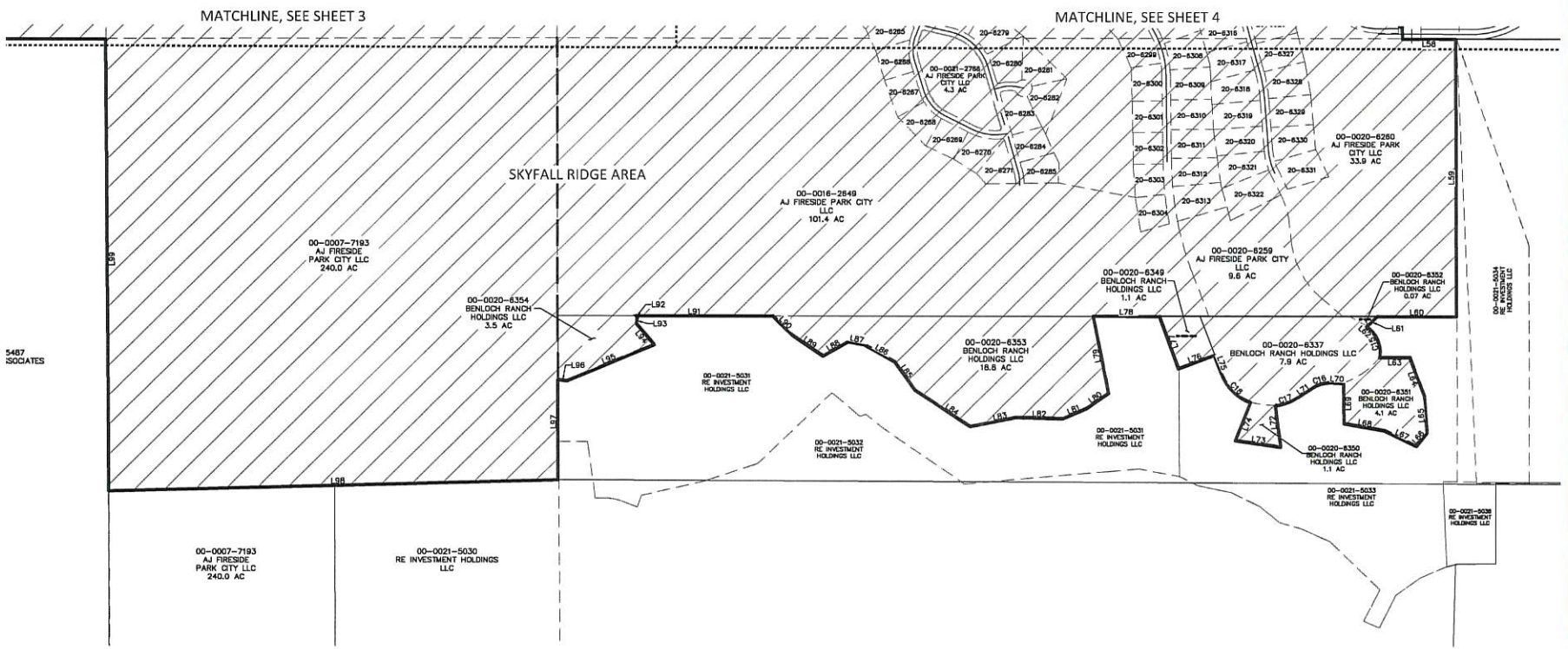
PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:	
DATE	7/16/2025
DESIGN	
DRAWN	
CHK'D	
SUR.	

25014FEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84601
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	496.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	246.57	N76°15'22"E
L5	92.35	S13°45'04"E
L6	48.59	S17°31'56"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.85	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S80°34'07"W
L16	34.93	S80°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.98	S6°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°15'02"E
L23	80.02	S54°01'49"W
L24	264.14	S82°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'36"E
L28	137.42	S89°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N88°15'56"E
L31	174.12	N87°28'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°48'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	75.98	S12°34'47"E
L38	78.05	S26°56'52"E
L39	176.50	S38°10'33"E
L40	115.81	S88°36'39"E
L41	98.11	S68°54'02"E
L42	265.50	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°16'32"E
L45	146.05	N68°38'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N26°59'55"E
L50	1627.12	N90°00'00"E
L51	25.82	S14°22'48"E
L52	171.17	S12°34'28"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°16'41"E
L56	82.27	S0°7'39"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	67.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S89°54'03"W
L64	244.89	S20°25'22"E
L65	220.13	S4°09'49"E
L66	99.60	S38°43'13"W
L67	207.91	N54°14'56"W
L68	241.91	N79°50'11"W
L69	239.69	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S85°42'57"W
L72	248.15	S7°16'15"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S89°14'18"W
L77	330.25	N12°40'44"W
L78	390.08	N89°56'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'22"W
L81	155.27	S88°35'25"W
L82	277.57	N89°35'50"W
L83	274.65	S78°45'11"W
L84	386.36	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N80°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S89°57'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.98	S11°19'05"W
L94	153.14	S39°42'57"E
L95	556.65	S88°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°26'47"W
L99	2688.19	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2639.68	N0°03'54"E
L102	2454.98	S89°57'09"E
L103	452.08	N0°01'40"E
L104	2260.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	853.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1281.84	N84°48'31"W
L180	44.84	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.06	1189.67	1°34'32"	N76°12'19"E	39.06
C3	98.15	544.98	10°08'30"	N83°23'08"E	98.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	458.00	38°47'41"	S87°37'38"E	304.88
C6	174.87	330.00	31°18'40"	S71°22'09"E	172.71
C7	108.31	125.00	50°08'15"	S10°07'54"W	105.86
C8	308.19	60.00	295°15'01"	S81°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.50	510.00	26°53'05"	S0°34'07"E	237.29
C11	208.82	619.84	19°22'33"	S2°53'18"W	207.82
C12	200.45	508.68	22°31'31"	S4°20'47"W	199.16
C13	573.86	819.99	53°02'08"	S10°47'38"E	553.82
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'35"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S89°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°29'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1549.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.83	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N76°10'50"E
L113	251.40	S1°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'18"E
L116	73.41	S24°54'19"E
L117	60.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.86	S9°23'56"W
L123	307.75	N80°38'04"W
L124	250.12	N86°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	38.82	S88°26'23"W
L130	248.14	S78°18'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L153	153.51	S56°07'25"E
L154	307.59	S80°38'04"E
L165	28.02	S9°29'34"W
L166	53.41	S40°25'27"E
L167	3.32	S55°54'28"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.43	N56°07'25"W
L171	2.20	S70°28'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S24°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.84	180.00	49°36'16"	S15°25'12"E	151.11
C23	217.48	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'38"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N57°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N89°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°53'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.88	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	85.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S83°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'26"W	89.65
C125	205.62	860.00	12°16'18"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°39'41"W	88.03
C128	183.60	70.00	150°18'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N55°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S8°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S89°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S83°00'57"E
L141	98.71	N62°01'39"E
L142	137.49	S89°48'35"E
L143	666.89	S54°21'07"W
L144	535.87	N89°59'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.76	S4°43'52"W
L148	56.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S6°47'49"E
L151	526.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°16'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'28"E
L160	268.15	N14°22'38"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N89°47'19"E	133.63
C39	45.36	440.00	5°54'40"	N76°03'46"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°36'03"	S31°30'31"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S2°16'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N36°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'36"W	455.40
C49	243.69	619.85	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N25°31'15"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°05'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N2°26'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-3002
PHILLIP G. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS

DATE 7/16/2025
DESIGN
DRAWN
CHK'D
SUBJ.
2501APLEP.DWG

SHEET NO.
6/6

EXHIBIT E

Governing Document

GOVERNING DOCUMENT

FOR

SKYFALL INFRASTRUCTURE FINANCING DISTRICT

WASATCH COUNTY, UTAH

Prepared

By

WBA Local Government Law
350 E. 400 S, #2301
Salt Lake City, UT 84111
(303) 858-1800

APPROVED ON: [DATE]

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EXHIBIT A	Original District Legal Description and Boundary Map
EXHIBIT B	Designated Expansion Area
EXHIBIT C	Notice of Impending Boundary Action
EXHIBIT D	Executed Development Agreement

I. INTRODUCTION

A. Purpose and Intent.

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and district from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessment: means the levy of an assessment secured by a lien on property within the District to pay for the costs of Improvements benefitting such property.

Assessment Area: means an area, or, if more than one area is designated, the aggregate of all areas within a local entity's jurisdictional boundaries designed by the District, for the purpose of financing the Improvements.

Assessment Act: means Title 11, Chapter 42, Utah Code, as may be amended from time to time.

Assessment Bonds: means bonds that are payable in part or in whole from Assessments levied in an Assessment Area.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including Assessment Bonds, loans of any property owner, for the payment of which the District has promised collect Assessments.

District: means the Skyfall Infrastructure Financing District.

Improvements: means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally permitted by the Special District Act or the Assessment Act, as determined by the Board.

Governing Document: means this Governing Document for the District.

Governing Document Amendment: means an amendment to the Governing Document for the District.

Original District Boundaries: means the property on the map attached hereto as Exhibit A, describing the property within the original District boundaries.

Petitioner(s): means the following individuals or companies:

Benloch Ranch Holdings, LLC, a Wyoming Limited Liability Company
AJ Fireside Park Cit, LLC a Wyoming Limited Liability Company
Benloch Ranch Land Company, LLC a Wyoming Limited Liability Company
Benloch Ranch Land Company II, LLC a Utah Limited Liability Company
Jamie Mackay

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Trustee: means a member of a Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES; DESIGNATED EXPANSION AREA

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 1,368 acres, as further described in Exhibit A.

B. Designated Expansion Area. The designated expansion area includes the following parcels: 20-4219, 20-9372, 20-9040, 20-4218, 21-6497, and 21-6498, which, combined, include approximately 73 acres, as further described in **Exhibit B**

Designated Expansion Area	**Parcel Numbers**	**Combined Acreage**
Skyfall Ridge Zone Expansion Area	20-4219 20-9372 20-9040	37.3921 Acres
Sundance Zone Expansion Area	21-6497 21-6498 20-4218	35.6781 Acres
Total Acres of Expansion Area		**= 73.071 Acres***

* The expansion area acreage is approximate until deeds with accurate metes and bounds legal descriptions are confirmed

C. Corrections to Legal Descriptions. Prior to the recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto which may be necessary to conform the same

to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law and the Utah Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the Improvements permitted under the Special District Act, the Assessment Act, including, but not limited to: erosion control, earth work, sanitary sewer, storm sewer, culinary water, secondary water, roadway, public utilities, parks, trails, and related public improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board of Trustees for the District will be initially composed of three (3) Trustees. The Petitioner who is the owner of the surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of the certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

	Name and Address	Elected or Appointed	Transition based on milestones for any District with residential property
Trustee 1:	Jamie Mackey 120 S. Indian Springs Jackson, WY 83001	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.
Trustee 2:	Doug Jessop 1301 N 900 W Lehi, Utah 84043	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Jordan "Guy" Williams 1050 E. Grove Drive Pleasant Grove, Utah 84062	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

B. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.

C. No transition shall become effective until the next scheduled regular election of the District following a full term.

D. Reelection, Reappointment, and Vacancy. The Trustees shall be elected or appointed, as applicable, in accordance with the Special District Act and this Governing Document.

E. Conflicts of Interest. The Board may not divide the District into divisions so that some or all Trustees represent a division rather than the District at large.

VI. FINANCIAL PLAN

A. General. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Improvements from its revenues by and through the proceeds of Debt to be issued by the District.

B. Debt Repayment Source. The District may impose Assessments on taxable property within its boundaries as a primary source of revenue for repayment of Debt. The District may also rely on any other source of revenue as permitted by the Special District Act and the Assessment Act for the repayment of Debt.

C. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of principal and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

D. Similar language describing the limitations in respect of the payment of principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

VII. DEVELOPMENT AGREEMENT

In accordance with the requirements of the Special District Act, the District acknowledges the applicable Development Agreement relating to infrastructure and Improvements to be developed within the boundaries of the District and for which the District anticipates providing funding. The executed Development Agreement is attached hereto as Exhibit D and incorporated herein by this reference.

VIII. GOVERNING DOCUMENT AMENDMENT

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

IX. ANNUAL REPORT

The District shall be responsible for submitting an annual report as required by the Special District Act.

X. DISSOLUTION

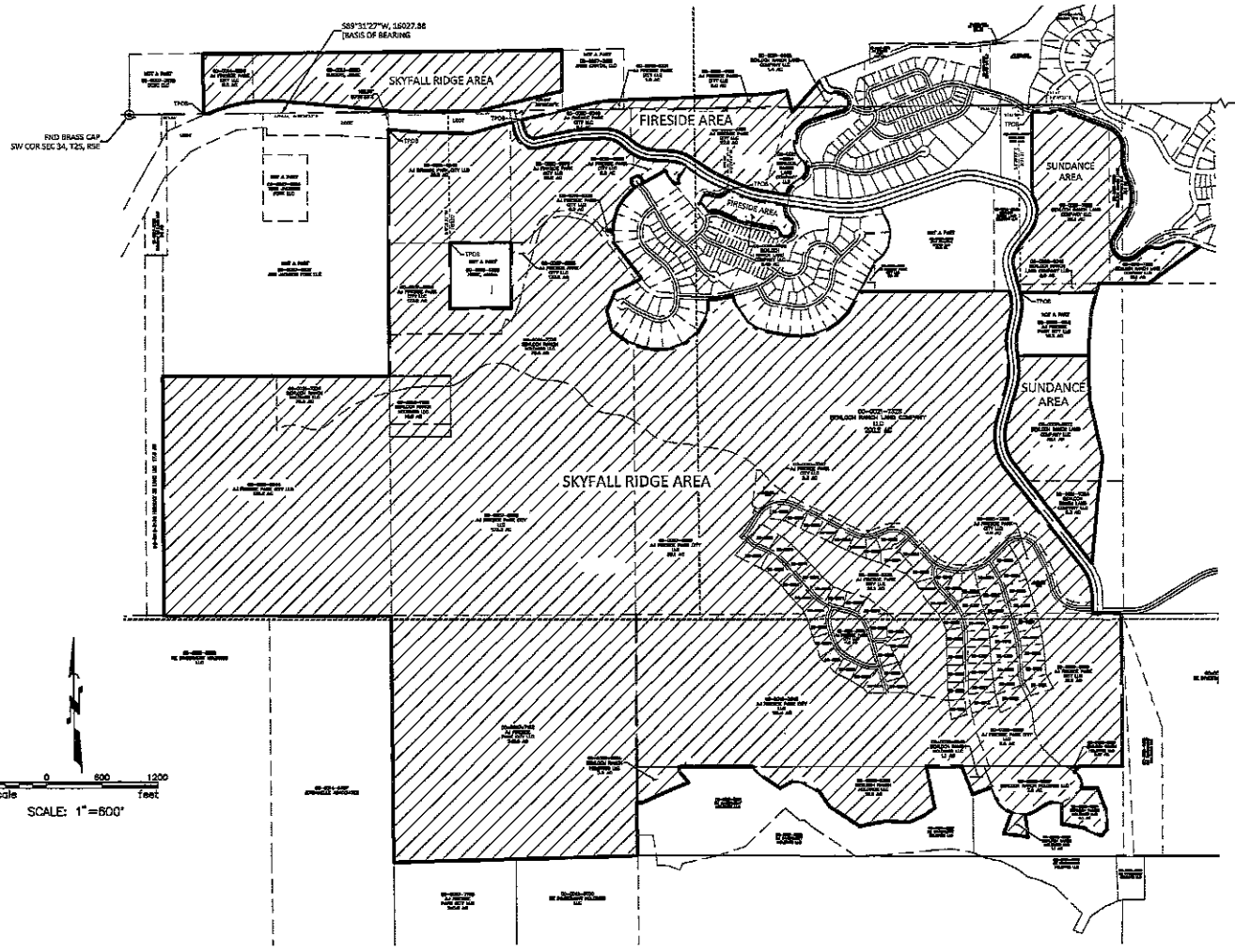
The District shall be dissolved if and when required by the Special District Act.

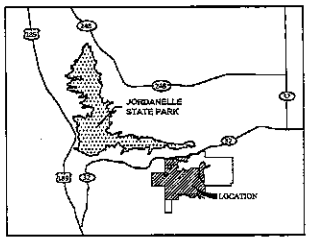
EXHIBIT A

Plat and Legal Description of Original District Boundary

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP

DEVELOPER
JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR
PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152782) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9568390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25OTLAFLEP.DWG	

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;
THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;
THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;
THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.
THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.
THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.
THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 00° 17' 59" E FOR A DISTANCE OF 62.27 FEET;
THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;
THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;
THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
THENCE, S 04° 05' 49" E FOR A DISTANCE OF 220.13 FEET;
THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.
THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;
THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.
THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;
THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;
THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;
THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;
THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;
THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;
THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;
THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 89° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.
THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.
THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.
THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.
THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;
THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.7", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.
THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;
THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.
THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;
THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.
THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.
THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.
THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.
THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.
THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON TANGENTIAL LINE.
THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;
THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;
THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.
THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.
THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 15" E FOR A DISTANCE OF 334.58 FEET.
THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.
THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.
THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 17° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.
THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.
THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.
THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.
THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR No. 8008390-2201 PHILLIP C. WILLIAMS 7-18-25 STATE OF UTAH

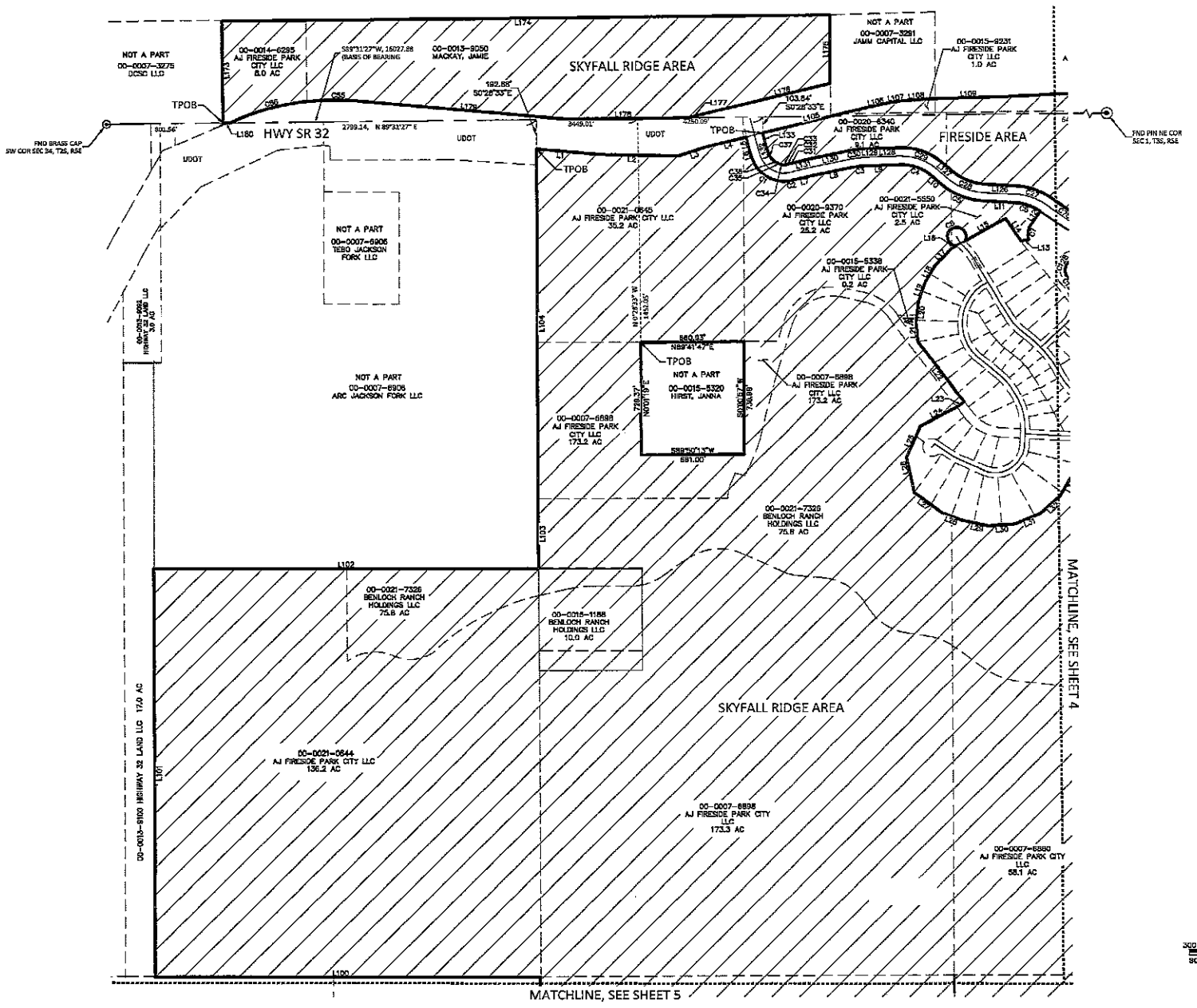
PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LEGAL DESCRIPTIONS

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
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25014FLEP.DWG	

SHEET NO.
2/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84606
PHONE: (435) 770-2382
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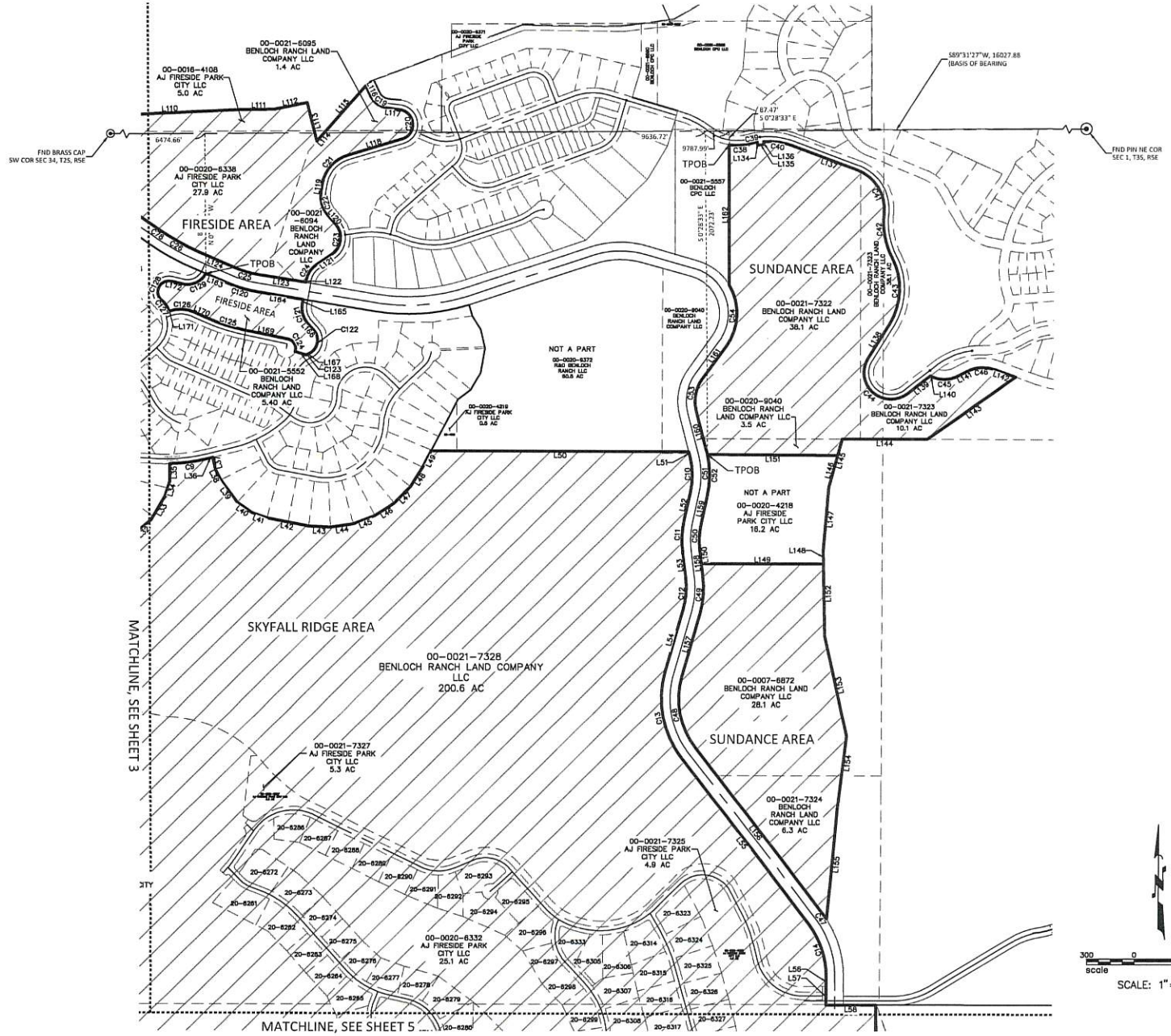
PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS

DATE 7/18/2025
DESIGN
DRAWN
CHKD
SURV
25014REP.DWG

SHEET NO.
3/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 SLIPWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

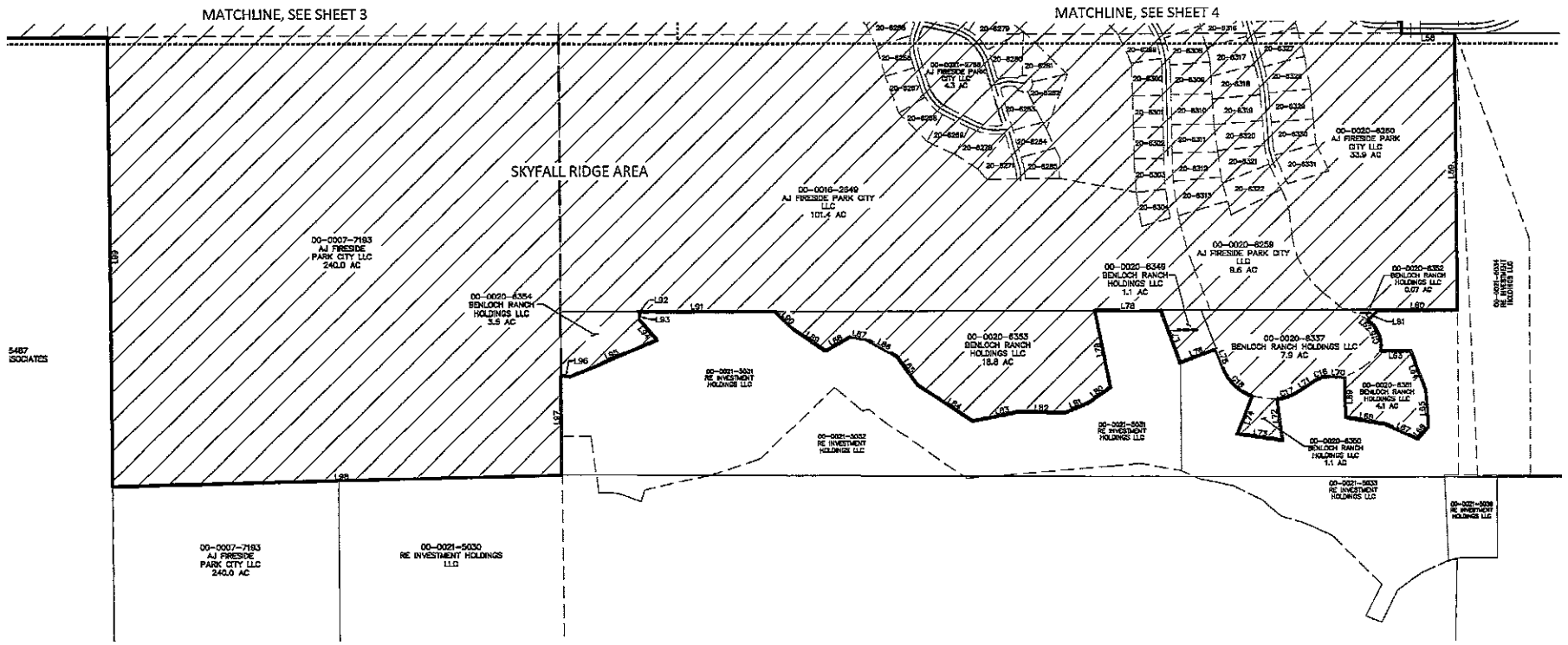
SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
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SUB.	

25014FLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
655 GLENWOOD CIRCLE
FRANKLIN, KENTUCKY 42134
PHONE: (270) 770-2382
PHILLIP D. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS

DATE	7/28/2025
DESIGN	
DRAWN	
CHKD	
SUB.	
25CSAFLEP.DWG	

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	246.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'55"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S80°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S6°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'36"E
L28	137.42	S69°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N86°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	76.05	S26°56'52"E
L39	176.90	S36°10'33"E
L40	115.81	S55°36'39"E
L41	98.11	S69°54'02"E
L42	268.60	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°58'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N26°59'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°18'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S89°54'03"W
L64	244.88	S20°25'27"E
L65	220.13	S4°09'49"E
L66	99.60	S39°43'13"W
L67	207.91	N84°14'56"W
L68	241.91	N79°50'11"W
L69	239.59	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S86°35'25"W
L82	277.57	N88°35'50"W
L83	274.65	S78°45'11"W
L84	386.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N60°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S59°33'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°28'47"W
L99	2588.19	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2639.88	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2260.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1261.84	N84°49'31"W
L180	44.94	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.08	1169.67	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S61°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	209.62	619.84	19°22'33"	S25°31'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'38"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S89°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.93	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N66°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S86°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°43'07"W
L169	284.77	N78°23'44"W
L170	119.49	N66°07'25"W
L171	2.20	S70°28'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'16"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N89°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S83°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'26"W	89.65
C125	205.62	960.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°18'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N55°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S89°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S83°00'57"E
L141	66.71	N62°01'39"E
L142	137.49	S89°48'35"E
L143	686.89	S54°21'57"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S6°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'26"E
L160	268.15	N14°22'39"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°36'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S21°6'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.85	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N2°53'18"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°08'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N2°28'03"E	389.71

PCW CIVIL SOLUTIONS LLC
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455 GLENWOOD CIRCLE
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PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
6/6

LEGAL DESCRIPTION

(Including Sundance Area, Fireside Area, and Skyfall Ridge Area)

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.
THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.
THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.
THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.
THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.
THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.
THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

LEGAL DESCRIPTION

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.
THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.
THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.
THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.
THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;
THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.
THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;
THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.
THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;
THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.
THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.
THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.
THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS
N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.
THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.
THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

LEGAL DESCRIPTION

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;
THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.
THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.
THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;
THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;
THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.
THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.
THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;
THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;
THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.
ALONG WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;
THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;
THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;
THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

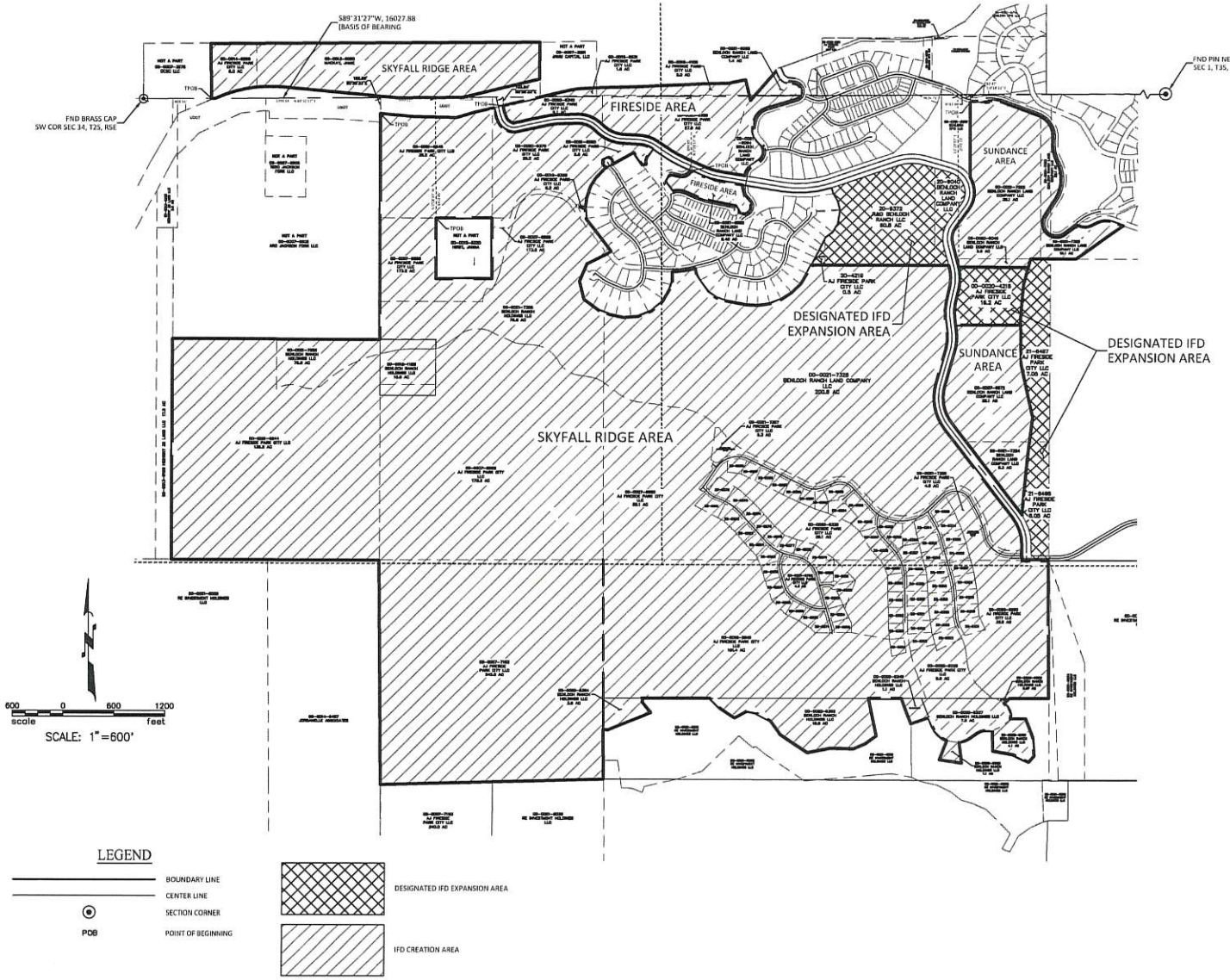
THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

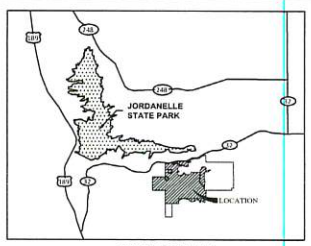
EXHIBIT B

Designated Expansion Area

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
DESIGNATED IFD EXPANSION AREA MAP

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 3&4
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS MAP IS TO IDENTIFY PARCELS WITHIN THE DESIGNATED INFRASTRUCTURE FINANCING DISTRICT (IFD) EXPANSION AREA.

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- DESIGNATED IFD EXPANSION AREA
- IFD CREATION AREA

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
DESIGNATED IFD EXPANSION AREA MAP

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014EXP.DWG

SHEET NO.
1/1

EXHIBIT C

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION

(Skyfall Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of Skyfall Infrastructure Financing District (the "District") has been certified by the County Clerk of Wasatch County, Utah.

A copy of the Final Local Entity Plat for the District satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as Exhibit A hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioners hereby respectfully request the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17-23-20.

DATED: July 16th, 2025.

PETITIONER

Printed Name: Jamie Mackay

VERIFICATION

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by Jamie Mackay, as the Petitioner of Skyfall Infrastructure Financing District.

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

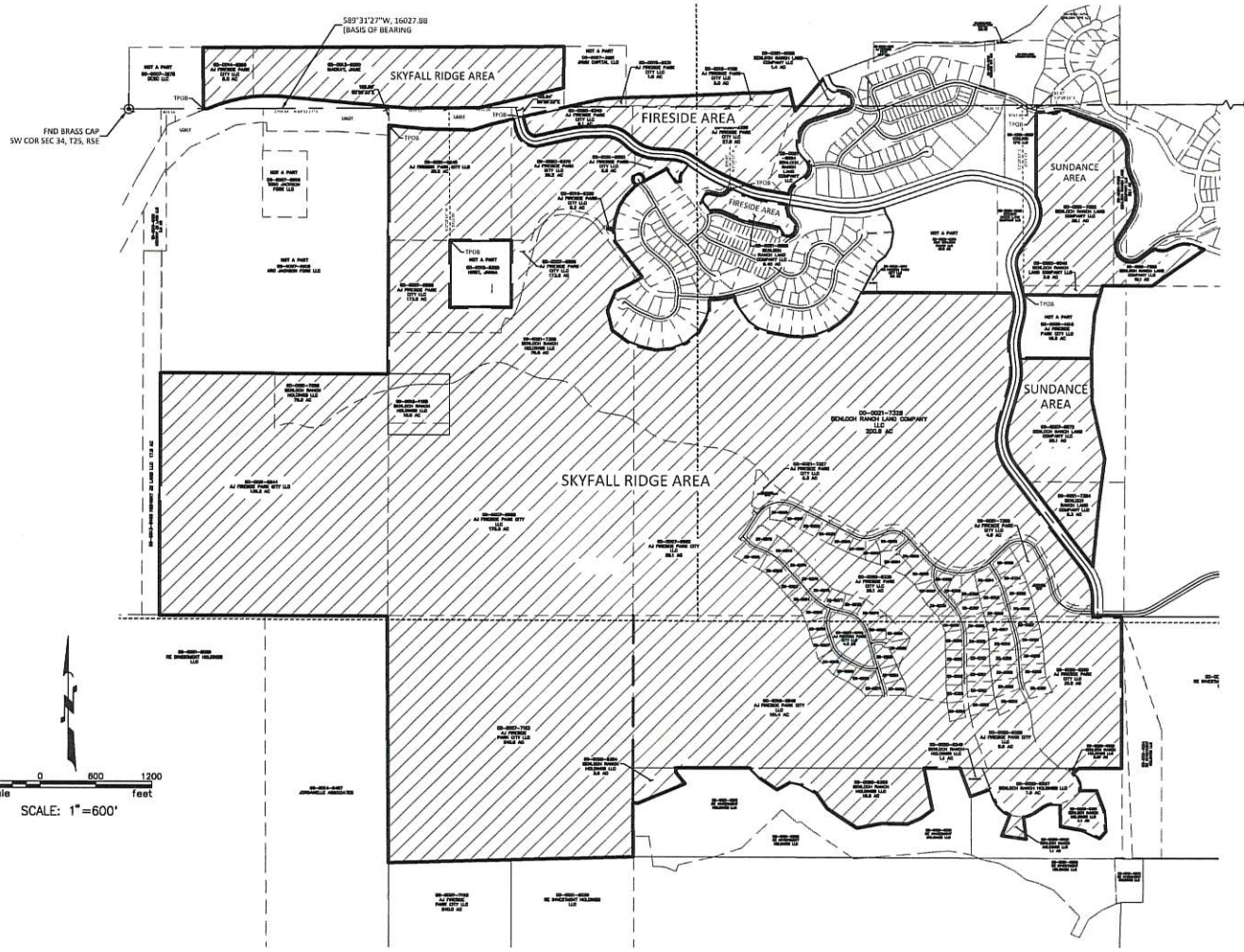
B. Larson
Notary Public

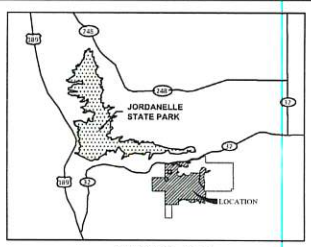
EXHIBIT A

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 3&4
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 59' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.02 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 06" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 199.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 16' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.71 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 45" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 48" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 46° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 48" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 27" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 19" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.61 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.36 FEET.

THENCE, S 15° 43' 29" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF [illegible]

545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.15 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 56° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.6", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 109.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 08.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 153.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 08' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 59° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.66 FEET;

THENCE, N 62° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 26' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.86 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 88.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.07 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1251.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 36.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.02 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 731.99 FEET;

THENCE, S 89° 50' 19" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.06 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 89° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 60.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 06' 34" E FOR A DISTANCE OF 80.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 50" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 58.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.03 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 56' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 25' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 49' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 56.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 254.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.6", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.38 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 08.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 15' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 52° 59' 03" E FOR A DISTANCE OF 183.66 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 256.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

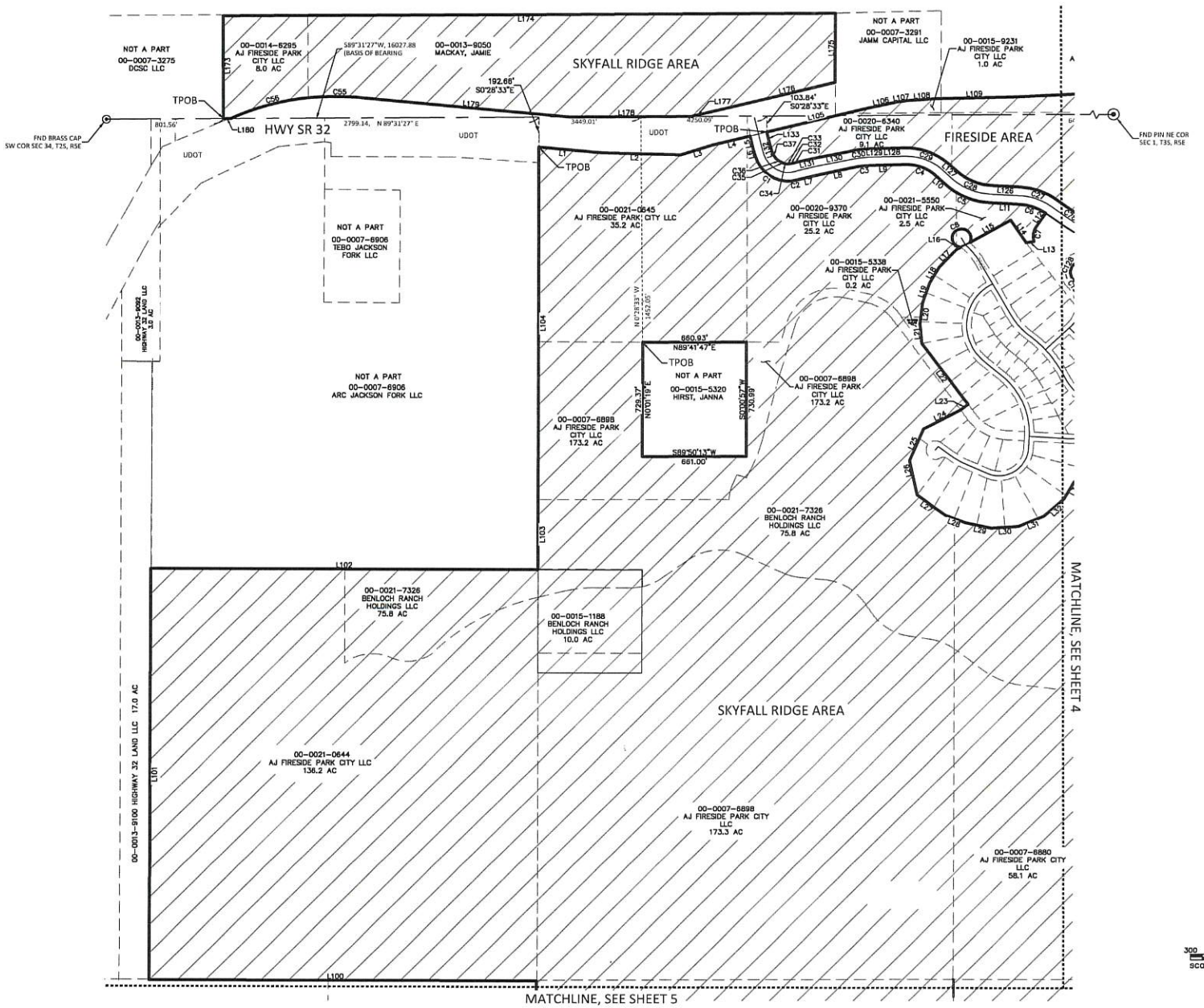
PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILIP C. WILLIAMS, P.E., P.L.S.

BENLOCH RANCH
WASATCH COUNTY
UTAH

LEGAL DESCRIPTIONS

REVISIONS:	
DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014FLEP.DWG	

SHEET NO.
2/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84601
PHONE: (435) 770-2302
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

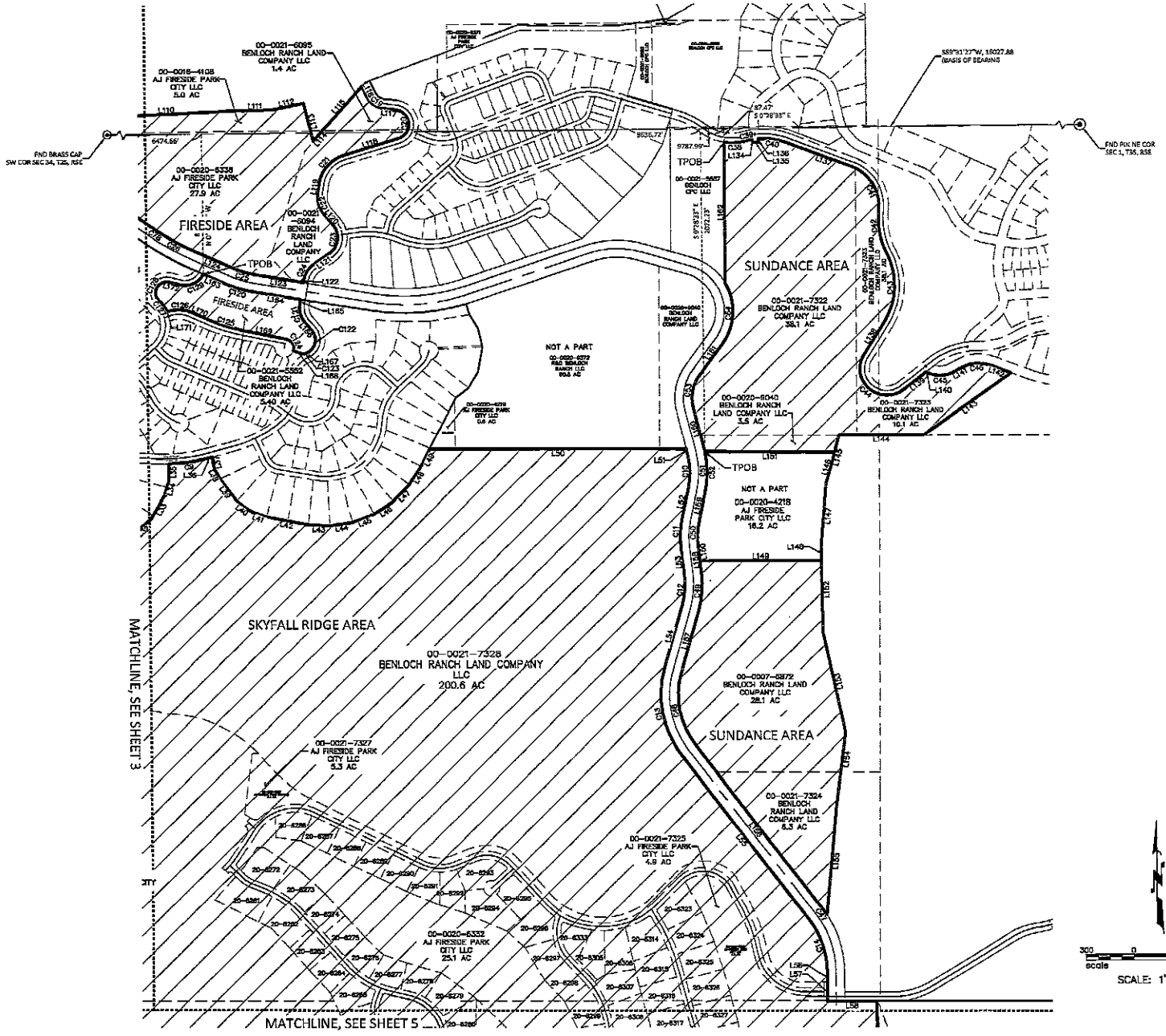
SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
3/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84604
PHONE: (435) 770-2382
PHILIP G. WILLIAMS, P.E., P.L.S.

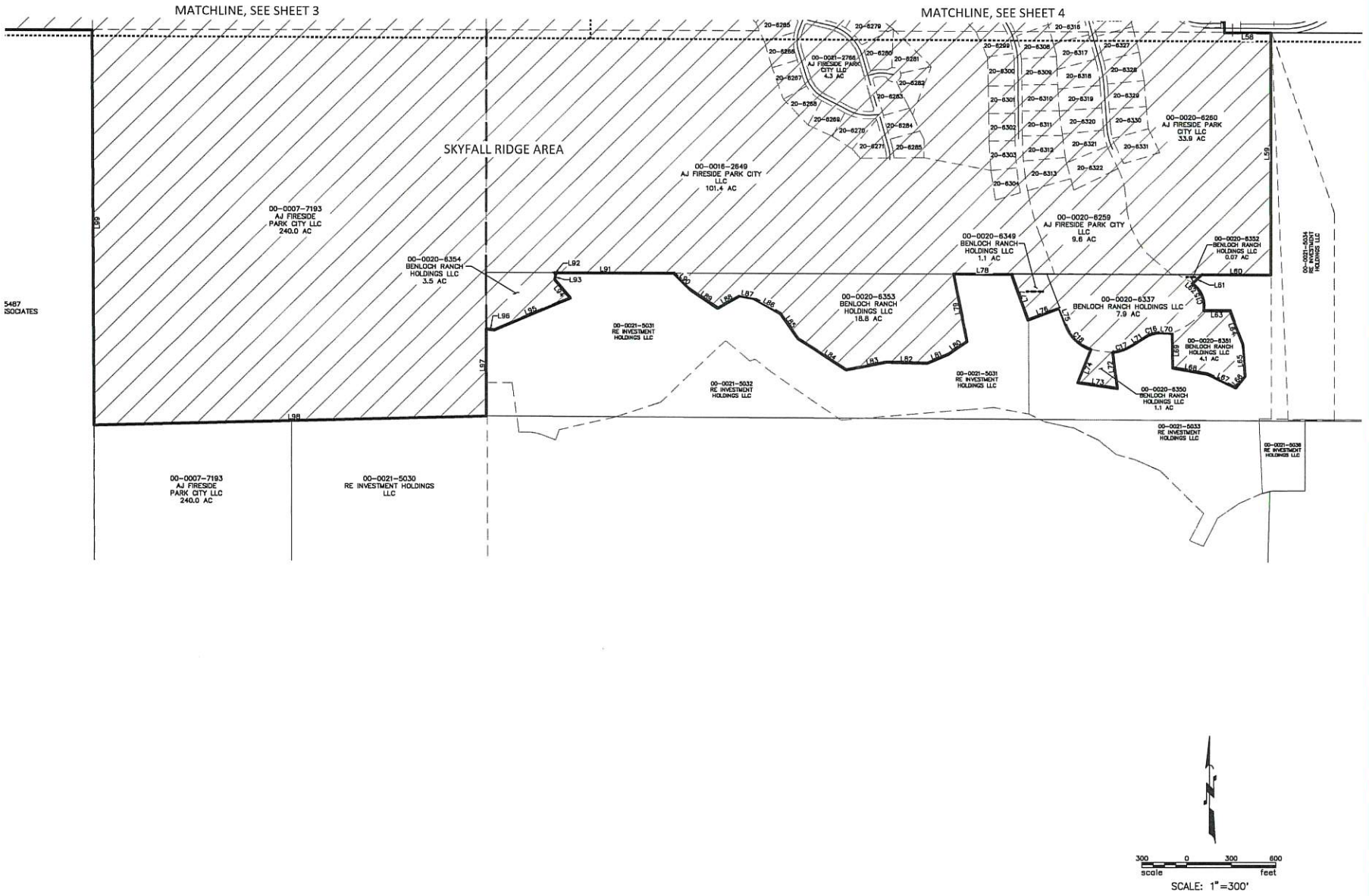
PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS

DATE 7/18/2025
DESIGN
DRAWN
CHKD
SUR
25014PLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	496.57	S84°53'22"E
L2	488.74	S88°39'44"E
L3	209.92	N72°15'26"E
L4	248.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'56"E
L7	138.56	N76°35'20"E
L8	247.47	N78°15'41"E
L9	218.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	286.65	S80°34'07"W
L16	34.93	S50°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	136.96	S8°35'10"W
L21	125.71	S5°00'04"E
L22	467.87	S37°16'02"E
L23	50.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'36"E
L28	137.42	S89°00'37"E
L29	167.29	S78°08'15"E
L30	172.83	N86°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.98	S12°34'47"E
L38	75.05	S26°58'52"E
L39	176.80	S36°10'33"E
L40	115.81	S55°36'39"E
L41	68.11	S69°54'02"E
L42	268.60	S70°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°16'32"E
L45	146.05	N68°38'48"E
L46	146.05	N56°36'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N28°58'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S5°47'47"E
L54	422.46	S15°43'23"W
L55	1338.30	S37°16'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°58'40"E
L59	1850.00	S0°06'36"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	67.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S86°54'03"W
L64	244.88	S20°23'27"E
L65	220.13	S4°09'46"E
L66	99.60	S39°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	239.69	N0°48'32"W
L70	77.25	N88°05'35"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.08	N82°08'12"W
L74	242.40	N21°27'15"E
L75	117.58	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N85°55'34"W
L79	467.19	S11°08'55"E
L80	155.27	S54°36'23"W
L81	155.27	S66°35'25"W
L82	277.57	N88°35'50"W
L83	274.85	S78°45'11"W
L84	388.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N80°08'07"W
L87	97.88	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.84	N55°35'04"W
L90	183.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'46"W
L96	51.99	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2538.06	S88°28'47"W
L99	2688.19	N0°20'20"W
L100	2458.71	N89°55'58"W
L101	2639.68	N0°03'54"E
L102	2454.99	S89°57'05"E
L103	462.09	N0°01'40"E
L104	2280.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°06'16"W
L174	3885.05	N89°33'44"E
L175	442.56	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1281.84	N84°49'31"W
L180	44.84	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	284.84	216.72	77°56'48"	S35°33'35"E	272.82
C2	39.08	1189.67	1°54'52"	N76°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.98
C5	310.79	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'08"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	80.00	295°15'01"	S61°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	208.62	619.84	19°29'33"	S25°31'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.88	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°32'48"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'36"E	181.79
C16	110.54	175.00	36°11'27"	S73°46'41"W	108.71
C17	141.44	300.00	27°00'44"	S69°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N58°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N51°40'37"E
L108	192.34	N88°02'18"E
L109	471.93	N88°29'31"E
L110	606.83	N87°16'03"E
L111	208.38	N88°51'37"E
L112	209.04	N76°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	358.44	S72°52'40"W
L119	58.86	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.68	S9°23'56"W
L123	307.78	N82°36'04"W
L124	260.12	N66°07'25"W
L125	193.21	N67°01'29"W
L127	76.86	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	68.84	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.61	S66°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°26'34"W
L166	63.41	S40°25'27"E
L167	3.32	S55°54'25"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.48	N66°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S78°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S8°02'30"E	185.82
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'15"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'29"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	267.21	393.00	43°19'49"	N85°53'43"W	260.18
C30	115.58	656.02	10°06'30"	S83°23'07"W	115.41
C31	24.86	1058.67	1°20'58"	S78°34'24"W	24.86
C32	30.81	1058.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	78.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	78.71	8°27'41"	N68°37'05"W	11.78
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N28°56'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'36"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S63°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'25"W	89.65
C125	205.62	960.00	12°16'19"	N72°15'34"W	205.22
C126	156.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'22"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N65°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S8°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S89°19'52"E
L138	255.07	S31°29'48"W
L139	163.86	N81°59'03"E
L140	7.45	S83°00'57"E
L141	66.71	N82°01'39"E
L142	137.49	S89°48'35"E
L143	666.09	S84°21'57"W
L144	535.87	N89°55'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S8°47'49"E
L151	625.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S70°7'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°8'41"W
L157	422.46	N15°43'24"E
L158	159.83	N8°47'49"W
L159	171.17	N12°34'26"E
L160	268.15	N14°22'36"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N65°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°38'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	443.73	440.00	58°50'59"	S21°6'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	666.00	3°36'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N25°31'6"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°08'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'25"E	207.62
C54	412.54	355.00	66°34'56"	N22°8'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENROCK CIRCLE
SPANISH FORK, UTAH
PHONE: (435) 770-2382
PHILLIP G. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS

DATE 7/18/2025
DESIGN
DRAWN
CHK'D
SUR.
25014PLEP.DWG

SHEET NO.
6/6

EXHIBIT D

Executed Development Agreement

Removed for electronic submission

PETITION REQUESTING THE CREATION OF SKYFALL INFRASTRUCTURE FINANCING DISTRICT LOCATED IN WASATCH COUNTY, UTAH

July 23, 2025

Joey Granger
Wasatch County Clerk
25 North Main
Heber City, Utah 84032

The undersigned (the "Petitioners") hereby request that the Clerk of Wasatch County, Utah (the "County Clerk") certify this Petition for the Skyfall Infrastructure Financing District (the "District") pursuant to the Utah Constitution and Title 17B, Chapter 1 and Title 17B, Chapter 2a, Part 13 of the Utah Code Annotated 1953 (collectively, 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.

1. Petitioners

Petitioners/Owners:	**Benloch Ranch Holdings, LLC** 3255 W 500 S Salt Lake City, UT 84104
	AJ Fireside Park City LLC 2780 N. Moose Wilson Road Wilson, WY 83014
	Benloch Ranch Land Company, LLC 2780 N. Moose Wilson Rd Wilson, WY 83014
	Benloch Ranch Land Company II, LLC 7500 UT-32 Heber City, UT 84032
	Jamie Mackay 120 S. Indian Springs Drive Jackson, WY 83001
Contact Sponsor	**Jamie Mackay** 120 S. Indian Springs Drive Jackson, WY 83001 e-mail: jamie@mackaydevelopments.com

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 Wasatch County, Utah. The Petitioners further represent that there are currently no registered voters within the boundaries of the District.

2. Proposed District Boundaries

The Petitioners request that the original 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 in **Exhibit B** (the "Final Local Entity Plat"). Additionally, the Petitioners request that the designated expansion area include the real property described in Exhibit B to the Governing Document (the "Designated Expansion Area"). The Designated Expansion Area is outside and contiguous to the Original District Boundaries and is designated and described in the Governing Document (defined herein) as an area that may be subject to future annexation to the District.

3. Requested Service

The Petitioners request the District be created in accordance with the Act for the purpose of financing the construction of public infrastructure relating to the development, as permitted under the Act, to serve and benefit the area within the proposed District.

4. Governing Document

In accordance with the requirements of the Act, a draft of the Governing Document, as may be amended from time to time, is attached hereto as **Exhibit E** (the "Governing Document").

5. Engineer's Certificate

In accordance with the requirements of the Act, a certificate of an engineer, licensed under Title 58, Chapter 22, Utah Code Annotated 1953 (the "Professional Engineers and Professional Land Surveyors Licensing Act"), certifying that the costs of the public infrastructure and improvements to be constructed within the boundaries of the District exceeds $1,000,000 is attached hereto as **Exhibit C** (the "Engineer's Certificate").

6. Board of Trustees

a. The Petitioners hereby waive the residency requirement of Section 17B-1-302, Utah Code Annotated 1953 (the "Utah Code").

b. The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, as follows:

	Name and Address	**Elected or Appointed**	**Transition based on milestones for any District with residential property**
Trustee 1:	Jamie Mackay 120 S. Indian Springs Drive Jackson, WY 83001	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.

Trustee 2:	Doug Jessop 1301 N 900 W Lehi Utah, 84043	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Jordan "Guy" Willams 1050 E. Grove Drive Pleasant Grove, Utah 84062	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

c. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.

d. No transition shall become effective until the next scheduled regular election of the District following a full term. Registered voters shall mean voters whose "principal place of residence," as that term is defined under Section 20A-2-105(1)(a), Utah Code is within a District.

7. Petitioners Consent and Acknowledgment

a. The Petitioners hereby consent to:

i. The creation of the District within the Original District Boundaries;

ii. A waiver of the residency requirement for the members of the Board of Trustees of the District as permitted under Section 17B-1-302, Utah Code;

iii. A waiver of the entirety of the protest period described in Section 17B-1-213, Utah Code;

iv. The recording of the notice as required under Section 17B-1-215(2)(a), Utah Code which will apply to all real property within the Original District Boundaries;

v. The issuance by the District of bonds repayable through special assessments and/or fees.

b. 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.

8. 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.

9. Instructions for County Clerk

a. In accordance with the requirements of Section 17B-1-209, Utah Code, the County Clerk has forty-five (45) days to determine whether the Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1) of the Act. 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 forty-five (45) days specified above and within ten (10) days of certification, file with the Lieutenant Governor, 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 D** signed by the County Clerk and notarized; and

ii. A copy of the Final Local Entity Plat, signed by the County Surveyor and County Clerk.

c. Documents may be filed with the Lieutenant Governor's Office by uploading them at: https://cs.utah.gov/s/annexations-request

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 this Petition within forty-five (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.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

Jamie Mackay, as property owner

Jamie M

By: Jamie Mackay
Its: Contact Sponsor for the petitioners

STATE OF WYOMING)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by Jamie Mackay, as the Contact Sponsor ~~of~~, ~~LLC~~

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

B. Larson
Notary Public

EXHIBIT A

Original District Boundaries

LEGAL DESCRIPTION

(Including Sundance Area, Fireside Area, and Skyfall Ridge Area)

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.
THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.
THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.
THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.
THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.
THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.
THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

LEGAL DESCRIPTION

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.
THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.
THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.
THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.
THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;
THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.
THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;
THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.
THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;
THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.
THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.
THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.
THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS
N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.
THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.
THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

LEGAL DESCRIPTION

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;
THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.
THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.
THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;
THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;
THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.
THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.
THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;
THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;
THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.
ALONG WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;
THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;
THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;
THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

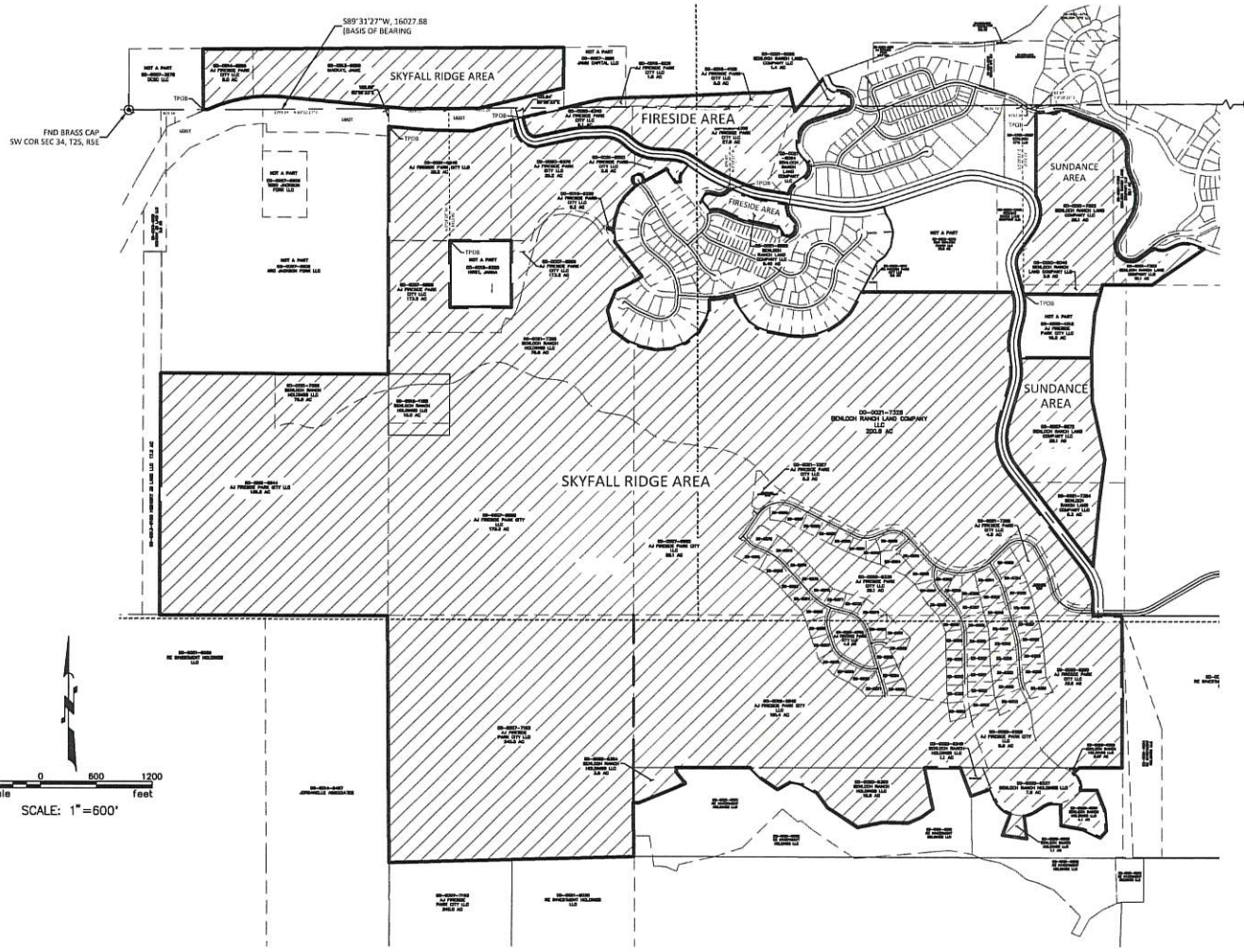
THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

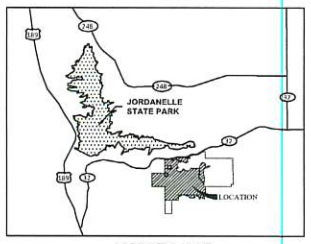
EXHIBIT B

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 3&4
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569330 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

SHEET INDEX	SHEET NO.
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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE,

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 05' 14.5", HAVING A RADIUS OF 123.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 68° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 119.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 93.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 80° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1677.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.15 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.62 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 06' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE,

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 08.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 38" W FOR A DISTANCE OF 804.42 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 08' 54" E FOR A DISTANCE OF 2630.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 18" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 53' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 78° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 51" W FOR A DISTANCE OF 1251.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.6", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 34' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,586,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 15' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 83° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.63 FEET;

THENCE, N 89° 51' 37" E FOR A DISTANCE OF 200.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.55 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.86 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 36' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 20.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.87 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.89 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 48" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 28" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 66° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 26' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 56" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.6", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 9.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 54° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 38' 05" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 67.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 85° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 15' 09" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 56° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 420.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 176.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.48 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 409.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 55" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.13 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.63 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 58.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 09" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°32'27"E, 5836.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.85 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 66° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 13.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 25" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 58' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

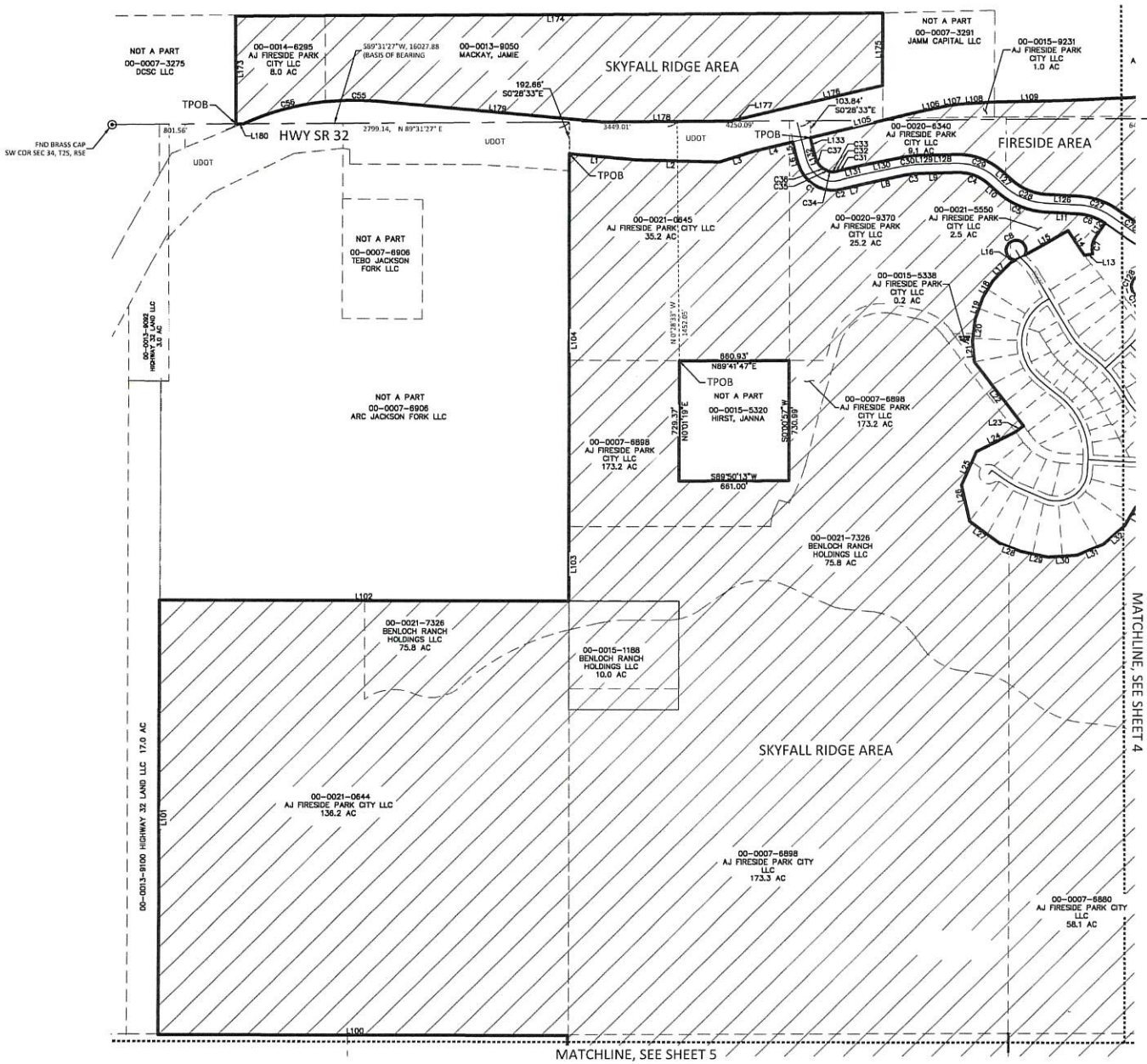
BENLOCH RANCH
WASATCH COUNTY
UTAH

LEGAL DESCRIPTIONS

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014PLEP.DWG	

SHEET NO.
2/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

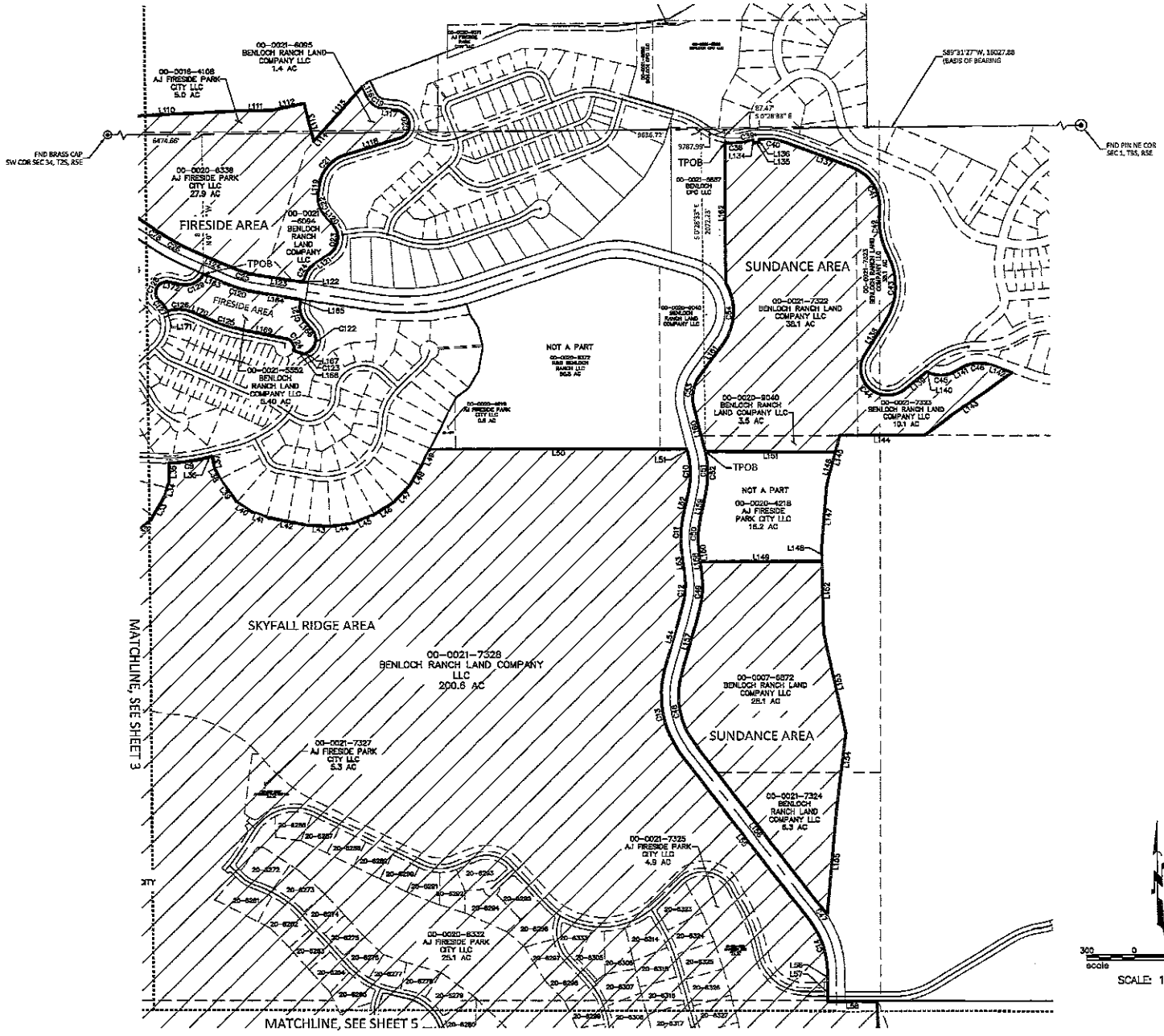
SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/18/2025
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25014FLEP.DWG

SHEET NO.
3/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84604
PHONE: (435) 770-2552
PHILLIP G. WILLIAMS, P.E., P.L.S.

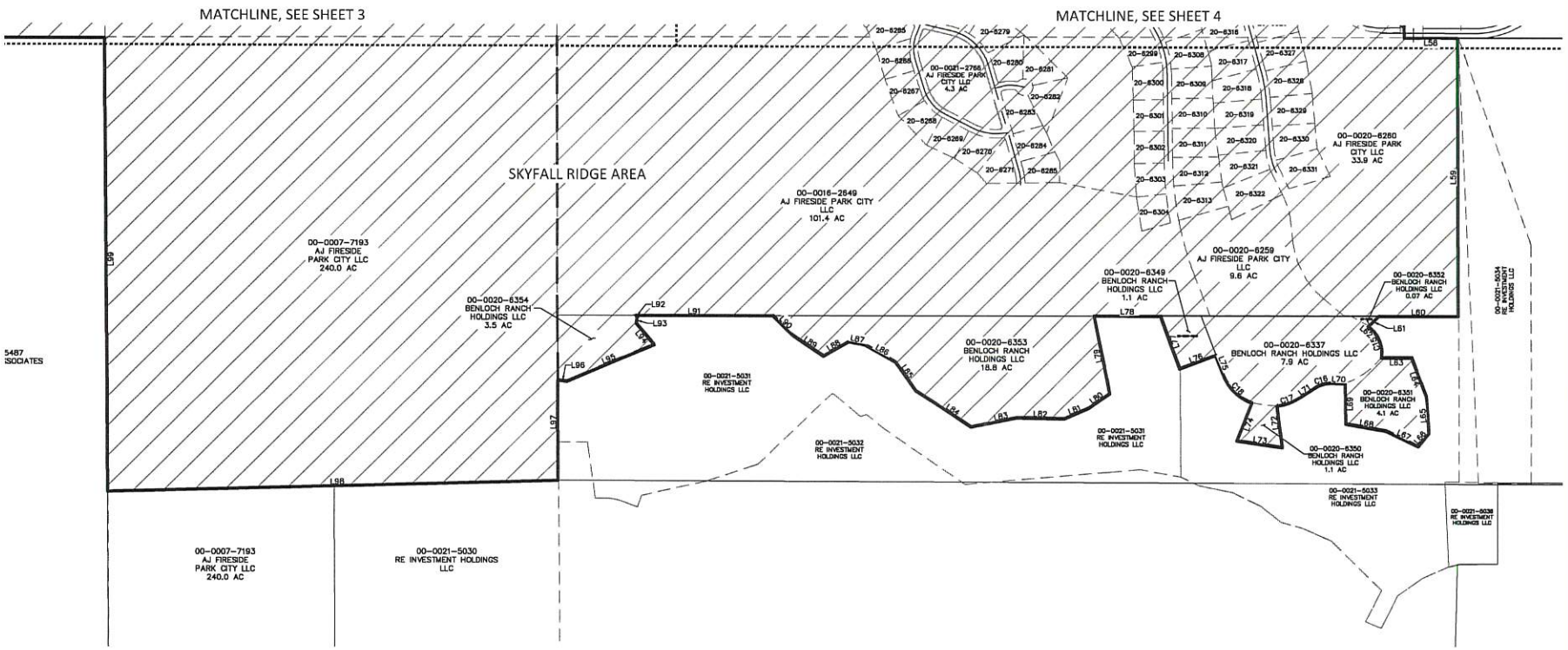
BENLOCH RANCH
WASATCH COUNTY
UTAH

FINAL LOCAL ENTITY PLAT

REVISIONS

DATE 7/18/2025
DESIGN
DRAWN
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SUR.
19014PLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	499.74	S86°39'44"E
L3	209.82	N72°15'28"E
L4	248.87	N78°15'22"E
L5	92.35	S13°43'04"E
L6	46.59	S17°31'56"E
L7	136.56	N76°55'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'28"E
L12	99.40	S33°11'22"W
L13	48.85	S80°47'54"W
L14	177.36	N33°53'07"W
L15	298.66	S80°34'07"W
L16	34.93	S85°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.98	S8°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S82°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'18"E
L27	222.67	S63°32'36"E
L28	137.42	S89°00'37"E
L29	157.29	S78°06'15"E
L30	172.83	N88°15'56"E
L31	174.12	N87°25'38"E
L32	172.83	N48°35'15"E
L33	172.83	N29°49'19"E
L34	97.91	N17°17'32"E
L35	113.03	N0°00'04"E
L36	28.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	76.05	S26°58'52"E
L39	175.90	S36°10'33"E
L40	115.61	S53°36'39"E
L41	98.11	S69°54'02"E
L42	268.60	S79°15'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°58'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N25°58'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°18'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°08'39"E
L60	465.07	S89°56'33"W

Parcel Line Table		
Line #	Length	Direction
L61	67.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S88°54'03"W
L64	244.58	S20°25'27"E
L65	220.13	S4°09'49"E
L66	98.50	S38°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	238.59	N0°48'32"W
L70	77.26	N66°06'36"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S89°14'18"W
L77	330.25	N19°40'44"W
L78	390.08	N89°55'54"W
L79	467.19	S11°06'56"E
L80	155.27	S54°38'23"W
L81	155.27	S86°35'25"W
L82	277.57	N68°36'50"W
L83	274.65	S78°45'11"W
L84	366.38	N58°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N60°06'07"W
L87	97.88	N79°11'02"W
L88	171.00	S59°53'53"W
L89	215.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	604.43	S89°58'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S38°42'57"E
L95	556.65	S66°53'46"W
L96	51.98	N82°34'51"W
L97	592.77	S0°10'22"E
L98	2638.08	S88°28'47"W
L99	2588.19	N0°20'20"W
L100	2496.71	N89°55'58"W
L101	2639.68	N0°03'54"E
L102	2454.99	S88°57'09"E
L103	452.09	N0°01'40"E
L104	2280.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'18"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S78°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S88°31'27"W
L179	1251.84	N84°49'31"W
L180	44.94	S88°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	218.72	77°36'49"	S55°33'25"E	272.52
C2	39.08	1169.57	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.86	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.98
C5	310.79	458.00	38°52'41"	S87°37'38"E	304.86
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S81°30'31"W	64.25
C9	248.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.80	540.00	25°27'05"	S0°54'07"E	237.69
C11	209.62	519.84	18°32'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.15
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.83	546.01	36°48'40"	S18°52'49"E	344.82
C15	190.04	185.00	58°51'19"	S19°38'39"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S89°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1648.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°16'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.93	N88°29'31"E
L110	908.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N76°10'50"E
L113	251.40	S13°38'47"E
L114	50.85	N41°30'06"E
L115	368.42	N41°25'16"E
L116	73.41	S24°54'16"E
L117	80.15	S83°06'34"E
L118	359.44	S72°52'40"W
L119	56.98	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'06"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N56°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	38.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.83	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S86°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°45'07"W
L169	294.77	N78°23'44"W
L170	119.46	N66°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	85.00	156°2'09"	S8°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°1'04"W	242.30
C22	155.84	180.00	49°36'16"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'28"	N80°28'12"W	284.73
C27	241.72	450.00	32°12'30"	N70°55'14"W	238.55
C28	238.31	340.00	38°47'41"	N67°37'38"W	231.82
C29	257.21	393.00	43°19'49"	N69°53'43"W	280.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'06"W	11.73
C34	20.81	79.71	14°46'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.53	24°54'52"	N29°59'21"W	51.16

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.88	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S83°43'47"W	14.66
C124	101.24	90.00	85°40'37"	N30°03'26"W	92.05
C125	205.82	980.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°58'41"W	88.03
C128	183.80	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N85°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S89°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°58'03"E
L140	7.45	S53°00'57"E
L141	68.71	N82°01'38"E
L142	137.49	S88°48'35"E
L143	888.88	S54°21'07"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.89	S15°34'44"W
L147	403.75	S4°43'52"W
L148	88.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S6°47'48"E
L151	626.10	S89°41'56"E
L152	550.16	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'26"E
L160	256.15	N14°22'39"W
L161	258.58	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.58	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	167.88	440.00	24°23'22"	S81°33'03"E	166.26
C41	358.42	270.00	75°38'03"	S31°30'58"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S21°6'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N36°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'36"W	455.40
C49	243.69	615.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N25°53'18"E	171.61
C51	291.84	620.00	26°57'05"	N0°34'07"W	289.06
C52	259.89	620.00	24°58'29"	N0°06'11"E	257.77
C53	214.59	245.01	50°08'11"	N10°41'26"E	207.82
C54	412.54	355.00	66°34'56"	N22°8'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
HEBER CITY, UTAH 84032
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

DATE 7/18/2025
DESIGN
DRAWN
CHK'D
SUB.
25034PREP.DWG

SHEET NO.
6/6

EXHIBIT C

Engineer's Certificate

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Skyfall 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 benefitting property within the District.

2. The estimated costs of the 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 construction contracts, quotes, concept drawings or preliminary engineering estimates for the type and location of said improvements as of the date hereof.

DATED this 22nd day of July, 2025.

By: Chase Hanusa

The Connextion Group – Civil, LLC

Chase Hanusa P.E.

EXHIBIT D

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION
(Skyfall Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of Skyfall Infrastructure Financing District (the "District") has been certified by the County Clerk of Wasatch County, Utah.

A copy of the Final Local Entity Plat for the District satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as Exhibit A hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioners hereby respectfully request the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17-23-20.

DATED: July 16th, 2025.

PETITIONER

Printed Name: Jamie Mackay

VERIFICATION

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by Jamie Mackay, as the Petitioner of Skyfall Infrastructure Financing District.

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

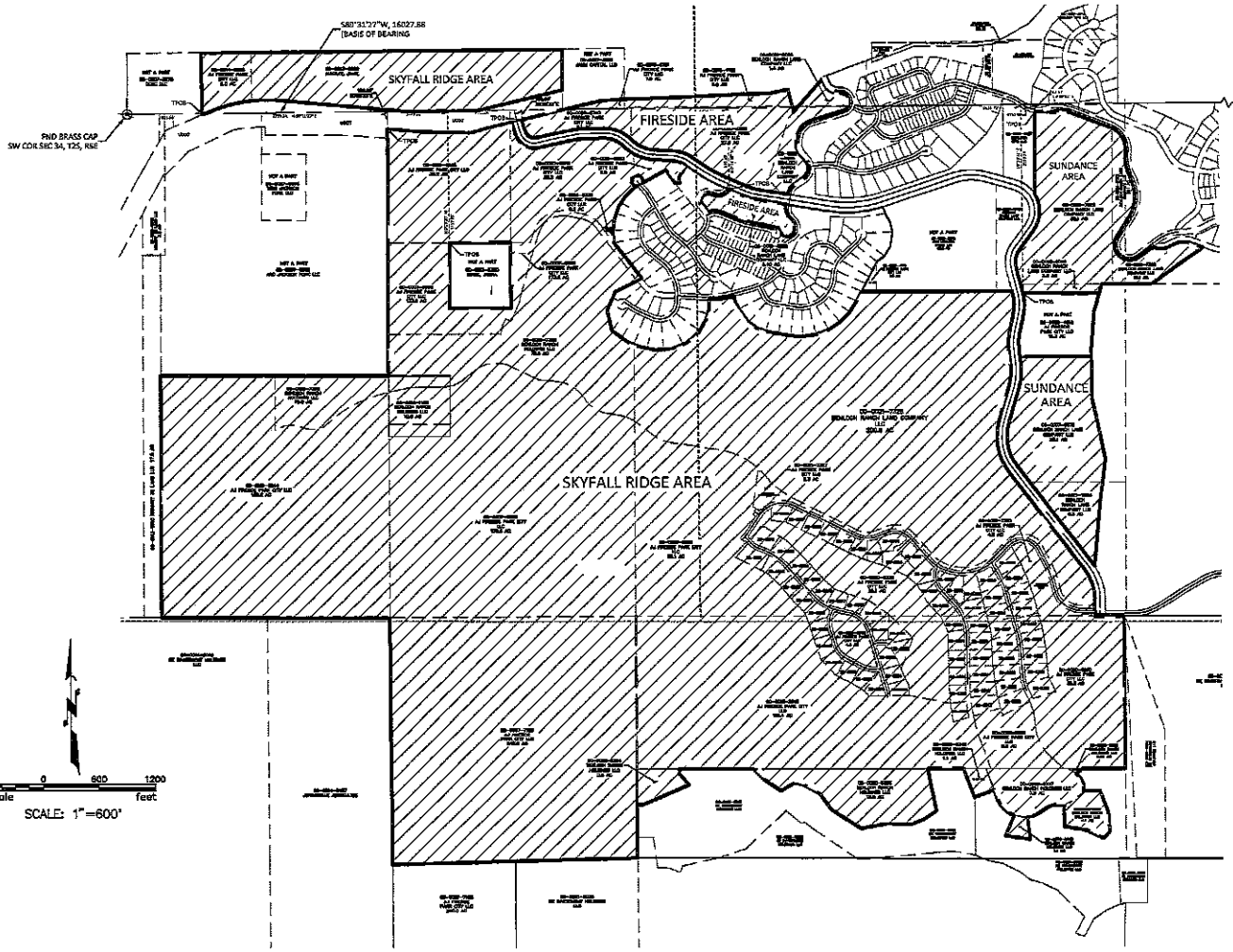
B Larson
Notary Public

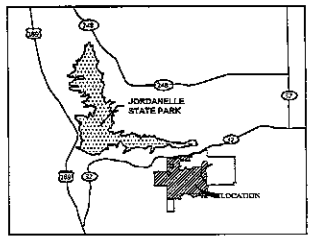
EXHIBIT A

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 3&4
NTS

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4636

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9969880 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUR.	

25034FLEP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 62° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 60.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.7", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

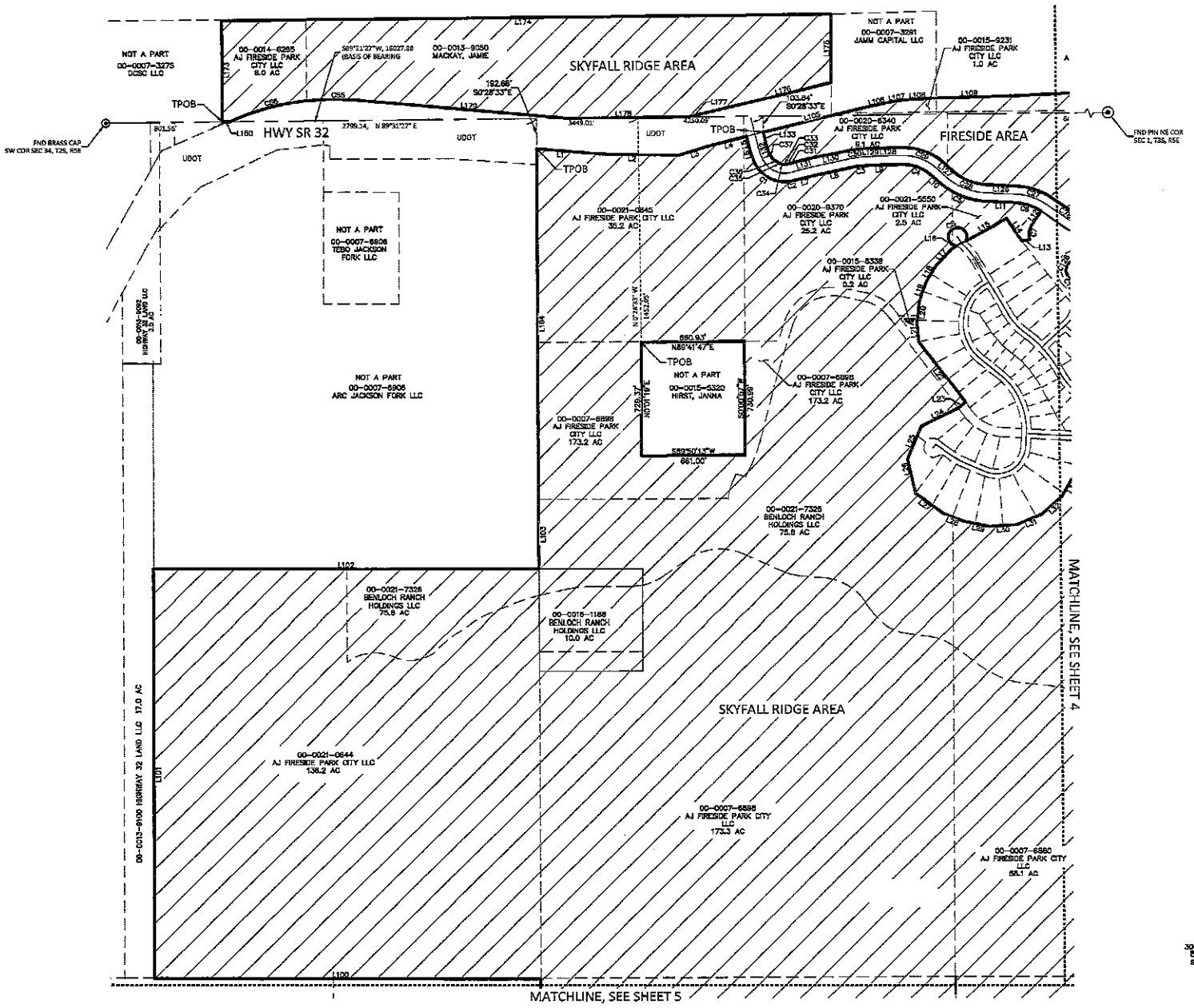
PROJECT NAME: BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE: LEGAL DESCRIPTIONS

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014FLEP.DWG	

SHEET NO.
2/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
451 ELDERWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS

DATE 7/18/2025
DESIGN
DRAWN
CHK'D
SURV.
25014FLEP.DWG

SHEET NO.
3/6

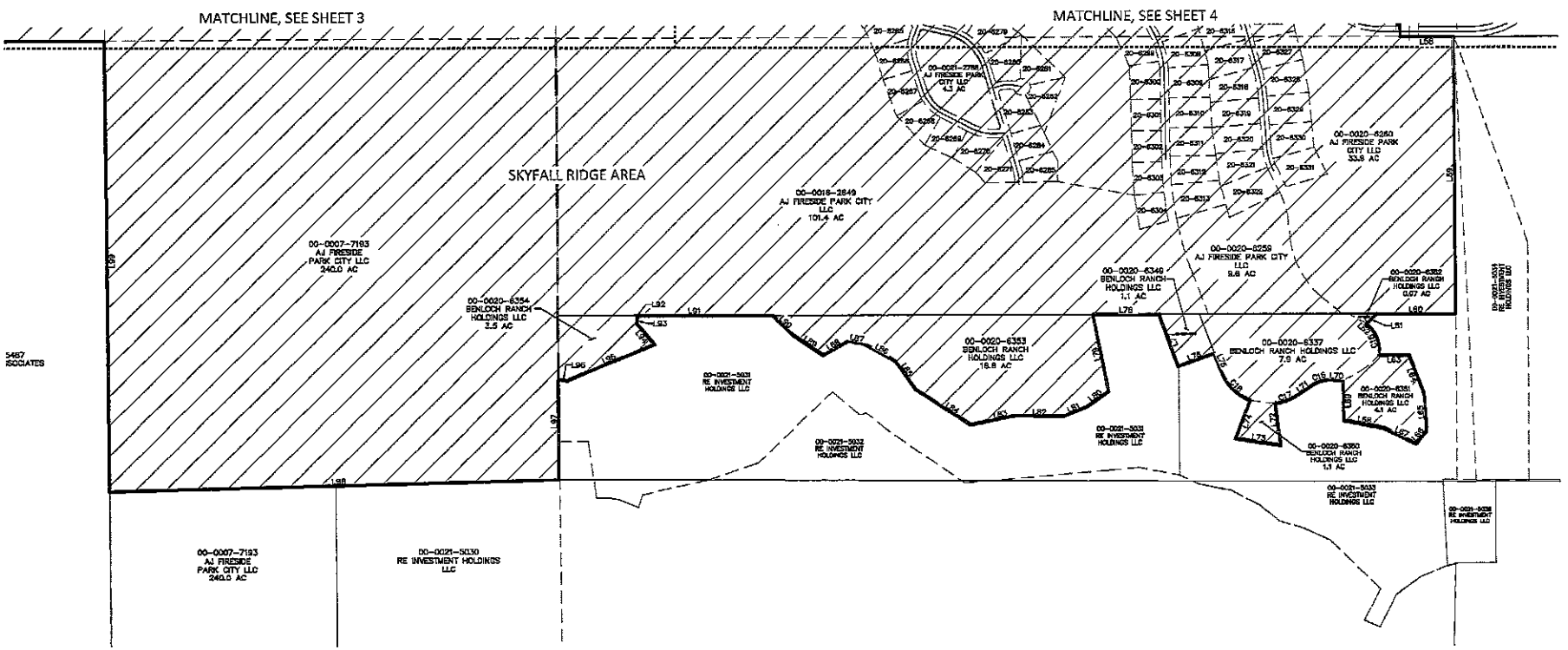
PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

BENLOCH RANCH
WASATCH COUNTY
UTAH

FINAL LOCAL ENTITY PLAT

REVISIONS:	DATE	7/16/2025
	DESIGN	
	DRAWN	
	CHK'D	
	SUB.	25014TEP.DWG

SHEET NO. 4/6



SCALE: 1"=300'

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 SUNWOOD CIRCLE
PROVO, UTAH 84606
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS	
DATE	7/16/2025
DESIGN	
DRAWN	
CHK'D	
SUB	

25014PLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	246.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'55"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	215.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S60°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S6°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'36"E
L28	137.42	S69°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N86°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	76.05	S26°58'52"E
L39	176.90	S36°10'33"E
L40	115.81	S55°36'39"E
L41	98.11	S69°54'02"E
L42	268.80	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°58'48"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N26°59'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°16'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S89°54'03"W
L64	244.88	S20°25'27"E
L65	220.13	S4°09'49"E
L66	99.60	S39°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	239.89	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S86°35'25"W
L82	277.57	N88°35'50"W
L83	274.65	S78°45'11"W
L84	386.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N60°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°28'47"W
L99	2688.19	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2639.88	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2260.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1261.84	N84°49'31"W
L180	44.94	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	284.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.08	1169.67	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S61°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	209.62	619.84	19°22'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'36"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S69°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.93	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N86°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S86°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.49	N86°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'16"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N89°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S83°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'28"W	89.65
C125	205.62	960.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N85°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S69°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S83°00'57"E
L141	66.71	N62°01'39"E
L142	137.49	S69°48'35"E
L143	686.89	S54°21'57"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S6°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'26"E
L160	268.15	N14°22'39"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°36'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S2°16'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.56
C45	172.85	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N25°31'18"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°06'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N22°8'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
6/6

EXHIBIT E

Governing Document

GOVERNING DOCUMENT

FOR

SKYFALL INFRASTRUCTURE FINANCING DISTRICT

WASATCH COUNTY, UTAH

Prepared

By

WBA Local Government Law
350 E. 400 S, #2301
Salt Lake City, UT 84111
(303) 858-1800

APPROVED ON: [DATE]

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LIST OF EXHIBITS

EXHIBIT A	Original District Legal Description and Boundary Map
EXHIBIT B	Designated Expansion Area
EXHIBIT C	Notice of Impending Boundary Action
EXHIBIT D	Executed Development Agreement

I. INTRODUCTION

A. Purpose and Intent.

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and district from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessment: means the levy of an assessment secured by a lien on property within the District to pay for the costs of Improvements benefitting such property.

Assessment Area: means an area, or, if more than one area is designated, the aggregate of all areas within a local entity's jurisdictional boundaries designed by the District, for the purpose of financing the Improvements.

Assessment Act: means Title 11, Chapter 42, Utah Code, as may be amended from time to time.

Assessment Bonds: means bonds that are payable in part or in whole from Assessments levied in an Assessment Area.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including Assessment Bonds, loans of any property owner, for the payment of which the District has promised collect Assessments.

District: means the Skyfall Infrastructure Financing District.

Improvements: means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally permitted by the Special District Act or the Assessment Act, as determined by the Board.

Governing Document: means this Governing Document for the District.

Governing Document Amendment: means an amendment to the Governing Document for the District.

Original District Boundaries: means the property on the map attached hereto as Exhibit A, describing the property within the original District boundaries.

Petitioner(s): means the following individuals or companies:

Benloch Ranch Holdings, LLC, a Wyoming Limited Liability Company
AJ Fireside Park Cit, LLC a Wyoming Limited Liability Company
Benloch Ranch Land Company, LLC a Wyoming Limited Liability Company
Benloch Ranch Land Company II, LLC a Utah Limited Liability Company
Jamie Mackay

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Trustee: means a member of a Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES; DESIGNATED EXPANSION AREA

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 1,368 acres, as further described in Exhibit A.

B. Designated Expansion Area. The designated expansion area includes the following parcels: 20-4219, 20-9372, 20-9040, 20-4218, 21-6497, and 21-6498, which, combined, include approximately 73 acres, as further described in **Exhibit B**

Designated Expansion Area	**Parcel Numbers**	**Combined Acreage**
Skyfall Ridge Zone Expansion Area	20-4219 20-9372 20-9040	37.3921 Acres
Sundance Zone Expansion Area	21-6497 21-6498 20-4218	35.6781 Acres
Total Acres of Expansion Area		**= 73.071 Acres***

* The expansion area acreage is approximate until deeds with accurate metes and bounds legal descriptions are confirmed

C. Corrections to Legal Descriptions. Prior to the recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto which may be necessary to conform the same

to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law and the Utah Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the Improvements permitted under the Special District Act, the Assessment Act, including, but not limited to: erosion control, earth work, sanitary sewer, storm sewer, culinary water, secondary water, roadway, public utilities, parks, trails, and related public improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board of Trustees for the District will be initially composed of three (3) Trustees. The Petitioner who is the owner of the surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of the certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

	Name and Address	Elected or Appointed	Transition based on milestones for any District with residential property
Trustee 1:	Jamie Mackey 120 S. Indian Springs Jackson, WY 83001	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.
Trustee 2:	Doug Jessop 1301 N 900 W Lehi, Utah 84043	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Jordan "Guy" Williams 1050 E. Grove Drive Pleasant Grove, Utah 84062	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

B. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.

C. No transition shall become effective until the next scheduled regular election of the District following a full term.

D. Reelection, Reappointment, and Vacancy. The Trustees shall be elected or appointed, as applicable, in accordance with the Special District Act and this Governing Document.

E. Conflicts of Interest. The Board may not divide the District into divisions so that some or all Trustees represent a division rather than the District at large.

VI. FINANCIAL PLAN

A. General. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Improvements from its revenues by and through the proceeds of Debt to be issued by the District.

B. Debt Repayment Source. The District may impose Assessments on taxable property within its boundaries as a primary source of revenue for repayment of Debt. The District may also rely on any other source of revenue as permitted by the Special District Act and the Assessment Act for the repayment of Debt.

C. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of principal and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

D. Similar language describing the limitations in respect of the payment of principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

VII. DEVELOPMENT AGREEMENT

In accordance with the requirements of the Special District Act, the District acknowledges the applicable Development Agreement relating to infrastructure and Improvements to be developed within the boundaries of the District and for which the District anticipates providing funding. The executed Development Agreement is attached hereto as Exhibit D and incorporated herein by this reference.

VIII. GOVERNING DOCUMENT AMENDMENT

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

IX. ANNUAL REPORT

The District shall be responsible for submitting an annual report as required by the Special District Act.

X. DISSOLUTION

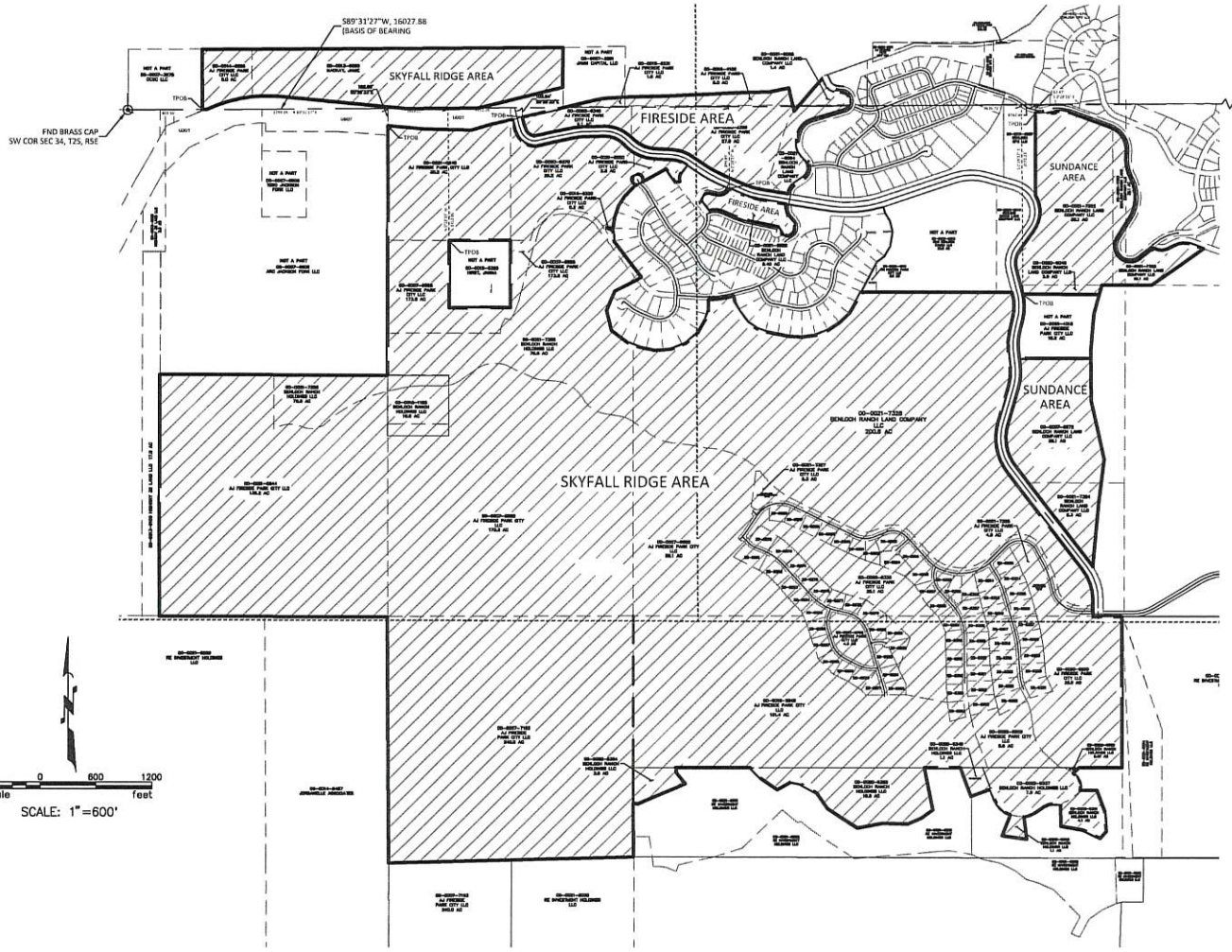
The District shall be dissolved if and when required by the Special District Act.

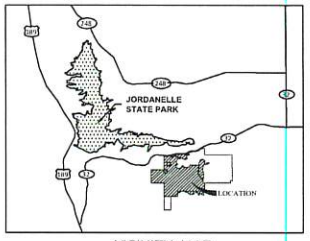
EXHIBIT A

Plat and Legal Description of Original District Boundary

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 34
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPOVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014FLEP.DWG	

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 242.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.5", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 288.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.68 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 499.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 55' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 56' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.87 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 127.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.85 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.63 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 29.5", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 86° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 19" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 08° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1388.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 69° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 56° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 69° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 89° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 08' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 15' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 08.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.77 FEET;

THENCE, N 88° 36' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.35 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 58' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2618.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 09' 54" E FOR A DISTANCE OF 2629.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET,

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3685.06 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.35 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 16.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.39 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.24 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 58" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 34' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 350.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.58 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.5", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 54' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 43' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.83 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 83.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 795.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 53' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.50 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 69.61 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 9.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 45' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 08' 26" W FOR A DISTANCE OF 89.55 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 48° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 59' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 63° 15' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.59 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 85° 43' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 46" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 19' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 133.86 FEET;

THENCE, S 65° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 666.89 FEET;

THENCE, N 89° 56' 21" W FOR A DISTANCE OF 535.27 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 30' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 36° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 19' 42" W FOR A DISTANCE OF 1359.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 42' 36" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 501.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9686.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.68 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 778.29 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.3", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.6", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
465 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILIP C. WILLIAMS, P.E., P.L.S.

BENLOCH RANCH
WASATCH COUNTY
UTAH

LEGAL DESCRIPTIONS

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014FLEP.DWG	

REVISIONS:

SHEET NO. 2/6

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS

PHILLIP C. WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/16/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	25014FEP.DWG

SHEET NO.
3/6

SCALE: 1" = 300'

MATCHLINE, SEE SHEET 4

MATCHLINE, SEE SHEET 5

FIRESIDE AREA

SKYFALL RIDGE AREA

SKYFALL RIDGE AREA

HWY SR 32

UDOT

TPOB

FND PIN NE COR SEC 1, T3S, R5E

FND BRASS CAP SW COR SEC 34, T2S, R5E

BASIS OF BEARING

00-0015-9231 AJ FIRESIDE PARK CITY LLC 1.0 AC

NOT A PART 00-0007-3391 JAMM CAPITAL LLC

00-0020-6340 AJ FIRESIDE PARK CITY LLC 9.1 AC

00-0021-5550 AJ FIRESIDE PARK CITY LLC 2.5 AC

00-0020-9370 AJ FIRESIDE PARK CITY LLC 25.2 AC

00-0015-5338 AJ FIRESIDE PARK CITY LLC 0.2 AC

00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.2 AC

00-0021-7338 BENLOCH RANCH HOLDINGS LLC 75.8 AC

00-0007-6880 AJ FIRESIDE PARK CITY LLC 58.1 AC

00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.3 AC

00-0021-0545 AJ FIRESIDE PARK CITY LLC 38.2 AC

NOT A PART 00-0015-5320 HIRST, JANNA

00-0007-6898 AJ FIRESIDE PARK CITY LLC 173.2 AC

00-0015-1188 BENLOCH RANCH HOLDINGS LLC 10.0 AC

00-0021-7328 BENLOCH RANCH HOLDINGS LLC 75.8 AC

00-0021-0644 AJ FIRESIDE PARK CITY LLC 136.2 AC

00-0013-8050 MACKAY, JAMIE

00-0014-6295 AJ FIRESIDE PARK CITY LLC 6.0 AC

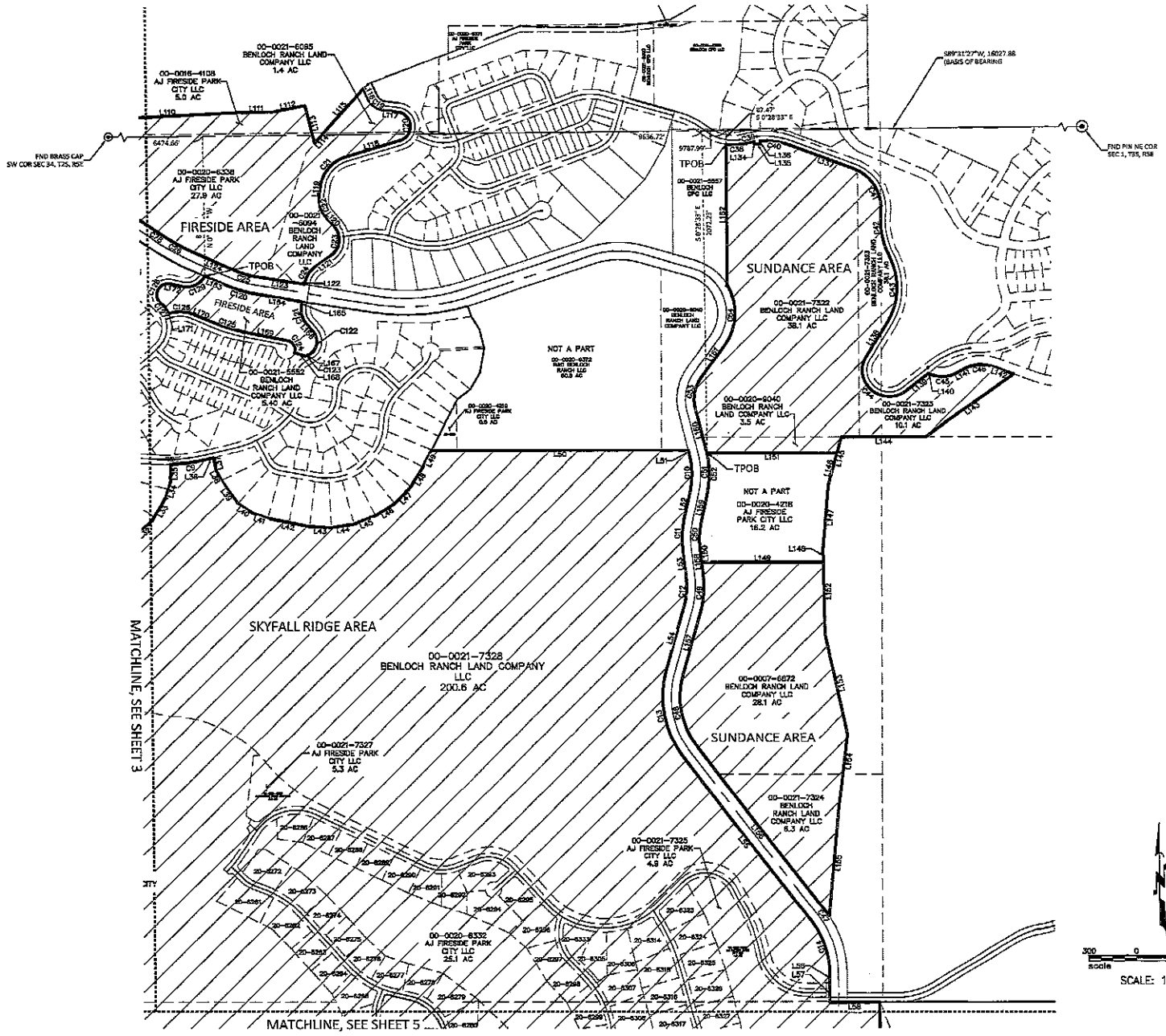
NOT A PART 00-0007-3275 OSCO LLC

NOT A PART 00-0007-6906 ARC JACKSON FORK LLC

NOT A PART 00-0007-6906 ARC JACKSON FORK LLC

00-0013-9100 HIGHWAY 32 LAND LLC 13.0 AC

00-0013-9092 HIGHWAY 32 LAND LLC 3.0 AC



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 E. WINDSOR CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2362
PHILLIP G. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

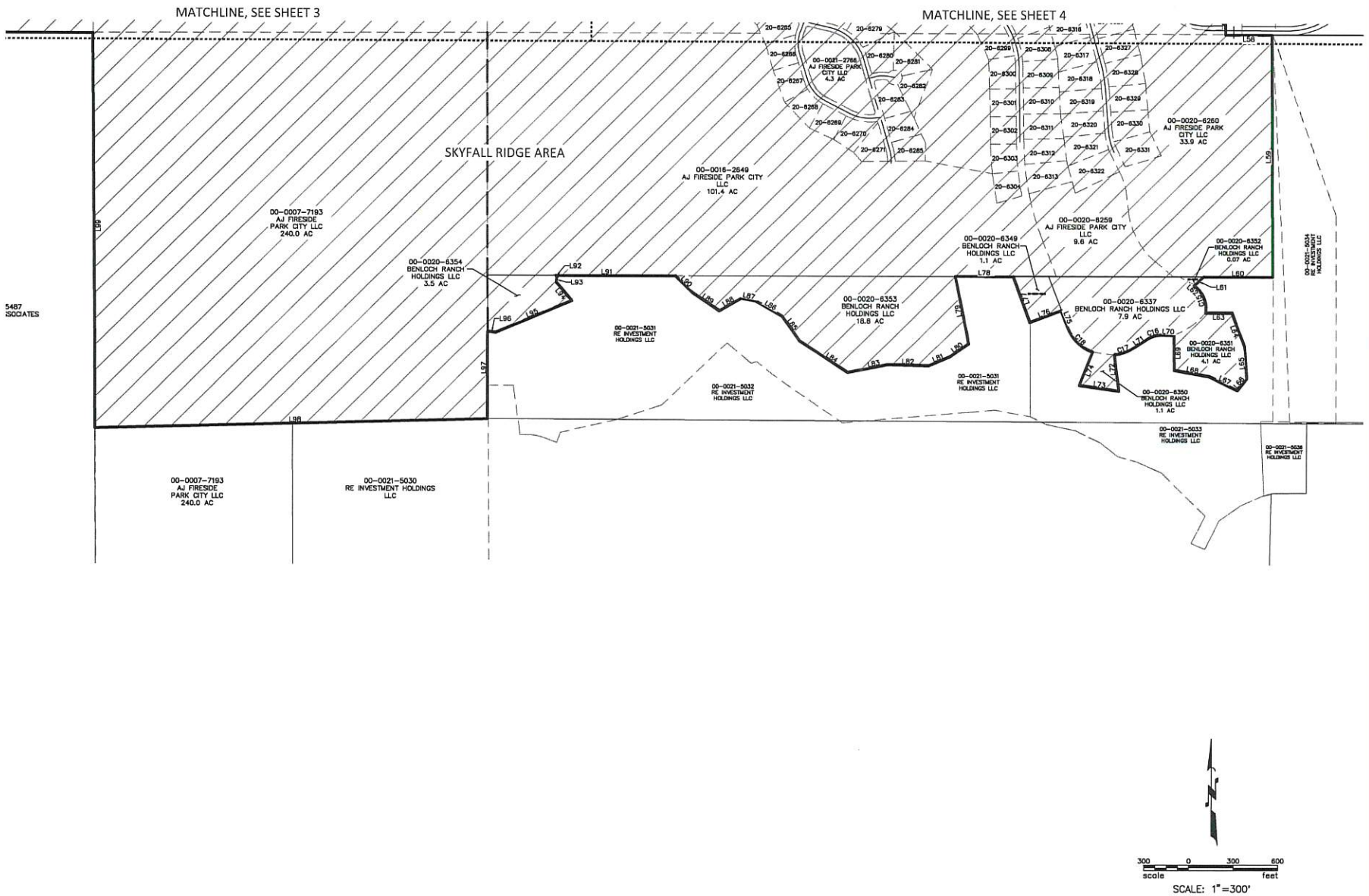
SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS

DATE	7/15/2025
DESIGN	
DRAWN	
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25014FLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	406.57	S84°53'22"E
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	248.37	N78°15'22"E
L5	92.35	S13°43'04"E
L6	48.58	S17°31'55"E
L7	136.56	N78°35'20"E
L8	247.47	N76°19'41"E
L9	215.48	N58°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	68.40	S35°11'22"W
L13	45.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S80°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S6°35'10"W
L21	125.71	S5°00'04"E
L22	497.67	S37°16'02"E
L23	80.02	S54°01'48"W
L24	264.14	S82°51'42"W
L25	224.02	S23°24'25"W
L26	224.45	S12°53'19"E
L27	222.67	S53°32'38"E
L28	137.42	S69°00'37"E
L29	187.29	S78°06'15"E
L30	172.63	N85°15'56"E
L31	174.12	N67°25'39"E
L32	172.53	N46°35'16"E
L33	172.63	N25°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	75.05	S26°56'52"E
L39	176.50	S36°10'33"E
L40	115.61	S55°36'39"E
L41	98.11	S69°54'02"E
L42	265.50	S79°15'30"E
L43	138.73	S85°55'42"E
L44	148.05	N81°18'32"E
L45	146.05	N86°56'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N25°58'55"E
L50	1627.12	N90°00'00"E
L51	23.62	S14°22'48"E
L52	171.17	S12°34'28"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°18'41"E
L56	62.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°56'40"E
L59	1650.00	S0°06'39"E
L60	485.07	S89°56'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S88°54'03"W
L64	244.58	S20°25'27"E
L65	220.13	S4°09'46"E
L66	99.60	S38°43'13"W
L67	207.91	N84°14'56"W
L68	241.91	N79°50'11"W
L69	239.89	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S85°42'57"W
L72	246.15	S7°16'15"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.55	N20°45'41"W
L76	225.77	S89°14'18"W
L77	330.25	N16°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S66°35'25"W
L82	277.57	N86°35'50"W
L83	274.65	S78°45'11"W
L84	386.35	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.62	N60°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.94	N56°35'04"W
L90	153.25	N45°08'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°28'47"W
L99	2658.19	N0°20'20"W
L100	2455.71	N89°55'56"W
L101	2539.66	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2280.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	655.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'38"W
L178	774.47	S89°31'22"W
L179	1261.84	N84°48'31"W
L180	44.84	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	216.72	77°56'49"	S35°33'35"E	272.62
C2	39.08	1189.67	1°52'52"	N76°12'19"E	39.08
C3	96.15	544.95	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S89°53'43"E	208.98
C5	310.78	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	108.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S61°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.50	510.00	26°53'05"	S0°54'07"E	237.29
C11	209.62	619.84	19°22'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.15
C13	573.89	619.99	53°02'06"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'48"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'38"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S69°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.80

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N78°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N88°02'18"E
L109	471.93	N88°28'31"E
L110	905.83	N87°18'03"E
L111	208.38	N86°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'08"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N88°07'25"W
L125	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°28'23"W
L129	36.82	S88°28'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L183	153.51	S88°07'25"E
L184	307.69	S80°36'04"E
L185	28.02	S9°23'34"W
L186	83.41	S40°25'27"E
L187	3.32	S88°54'28"W
L188	72.06	N71°43'07"W
L189	294.77	N78°23'44"W
L170	119.49	N88°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'18"	S41°11'04"W	242.30
C22	155.54	180.00	49°30'16"	S15°25'12"E	150.71
C23	217.48	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'28"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	348.00	38°54'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N68°53'43"W	290.18
C30	115.58	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'56"	S78°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N86°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N84°11'16"W	43.84
C37	51.58	116.53	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.66	150.00	49°55'02"	S15°27'57"E	126.59
C122	178.31	95.00	106°19'56"	S12°44'31"W	153.07
C123	14.67	192.90	4°21'23"	S53°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'26"W	89.65
C125	205.82	960.00	12°16'19"	N72°15'34"W	205.22
C126	156.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N65°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S8°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N8°22'33"W
L137	432.73	S89°18'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S63°00'57"E
L141	66.71	N82°01'38"E
L142	137.48	S89°48'36"E
L143	686.89	S54°21'57"W
L144	535.87	N88°56'21"W
L145	320.49	S15°34'44"W
L146	210.59	S15°34'44"W
L147	403.75	S14°43'52"W
L148	66.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S8°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'36"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'28"E
L160	268.15	N14°22'39"W
L161	258.56	N36°48'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.58	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'46"E	45.37
C40	187.88	440.00	24°26'22"	S81°33'03"E	186.36
C41	356.42	270.00	75°38'03"	S31°30'51"E	331.10
C42	260.07	500.00	33°14'22"	S10°19'00"E	256.02
C43	448.73	440.00	58°25'59"	S2°16'48"W	429.54
C44	473.28	170.00	159°30'44"	S46°15'55"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'36"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N25°15'15"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.95
C52	289.89	620.00	24°58'28"	N0°08'11"E	287.77
C53	214.39	245.01	50°08'11"	N16°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N22°26'03"E	389.71

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PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS

DATE 7/19/2021
DESIGN
DRAWN
CHK'D
SUB.
25014REP.DWG

SHEET NO.
6/6

LEGAL DESCRIPTION

(Including Sundance Area, Fireside Area, and Skyfall Ridge Area)

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.
THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.
THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.
THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.
THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.
THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.
THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.
THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

LEGAL DESCRIPTION

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.
THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.
THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.
THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;
THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.
THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;
THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.
THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;
THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.
THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;
THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.
THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.
THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.
THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.
THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS
N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.
THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.
THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

LEGAL DESCRIPTION

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;
THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.
THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.
THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;
THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;
THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.
THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.
THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;
THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;
THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.
ALONG WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;
THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;
THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;
THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

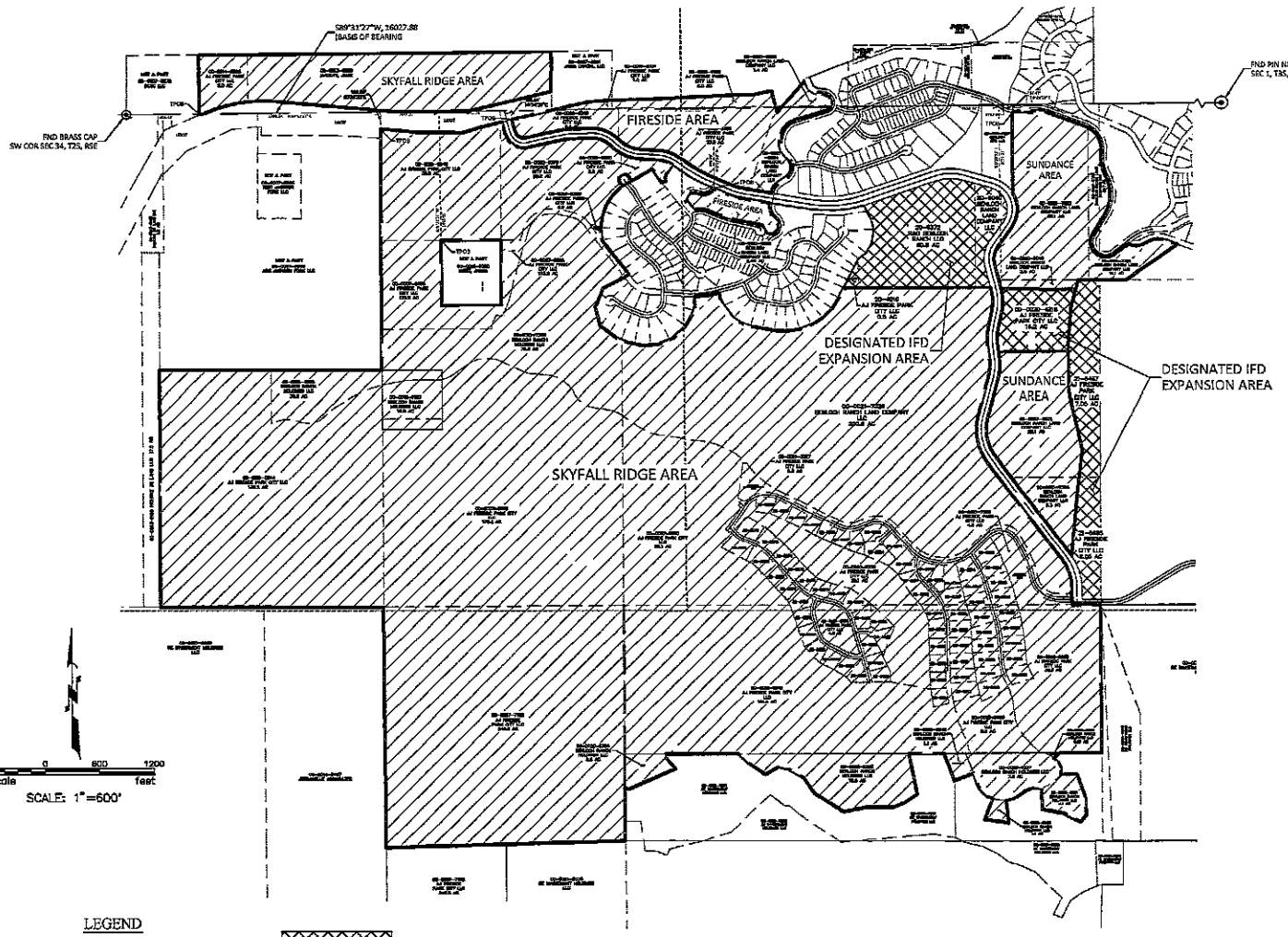
THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

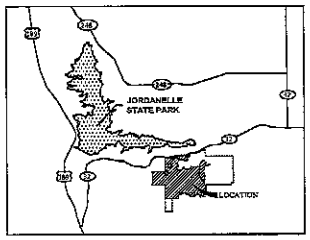
EXHIBIT B

Designated Expansion Area

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
DESIGNATED IFD EXPANSION AREA MAP

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 9152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS MAP IS TO IDENTIFY PARCELS WITHIN THE DESIGNATED INFRASTRUCTURE FINANCING DISTRICT (IFD) EXPANSION AREA.

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- DESIGNATED IFD EXPANSION AREA
- IFD CREATION AREA

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
DESIGNATED IFD EXPANSION AREA MAP

REVISIONS

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014EXP.DWG

SHEET NO.
1/1

EXHIBIT C

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION

(Skyfall Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of Skyfall Infrastructure Financing District (the "District") has been certified by the County Clerk of Wasatch County, Utah.

A copy of the Final Local Entity Plat for the District satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as Exhibit A hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioners hereby respectfully request the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17-23-20.

DATED: July 16th, 2025.

PETITIONER

Printed Name: Jamie Mackay

VERIFICATION

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by Jamie Mackay, as the Petitioner of Skyfall Infrastructure Financing District.

Witness my hand and official seal.

My commission expires: Oct 6, 2028

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

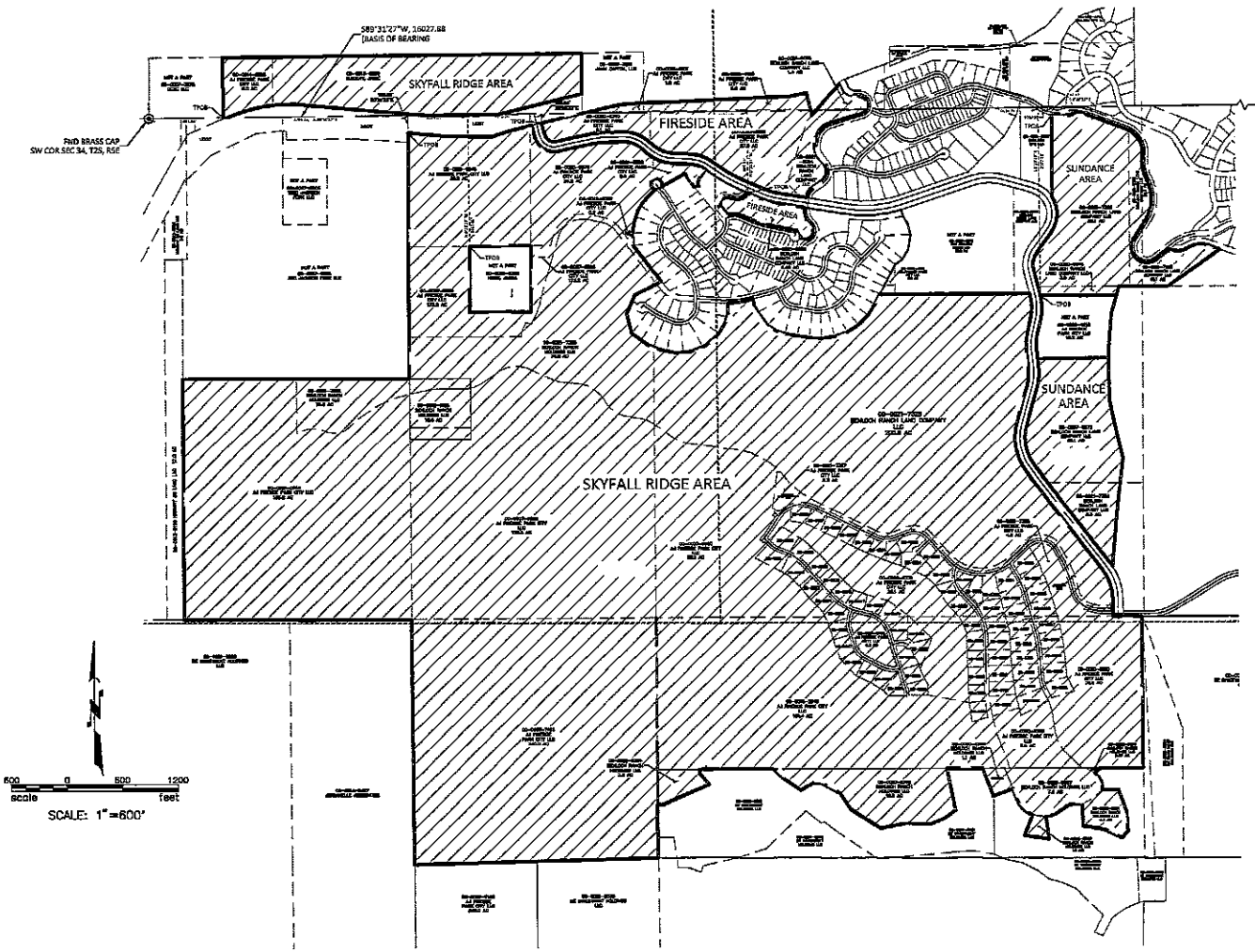
B Larson
Notary Public

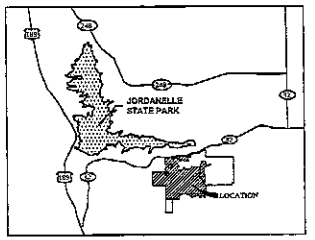
EXHIBIT A

Final Local Entity Plat

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP

DEVELOPER

JAMIE MACKAY
AI FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4626

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER [PLS 5152782] DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569990 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED _____ DAY OF _____, 2025.

_____
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS _____ DAY OF _____, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

_____
JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(V), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2025.

_____
WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHKD	
SIZE	

25014FNLP.DWG

SHEET NO.
1/6

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 07' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.47 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 61.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 17° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PHILLIP C. WILLIAMS No. 8508380-2201 STATE OF UTAH

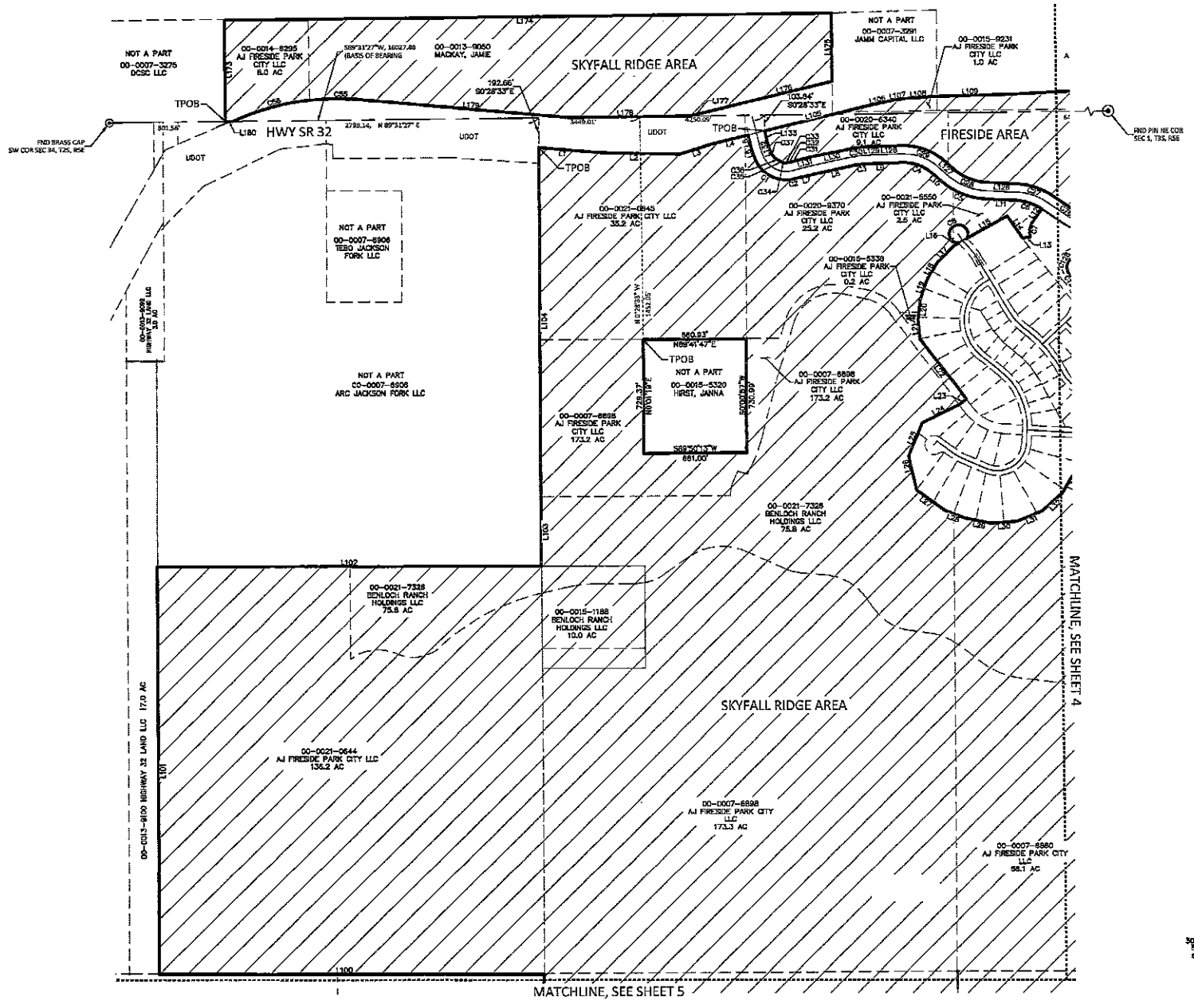
PROJECT NAME: BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE: LEGAL DESCRIPTIONS

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-3302
PHILLIP C. WILLIAMS, P.E., P.L.S.

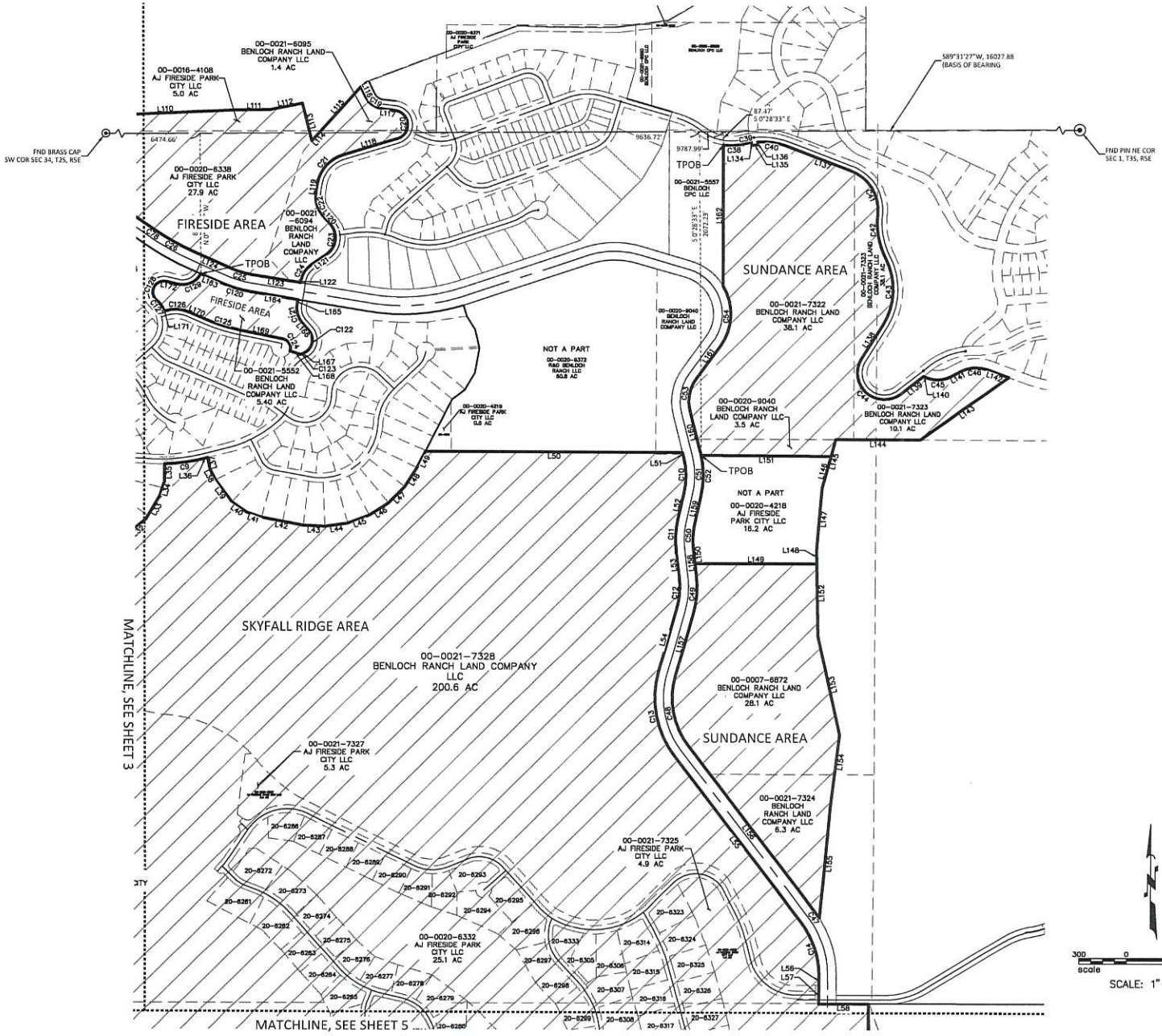
PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE 7/18/2025
DESIGN
DRAWN
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25014F1SP.DWG

SHEET NO.
3/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84601
PHONE: (435) 770-2322
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

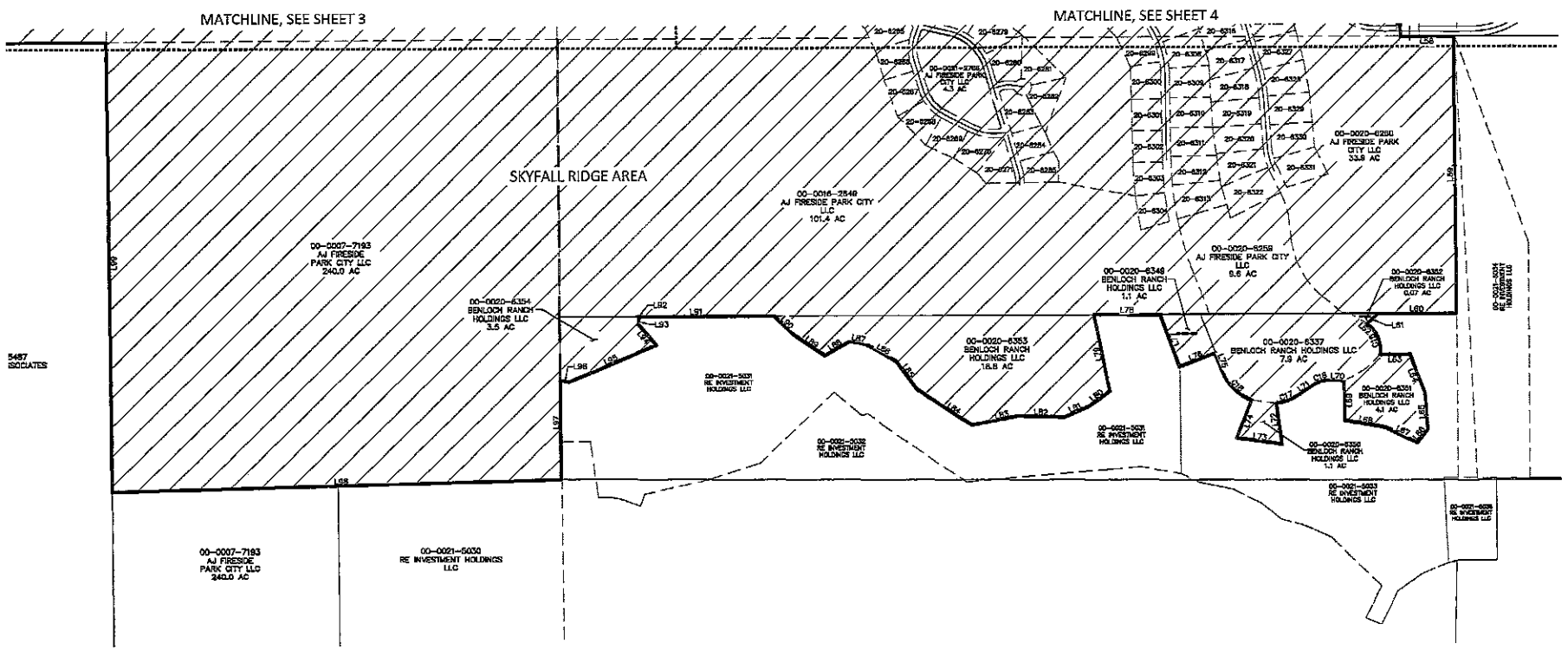
SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	7/18/2025
DESIGN	
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CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
4/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 757-0352
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

FINAL LOCAL ENTITY PLAT

REVISIONS

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUR.	

2501APLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	S84°53'22"E
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	248.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'55"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.68	S60°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S8°55'10"W
L21	125.71	S5°00'04"E
L22	467.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'38"E
L28	137.42	S69°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N86°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	S75°45'17"W
L37	76.96	S12°34'47"E
L38	76.05	S26°58'52"E
L39	176.90	S36°10'33"E
L40	115.81	S55°36'39"E
L41	98.11	S69°54'02"E
L42	268.60	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°58'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N28°59'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°18'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S48°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	S89°54'03"W
L64	244.88	S20°25'27"E
L65	220.13	S4°09'49"E
L66	99.60	S39°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	239.69	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S55°42'57"W
L72	248.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S86°35'25"W
L82	277.57	N86°35'50"W
L83	274.65	S78°45'11"W
L84	386.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N60°06'07"W
L87	97.88	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S86°53'48"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	2638.06	S88°28'47"W
L99	2688.19	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2839.68	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2260.85	N0°01'40"E

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1261.84	N84°49'31"W
L180	44.94	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.08	1169.67	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	458.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	80.00	295°15'01"	S81°30'31"W	84.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	209.62	619.84	19°22'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'38"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S69°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	68.28	N81°40'37"E
L108	192.34	N88°02'18"E
L109	471.93	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N66°07'25"W
L125	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S66°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.49	N66°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'16"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N80°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	238.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N69°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N66°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	178.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S63°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'26"W	89.65
C125	205.62	960.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N65°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S89°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S83°00'57"E
L141	86.71	N62°01'39"E
L142	137.49	S69°48'35"E
L143	686.89	S54°21'57"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.89	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S8°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'26"E
L160	268.15	N14°22'39"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°38'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S2°16'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N2°53'18"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°06'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N2°28'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84601
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PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

DATE	7/18/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
6/6

EXHIBIT D
Executed Development Agreement

Removed for electronic submission

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;

THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;

THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;

THENCE, N 76° 15' 22" E FOR A DISTANCE OF 246.87 FEET;

THENCE, S 13° 43' 04" E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;

THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;

THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;

THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;

THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;

THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;

THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;

THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;

THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;

THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;

THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;

THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;

THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;

THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;

THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;

THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;

THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;

THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;

THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;

THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;

THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;

THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;

THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;

THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.

THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 1311.18 FEET;

THENCE, S 00° 13' 51" E FOR A DISTANCE OF 2604.55 FEET;

THENCE, N 89° 38' 31" W FOR A DISTANCE OF 1321.78 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 5249.30 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;

THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;

THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF 1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF 402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;

THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;

THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;

THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 57,106,970.43 SF OR 1,310.9957 AC, MORE OR LESS.

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 19" E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET.

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET.

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET.

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET.

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 28' 55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N 54° 11' 15" W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 54' 52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N 29° 59' 21" W FOR A DISTANCE OF 51.18 FEET.

THENCE, N 17° 31' 55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N 13° 43' 04" W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET.

THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;

THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;

THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;

THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;

THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;

THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;

THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 10.5", HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET.

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST ;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

PCW CIVIL SOLUTONS LLC
CONSULTING ENGINEERS
PHILLIP C. WILLIAMS, P.E., P.L.S.
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382

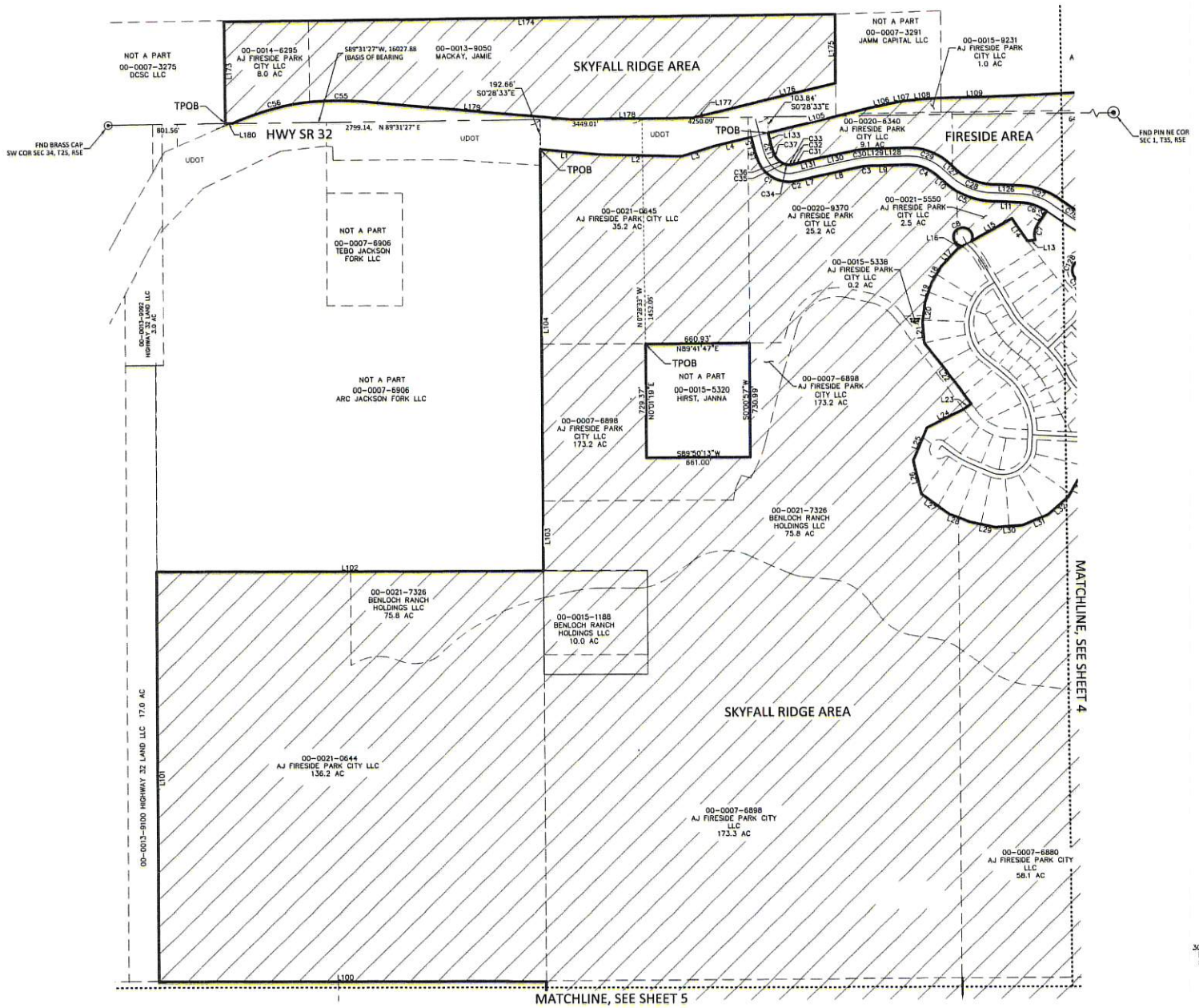
PROJECT NAME: BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE: LEGAL DESCRIPTIONS

REVISIONS:

DATE 8/13/2025
DESIGN
DRAWN
CHK'D
SUB.
25014FLEP.DWG

SHEET NO. 2/6



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL ENTITY PLAT

REVISIONS:

DATE	8/13/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
3/6

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

BENLOCH RANCH
WASATCH COUNTY
UTAH

FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	8/13/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	2501-FLEP.DWG

SHEET NO. 4/6

SCALE: 1" = 300'

SUNDANCE AREA

SUNDANCE AREA

FIRESIDE AREA

SKYFALL RIDGE AREA

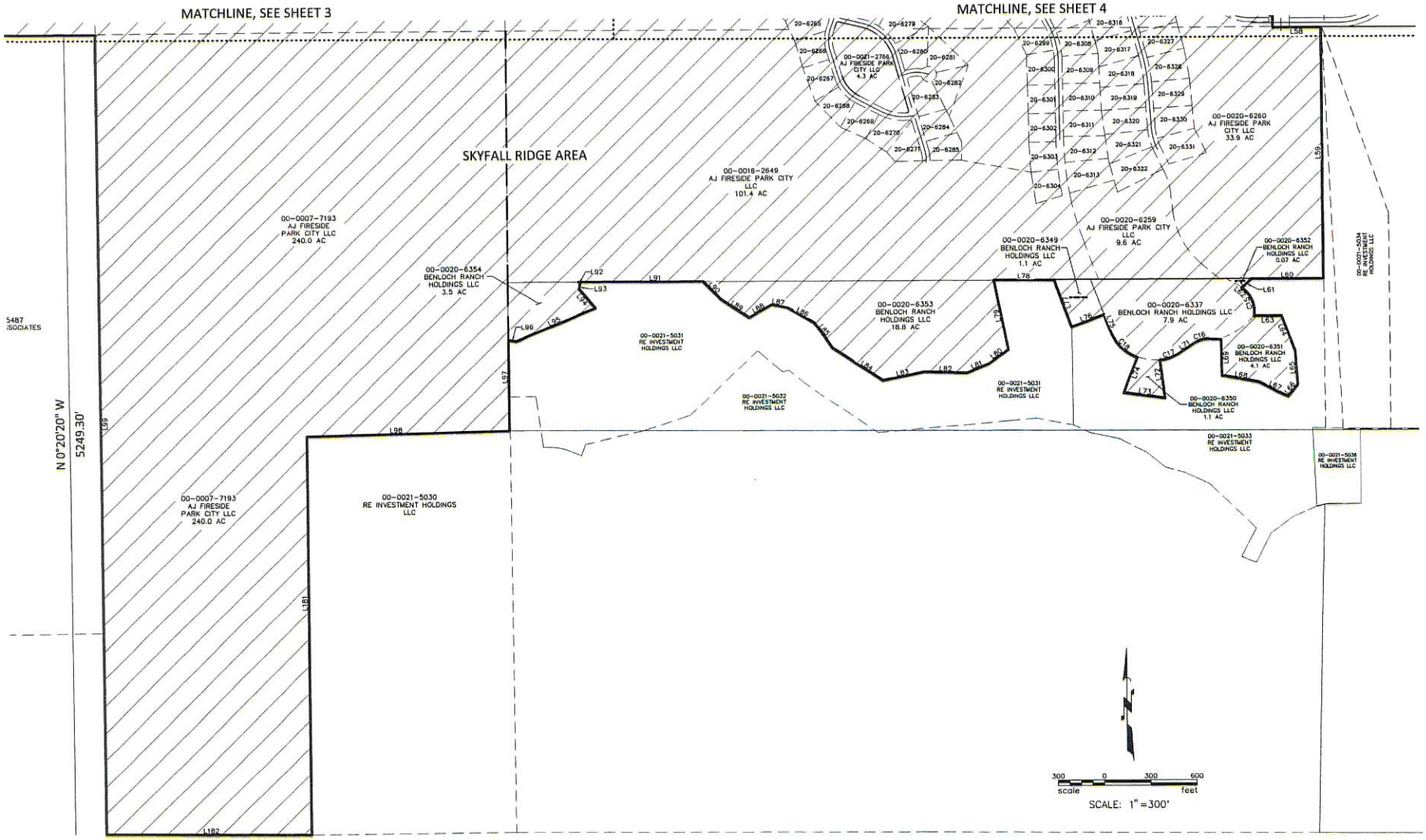
NOT A PART

TPOB

00-0021-7328
BENLOCH RANCH LAND COMPANY LLC
200.6 AC

MATCHLINE, SEE SHEET 3

MATCHLINE, SEE SHEET 5



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
FINAL LOCAL
ENTITY PLAT

REVISIONS:

DATE	8/13/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP.DWG

SHEET NO.
5/6

SKYFALL RIDGE AREA:

Parcel Line Table		
Line #	Length	Direction
L1	405.57	N84°53'22"W
L2	499.74	S88°39'44"E
L3	209.92	N72°15'28"E
L4	246.87	N76°15'22"E
L5	92.35	S13°43'04"E
L6	48.59	S17°31'55"E
L7	136.56	N76°35'20"E
L8	247.47	N78°19'41"E
L9	216.48	N88°26'23"E
L10	76.88	S48°13'48"E
L11	193.21	S87°01'29"E
L12	99.40	S35°11'22"W
L13	48.95	S80°47'54"W
L14	177.36	N33°53'57"W
L15	298.66	S60°34'07"W
L16	34.93	S60°52'50"W
L17	152.72	S43°23'25"W
L18	117.65	S31°04'15"W
L19	138.25	S19°24'49"W
L20	135.96	S6°55'10"W
L21	125.71	S5°00'04"E
L22	487.87	S37°16'02"E
L23	60.02	S54°01'49"W
L24	264.14	S62°51'42"W
L25	224.02	S23°24'25"W
L26	224.48	S12°53'19"E
L27	222.67	S53°32'36"E
L28	137.42	S69°00'37"E
L29	167.29	S78°06'15"E
L30	172.83	N86°15'56"E
L31	174.12	N67°25'39"E
L32	172.83	N48°35'16"E
L33	172.83	N29°49'19"E
L34	97.61	N17°17'32"E
L35	113.03	N0°00'04"E
L36	29.13	N75°45'17"E
L37	76.96	S12°34'47"E
L38	76.05	N26°58'52"W
L39	176.90	S36°10'33"E
L40	115.81	S55°36'39"E
L41	98.11	S69°54'02"E
L42	268.60	S79°18'30"E
L43	136.73	S86°55'42"E
L44	146.05	N81°18'32"E
L45	146.05	N68°58'46"E
L46	146.05	N56°38'59"E
L47	146.05	N44°19'13"E
L48	146.05	N31°59'27"E
L49	118.24	N26°59'55"E
L50	1627.12	N90°00'00"E
L51	25.62	S14°22'48"E
L52	171.17	S12°34'26"W
L53	169.83	S6°47'47"E
L54	422.48	S15°43'23"W
L55	1338.30	S37°18'41"E
L56	82.27	S0°17'59"E
L57	112.16	S0°33'00"E
L58	312.71	N89°59'40"E
L59	1650.00	S0°06'39"E
L60	465.07	S89°58'33"W

Parcel Line Table		
Line #	Length	Direction
L61	87.00	S46°51'43"W
L62	21.04	S49°04'14"E
L63	178.03	N89°54'03"E
L64	244.88	S20°25'27"E
L65	220.13	N4°09'49"W
L66	99.80	S39°43'13"W
L67	207.91	N64°14'56"W
L68	241.91	N79°50'11"W
L69	239.69	N0°48'32"W
L70	77.25	N88°05'36"W
L71	103.10	S55°42'57"W
L72	246.15	S7°16'18"E
L73	270.06	N82°08'12"W
L74	242.40	N21°27'16"E
L75	117.56	N20°45'41"W
L76	225.77	S69°14'18"W
L77	330.25	N19°40'44"W
L78	390.09	N89°55'54"W
L79	467.19	S11°08'56"E
L80	155.27	S54°35'23"W
L81	155.27	S66°35'25"W
L82	277.57	N88°35'50"W
L83	274.65	S78°45'11"W
L84	386.38	N56°29'12"W
L85	206.28	N35°12'52"W
L86	206.92	N80°06'07"W
L87	97.68	N79°11'02"W
L88	171.00	S59°53'53"W
L89	218.94	N55°35'04"W
L90	163.25	N45°06'07"W
L91	804.43	S89°59'33"W
L92	14.38	S40°03'22"E
L93	35.86	S11°19'05"W
L94	163.14	S39°42'57"E
L95	556.65	S66°53'46"W
L96	51.98	N82°54'51"W
L97	592.77	S0°10'22"E
L98	1311.18	S88°28'47"W
L99	5249.30	N0°20'20"W
L100	2456.71	N89°55'58"W
L101	2639.68	N0°03'54"E
L102	2454.99	S89°57'09"E
L103	452.09	N0°01'40"E
L104	2260.85	S0°01'40"W
L181	2604.55	S0°13'51"E
L182	1321.78	N89°38'31"W

Parcel Line Table		
Line #	Length	Direction
L173	658.02	N0°09'16"W
L174	3885.05	N89°33'44"E
L175	442.58	S0°12'22"W
L176	855.25	S76°23'27"W
L177	83.10	S76°37'36"W
L178	774.47	S89°31'27"W
L179	1261.84	N84°49'31"W
L180	44.94	S89°31'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	294.84	216.72	77°56'49"	S55°33'35"E	272.62
C2	39.08	1169.67	1°54'52"	N78°12'19"E	39.08
C3	96.15	544.98	10°06'30"	N83°23'08"E	96.02
C4	214.02	283.00	43°19'49"	S69°53'43"E	208.96
C5	310.79	459.00	38°47'41"	S67°37'38"E	304.88
C6	174.87	320.00	31°18'40"	S71°22'09"E	172.71
C7	109.31	125.00	50°06'15"	S10°07'54"W	105.86
C8	309.19	60.00	295°15'01"	S61°30'31"W	64.25
C9	246.33	1120.91	12°35'29"	N82°03'45"E	245.84
C10	239.90	510.00	26°57'05"	S0°54'07"E	237.69
C11	209.62	619.84	19°22'33"	S2°53'18"W	208.62
C12	200.45	509.88	22°31'31"	S4°27'47"W	199.16
C13	573.89	619.99	53°02'08"	S10°47'38"E	553.62
C14	350.63	545.01	36°51'40"	S18°52'49"E	344.62
C15	190.04	185.00	58°51'19"	S19°38'36"E	181.79
C16	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C17	141.44	300.00	27°00'44"	S69°13'20"W	140.13
C18	250.20	300.00	47°47'04"	N44°39'12"W	243.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	403.12	1849.50	12°29'18"	N89°13'23"W	402.33
C56	512.25	1542.40	19°01'44"	S74°24'02"W	509.90

FIRESIDE AREA:

Parcel Line Table		
Line #	Length	Direction
L105	653.72	N76°18'19"E
L106	191.92	N77°43'24"E
L107	88.28	N81°40'37"E
L108	192.34	N86°02'18"E
L109	471.93	N88°29'31"E
L110	906.83	N87°18'03"E
L111	208.38	N88°51'37"E
L112	209.04	N78°10'50"E
L113	251.40	S13°38'47"E
L114	80.95	N41°30'06"E
L115	388.42	N41°25'16"E
L116	73.41	S24°54'19"E
L117	80.15	S83°08'34"E
L118	359.44	S72°52'40"W
L119	56.96	S9°23'56"W
L120	81.39	S40°14'20"E
L121	115.57	S55°37'09"W
L122	13.88	S9°23'56"W
L123	307.78	N80°36'04"W
L124	250.12	N66°07'25"W
L126	193.21	N87°01'29"W
L127	76.88	N48°13'48"W
L128	179.56	S88°26'23"W
L129	36.92	S88°26'23"W
L130	249.14	S78°19'41"W
L131	112.00	S76°35'20"W
L132	44.93	N17°31'55"W
L133	88.64	N13°43'04"W

Parcel Line Table		
Line #	Length	Direction
L163	153.51	S66°07'25"E
L164	307.69	S80°36'04"E
L165	28.02	S9°29'34"W
L166	63.41	S40°25'27"E
L167	3.32	S65°54'28"W
L168	72.06	N71°43'07"W
L169	294.77	N78°23'44"W
L170	119.49	N66°07'25"W
L171	2.20	S70°26'30"W
L172	70.30	S76°15'35"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	132.14	130.00	58°14'16"	S54°01'27"E	126.52
C20	258.99	95.00	156°12'09"	S5°02'30"E	185.92
C21	255.19	230.00	63°34'15"	S41°11'04"W	242.30
C22	155.94	180.00	49°38'16"	S15°25'12"E	151.11
C23	217.49	130.00	95°51'29"	S7°41'25"W	193.00
C24	125.04	155.00	46°13'13"	S32°30'33"W	121.67
C25	150.34	595.00	14°28'39"	N73°21'44"W	149.94
C26	285.20	1445.14	11°18'26"	N60°28'12"W	284.73
C27	241.72	430.00	32°12'30"	N70°55'14"W	238.55
C28	236.31	349.00	38°47'41"	N67°37'38"W	231.82
C29	297.21	393.00	43°19'49"	N69°53'43"W	290.18
C30	115.56	655.02	10°06'30"	S83°23'07"W	115.41
C31	24.96	1059.67	1°20'58"	S76°34'24"W	24.96
C32	30.81	1059.67	1°39'57"	S78°04'52"W	30.81
C33	11.74	117.43	5°43'37"	S87°55'08"W	11.73
C34	20.61	79.71	14°48'53"	N78°15'21"W	20.55
C35	11.77	79.71	8°27'41"	N66°37'05"W	11.76
C36	44.15	107.72	23°28'55"	N54°11'15"W	43.84
C37	51.58	118.63	24°54'52"	N29°59'21"W	51.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	178.14	705.00	14°28'39"	S73°21'44"E	177.67
C121	130.68	150.00	49°55'02"	S15°27'57"E	126.59
C122	176.31	95.00	106°19'56"	S12°44'31"W	152.07
C123	14.67	192.90	4°21'23"	S63°43'47"W	14.66
C124	101.24	60.00	96°40'37"	N30°03'26"W	89.65
C125	205.62	960.00	12°16'19"	N72°15'34"W	205.22
C126	159.20	210.00	43°26'05"	N87°50'27"W	155.41
C127	88.63	220.00	23°04'52"	N34°59'41"W	88.03
C128	183.60	70.00	150°16'32"	N28°36'09"E	135.32
C129	174.51	130.00	76°54'53"	N65°16'58"E	161.70

SUNDANCE AREA:

Parcel Line Table		
Line #	Length	Direction
L134	20.00	S6°22'33"E
L135	40.00	N83°37'27"E
L136	20.00	N6°22'33"W
L137	432.73	S69°19'52"E
L138	255.07	S31°29'48"W
L139	183.86	N51°59'03"E
L140	7.45	S83°00'57"E
L141	66.71	N62°01'39"E
L142	137.49	S69°48'35"E
L143	686.89	S54°21'57"W
L144	535.87	N89°58'21"W
L145	320.49	S15°34'44"W
L146	210.69	S15°34'44"W
L147	403.75	S4°43'52"W
L148	86.65	S0°52'42"E
L149	773.19	N90°00'00"W
L150	90.72	S8°47'49"E
L151	826.10	S89°41'56"E
L152	550.18	S0°52'42"E
L153	653.73	S12°20'34"E
L154	475.22	S7°07'05"W
L155	701.74	S5°15'38"W
L156	1338.30	N37°18'41"W
L157	422.48	N15°43'24"E
L158	169.83	N6°47'49"W
L159	171.17	N12°34'26"E
L160	268.15	N14°22'39"W
L161	258.56	N35°45'34"E
L162	901.85	N0°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	134.56	330.00	23°21'43"	N86°47'19"E	133.63
C39	45.39	440.00	5°54'40"	N78°03'48"E	45.37
C40	187.68	440.00	24°26'22"	S81°33'03"E	186.26
C41	356.42	270.00	75°38'03"	S31°30'51"E	331.10
C42	290.07	500.00	33°14'22"	S10°19'00"E	286.02
C43	448.73	440.00	58°25'59"	S2°16'48"W	429.54
C44	473.28	170.00	159°30'44"	S48°15'35"E	334.58
C45	172.65	180.00	54°57'24"	N89°30'21"E	166.11
C46	184.93	220.00	48°09'46"	N86°06'32"E	179.53
C47	41.84	655.00	3°39'37"	N35°28'53"W	41.84
C48	472.07	510.00	53°02'05"	N10°47'38"W	455.40
C49	243.69	619.98	22°31'15"	N4°27'47"E	242.12
C50	172.43	510.01	19°22'14"	N2°53'18"E	171.61
C51	291.64	620.00	26°57'05"	N0°54'07"W	288.96
C52	269.89	620.00	24°56'29"	N0°06'11"E	267.77
C53	214.39	245.01	50°08'11"	N10°41'26"E	207.62
C54	412.54	355.00	66°34'56"	N2°28'03"E	389.71

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BENLOCH RANCH
WASATCH COUNTY
UTAH

SHEET TITLE
LINE / CURVE TABLES

REVISIONS:

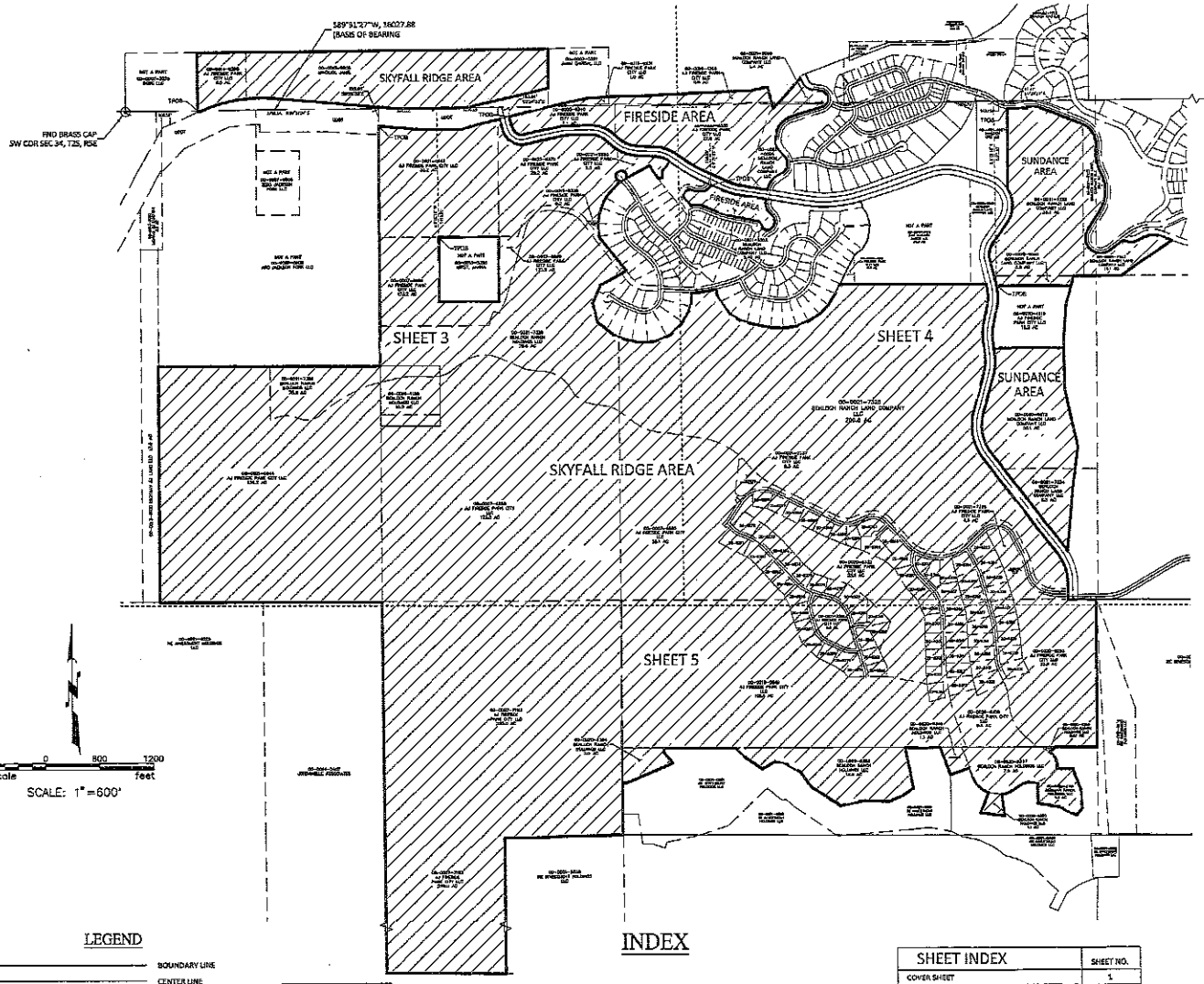
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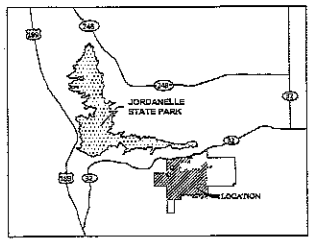
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SHEET NO.
6/6

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
ALONG WITH PART OF SECTIONS 1 - 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH





VICINITY MAP
T 3S, R 5E, S 34
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 8152762) DATED ON 12/2/16.

NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO CREATE A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9969390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED 20th DAY OF August, 2025.

WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS 19 DAY OF August, 2025, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

JORDAN J. WILLIAMS, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1)(A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS 21st DAY OF August, 2025.

WASATCH COUNTY CLERK

WASATCH COUNTY RECORDER

RECORDED #
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

WASATCH COUNTY RECORDER FEE $

LEGEND

- BOUNDARY LINE
- CENTER LINE
- MATCH LINE
- SECTION CORNER
- POB — POINT OF BEGINNING
- IFD CREATION AREA

INDEX

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PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME: BENLOCH RANCH
WASATCH COUNTY UTAH

SHEET TITLE: COVER SHEET

REVISIONS:

DATE 8/13/2025
DESIGN
DRAWN
CHK'D
SURF
2501-FLEP.DWG

SHEET NO. 1/6

Utah Retirement Systems

Retirement Office
560 East 200 South | Salt Lake City, UT 84102-2021
801-366-7700 | 800-365-8772 | Fax: 801-366-7734
www.urs.org

Daniel D. Andersen
Executive Director

PEHP Health & Benefits
560 East 200 South | Salt Lake City, UT 84102-2004
801-366-7500 | 800-365-8772 | Fax: 801-366-7596
www.pehp.org

R. Chet Loftis
Managing Director

August 4, 2025

Sent Via Email to: brusson@wbapc.com

Skyfall Infrastructure Financing District
c/o WBA, Betsy Russon, Attorney
350 East 400 South, Suite 2301
Salt Lake City, Utah 84111

RE: Eligibility for Participation of a Newly Created Entity in the Utah State Retirement Systems

Dear Ms. Russon:

When a governmental entity is being incorporated or created, Utah law requires the Utah State Retirement Office ("Office") to provide a letter to that entity identifying the potential provisions under Utah Code Title 49, Utah State Retirement and Insurance Benefit Act ("Retirement Act"), with which it shall comply. See Utah Code Ann. § 67-1a-6.5(3)(d). This letter serves as the official notice for Skyfall Infrastructure Financing District, a newly created infrastructure financing district.

Based upon the information provided, the Office has determined that Skyfall Infrastructure Financing District is an "employer" under the Retirement Act as a political subdivision of the state by virtue of its status as an infrastructure financing district. Accordingly, Skyfall Infrastructure Financing District must comply with the participation requirements of the Retirement Act.

This does not mean that Skyfall Infrastructure Financing District must provide retirement benefits to its employees. However, at the present time and throughout the future, Skyfall Infrastructure Financing District is required by law to participate with URS if and when it offers any type of retirement benefit to its employees.

Skyfall Infrastructure Financing District may not currently have employees or may have not yet elected to provide a retirement benefit to its employees. Please be aware, it is not the obligation of the Office to monitor the activities of Skyfall Infrastructure Financing District. By law, it is Skyfall Infrastructure Financing District's obligation to apply for membership with URS if and when it chooses to provide a retirement benefit to its employees.

Once Skyfall Infrastructure Financing District begins participation with URS, its public employees will be covered under either the Tier 1 or Tier 2 public employee retirement systems, as described in the Retirement Act. If Skyfall Infrastructure Financing District employs public safety or firefighter service employees, those employees will be covered under the separate Tier 1 or Tier 2 systems for public safety and/or firefighter service employees described in the Retirement Act.

In addition, Participating Employers of URS are required by Utah Code Ann. § 49-11-606 to "cover all employees eligible for service credit under this title." As such, once admitted as a participating employer, Skyfall Infrastructure Financing District will be required to cover all eligible employees, pursuant to the eligibility rules found in the Retirement Act.

Please note that the above-referenced laws are those used to determine eligibility for participation and are not the only laws with which a participating employer must comply. Participating employers are required to "inform themselves of their rights and obligations" under Title 49 and should become familiar with all provisions of the Retirement Act. Once Skyfall Infrastructure Financing District is admitted into the system, URS provides education about the requirements with which Skyfall Infrastructure Financing District must comply as a participating employer.

Additionally, please be aware that should Skyfall Infrastructure Financing District fail to participate with URS while offering another retirement benefit to its employees, Skyfall Infrastructure Financing District's employees may have a claim against it for service credit under the Retirement Act, which the Office is required to enforce. Under the Retirement Act, such a claim would include all past employer contributions, interest, and in some cases, penalties. See Utah Code Ann. § 49-11-601(3).

Please do not hesitate to contact me if you have any questions.

Sincerely,

/s/ Daniel D. Andersen

Daniel D. Andersen
Executive Director
Utah State Retirement Office

cc: Dee Larsen, URS General Counsel
James D. Hammer, URS Employer Services Director