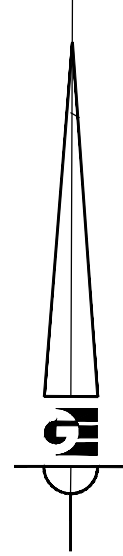


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COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2025

VICINITY MAP
NOT TO SCALE



Scale in Feet
1" = 250'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXISTING FENCE LINE
- P.U.E. AND FUTURE ROAD EASEMENT
- DRAINAGE EASEMENT
- TEMPORARY TURN AROUND EASEMENT

RECEIVED
DEC 19 2025
FILE # 8235

NOTES

- SETBACKS PER MASTER DEVELOPMENT AGREEMENT (ENTRY #3372687): FRONT 20', SIDE 10', SIDE FACING STREET ON CORNER 20', REAR 20'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- COBABE RANCH PHASE 1 SUBDIVISION IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY WESTER GEOLOGIC DATED FEBRUARY 28, 2022 TITLED "GEOLOGIC HAZARDS EVALUATION, PROPOSED COBABE RANCH DEVELOPMENT" THIS REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING OFFICE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

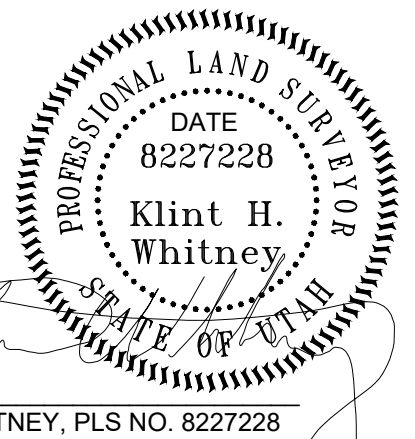
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°22'14" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS COBABE RANCH PHASE 1, IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS __17th__ DAY OF __DECEMBER__, 2025.



OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SETS APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: COBABE RANCH SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND/OR STORM DRAINAGE FACILITIES; AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED AS STORM DRAINAGE FACILITIES AND/OR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WITH SUCH AREAS TO BE MAINTAINED BY WEBER COUNTY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS; AND ALSO DO HEREBY GRANT AND CONVEY TO COBABE RANCH OWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEES, SUCCESSORS AND/OR ASSIGNS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, THE ENTIRETY OF WHICH IS HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND RELATED INFRASTRUCTURE, AND WHICH COMMON AREAS ARE ALSO TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH MEMBER OF SAID ASSOCIATION IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, AND ALSO DO HEREBY GRANT A PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT OF THE ENTIRETY OF PARCEL X, WHICH SAID PARCEL IS INTENDED TO BE DEDICATED AS A PUBLIC RIGHT-OF-WAY WITH FUTURE PHASES.

SIGNED THIS ____ DAY OF ____, 20__.

COBABE RANCH, LLC

BY: EDEN VALLEY OPPORTUNITY, LLC

BY: LEWIS GROUP HOLDINGS, LLC

JOHN LEWIS, MANAGER

BY: EDENVIEW, CO.

SHANE DUNLEAVY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20____, personally appeared before me JOHN LEWIS, whose identify is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of LEWIS GROUP HOLDINGS, LLC, which is a Manager of Eden Valley Opportunity, LLC, which is the sole Member of Cobabe Ranch, LLC, and that said document was signed by him in behalf of LEWIS GROUP HOLDINGS, LLC by authority of its Operating Agreement or other Governing Documents, and said JOHN LEWIS acknowledged to me that said Limited Liability Company executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20____, personally appeared before me SHANE DUNLEAVY, whose identify is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of EDENVIEW CO., which is a Manager of Eden Valley Opportunity, LLC, which is the sole Member of Cobabe Ranch, LLC, and that said document was signed by him in behalf of EDENVIEW CO. by authority of its Bylaws or other Governing Documents, and said SHANE DUNLEAVY acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER 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 WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS __ DAY OF ____, 2025.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS __ DAY OF ____, 2025.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS __ DAY OF ____, 2025.

COUNTY ENGINEER

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

THE __ DAY OF ____, 20__.

MANAGER: ROB THOMAS

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS __ DAY OF ____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS __ DAY OF ____, 2025.


DIRECTOR WEBER-MORGAN HEALTH DEPT.

COBABE RANCH PHASE 1

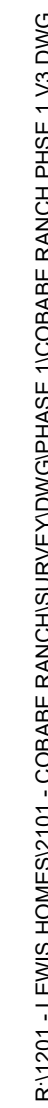
LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2025



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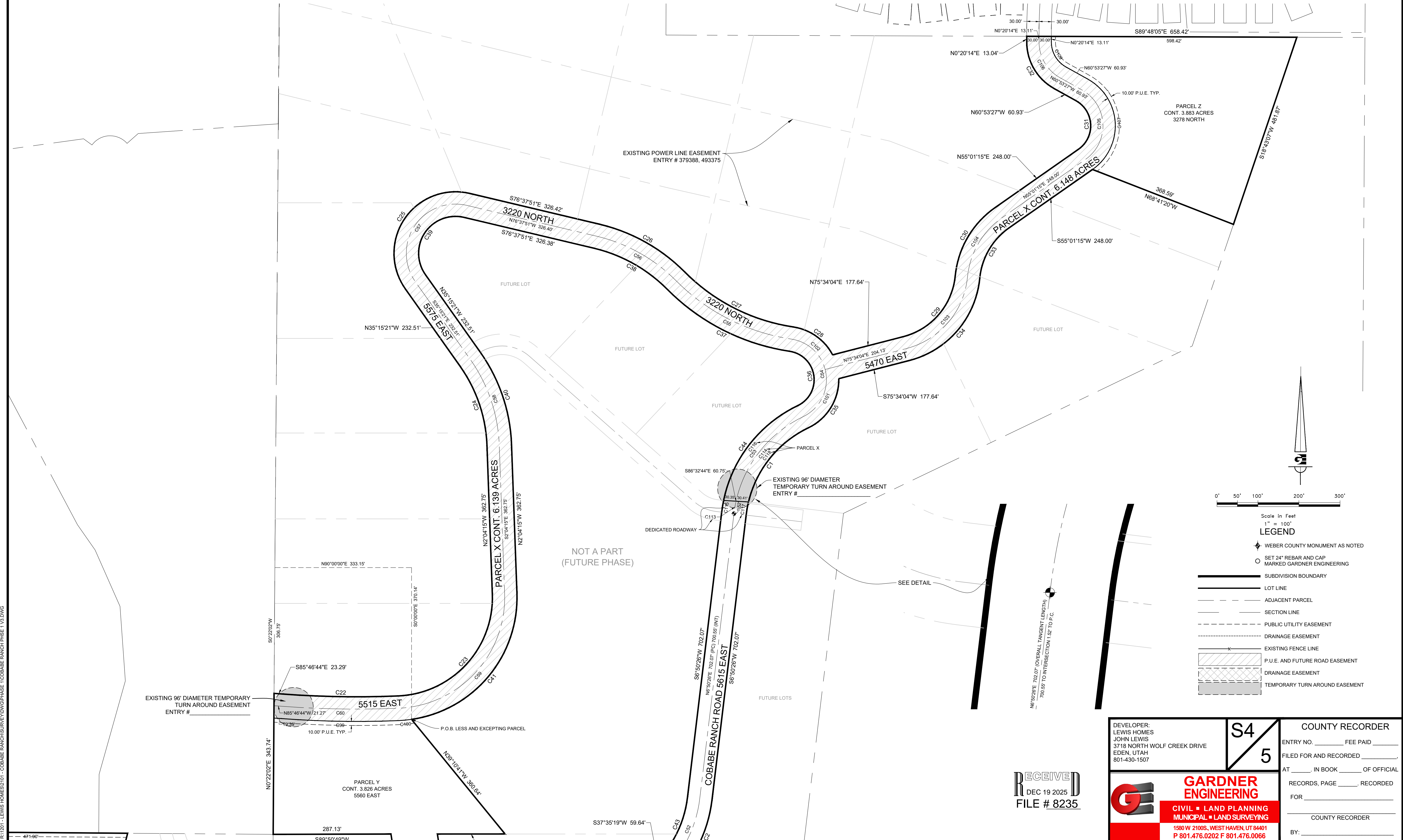
DEVELOPER: LEWIS HOMES JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 801-430-1507	S2 5	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____	FILED FOR AND RECORDED _____
 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		AT _____, IN BOOK _____ OF OFFICIAL _____	
		RECORDS, PAGE _____, RECORDED FOR _____	
		COUNTY RECORDER	
		BY: _____	

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2025



COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2025



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RECEIVED
DEC 19 2025
FILE # 8235

DEVELOPER: LEWIS HOMES JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 801-430-1507	S4 5	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____	FILED FOR AND RECORDED _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066	AT _____ IN BOOK _____ OF OFFICIAL _____		RECORDS, PAGE _____ RECORDED _____
	FOR _____		COUNTY RECORDER _____
	BY: _____		

COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2025

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	271.44	270.00	57°36'02"	S35° 38' 27"W	260.15
C2	177.10	330.00	30°44'53"	S22° 12' 52"W	174.98
C3	433.27	690.00	35°58'40"	S55° 34' 39"W	426.19
C4	149.35	1105.00	7°44'39"	S77° 26' 18"W	149.24
C5	31.42	30.00	60°00'00"	S51° 18' 38"W	30.00
C6	39.27	90.00	25°00'00"	S33° 48' 38"W	38.96
C7	31.42	30.00	60°00'00"	S16° 18' 38"W	30.00
C8	31.42	30.00	60°00'00"	N43° 41' 22"W	30.00
C9	54.98	90.00	35°00'00"	N56° 11' 22"W	54.13
C10	31.42	30.00	60°00'00"	N68° 41' 22"W	30.00
C11	89.40	685.00	7°28'41"	S85° 02' 58"W	89.34
C12	223.69	318.00	40°18'10"	N70° 12' 30"E	219.10
C13	44.80	120.21	21°21'06"	N18° 24' 44"W	44.54
C14	358.69	625.00	32°52'55"	S82° 14' 55"E	353.78
C15	31.42	30.00	60°00'00"	N51° 18' 38"E	30.00
C16	47.12	90.00	30°00'00"	N36° 18' 38"E	46.59
C17	31.42	30.00	60°00'00"	N21° 18' 38"E	30.00
C18	31.42	30.00	60°00'00"	S38° 41' 22"E	30.00
C19	47.12	90.00	30°00'00"	S53° 41' 22"E	46.59
C20	31.42	30.00	60°00'00"	S68° 41' 22"E	30.00

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	323.31	1850.00	10°00'47"	N84° 27' 49"E	322.90
C62	28.72	1850.00	0°53'22"	N89° 54' 54"E	28.72
C63	136.49	300.00	26°04'01"	S7° 58' 30"W	135.31
C64	110.00	300.00	21°00'30"	S10° 30' 15"W	109.38
C65	70.08	1880.00	2°08'09"	N89° 01' 51"E	70.07
C66	279.09	1880.00	8°30'21"	N83° 42' 36"E	278.84
C67	62.32	1820.00	1°57'43"	N80° 26' 17"E	62.32
C68	228.04	1820.00	7°10'45"	N85° 00' 31"E	227.90
C69	122.84	270.00	26°04'01"	S7° 58' 30"W	121.78
C70	45.60	330.00	7°55'00"	S17° 03' 01"W	45.56
C71	75.40	330.00	13°05'31"	S6° 32' 45"W	75.24
C72	338.03	1820.00	10°38'30"	N84° 46' 40"E	337.54
C73	357.74	1880.00	10°54'10"	N84° 54' 30"E	357.20
C74	252.58	685.00	21°07'37"	N80° 38' 53"W	251.15
C75	156.22	685.00	13°04'02"	N63° 33' 03"W	155.89
C77	46.26	340.00	7°47'41"	N60° 54' 53"W	46.22
C78	335.44	340.00	56°31'36"	S86° 55' 28"W	322.00
C79	241.05	340.00	40°37'17"	S38° 21' 02"W	236.03
C81	298.21	378.00	45°12'05"	S40° 38' 26"W	290.54
C82	178.91	378.00	27°07'06"	S76° 48' 02"W	177.24

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	34.16	1045.00	1°52'22"	N80° 22' 27"E	34.16
C22	278.98	2435.00	6°33'52"	S89° 03' 40"E	278.83
C23	375.85	240.00	89°43'39"	N42° 47' 34"E	338.60
C24	205.61	355.00	33°11'06"	N18° 39' 48"W	202.75
C25	362.92	150.00	138°37'30"	N34° 03' 24"E	280.66
C26	239.89	432.12	31°48'26"	S60° 38' 38"E	236.82
C27	301.74	470.02	36°46'58"	S63° 07' 55"E	296.59
C28	121.95	130.00	53°44'55"	S54° 38' 56"E	117.53
C29	207.90	170.00	70°04'12"	N40° 31' 58"E	195.19
C30	198.80	230.00	49°31'22"	N30° 15' 33"E	192.67
C31	141.61	70.00	115°54'42"	N2° 56' 06"W	118.67
C32	138.92	130.00	61°13'41"	N30° 16' 37"W	132.41
C33	146.94	170.00	49°31'22"	S30° 15' 33"W	142.41
C34	281.28	230.00	70°04'12"	S40° 31' 58"W	264.08
C35	148.69	130.00	65°31'51"	S31° 40' 32"W	140.71
C36	178.33	70.00	145°57'52"	S8° 32' 28"E	133.87
C37	340.26	530.02	36°46'58"	S63° 07' 55"E	334.45
C38	206.54	372.12	31°48'03"	S60° 38' 27"E	203.90
C39	217.75	90.00	138°37'30"	N34° 03' 24"E	168.39
C40	240.36	415.00	33°11'06"	N18° 39' 48"W	237.02

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C85	150.13	330.00	26°04'01"	S7° 58' 30"W	148.84
C88	99.00	270.00	21°00'30"	S10° 30' 15"W	98.45
C90	177.70	318.00	32°01'01"	N34° 02' 54"E	175.40
C92	64.48	400.00	9°14'12"	N22° 39' 30"E	64.41
C93	438.13	400.00	62°45'28"	N58° 39' 20"E	416.56
C94	230.02	400.00	32°56'54"	S73° 29' 29"E	226.87
C96	95.89	625.00	8°47'25"	S61° 24' 45"E	95.79
C97	107.08	1045.00	5°52'17"	N76° 30' 07"E	107.04
C99	285.85	2495.00	6°33'52"	S89° 03' 40"E	285.70
C100	30.79	300.00	5°52'52"	N84° 42' 58"E	30.78
C101	137.66	100.00	78°52'25"	N25° 00' 16"E	127.05
C102	117.10	100.00	67°05'28"	N47° 58' 40"W	110.52
C103	244.59	200.00	70°04'12"	N40° 31' 58"E	229.63
C104	172.87	200.00	49°31'22"	N30° 15' 33"E	167.54
C105	202.30	100.00	115°54'42"	N2° 56' 06"W	169.53
C106	106.86	100.00	61°13'41"	N30° 16' 37"W	101.85
C107	263.00	130.00	115°54'42"	N2° 56' 06"W	220.39
C109	74.80	70.00	61°13'41"	N30° 16' 37"W	71.30
C113	29.31	300.00	5°35'55"	N9° 38' 23"E	29.30
C114	272.28	300.00	52°00'08"	N38° 26' 25"E	263.03

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	439.02	300.00	83°50'47"	N39° 51' 08"E	400.88
C42	395.60	630.00	35°58'40"	S55° 34' 39"W	389.13
C43	144.90	270.00	30°44'53"	S22° 12' 52"W	143.16
C44	331.76	330.00	57°36'02"	S35° 38' 27"W	317.96
C45	343.60	1850.00	10°38'30"	N84° 46' 40"E	343.11
C46	352.03	1850.00	10°54'10"	N84° 54' 30"E	351.50
C47	439.25	348.00	72°19'11"	N54° 11' 59"E	410.67
C48	677.69	370.00	104°56'34"	N70° 30' 41"E	586.86
C49	476.39	655.00	41°40'20"	S77° 51' 12"E	465.96
C50	145.30	1075.00	7°44'39"	N77° 26' 18"E	145.19
C51	414.43	660.00	35°58'40"	N55° 34' 39"E	407.66
C52	161.00	300.00	30°44'53"	N22° 12' 52"E	159.07
C53	301.60	300.00	57°36'03"	N35° 38' 27"E	289.06
C54	254.76	100.00	145°57'53"	N8° 32' 28"W	191.24
C55	321.00	500.02	36°46'59"	N63° 07' 55"W	315.52
C56	223.21	402.12	31°48'15"	N60° 38' 33"W	220.36
C57	290.34	120.00	138°37'30"	S34° 03' 24"W	224.52
C58	222.99	385.00	33°11'06"	S18° 39' 48"E	219.88
C59	422.83	270.00	89°43'39"	S42° 47' 34"W	380.93
C60	282.41	2465.00	6°33'52"	N89° 03' 40"W	282.26

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C115	27.51	330.00	4°46'33"	N9° 13' 42"E	27.50
C116	304.25	330.00	52°49'29"	N38° 01' 44"E	293.59
C117	31.13	270.00	6°36'24"	N10° 08' 38"E	31.12
C118	240.30	270.00	50°59'39"	N38° 56' 39"E	232.45

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 BEING LOCATED SOUTH 00°22'02" WEST 306.75 FEET ALONG SAID WEST LINE FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 85°46'44" EAST 23.29 FEET; THENCE ALONG THE ARC OF A 2435.00 FOOT RADIUS CURVE TO THE LEFT 278.98 FEET, HAVING A CENTRAL ANGLE OF 06°33'52", CHORD BEARS SOUTH 89°03'40" EAST 278.83 FEET; THENCE ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE LEFT 375.85 FEET, HAVING A CENTRAL ANGLE OF 89°43'39", CHORD BEARS NORTH 42°47'34" EAST 338.60 FEET; THENCE NORTH 02°04'15" WEST 362.75 FEET; THENCE ALONG THE ARC OF A 355.00 FOOT RADIUS CURVE TO THE LEFT 205.61 FEET, HAVING A CENTRAL ANGLE OF 33°11'06", CHORD BEARS NORTH 18°39'48" WEST 202.75 FEET; THENCE NORTH 35°15'21" WEST 232.51 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 362.92 FEET, HAVING A CENTRAL ANGLE OF 138°37'30", CHORD BEARS NORTH 34°03'24" EAST 280.66 FEET; THENCE SOUTH 76°37'51" EAST 326.42 FEET; THENCE ALONG THE ARC OF A 432.12 FOOT RADIUS CURVE TO THE RIGHT 239.89 FEET, HAVING A CENTRAL ANGLE OF 31°48'26", CHORD BEARS SOUTH 60°38'38" EAST 236.82 FEET; THENCE ALONG THE ARC OF A 470.02 FOOT RADIUS CURVE TO THE LEFT 301.74 FEET, HAVING A CENTRAL ANGLE OF 36°46'58", CHORD BEARS SOUTH 63°07'55" EAST 296.59 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT 121.95 FEET, HAVING A CENTRAL ANGLE OF 53°44'55", CHORD BEARS SOUTH 54°38'58" EAST 117.53 FEET; THENCE NORTH 75°34'04" EAST 177.64 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 207.90 FEET, HAVING A CENTRAL ANGLE OF 70°04'12", CHORD BEARS NORTH 40°31'58" EAST 195.19 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 198.80 FEET, HAVING A CENTRAL ANGLE OF 49°31'22", CHORD BEARS NORTH 30°15'33" EAST 192.67 FEET; THENCE NORTH 55°01'15" EAST 248.00 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT 141.61 FEET, HAVING A CENTRAL ANGLE OF 115°54'42", CHORD BEARS NORTH 02°56'06" WEST 118.67 FEET; THENCE NORTH 60°53'27" WEST 60.93 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT 138.92 FEET, HAVING A CENTRAL ANGLE OF 61°13'41", CHORD BEARS NORTH 30°16'37" WEST 132.41 FEET; THENCE NORTH 00°20'14" EAST 13.04 FEET; THENCE SOUTH 89°48'05" EAST 658.42 FEET; THENCE SOUTH 18°43'07" WEST 481.87 FEET; THENCE NORTH 68°41'20" WEST 368.59 FEET; THENCE SOUTH 55°01'15" WEST 248.00 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 146.94 FEET, HAVING A CENTRAL ANGLE OF 49°31'22", CHORD BEARS SOUTH 30°15'33" WEST 142.41 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 281.28 FEET, HAVING A CENTRAL ANGLE OF 70°04'12", CHORD BEARS SOUTH 40°31'58" WEST 264.08 FEET; THENCE SOUTH 75°34'04" WEST 177.64 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT 148.69 FEET, HAVING A CENTRAL ANGLE OF 65°31'51", CHORD BEARS SOUTH 31°40'32" WEST 140.71 FEET; THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT 271.44 FEET, HAVING A CENTRAL ANGLE OF 57°36'02", CHORD BEARS SOUTH 35°38'27" WEST 260.15 FEET; THENCE SOUTH 06°50'26" WEST 702.07 FEET; THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT 177.10 FEET, HAVING A CENTRAL ANGLE OF 30°44'53", CHORD BEARS SOUTH 22°12'52" WEST 174.98 FEET; THENCE SOUTH 37°35'19" WEST 59.64 FEET; THENCE ALONG THE ARC OF A 690.00 FOOT RADIUS CURVE TO THE RIGHT 433.27 FEET, HAVING A CENTRAL ANGLE OF 35°58'40", CHORD BEARS SOUTH 55°34'39" WEST 426.19 FEET; THENCE SOUTH 73°33'59" WEST 155.57 FEET; THENCE ALONG THE ARC OF A 1105.00 FOOT RADIUS CURVE TO THE RIGHT 149.35 FEET, HAVING A CENTRAL ANGLE OF 07°44'39", CHORD BEARS SOUTH 77°26'18" WEST 149.24 FEET; THENCE SOUTH 81°18'38" WEST 170.46 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS SOUTH 51°18'38" WEST 30.00 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT 39.27 FEET, HAVING A CENTRAL ANGLE OF 25°00'00", CHORD BEARS SOUTH 33°48'38" WEST 38.96 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS NORTH 16°18'38" WEST 30.00 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS NORTH 43°41'22" WEST 30.00 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT 54.98 FEET, HAVING A CENTRAL ANGLE OF 35°00'00", CHORD BEARS NORTH 56°11'22" WEST 54.13 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS NORTH 68°41'22" WEST 30.00 FEET; THENCE SOUTH 81°18'38" WEST 44.63 FEET; THENCE ALONG THE ARC OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT 89.40 FEET, HAVING A CENTRAL ANGLE OF 07°28'41", CHORD BEARS SOUTH 85°02'58" WEST 89.34 FEET; THENCE SOUTH 00°00'00" EAST 653.19 FEET; THENCE NORTH 89°39'49" WEST 1140.91 FEET; THENCE SOUTH 00°13'11" WEST 376.94 FEET; THENCE SOUTH 86°02'25" WEST 1295.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°16'28" EAST 810.29 FEET; THENCE SOUTH 89°38'25" EAST 1079.23 FEET; THENCE ALONG THE ARC OF A 318.00 FOOT RADIUS CURVE TO THE LEFT 223.69 FEET, HAVING A CENTRAL ANGLE OF 40°18'10", CHORD BEARS NORTH 70°12'30" EAST 219.10 FEET; THENCE NORTH 28°56'03" WEST 11.42 FEET; THENCE ALONG THE ARC OF A 210.21 FOOT RADIUS CURVE TO THE RIGHT 44.80 FEET, HAVING A CENTRAL ANGLE OF 21°21'06", CHORD BEARS NORTH 18°24'44" WEST 44.54 FEET; THENCE NORTH 07°44'11" WEST 191.38 FEET; THENCE NORTH 82°15'19" EAST 49.89 FEET; THENCE NORTH 05°13'11" WEST 514.39 FEET; THENCE SOUTH 89°34'09" EAST 1020.37 FEET; THENCE SOUTH 14°15'57" WEST 416.08 FEET; THENCE ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE LEFT 358.69 FEET, HAVING A CENTRAL ANGLE OF 32°52'55", CHORD BEARS SOUTH 82°14'55" EAST 353.78 FEET; THENCE NORTH 81°18'38" WEST 44.63 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS NORTH 51°18'38" EAST 30.00 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT 47.12 FEET, HAVING A CENTRAL ANGLE OF 30°00'00", CHORD BEARS NORTH 36°18'38" EAST 46.59 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS NORTH 21°18'38" EAST 30.00 FEET; THENCE NORTH 81°18'38" EAST 60.00 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS SOUTH 38°41'22" EAST 30.00 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT 47.12 FEET, HAVING A CENTRAL ANGLE OF 30°00'00", CHORD BEARS SOUTH 53°41'22" EAST 46.59 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET, HAVING A CENTRAL ANGLE OF 60°00'00", CHORD BEARS SOUTH 68°41'22" EAST 30.00 FEET; THENCE NORTH 81°18'38" EAST 170.46 FEET; THENCE ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE LEFT 34.16 FEET, HAVING A CENTRAL ANGLE OF 01°52'22", CHORD BEARS NORTH 80°22'27" EAST 34.16 FEET; THENCE NORTH 08°41'22" WEST 383.86 FEET; THENCE SOUTH 89°50'49" WEST 287.13 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID WEST LINE NORTH 00°22'02" EAST 343.74 FEET TO THE POINT OF BEGINNING. CONTAINING 68.811 ACRES.

LESS AND EXCEPTING

BEGINNING AT A POINT BEING LOCATED NORTH 90°00'00" EAST 333.15 FEET AND SOUTH 00°00'00" EAST 370.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE