

REGULAR MEETING

**HEBER CITY CORPORATION
75 North Main Street
Heber, Utah, 84032
City Council Regular Meeting
October 2, 2014**

7:00 p.m. Regular Meeting

**TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE
CHANGED AS TIME PERMITS**

- I. Call to Order
- II. Pledge of Allegiance: Council Member Jeffery Bradshaw
- III. Prayer/Thought: By Invitation (Default Mayor Alan McDonald)
- IV. Minutes for Approval: September 18, 2014 Work and Regular Meetings
- V. Open Period for Public Comments
 1. Mayor's Award, Recognizing the Heber City 125th Anniversary Heritage Festival Committee Members: Laurie Turnblom, Ann Moulton, Bob Brandt, Carrie King, Diane Carlile, Shauna Bennett, Heather Murdock, Morgan Murdock and Craig Chambers
 2. Accept/Reject Annexation Petition for Strawberry Annexation, containing 50.68 acres, located on the East Side of Highway 40 from 1811 South Highway 40 to 2117 South Highway 40

<p>In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Michelle Kellogg at the Heber City Offices (435) 654-0757 at least eight hours prior to the meeting.</p>

Posted on September 29, 2014, in the Heber City Municipal Building located at 75 North Main, Wasatch County Building, Wasatch County Community Development Building, Wasatch County Library, on the Heber City Website at www.ci.heber.ut.us, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on September 29, 2014.

Memo

To: Mayor and City Council
From: Mark K. Anderson
Date: 09/29/2014
Re: City Council Agenda Items

REGULAR MEETING

MAYOR'S AWARD

Item 1 – Mayor’s Award, Recognizing the Heber City 125th Anniversary Heritage Festival Committee Members: Laurie Turnblom, Ann Moulton, Bob Brandt, Carrie King, Diane Carlile, Shauna Bennett, Heather Murdock, Morgan Murdock and Craig Chambers: Mayor McDonald is wanting to recognize and express appreciation to those key persons that planned, organized and executed the 125 Anniversary celebration. A plaque and gift card will be presented to the persons named above. This group truly did an exceptional job in creating a float for the parade and putting on a great event for the community.

ACTION ITEMS

Item 2 – Accept/Reject Annexation Petition for Strawberry Annexation, containing 50.68 acres, located on the East Side of Highway 40 from 1811 South Highway 40 to 2117 South Highway 40: The City has received a petition for annexation from several property owners between 1200 East (Mill Road) and South Highway 40 known as the Strawberry Annexation. The annexation includes 50.68 acres that would include low density residential, highway commercial and manufacturing and business park uses. (See attached petition and associated map) The petition appears to meet the criteria as the petitioners represent a majority of the land mass and a majority of the appraised value. Also, no islands or peninsulas would be created. The property is within the area the City has identified in their General Plan. Staff would recommend that the Council accept the petition and refer it to the Planning Commission for further study.

MINUTES

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**Heber City Corporation
City Council Meeting
September 18, 2014**

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on September 18, 2014, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

Present:	Council Members	Robert Patterson Jeffery Bradshaw Erik Rowland Heidi Franco Kelleen Potter
Excused:	Mayor	Alan W. McDonald
Also Present:	City Manager City Recorder City Engineer Planning Director Chief of Police	Mark K. Anderson Michelle Kellogg Bart Mumford Anthony Kohler David Booth

Others Present: Danny Goode, Ron Phillips, Ramona Pace, Jeanette Harris and others whose names were illegible.

Mayor Pro Tempore Bradshaw opened the meeting and excused Mayor McDonald.

Discuss Business License Study: Anderson indicated he had invited Jeanette Harris with Zions Bank Public Finance to the meeting since she had performed the study. Harris reviewed how other communities were currently implementing their business license fees. They typically charged 100% of administrative costs and then a percentage of the disproportionate costs. She reasoned that if the administrative costs were subsidized, the homeowners would be subsidizing the businesses through their property taxes. According to State Code, the disproportionate costs could be subsidized for license fees. She felt businesses were not equal in what they contributed to the General Fund, so in other cities, many businesses were subsidized to 65% of their disproportionate costs and grocery and big box stores were subsidized to 45% of their disproportionate costs because of the large revenue those businesses brought to the cities.

Harris clarified the different columns of the worksheet and explained how the study was performed. There was discussion on big box sales tax revenue versus the police services required. Council Member Rowland stated most businesses would see a fee decrease, but the few

1 big businesses in the City would see a substantial increase and would surely ask questions. Harris
2 thought Smiths and Walmart would not complain about the increased fee, but the local stores
3 might question the increase. One idea would be to go to the businesses, explain the study and
4 make suggestions on how each business could reduce its need for police services, which would
5 eventually lower its business license fee.

6
7 Council Member Franco suggested inviting businesses to a work meeting to explain the study
8 and to justify the new fees. Anderson stated the Council could go to the Chamber of Commerce
9 and speak to the businesses at that meeting. Council Member Bradshaw thanked Harris for her
10 time.

11
12 Anderson asked if the Council was comfortable with the proposed fee structure, and noted the
13 Council's interest in fees for events. Anderson proposed using the proposed fees as a start, and
14 then at the next work meeting the Council could make recommendations for changes, going line
15 by line through the spreadsheet.

16
17 Anderson noted that Council Member Franco recommended establishing a fee for sexually
18 oriented businesses. Harris stated she could send comparatives of what other cities charged for
19 those types of businesses.

20
21 With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

1 **Heber City Corporation**
2 **City Council Meeting**
3 **September 18, 2014**

4
5 **7:05 p.m.**

6
7 **REGULAR MEETING**

8
9 The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on September 18,
10 2014, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

11
12 **Present:** Council Members Robert Patterson
13 Jeffery Bradshaw
14 Erik Rowland
15 Heidi Franco
16 Kelleen Potter

17
18 **Excused:** Mayor Alan W. McDonald

19
20 **Also Present:** City Manager Mark K. Anderson
21 City Recorder Michelle Kellogg
22 City Engineer Bart Mumford
23 Planning Director Anthony Kohler
24 Chief of Police David Booth

25
26 **Others Present:** Danny Goode, Ron Phillips, Ramona Pace, Mel McQuarrie, Tess Miner-Farra,
27 Leslie Saunders, Dave Lundberg, Tara Lundberg and others whose names were illegible.

28
29 Mayor Pro Tempore Bradshaw opened the meeting and excused Mayor McDonald.

30
31 **Pledge of Allegiance:** Council Member Heidi Franco

32 **Prayer:** Council Member Robert Patterson

33
34 **Minutes:** September 4, 2014 Work and Regular Meetings

35
36 Council Member Patterson moved to approve the above listed minutes. Council Member
37 Rowland seconded the motion. Voting Aye: Council Members Patterson, Bradshaw, Rowland,
38 Franco and Potter.

39
40 ***OPEN PERIOD FOR PUBLIC COMMENTS***

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42 Mayor Pro Tempore Bradshaw asked for those in the audience wishing to address the Council on
43 items not covered on the agenda to come forward. No comments were given.

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CONSENT AGENDA

Approve Don Pedros Mexican Restaurant, Request for Local Consent to Sell Alcohol, Located at 1050 South Main Street: Council Member Rowland moved to approve Don Pedros Mexican Restaurant, request for Local Consent to Sell Alcohol. Council Member Potter made the second.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

ACTION ITEMS

Approve UDOT Aeronautics Grant Agreement for Airport Runway and Apron Rehabilitation: Anderson explained the grant for this project. Council Member Franco asked what the City portion of the project would be. Anderson stated it was 4.685%, which was the same as the State's portion, and that percentage amounted to \$181,605.

Council Member Patterson moved to approve the UDOT Aeronautics Grant Agreement for Airport Runway and Apron Rehabilitation and the associated Cooperative Agreement. Council Member Rowland seconded the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

Approve Contract for Services with ISI Water Company: Anderson reviewed that in August, Ron Phillips proposed that ISI Water Company could analyze the City utility billings for errors, and would take a percentage of any errors found as a commission. Council Member Franco asked when the review of utilities would begin once the contract was approved. Phillips stated a kick-off meeting would be scheduled with staff within the next 30-60 days. Then ISI Water Company would review sections of records at a time. Phillips estimated the review for Heber City would probably last from three to six months. Council Member Franco noted the contract was for three years and asked if entities ever renewed their contracts. Phillips indicated entities normally waited up to 10 years before renewing contracts with ISI Water Company.

Council Member Potter moved to approve contract services with ISI Water Company. Council Member Patterson made the second.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

Approve Ordinance 2014-17, an Ordinance Abandoning the Open Space Parcel on the West Side of Valley Hills Boulevard within The Cove at Valley Hills Subdivision: Kohler reviewed that the proposed plat was considered open space on another subdivision plat. He indicated this ordinance was necessary to abandon the open space parcel before a new subdivision could be platted. He noted this property was currently exempt from taxes and if the subdivision was approved, back taxes would be owed. Kohler also reviewed minutes from the 1990s and stated he learned the parcel was not approved for building originally because of the steepness of the slope. He reviewed the history concerning this parcel.

1 Council Member Franco asked if the geotechnical report could be looked at and she wanted to
2 know if the technical standards were the same now as when the study was performed on this
3 property. Kohler noted some of the concerns from the report, and added that the firm that
4 performed the study was very reputable. Council Member Patterson asked if the Council would
5 agree that the developer should seek a recommendation from the State Ombudsman. Council
6 Member Rowland stated he read the minutes and it seemed evident that since 2008, the property
7 was intended as open space. Council Member Franco noted that from the minutes in 2009,
8 McQuarrie was asked by the City to offer the open space to the adjoining owners or to the HOA.
9 Anderson stated the City did not take ownership of the open space because the property didn't
10 have public value. Council Member Franco asked McQuarrie to look at other options regarding
11 this property. After further discussion, Brent Hill stated he would be willing to sell the property
12 at a fair price and not develop it. McQuarrie wanted to be compensated for not being able to
13 develop the two lots. Council Member Rowland asked McQuarrie if he could approach the other
14 parties to negotiate a sale of the property. McQuarrie asked for the approval of the subdivision
15 and then he would give the other parties 60-90 days to negotiate a deal. He indicated he would
16 give time for negotiations before the approval of the subdivision as well but he didn't want the
17 subdivision to be denied.

18
19 Anderson asked the Council to give consideration to staff's recommendation of having the
20 developer seek the opinion from the State Ombudsman to determine if the open space should be
21 preserved. That opinion would then give the Council and the developer a clear understanding if
22 the City was legally obligated to let the developer develop the property. Council Member Franco
23 asked what the undeveloped land was valued at and asserted that in negotiations, it would be the
24 undeveloped land value that would be proposed.

25
26 Kohler stated the State Ombudsman could give an opinion or an attorney could be hired to give
27 an opinion in an effort to avoid litigation.

28
29 Anderson proposed that the question to the Ombudsman should be whether the property meets
30 the requirement for perpetual open space and/or whether the City can reject approval of the
31 proposed subdivision because the open space is required to be preserved.

32
33 Council Member Potter moved to request an opinion from the State Ombudsman whether the
34 property meets the requirement for perpetual open space and/or whether the City can reject
35 approval of the proposed subdivision because the open space is required to be preserved. Council
36 Member Franco requested that Council Member Potter include in the motion that the City would
37 pay the application fee for the Ombudsman's service. Council Member Potter agreed to include
38 that language. Council Member Franco seconded the motion. McQuarrie asked if the Council
39 would table the item until an opinion was given. The Council indicated they would wait for the
40 opinion before taking action on this item.

41
42 Leslie Saunders, agent for Lot 27, The Cove at Valley Hills, indicated both owners of this lot had
43 passed away and she was here to represent them. She felt McQuarrie had held the property
44 owners and the City hostage for some time. She felt the developer made no effort to approach the
45 property owners or HOA to negotiate a deal. Council Member Rowland asked if the new owner
46 was aware the open space was up for debate and that it might be developed at a future date.

1 Saunders stated the new owners were aware there was discussion regarding the open space
2 property.

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4 Voting Aye: Council Members Bradshaw, Franco and Potter. Voting Nay: Council Members
5 Patterson and Rowland.

6
7 Council Member Franco noted she wanted to make sure the developer, as well as the adjoining
8 homeowners, would be invited to meet with the Ombudsman.

9
10 **Coyote Development, Approve The Cove at Valley Hills Phase 1X, Located between 1772**
11 **North Valley Hills Boulevard and Callaway Drive** Council Member Patterson moved to
12 continue this item until the State Ombudsman could give an opinion on the issue. Council
13 Member Franco seconded the motion.

14
15 Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

16
17 Council Member Franco asked Kohler to work with Coyote Development on looking at other
18 options regarding the open space, such as negotiating with the City, the property owners, or the
19 HOA in order to resolve this issue. Kohler agreed to help out.

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21 With no other business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

TAB 1

TAB 2

PETITION FOR ANNEXATION

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated;

2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;

3. The signatures affixed hereto are those of the owners of private real property that:

- a. is located within the area proposed for annexation;
- b. covers a majority of the private land area within the area proposed for annexation;
- c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
- d. lies contiguous to the present boundary of Heber City's corporate limits and is described in the attached Exhibit A and located LOCATED EAST OF HIGHWAY 40 FROM APPROXIMATELY 1811 SOUTH TO 2117 SOUTH.
(briefly describe street address and/or location)

4. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B. (Copies of the deeds or title report must accompany this petition.)

5. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed is owned by the signers of this petition is shown in the attached Exhibit C.

6. The **total** acres and **total** assessed value of **all** the lands sought to be annexed are 50.68 acres and \$ 2,930,960 assessed value; and the ownership interests and assessed values of the lands owned by the signers of this petition are as follows:

<u>RECORD OWNER</u>	<u>NO. OF ACRES</u>	<u>ASSESSED VALUE</u>	<u>WASATCH COUNTY TAX NUMBER</u>
<u>TRENT MEHLHOFF</u>	<u>8.22</u>	<u>\$ 321,738.00</u>	<u>OWC-1622-0-008-045</u>
<u>TRV PROPERTIES LLC</u>	<u>8.0</u>	<u>\$ 245,000.00</u>	<u>OWC-1619-0-008-045</u>
<u>RODNEY G. EARNSHAW</u>	<u>2.0</u>	<u>\$ 361,311.00</u>	<u>OWC-1620-0-008-045</u>
<u>GARY & EDITH THORGOOD</u>	<u>8.14</u>	<u>\$ 244,200.00</u>	<u>OWC-1630-0-008-045</u>
<u>MARION L SHINGLEDECKER</u>	<u>1.01</u>	<u>\$ 110,000.00</u>	<u>OWC-1628-0-008-045</u>
<u>LANE F JENSEN</u>	<u>1.0</u>	<u>\$ 140,002.00</u>	<u>OWC-1629-2-008-045</u>
<u>LOREN & PHYLLIS JENSEN</u>	<u>1.11</u>	<u>\$ 132,146.00</u>	<u>OWC-1629-1-008-045</u>
	<u>1.24</u>	<u>\$ 46,875.00</u>	<u>OWC-1629-4-008-045</u>

7. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith;

8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;

9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:

- a. the request or petition was filed before the filing of the annexation petition, and
- b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;

10. The petitioners request the property, if annexed, be zoned LOW DENSITY RESIDENTIAL,

HIGHWAY COMMERCIAL, MANUFACTURING & BUSINESS PARK

11. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed are as follows and shown as Exhibit D (use additional paper, if necessary):

12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as **Exhibit E**. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

DATED this 22nd day of July, 2014.

PETITIONER(S)

ADDRESS AND PHONE NUMBER

TRENT MEHLHOFF
SAME AS BELOW
 Contact Sponsor/Petitioner (Print and Sign Name)

Trent Mehlhoff
[Signature]
 Sponsor/Petitioner (Print and Sign Name)

173 W. High Sierra dr.
801-358-0848

Loren Jensen
[Signature]
 Sponsor/Petitioner (Print and Sign Name)

1845 So Hwy 48
928 530 6792

LANE JENSEN
[Signature]
 Sponsor/Petitioner (Print and Sign Name)

1909 So Highway 48
HEBER UT 84032

Marion L. Shindler
[Signature]
 Sponsor/Petitioner (Print and Sign Name)

4195 HWY 68 #C423
GOLDEN VALLEY AZ 86413
928-330-8032

GARY THURGOOD
[Signature]
 Petitioner (Print and Sign Name)

3005 W 3600S
Heber City ut 84032
435 654 4089

Rod Earnshaw
[Signature]
 Petitioner (Print and Sign Name)

1970 So. Mill Rd.
Heber UT 84032
801-376-2699

 Petitioner (Print and Sign Name)

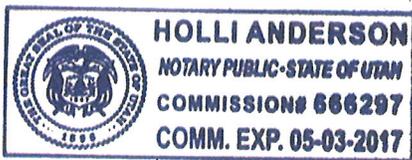
Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the "Contact Sponsor", and provide the mailing address and phone number of each sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. We are asking that each signature be notarized.

State of Utah
County of Utah

On this 22 day of July, 2014, Trent Mehlhoff
personally appeared before me,

who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Holli Anderson
Notary Public

My Commission Expires: 5-3-17

State of _____
County of _____

On this _____ day of _____, _____,
personally appeared before me,

_____ who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property

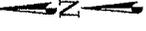
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

Notary Public

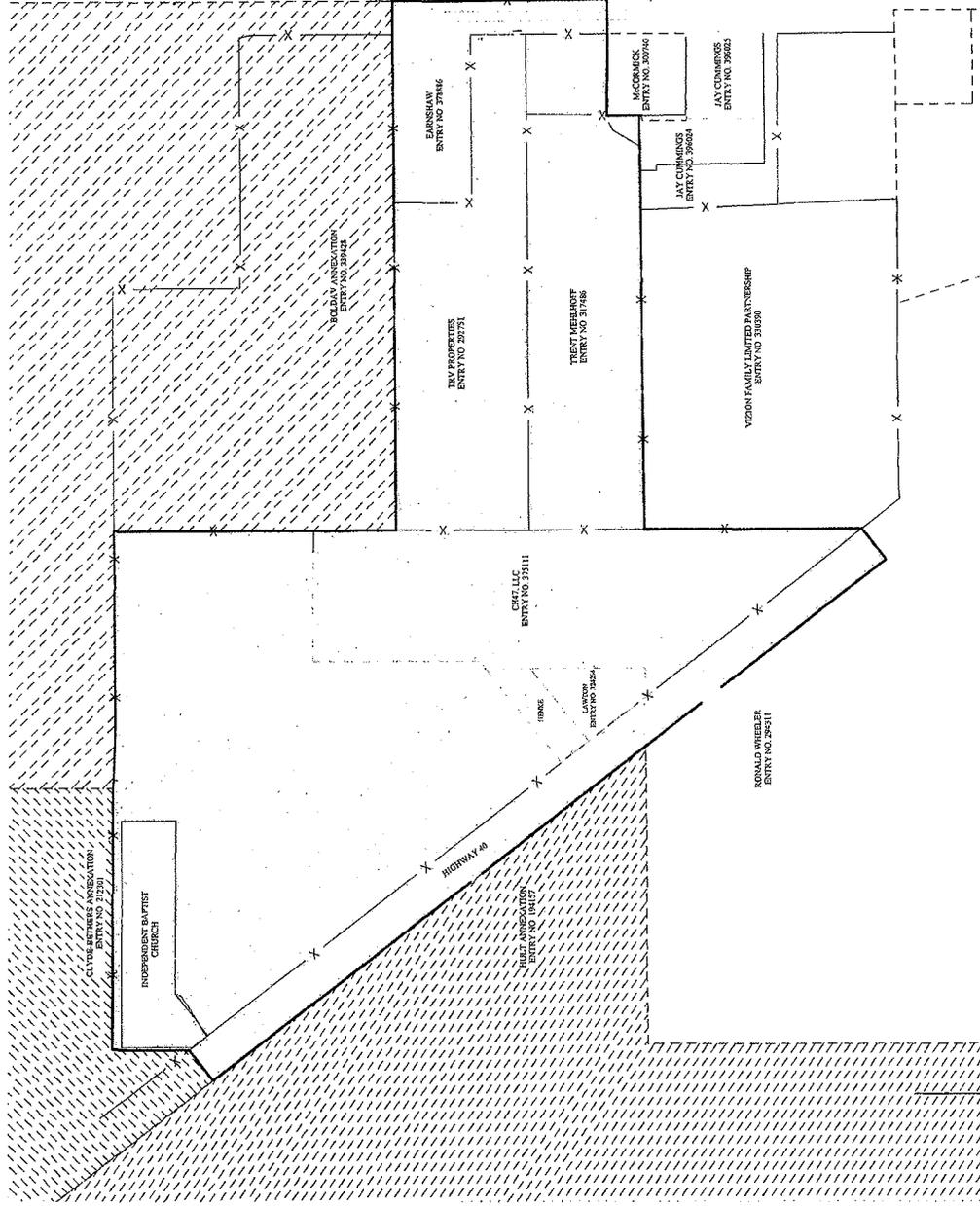
My Commission Expires: _____

EXHIBIT A - Annexation Map

STRAWBERRY ANNEXATION IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T4S, R5E, SLB&M



Scale in Feet



SHEET
1 OF 1
FILE NAME
SS ANNEX
SCALE
1" = 300'

LEGEND ENGINEERING, LLC
25 WEST 100 NORTH
PO BOX 127
PRESTON UT 84606
PHONE 435-864-4808
FAX 435-864-4809
www.legendeng.com



ANNEXATION MAP
WASATCH COUNTY
IN THE SE 1/4 OF SEC 8, T4S, R5E, SLB&M

PREPARED FOR
DESERT PEAK MANAGEMENT, LLC

PROJECT
STRAWBERRY SUBDIVISION

DATE	NO.	DATE
2016.07.28		
2016.07.28		
2016.07.28		

EXHIBIT B – Property Deeds

Recording Requested by:
First American Title Insurance Agency, LLC
81 South Main Street
Heber, UT 84032
(435)654-1414

AFTER RECORDING RETURN TO:
Trent Mehlhoff

445 N. 835 E.
Lindon, UT 84048

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **380-4842976** (nh)
A.P.N.: **OWC-1622-0**

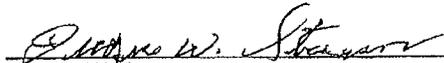
Eugene W. Stevenson and Norma T. Stevenson, his wife, as joint tenants, with full rights of survivorship, Grantor, of **Heber City, Wasatch** County, State of **Utah**, hereby CONVEY AND WARRANT to

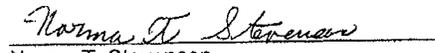
Trent Mehlhoff, Grantee, of **Heber City, Wasatch** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

Beginning 40 feet West and 1060.31 feet South of the Northeast corner of the Southeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 208.00 feet; thence West 210.00 feet; thence South 86.00 feet; thence West 1070.00 feet; thence North 294.00 feet; thence East 1280.00 feet more or less to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2007** and thereafter.

Witness, the hand(s) of said Grantor(s), this March ¹⁹ ~~26~~, 2007.


Eugene W. Stevenson


Norma T. Stevenson

A.P.N.: OWC-1622-0

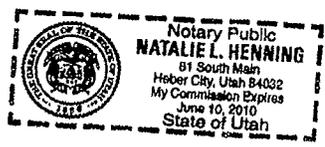
Warranty Deed - continued

File No.: 380-4842976 (nh)

STATE OF UTAH)
)Ss.
COUNTY OF WASATCH)

On March 19, 2007, personally appeared before me, **Eugene W. Stevenson and Norma T. Stevenson, his wife, as joint tenants, with full rights of survivorship** the signer of the within Instrument, who duly acknowledged to me that he/she executed the same.

Natalie Henning
Notary Public
Natalie Henning
(Printed Name)
My Commission expires: 6/10/10



Recording Requested by:
First American Title Insurance Agency, LLC
81 South Main Street
Heber, UT 84032
(435)654-1414

Ent 292751 Bk 807 Pg 753-754
Date: 28-NOV-2005 11:34AM
Fee: \$12.00 Check Filed By: BG
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FIRST AMERICAN TITLE HEBER

AFTER RECORDING RETURN TO:
Trent Mehlhoff

445 N. 885E.
Lindon, UT 84042

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **380-4480484 (nh)**
A.P.N.: **OWC-1619**

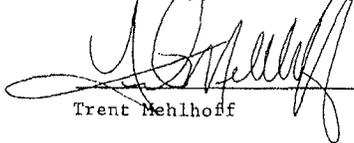
Trent Mehlhoff, Grantor, of **Heber City**, **Wasatch** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TRV PROPERTIES LLC, Grantee, of **Lindon**, **Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

BEGINNING 40 FEET WEST AND 920 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 140.31 FEET; THENCE WEST 1280 FEET; THENCE NORTH 340.31 FEET; THENCE EAST 844.4 FEET; THENCE SOUTH 200 FEET; THENCE EAST 435.6 FEET TOT HE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2006** and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 21, 2005**.

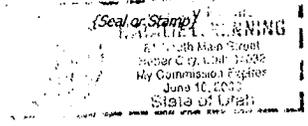


Trent Mehlhoff

STATE OF UTAH)
COUNTY OF WASATCH)
)Ss.

On November 23, 20, personally appeared before me, **Trent Mehlhoff** the signer of the within Instrument, who duly acknowledged to me that he executed the same.

Natalie Henning
- Notary Public
Natalie Henning
(Printed Name)
My Commission expires: 6/10/06



Ent 292751 Bk 0807 Pg 0754

Ent 378886 Bk 1055 Pg 1331 - 1332
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2012 May 16 11:16AM Fee: \$12.00 JP
For: First American - Heber City
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Company, LLC
81 South Main Street
Heber, UT 84032
(435)654-1414

AFTER RECORDING RETURN TO:
Rodney G. Earnshaw
1970 South Mill Road
Heber City, UT 84032

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **380-5461728 (nh)**
A.P.N.: **00-0009-1640, Serial No. OWC-1620-0-008-045**

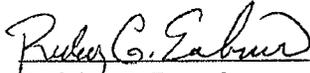
Rodney G. Earnshaw, a married man, Grantor, of **Heber**, **Wasatch** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Rodney G. Earnshaw and Stacy Earnshaw, husband and wife, as joint tenants, Grantee, of **Heber City**, **Wasatch** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

BEGINNING AT A POINT 40 FEET WEST AND 720 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 200 FEET; THENCE WEST 435.6 FEET; THENCE NORTH 200 FEET; THENCE EAST 435.6 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this May 11, 2012.



Rodney G. Earnshaw

A.P.N.: 00-0009-1640,
Serial No. OWC-1620-0-
008-045

Special Warranty Deed - continued

File No.: 380-5461728 (nh)

Ent 378886 Bk 1055Pg 1332

STATE OF Utah)
COUNTY OF Wasatch)Ss.

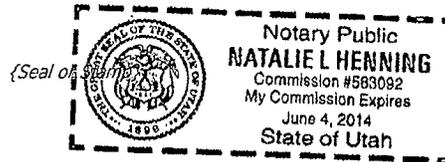
On May 11, 2012, personally appeared before me, **Rodney G. Earnshaw**,
the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

(Printed Name)

My Commission expires: 6/4/14



WHEN RECORDED, MAIL TO:

Mail Tax Notice to:

Gary Thurgood
2915 East 7000 South
Salt Lake City, Utah 84121

Space Above for Recorder's Use

WARRANTY DEED

(SPECIAL)

PROFESSIONAL PLAZA INVESTORS, LTD., A California Limited Partnership, grantor

of Los Angeles, County of Los Angeles, State of ~~XXXX~~ California

hereby CONVEY_S and WARRANT_S ~~XX~~ against all claiming by, through, or under it to

GARY W. THURGOOD AND EDITH THURGOOD, his wife as joint tenants.

, grantee

of Salt Lake City, County of Salt Lake, State of Utah

for the sum of TEN-----DOLLARS,
and other good and valuable considerations.

the following described tract of land in Wasatch County, State of Utah, to-wit:

***SEE ATTACHED EXHIBIT "A" ***

PAGE (✓) INDEX (✓) ABSTRACT (✓) PLAT (✓) CHECK (✓)

ENTRY NO 126353 DATE 5-5-82 TIME 12:05 PM (LSD)
RECORDED FOR UTAH TITLE BOOK 148 PAGE 192-94
RECORDER JOE DEAN HUBER BY SUSAN DAY
Wasatch County, State of Utah

WITNESS the hand of said grantor, this 3rd day of May, 19 82

Signed in the presence of
[Signature]
Nerki Edwards
[Signature]

PROFESSIONAL PLAZA INVESTORS, LTD.
By D M Properties, Inc., a California Corp.
Its General Partner
[Signature]
Daniel A. Miller, President

STATE OF UTAH, } ss. (See back of Document for Notary)
County of }

On the _____ day of _____, 19 _____
personally appeared before me

the signer of the above instrument, who duly acknowledged to me that he executed the same.

Notary Public.

My commission expires _____ Residing in _____

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On the *3rd* day of *May* 1982, personally appeared before me, DANIEL A. MILLER, the President of D M PROPERTIES, INC., A California Corporation, which is the General Partner of PROFESSIONAL PLAZA INVESTORS, LTD., a California Limited Partnership, whose name is subscribed to the within and foregoing instrument, personally known to me to be the Limited Partnership described in and who executed the foregoing instrument, who acknowledged to me he executed the same freely and voluntarily, and for the uses and purposes therein mentioned, for and on behalf of said Limited Partnership as President of it's Corporate General Partner.

My commission expires:

Nanci Edwards

Notary Public

Residing at:
12028 Sylvester St.
R. a. Calif. 90066

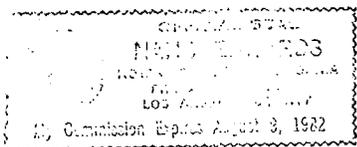


EXHIBIT "A"

LEGAL DESCRIPTION:

Commencing at a point 24 feet South of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 8, Township 4 South of Range 5 East of the Salt Lake Base and Meridian, and running thence South 496.0 feet; thence West 648.0 feet, more or less, to the East line of lands now owned by LaMar Jensen; thence North $0^{\circ}04'$ East 355.0 feet; thence North $89^{\circ}41'32''$ West 111.94 feet; thence North 138.98 feet; thence North $89^{\circ}54'17''$ East 759 feet, more or less to the point of beginning.

SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY EASEMENT DESCRIBED AS FOLLOWS:

Commencing at a point having State Plane Rectangular Coordinates of X:2027248.26 and Y:783893.40 (based on the Lambert Conformal Projection, Utah Central Zone), said point also being South 22.63 feet and West 2079.94 feet from the East one-quarter corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North $89^{\circ}54'17''$ West 584.70 feet; thence South $89^{\circ}28'01''$ West 137.744 feet to the boundary of U. S. Highway 40; thence along said boundary North $37^{\circ}30'38''$ West 30.853 feet; thence South $89^{\circ}21'32''$ East 88.261 feet; thence North $88^{\circ}21'56''$ East 63.235 feet; thence South $89^{\circ}54'17''$ East 584.70 feet; thence continuing Easterly along the North line of the Southeast quarter of said Section 8 to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section; thence South along the quarter section line 24 feet; thence West 759 feet, more or less, to the point of beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging.

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

This transaction is to include 15 shares of Timpanogos Irrigation Water.

SUBJECT to the right of Frank S. Chapman and Willis Clyde to impound their irrigation water in a reservoir located on said property herein described. Said water to be conveyed to and from the reservoir by means of irrigation ditches connecting to their irrigation systems located on their contiguous property. This right shall be in effect for as long as deemed necessary by said parties and their successors.

When recorded, return to:
MARION L. SHINGLEDECKER
4195 Highway 68, #C423
Golden Valley, AZ 86413

Ent 396111 Bk 1094 Pg 1608-1609
Date: 18-NOV-2013 10:31:39AM
Fee: \$13.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: PARK CITY TITLE

File No. 60448

Warranty Deed

LOREN R. KEELE also known as **LOREN ROBERT KEELE**, as Grantor, of Heber City, UT, hereby conveys and warrants to **MARION L. SHINGLEDECKER**, as Grantee, of Golden Valley, AZ for the sum of Ten & No/100 Dollars (and other good & valuable consideration), the following described tract of land in Wasatch County, State of Utah, to wit:

Parcel 1:

Beginning South 246.27 feet and East 21.35 feet from the Northwest corner of the Southeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base & Meridian; and running thence North 52°10' East 70.5 feet; thence South 37°50' East 105 feet; thence North 52°10' East 71 feet; thence South 37°50' East 210 feet; thence South 52°10' West 140 feet; thence North 37°50' West 315.76 feet to the point of beginning.

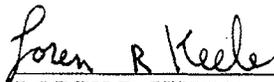
Parcel 2:

Beginning at the Easterly most corner of the Laura Keele property which point is described as beginning South 165 feet and West 1184 feet and South 37°50' East 305.44 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base & Meridian; thence North 37°50' West 178 feet; thence North 52°10' East 49 feet; thence South 37°50' East 112 feet; thence South 1°14'32" East 82.201 feet to the point of beginning.

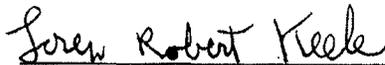
Tax Serial No. OWC-1628; Tax Parcel -1723

Subject to the general property taxes for the year 2013 and thereafter. Subject to easements and restrictions of record. Excepting therefrom all oil, gas and/or other minerals previously reserved.

WITNESS the hands of said Grantors this 15th day of November, 2013



LOREN R. KEELE



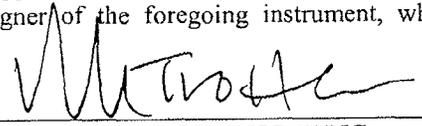
LOREN ROBERT KEELE

STATE OF UTAH)

COUNTY OF Summit) SS:

On the 15th day of November, 2013, personally appeared before me **LOREN R. KEELE** also known as **LOREN ROBERT KEELE**, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Commission expires: 1/6/2016
Residing at: Wallisburg, UT



NOTARY PUBLIC



U.S. Title File #WS37332CW
WHEN RECORDED MAIL TO:
Lane F. Jensen
1909 South Highway 40
Heber City, UT. 84032

Ent 350248 Bk 0995 Pg 1655-1655
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2009 JUL 13 3:17pm Fee 11.00 JP
FOR US TITLE - PARK CITY
ELECTRONICALLY RECORDED

WARRANTY DEED

LANE F. JENSEN

Grantor,

of HEBER CITY, County of WASATCH, State of UTAH
hereby CONVEYS and WARRANTS to

**LANE F. JENSEN AND DEBBIE J. JENSEN, HUSBAND AND WIFE,
AS JOINT TENANTS**

Grantee,

of HEBER CITY, County of WASATCH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASATCH, State of UT, to-wit

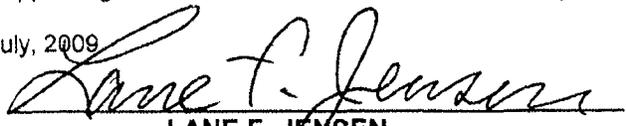
Beginning at a point 165 feet South and 648 feet West of the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 0°48' West 231 feet; thence North 71° West 105 feet; thence North 20° West 60 feet; thence South 70° West 140 feet; thence North 12°30' East 195; thence South 89°56' East 209 feet to the place of beginning.

Together with an undivided interest in a right of way for ingress and egress to and from the property over the following described tract of land:

Beginning at a point which is 165 feet South and 648 feet West and 338.18 feet South 00°04' West and 359.42 feet South 52°10' West and North 37°50' West 293.88 feet from the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 52°10' East 140 feet; thence North 37°50' West 15 feet; thence North 70° East 255 feet; thence South 20° East 60 feet; thence South 70° West 253 feet; thence South 52°10' West 135 feet; thence North 37°50' West 45 feet to the place of beginning.
OWC-1629-2

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2009 taxes and thereafter.

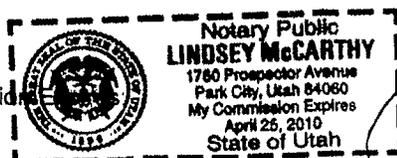
WITNESS the hand of said grantor, this 6th day of July, 2009

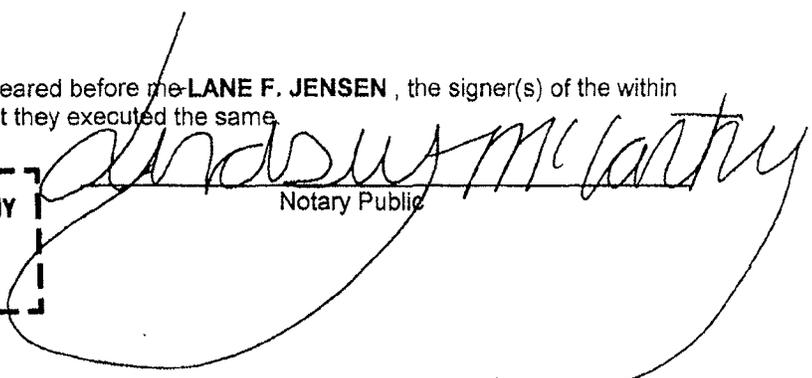

LANE F. JENSEN

STATE OF UTAH)
 :ss
COUNTY OF WASATCH)

On the 3th day of July, 2009, personally appeared before me **LANE F. JENSEN**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires
Residing at:




Notary Public

Recorded at Request of LOREN JENSEN
at 3:40 P.M. Fee Paid \$ 71.00 12-7-89
by GLORIA PITT Dep. Book 214 Page 182 Ref: 150636
Mail tax notice to _____ Address S.R.M.E.

WARRANTY DEED

LOREN K. JENSEN grantor
of Heber City County of WASATCH State of Utah, hereby
CONVEY and WARRANT to
LOREN K. JENSEN AND PHYLLIS M. JENSEN,
husband and wife, as joint tenants grantee
of Heber City County of Wasatch, State of Utah
for the sum of TEN and no/100-----DOLLARS
and other good and valuable considerations,
the following described tract of land in WASATCH County,

State of Utah, to-wit:
BEGINNING at a point which is South 165.0 feet and West 648.0 feet and North 89° 56' West 209 feet from the Northeast corner of the Northwest Quarter of the South-east Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 12°31' West 195.0 feet; thence South 70° West 115.0 feet; thence North 37°50' West 195.44 feet; thence South 52°10' West 71.0 feet; thence North 37°50' West 105.0 feet; thence North 52°10' East 62.0 feet; thence South 89°56' East 344.3 feet to the point of beginning. Containing 1.2682 acres.

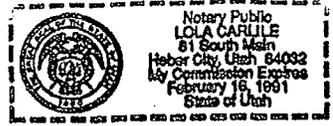
TOGETHER WITH all improvements thereon and appurtenances thereunto belonging.
SUBJECT TO easements, restrictions, reservations and rights of way appearing of record.

PAGE () INDEX () ABSTRACT () PLAT () CHECK ()
+

WITNESS the hand of said grantor, this 7th day of December A. D. 1989
Signed in the presence of Loren K. Jensen
Loren K. Jensen

STATE OF UTAH
COUNTY OF WASATCH

{ SS.
On the 7th day of December A. D. 1989 personally
appeared before me LOREN K. JENSEN



My Commission Expires: 2/18/91
Notary Public Lola Carlile
Residing at Heber City, UT

the signer of the within instrument who duly acknowledged to me that he executed the same.

Recorded at Request of 667
at..... M. Fee Paid \$.....
by..... Dep. Book..... Page..... Ref.....
Mail tax notice to 1891 HWY 40 HERBY Address.....

QUIT CLAIM DEED

LAMAR G. JENSEN and MARCYNE W. JENSEN,
his wife, as joint tenants

of , County of , State of Utah, hereby
QUIT CLAIM to

LOREN JENSEN and PHYLLIS JENSEN,
husband and wife as joint tenants

of TEN DOLLARS and other good and valuable considerations----- for the sum of
the following described tract of land in WASATCH ~~DOLLARS~~ County,
State of Utah, to wit:

COMMENCING South 165.00 feet and West 648.00 feet from the Northeast Corner of the Northwest quarter of the Southeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence S 00°04' WEST a distance of 231.00 feet; thence N71°00' West a distance of 48.01 feet to the point of beginning; Thence South 55°21'13" West a distance of 399.58 feet to U.S. Highway 40; thence North 37°50'00" West along said Highway a distance of 146.94 feet; thence North 52°10'00" East a distance of 140.00 feet; thence North 37°50'00" West a distance of 14.85 feet; thence North 70°00'00" East a distance of 258.58 feet; thence South 20°00'00" East a distance of 60.00 feet; thence South 71°00'00" East a distance of 56.98 feet to the point of beginning.

PAGE INDEX () ABSTRACT () PLAT () CHECK ()

ENTRY NO. 171749 DATE 3-18-94 TIME 14:37 FEE 10.00
RECORDED FOR LOREN JENSEN BOOK 274 PAGE 767
RECORDER JOE DEAN HUBER BY LIZ PARCELL

Re-recorded to correct legal

ENTRY NO. 172068 DATE 4-4-94 TIME 12:30 FEE 10.00
RECORDED FOR LOREN JENSEN BOOK 275 PAGE 667
RECORDER JOE DEAN HUBER BY PEGGY SULSER

WITNESS the hand of said grantor, this _____ day of _____ 19____

Signed in the presence of

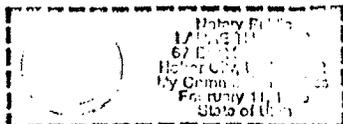
Lamar G. Jensen
LAMAR G. JENSEN
Marcyne W. Jensen
MARCYNE W. JENSEN

STATE OF UTAH, }
County of WASATCH } ss.
On the 18 day of March

1994
personally appeared before me

LAMAR G. JENSEN & MARCYNE W. JENSEN

the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Peggy Sulser
Notary Public

EXHIBIT C –Petitioners Property Value

The spreadsheet shown below was used to determine the property value and land acreage owned by the annexation petitioners. The total assessed value of the petitioners (\$1,601,272.00) divided by the total assessed value of all the lands to be annexed (\$2,930,960.00) is 0.5463% or 54.63%. The land acreage owned by the petitioners (30.72) divided by the land acreage of all the lands to be annexed (50.68) is 0.6062 or 60.62%. See Table 1 below for specific information.

Table 1 – Summary of property values and acreage

Land Owner Parcel #	2014 Market Value	2014 Land Value	Acreage	Owner	Calculated Values	
					Petitioners	
00-0009-1665	\$ 321,738.00	\$ 321,738.00	8.22	Trent Mehlhoff		
00-0009-1632	\$ 245,000.00	\$ 245,000.00	8.00	TRV Properties LLC		
00-0009-1640	\$ 361,311.00	\$ 135,000.00	2.00	Earnshaw, Rodney G	M = 2014 Market Value	
00-0012-6404	\$ 244,200.00	\$ 244,200.00	8.14	Thurgood, Gary & Edith	L = 2014 Land Value	
00-0009-1723	\$ 110,000.00	\$ 100,000.00	1.01	Shingledecker, Marion L	A = Acreage	
00-0013-6510	\$ 140,002.00	\$ 85,000.00	1.00	Jensen, Lane	M	\$ 1,601,272.00
00-0012-8780	\$ 132,146.00	\$ 87,750.00	1.11	Jensen, Loren & Phyllis	L	\$ 1,259,563.00
00-0014-6568	\$ 46,875.00	\$ 40,875.00	1.24	Jensen, Loren & Phyllis	A	30.72
00-0009-1673	\$ 646,552.00	\$ 401,253.00	9.49	CH47 LLC		
00-0009-1715	\$ 245,162.00	\$ 85,531.00	0.57	Henke, Paul L & Ann Jane		
00-0009-1707	\$ 181,625.00	\$ 85,000.00	0.85	Lawton, Keith David	%M	54.63
00-0009-1756	\$ 125,906.00	\$ 125,906.00	3.95	LNT Investments LLC	%L	61.30
00-0009-1731	\$ 74,009.00	\$ 41,049.00	1.24	TCI Cablevision of Utan Inc	%A	60.62
00-0009-1699	\$ 47,813.00	\$ 47,813.00	1.50	LNT Investments LLC		
00-0009-1749	\$ 8,621.00	\$ 8,621.00	0.36	Donovan Land Development LLC		
00-0012-1975	\$ -	\$ -	2.00	Indepenent Baptist Church		
Totals	\$ 2,930,960.00	\$ 2,054,736.00	50.68			

EXHIBIT D – Name and Address of Landowners

WASATCH COUNTY
Recorder/Assessor Cards Report
 Recorders Office Serial Order

07/17/2014
 02:29:34PM

Page: 1

Count	Parcel Nurr Review Date	Entry# Dist	Name One Address Two	Name Two Property Address	Address One Serial Number	NLS Status	Book/Page Acres
1	00-0015-3069 05/23/2013	278881 003	BAUM RICHARD M TR ETAL HEBER CITY	UT 84032-9609	230 POLE DR OHE-1644-9-008-045 lpalmier	OK	(0731/0734) 2.55

Legal Description:

BEGINNING S.668.71FT & E.2032.66FT FROM W1/4 CORNER SECTION 8, T.4S, R.5E, SLM: N.57 DEG 22'31"E.697.26FT; S.37 DEG 59'17"E.100FT; S.00 DEG 11'02"W.296.19FT; S.89 DEG 55'08"W.647.85FT TO THE BEGINNING AREA: 3.00 ACRES+- ANNEXED INTO HEBER CITY, RAY HULT ANNEXATION, BOOK 347 PAGE 764 (LESS 0.45 ACRES FOR DEDICATED ROAD IN WING POINTE SUBDIVISION) NET AREA: 2.55 ACRES 01/08/2002

Text History:

No Text History

BAUM RICHARD M TR (0731/0527)
 BAUM ELVA S TR (0731/0527)
 EARNSHAW R MARK (0559/0621)
 EARNSHAW CHRISTINA B (0559/0621)
 WOOTTON JEFF (0559/0621)
 WOOTTON TERESA B (0559/0621)

2	00-0020-2051 05/23/2013	278813 003	BAUM RICHARD M TR ETAL& HEBER CITY	UT 84032-9609	230 POLE DR OHE-1632-2-008-045 lpalmier	OK	(0731/0533) 0.50
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Legal Description:

BEGINNING N.1999.11FT & E.2676.78FT FROM SW CORNER SEC 8 T4S R5E SLM: N.00°05'15"E.298.51FT; S.37°59'28"E.234.97FT; S.52°00'32"W.184.1FT TO THE BEGINNING. AREA: 0.50 ACRES 01/09/2004

Text History:

THIS PARCEL WAS SPLIT FROM OHE-1632-0 FOR 2004 TAX ROLL.

BAUM RICHARD M TR (0731/0533)
 BAUM ELVA S TR (0731/0533)
 EARNSHAW R MARK (0667/0073)
 EARNSHAW CHRISTINA B (0667/0073)
 WOOTTON JEFF (0667/0073)
 WOOTTON TERESA (0667/0073)

3	00-0009-2572 11/03/2011	234920 014	BERG TOD L & LYNETTE (JT HEBER CITY	UT 84032-0000	2151 HIDDEN CREEK RD OWC-1698-0-009-045 lpalmier	OK	(0511/0638) 7.58
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Legal Description:

BERG N.820FT FROM SW CORNER SECTION 9, T.4S, R.5E, SLM: N.500FT; E.660FT; S.500FT; W.660FT TO THE BEGINNING. AREA: 7.58 ACRES

Text History:

No Text History

BERG TOD L (0511/0638)
 BERG LYNETTE (0511/0638)

4	00-0009-1673 05/23/2013	375111 012	CH47 LLC HEBER CITY	UT 84032-0000	1590 S HWY 40 OWC-1623-0-008-045 lpalmier	OK	(1047/0897) 9.49
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Legal Description:

BEGINNING N.2146.59FT & W.1346.12FT FROM SE CORNER SEC 8 T4S R5E SLM: S.0°0'15"E.398.68FT; S.0°0'05"E.413.26FT; S.89°0'52"E.6FT; S.0°0'14"W.589.79FT; S.06°35'07"W.6.61FT; N.37°50'0"W.708FT; E.75.42FT; N.408.29FT; N.52°09'53"E.26.6FT; N.424.21FT; N.89°55'48"E.332.85FT TO THE BEGINNING. AREA: 9.49 ACRES +-

Text History:

THIS PARCEL ACREAGE WAS CHANGED FOR 2008 TAX ROLL PER DEEDS 138318, 138319, 139259, 145954. SHOULD HAVE BEEN CHANGED AT TIME OF DEEDS BEING RECORDED BUT WAS MISSED.

CH47 LLC (1047/0897)

5	00-0017-0410 04/07/2010	212300 003	CLYDE ELMA L HEBER CITY	UT 84032-0000	150 E 400 N OHE-1615-0-008-045 lpalmier	OK	(00417/0746) 20.48
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WASATCH COUNTY
Recorder/Assessor Cards Report
Recorders Office Serial Order

07/17/2014
 02:29:34PM

Page: 2

Count	Parcel Nurr Review Date	Entry# Dist	Name One Address Two	Name Two Property Address	Address One Serial Number	NLS Status	Book/Page Acres
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Legal Description:

BEGINNING AT A POINT SOUTH 1313.47 FEET FROM THE N ¼ CORNER OF SEC 8 T4S R5E; S89-54-32E 654.35; S0-14-37E 1325.5; S90-0-0W 660; N0-0-3E 1326.53 TO THE BEGINNING. AREA: 20.48 ACRES +/-

Text History:

OHE-1615-3 WAS SPLIT FROM THIS PARCEL FOR 2008 TAX ROLL. OHE-1615-2 WAS SPLIT FROM THIS PARCEL FOR 2008 TAX ROLL.

CLYDE ELMA L

(0417/0746)

6	00-0017-0402 07/16/2010	212300 003	CLYDE MARVIS A HEBER CITY	CLYDE MARVIS A & ELMA UT 84032-0000	150 E 400 N OHE-1657-0-008-045 lpalmier	OK	(00417/0746) 6.84
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Legal Description:

BEGINNING 184.8FT N OF CENTER OF SECTION 8, T.4S, R.5E, SLM: N.594.33FT; N.46 DEG 44'W.4.66RD; S.85 DEG W.11.29RD; S.65 DEG 16'W.9.14RD; N.24 DEG 44'W.1.33RD; S.57 DEG 57'W.18.1RD; S.37 DEG 50'E. ALSO HWY ROW 543.1FT; E.308FT TO THE BEGINNING. AREA: 6.84 ACRES

Text History:

No Text History

CLYDE MARVIS A
 CLYDE ELMA

(0417/0746)
 (0417/0746)

7	00-0017-0428 05/04/2011	212300 003	CLYDE MARVIS E HEBER CITY	CLYDE MARVIS E & NINA 1765 S HWY 40 UT 84032-0000	1765 S HWY 40 OHE-1659-0-008-045 lpalmier	OK	(00417/0746) 1.00
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Legal Description:

BEG CENTER SECTION 8, T.4S, R.5E, SLM: N.184.8FT; W.308FT +/- TO HWY; S.37 DEG 50'E. TO POINT OF BEG; E.163.35FT TO BEG. AREA: 1.00 ACRES

Text History:

No Text History

CLYDE MARVIS E
 CLYDE NINA

(0417/0746)
 (0417/0746)

8	00-0013-8508 04/06/2005	265956 003	COOL LAND STORAGE LLC HUNTINGTON BEACH	CA92648-6254	7028 KEARNY DR OHE-1644-6-008-045 lpalmier	OK	(0666/0705) 4.44
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Legal Description:

BEGINNING N.137.08FT & E.1325.19FT & S.00°06'31"W.273.56FT & S.89°53'29"E.272.17FT FROM W/14 CORNER SEC 8 T4S R5E SLM: N.52°00'20"E.363.81FT; S.39°32'05"E.160FT; N.52°00'43"E.272.25FT; N.37°58'10"W.160FT; N.52°00'43"E.70FT; S.37°59'17"E.475FT; S.52°00'39"W.438.286FT; N.37°59'10"W.261.63FT; N.89°53'28"W.345.82FT TO THE BEGINNING. AREA: 4.44 ACRES+- 02/10/2003

Text History:

OHE-1644-C, OHE-1644-D, OHE-1644-E, OHE-1644-F WERE JOINED WITH THIS CARD FOR 2004 TAX ROLL AT THE REQUEST OF GARY BAUER, 1 -22-03. OHE-1644-E AND OHE-1644-F WERE SPLIT FROM THIS PARCEL FOR 2003 TAX ROLL. ANNEXED INTO HEBER CITY, RAY HULT ANNEXATION, BK 347 PG 764. TAX CARDS OWC-1644-7 & OWC-1644-8 ARE BEING JOINED WITH THIS TAX CARD AT THE OWNERS REQUEST FOR THE 1999 TAX ROLL.

COOL LAND STORAGE LLC

(0666/0705)

9	00-0009-2564 11/21/2011	000000 014	CORP PRESIDING BISHOPRIC LDS CHURCH TAX DIVISION SALT LAKE CITY	UT 84150-0000	50 E NORTH TEMPLE FL 22 OWC-1697-0-009-045 lpalmier	EX	(0000/0000) 8.47
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Legal Description:

BEG SW COR SEC 9, T.4S, R.5E, SLM; N.820FT; E.450FT; S.820FT; W.450FT. TO THE BEG. AREA: 8.47 ACRES

Text History:

No Text History

CORP PRESIDING BISHOPRIC LDS

(0124/0624)

10	00-0013-5363 11/21/2011	396025 012	CUMMINGS JAY B TR HEBER CITY	UT 84032-0000	2140 S MILL RD OWC-1616-3-008-045 lpalmier	OK	(1094/1328) 1.05
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Legal Description:

BEG S 1468 FT & W 40 FT FR E1/4 COR SEC 8, T4S, R5E, SLM; S 204 FT; W.225FT; N.204FT; E.225FT TO THE BEGINNING AREA: 1.0537 ACRES

Text History:

No Text History

CUMMINGS JAY B TR (1094/1328)

11	00-0013-5371 05/23/2013	396024 012	CUMMINGS JAY B TR HEBER CITY	2180 S MILL RD UT 84032-0000	2140 S MILL RD OWC-1616-4-008-045 11/18/2013 lpalmier	OK	(1094/1327) 1.65
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Legal Description:

BEGINNING S.1672FT & W.466FT FROM E1/4 CORNER SEC 8 T4S R5E SLM: W.20.45FT; N.02°16'03"W.317.62FT; S.89°38'07"E.33FT; E.201FT; S.318FT; W.201FT TO THE BEGINNING. AREA: 1.65 ACRES 04/03/2003

Text History:

OWC-1616-6 WAS JOINED WITH THIS PARCEL FOR 2004 TAX ROLL AT THE REQUEST OF JAY B CUMMINGS 2-03. OWC-1616-5 WAS SPLIT FROM THIS PARCEL FOR 2002 TAX ROLL.

CUMMINGS JAY B TR (1094/1327)

12	00-0009-1749 05/23/2013	303736 012	DONOVAN LAND DEVELOPME BOUNTIFUL	UT 84010-0000	3465 HUNTINGTON DR OWC-1630-0-008-045 12/29/2008 jprobst	OK	(0868/0640) 0.36
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Legal Description:

BEG NE COR NW1/4SE1/4 SEC 8, T4S, R5E, SLM; S 520 FT; W 648 FT; N00°04'E 355 FT; N89°56'W 546 FT; S52°10'W 132.05 FT TO HWY; N37°50'W TO W LINE NW1/4SE1/4; N11.296 RD; E 24 FT; N 24 FT; E TO BEG. AREA: 10.49 ACRES (LESS CARD OWC-1630-1, 2.00 ACRES) (LESS CARD OWC-1630-2, 8.13 ACRES) NET AREA: 0.36 ACRE

Text History:

No Text History

DONOVAN LAND DEVELOPMENT LLC (0868/0640)

13	00-0009-1640 04/28/2011	378886 012	EARNSHAW RODNEY G HEBER CITY	EARNSHAW STACY (JT) 1970 S MILL RD UT 84032-0000	1970 S MILL RD OWC-1620-0-008-045 08/28/2013 gstevens	OK	(1055/1331) 2.00
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Legal Description:

BEG 40 FT W & 720 FT S OF NE COR SE1/4 SEC 8, T4S, R5E, SLM; S 200 FT; W 435.6 FT; N 200 FT; E 435.6 FT TO BEG. AREA 2 ACRES

Text History:

No Text History

EARNSHAW RODNEY G (1055/1331)
EARNSHAW STACY (1055/1331)

14	00-0020-8292 02/28/2011	226142 003	GLASS PHILLIP D TR WENATCHEE	GLASS DOROTHY JEAN TR WA98801-0000	110 VIEW RIDGE CIR OHE-2019-0-008-045 09/17/2008 lpalmier	OK	(00471/0051) 16.60
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Legal Description:

BEG 40 FT W & 330 FT S OF NE COR SE1/4 SEC 8, T4S, R5E, SLM; S 390 FT; W 1280 FT; N 720 FT; E 620 FT; S 330 FT; E 660 FT TO BEG. AREA 16.60 ACRES

Text History:

ANNEXED INTO HEBER CITY FOR 2009 TAX ROLL PER BOLDAVE ANNEXATION, WAS OWC-1621-0.

GLASS PHILLIP D TR (00471/0051)
GLASS DOROTHY JEAN TR (00471/0051)

15	00-0009-1715 04/20/2012	000000 012	HENKE PAUL L & ANN JANE HEBER CITY	2071 S HWY 40 UT 84032-0000	2071 S HIGHWAY 40 OWC-1627-0-008-045 11/15/2013 kmcDonald	OK	(0000/0000) 0.57
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Legal Description:

BEG W 383.4 FT & S 941 FT OF NE COR NW1/4SE1/4 SEC 8, T4S, R5E, SLM; S.52°10'W 310 FT; S.37°50'E ALONG HWY R/W 90 FT; N.52°10'E 254 FT; N 111 FT TO BEG. SUBJECT TO & TOGETHER WITH R/W. AREA: 0.57 ACRES MORE OR LESS

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Text History:

No Text History

HENKE PAUL L & ANN JANE

16	00-0015-7508 04/10/2008	190449 003	HULT D RAY PROPERTIES LC This parcel has been dele SALT LAKE CITY	UT 84119-0000	3600 S REDWOOD RD OHE-1644-A-008-045 lpalmier	XX	(00335/0370) 4.54
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Legal Description:

BEGINNING E.1324.27FT & S.349.86FT FROM W1/4 CORNER SECTION 8, T.4S, R.5E, SLM: N.52 DEG 00'43"E.617.990FT; S.37 DEG 59'17"E.475.000FT; N.52 DEG 00'43"E.438.280FT; S.37 DEG 59'17"E.277.490FT; S.57 DEG 22'31"W.697.260FT; S.89 DEG 55'08"W.709.000FT; N.0 DEG 06'31"E.319.860FT. AREA: 12.1532 ACRES ANNEXED INTO HEBER CITY, RAY HULT ANEXATION, BOOK 347 PAGE 764 (LESS TAX CARD OHE-1644 -B, AREA: 7.606 ACRES) NET AREA: 4.54 ACRES

Text History:

REDELETED FOR 2012 TAX ROLL WHEN TAXES WERE PAID. DELETED FOR 2002 TAX ROLL, NOW A PART OF WING POINTE SUBDIVISION. THIS PARCEL HAS BEEN UNDELETED FOR BACK TAX PURPOSES

HULT D RAY PROPERTIES LC (0335/0370)

17	00-0012-1975	000000 012	INDEPENDENT BAPTIST CHUI HEBER CITY	UT 84032-0000	1811 S HWY 40 OWC-1630-1-008-045 jprobst	EX	(0000/0000) 2.00
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Legal Description:

CO-ORDINATE SURVEY: BEG S 22.63 FT & W 2079.94 FT FR E1/4 COR SEC 8, T4S, R5E, SLM; S 138.93 FT; N89°41'32"W 446.33 FT; S52°10'W 136.04 FT; N37°30'38"W 50.78 FT; N 180.72 FT; S89°54'17"E 584.7 FT TOBEG. AREA: 2.00 ACRES

Text History:

No Text History

INDEPENDENT BAPTIST CHURCH (0225/0087)

18	00-0013-6510 04/24/2012	350248 012	JENSEN LANE F HEBER CITY	UT 84032-0000	JENSEN DEBBIE J (JT) 1909 S HWY 40 OWC-1629-2-008-045 lpalmier	OK	(0995/1655) 1.00
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Legal Description:

BEGINNING S.165FT & W.648FT FROM NE CORNER NW1/4SE1/4 SECTION 8, T.4S, R.5E, SLM: S.00 DEGREES 48'W.231FT; N.71 DEGREES W.105FT; N.20 DEGREES W.60FT; S.70 DEGREES W.140FT; N.12 DEGREES 30'E.195FT; S.89 DEGREES 56'E.209FT TO THE BEGINNING AREA: 1.00 ACRES MORE OR LESS 05/19/2003

Text History:

No Text History

JENSEN LANE F (0995/1655)
 JENSEN DEBBIE J (0995/1655)

19	00-0014-6568 05/23/2013	000000 012	JENSEN LOREN & PHYLLIS HEBER CITY	UT 84032-0000	1845 S HIGHWAY 40 OWC-1629-4-008-045 tcounter	OK	(0000/0000) 1.24
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Legal Description:

BEGINNING S.165FT & W.648FT & S.00 DEG 48'W.231FT & N.71 DEG W.48.01FT FROM NE. CORNER NW1/4SE1/4 SECTION 8, T.4S, R.5E, SLM: S. 55 DEG 21'13"W.399.58FT; N.37 DEG 50'W.146.94FT; N.52 DEG 10'E.140FT; N.37 DEG 50'W.146.94FT; N.52 DEG 10'E.140FT; N.37 DEG 50'W.14.85FT; N.70 DEG E.258.58FT; S.20 DEG E.60FT; S.71 DEG E.56.98FT TO THE BEGINNING. AREA: 1.24 ACRES +-

Text History:

No Text History

JENSEN LOREN & PHYLLIS (0275/0667)

20	00-0012-8780 04/23/2012	000000 012	JENSEN LOREN K & PHYLLIS HEBER CITY	UT 84032-0000	1891 S HIGHWAY 40 OWC-1629-1-008-045 jprobst	OK	(0000/0000) 1.11
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Legal Description:

BEG S 165 FT & W 648 FT & N89°56'W 209 FT FR NE COR NW1/4SE1/4 SEC 8, T4S, R5E, SLM; S12°31'W 195 FT; S70°W 115 FT; N37°50'W 195.44 FT; S52°10'W 71 FT; N37°50'W105 FT; N52°10'E 62 FT; S89°56'E 344.3 FT TO BEG. AREA: 1.2682 ACRES (LESS TAX CARD OWC-1629-3, 0.1631

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ACRES)NET AREA: 1.1051 ACRES							
Text History: No Text History							
JENSEN LOREN K & PHYLLIS M				(0214/0182)			
21	00-0017-3778 11/03/2011	219471 014	JOERG WERNER B TR F-90100 JONCHEREY FRANCE	JOERG CHARLOTTE G TR 00000-0000	11 RUE VOIVRE OMH-0001-0-009-045 gstevens	OK	(00443/0535) 6.00
Legal Description: LOT 1, MILL ACRES SUBDIVISION AREA: 6.00 ACRES							
Text History: No Text History							
JOERG WERNER B TR				(00443/0535)			
JOERG CHARLOTTE G TR				(00443/0535)			
22	00-0009-1707 04/20/2012	324264 012	LAWTON KEITH DAVID HEBER CITY	LAWTON CHERYL HENKE (JT2093 S HIGHWAY 40 2093 S HWY 40 UT 84032-0000	09/19/2013 gstevens	OK	(0947/0118) 0.85
Legal Description: BEG W 383.4 FT & S 941 FT & S52°10'W 310FT & S37°50'E 90 FT FR NE COR NW1/4SE1/4SEC 8, T4S, R5E, SLM; S37°50'E ALG HWY R/W TO S LINE NW1/4SE1/4 SEC 8; E 74.16 FT; N 200 FT M/L; S52°10'W 254 FT TO BEG. SUBJECT TO & TOGETHER WITH R/W. AREA: 0.85 ACRES MORE OR LESS							
Text History: No Text History							
LAWTON KEITH DAVID				(0947/0118)			
LAWTON CHERYL HENKE				(0947/0118)			
23	00-0009-1699 05/23/2013	359285 012	LNT INVESTMENTS LLC HEBER CITY	2045 S HWY 40 UT 84032-0000	05/14/2010 lpalmier	OK	(1014/1033) 1.50
Legal Description: BEG 10 RD S & 648 FT W & 338.13 FT S OF NE COR NW1/4SE1/4 SEC 8, T4S, R5E, SLM; S 321.87 FT; S.52°10'W 158.24 FT TO HWY; N.37°50'W 244.44 FT; N.52°10'E 335.37 FT TO BEG. AREA 1.50 ACRES							
Text History: No Text History							
LNT INVESTMENTS LLC				(1014/1033)			
24	00-0009-1756 05/23/2013	359285 012	LNT INVESTMENTS LLC HEBER CITY	2045 S HWY 40 UT 84032-0000	05/14/2010 lpalmier	OK	(1014/1033) 3.95
Legal Description: BEG W 458.04 FT & N37°12'W 252 FT FR SE COR NW1/4SE1/4 SEC 8, T4S, R5E, SLM; N 52°10'E 336.6 FT; N 400 FT; W 298 FT; S 321.87 FT; S52°10'W 158.24 FT; S37°50'E TO BEG. AREA: 3.95 ACRES M/L							
Text History: No Text History							
LNT INVESTMENTS LLC				(1014/1033)			
25	00-0009-1962 04/20/2012	300740 012	MCCORMICK WADE HEBER CITY	MCCORMICK JULIE (JT) 2096 S MILL RD UT 84032-0000	2096 S MILL RD OWC-1616-1-008-045 gstevens	OK	(0852/0224) 1.00
Legal Description: BEG W 40 FT & S 1268.31 FT FR NE COR SE 1/4 SEC 8, T4S, R5E, SLM; S 200 FT; W 225 FT; N 114 FT; E 15 FT; N 86 FT; E 210 FT TO BEG. AREA: 1.00 ACRE							
Text History: No Text History							

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			MCCORMICK WADE MCCORMICK JULIE	(0852/0224) (0852/0224)			
26	00-0009-1665 04/24/2012	317486 012	MEHLHOFF TRENT ELK RIDGE	UT 84651-0000	173 W HIGH SIERRA DR OWC-1622-0-008-045 gstevens	OK	(0935/1014) 8.22
			MEHLHOFF TRENT	(0935/1014)			
27	00-0009-1772 05/23/2013	180150 003	MILLSTREAM PROPERTIES LI MIDWAY	UT 84049-0000	380 E MAIN ST FL B-2ND OHE-1632-1-008-045 lpalmier	OK	(0300/0768) 0.15
			MILLSTREAM PROPERTIES LLC	(0300/0768)			
28	00-0020-1132 03/21/2014	399707 003	MWE GLENDALE MEDICAL PF MIDWAY	2120 S US HWY 40 UT 84049-0000	380 E MAIN ST BUILDING B OHE-1688-0-008-045 lpalmier	OK	(1102/0912) 9.02
			MWE GLENDALE MEDICAL PROPRTIIE	(1102/0912)			
29	00-0020-1133 03/21/2014	399707 003	MWE GLENDALE MEDICAL PF MIDWAY	UT 84049-0000	380 E MAIN ST BUILDING B OHE-1689-0-008-045 lpalmier	OK	(1102/0912) 19.99
			MWE GLENDALE MEDICAL PROPRTIIE	(1102/0912)			
30	00-0020-2536 05/23/2013	200412 003	SHELTON KENT D ETAL HEBER CITY	%VAUN A SHELTON UT 84032-0000	685 S 600 W OHE-1687-1-008-045 lpalmier	OK	(00371/0589) 5.67
			SHELTON KENT D SHELTON PAUL V	(0371/0589) (0371/0589)			

Legal Description:

BEG 40 FT W & 1060.31 FT S OF NE COR SE1/4 SEC 8, T4S, R5E, SLM; S 208 FT; W 210FT; S 86 FT; W 1070 FT; N 294 FT; E 1280 FT M/L TO BEG. AREA 8.22 ACRES

Text History:

No Text History

Legal Description:

BEG N 1320 FT & E 660 FT OF S1/4 COR SEC 8, T4S, R5E, SLM; N 129.53 FT; S.37°50'E 164.04 FT; W 100.65 FT TO BEG. AREA 0.15 ACRE ANNEXED INTO HEBER CITY, RAY HULT ANNEXATION BOOK 347 PAGE 764

Text History:

No Text History

Legal Description:

BEG 100 RD W OF SE COR SEC 8, T4S, R5E, SLM; W 20 RD; N 80 RD; E 6.10 RD; S.37° 50'E 22.66 RD; S 62.11 RD TO BEG. AREA 9.22 ACRES. LESS ROAD 0.20 ACRE. NET AREA9.02 ACRES 01/21/2002

Text History:

ANNEXED INTO HEBER CITY FOR 2002 TAX ROLL DUE TO SLI ANNEXATION BK 528 PG 523. WAS OWC-1635-0.

Legal Description:

BEGINNING S1/4 CORNER SEC 8 T4S R5E SLM: N.0°04'02"E.1252.01FT; N.89°57'52"W.16.61FT; N.0°10'28"E.68FT; S.89°52'10"E.676.28FT; S.0°02'55"W.1318.47FT; S.89°59'56"W.660.23FT TO THE BEGINNING. AREA: 19.99 ACRES+-

Text History:

ACREAGE AND DESCRIPTION CHANGE FOR 2008 TAX ROLL DUE TO BOUNDARY LINE AGREEMENT WITH OHE-1645-1. ACREAGE AND LEGAL DESCRIPTION CHANGE FOR 2007 TAX ROLL DUE TO BOUNDARY LINE AGREEMENT WITH OHE-1637-1 AND OHE-1637-0. ANNEXED INTO HEBER CITY FOR 2002 TAX ROLL DUE TO SLI ANNEXATION BK 528 PG 532. WAS OWC-1636-0.

Legal Description:

BEGINNING W.1650FT FROM SE CORNER SEC 8 T4S R5E SLM: N.341.82FT; E.240.59FT; N.52°10'E.228.91FT; S.37°50'E.610.4FT; W.795.8FT TO THE BEGINNING. AREA: 5.67 ACRES +-

Text History:

THIS PARCEL WAS SPLIT FROM OHE-1687-0 FOR 2005 TAX ROLL.

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			SHELTON VAUN A SHELTON VELDA G	(0371/0589) (0371/0589)			
31	00-0020-1131 05/13/2006	272889 003	SHELTON SYNDI P SALT LAKE CITY	2210 S HWY 40 UT 84121-0000	12/31/2008 2111 E COTTONWOOD COVE OHE-1687-0-008-045 lpalmier	OK	(0702/0106) 3.69
			SHELTON SYNDI P	(0702/0106)			
32	00-0009-1723 11/21/2013	396111 012	SHINGLEDECKER MARION L GOLDEN VALLEY	1891 S HWY 40 AZ 86413-0000	11/27/2013 4195 HWY 68 #C423 OWC-1628-0-008-045 lpalmier	OK	(1094/1608) 1.01
			SHINGLEDECKER MARION L	(1094/1608)			
33	00-0014-2484 05/23/2013	201245 012	SWEAT PHIL K TR & HEBER CITY	SWEAT VERNA L TR 2375 S HWY 40 UT 84032-0000	12/29/2008 4530 E CENTER CREEK RD OWC-1633-1-008-045 jprobst	OK	(00375/0050) 4.39
			SWEAT PHIL K TR SWEAT VERNA L TR	(0375/0050) (0375/0050)			
34	00-0009-1731 05/23/2013	199534 012	TCI CABLEVISION OF UTAH I PHILADELPHIA	PROPERTY TAX DEPT 1957 S HWY 40 PA 19103-2838	03/22/2011 ONE COMCAST CENTER 32NI OWC-1629-0-008-045 gstevens	OK	(00368/0502) 1.24
			TCI CABLEVISION OF UTAH INC	(0368/0502)			
35	00-0012-6404 04/20/2012	000000 012	THURGOOD GARY W & EDITH HEBER CITY	UT 84032-0000	12/29/2008 3005 W 3600 S OWC-1630-2-008-045 jprobst	OK	(0000/0000) 8.13
			THURGOOD GARY W & EDITH	(0148/0192)			

Legal Description:

BEGINNING W.1650FT & N.341.82FT FROM SE CORNER SEC 8 T4S R5E SLM: N.683FT; S.37°50'E.687FT; S.52°10'W.228.91FT; W.240.59FT TO THE BEGINNING. AREA: 3.69 ACRES

Text History:

OHE-1687-1 WAS SPLIT FROM THIS PARCEL FOR 2005 TAX ROLL. ANNEXED INTO HEBER CITY FOR 2002 TAX ROLL DUE TO SLI ANNEXATION BK 528 PG 523. WAS OWC-1634-0.

Legal Description:

BEGINNING AT A POINT SOUTH 246.27 FEET AND EAST 21.35 FEET FROM THE NW CORNER OF THE SE ¼ SEC 8 T4S R5E SLM: N52-47-48E 69; S37-50-3E 105; N52-9-59E 71; S37-49-54E 28.57; N52-10-1E 47.9; S37-49-55E 112; S1-14-41E 80.35; S37-49-41E 4.91; S52-9-58W 140; N37-50-1W 315.76 TO THE BEGINNING. AREA: 1.01 ACRES +/-

Text History:

OHE-1629-3 WAS JOINED WITH THIS PARCEL FOR 2012 TAX ROLL AT THE REQUEST OF MARION L SHINGLEDECKER AND LOREN KEELE.

Legal Description:

BEGINNING N.49.50FT & W.569.36FT & W.222.07FT & N.37°50'W.141.25FT FROM SE CORNER SEC 8 T4S R5E SLM: N.37°50'W.631.73FT; E.505.96FT; S.17°20'29"E.497.7FT; S.84°52'54"W.267.49FT TO THE BEGINNING. AREA: 4.39 ACRES +_ 06/18/2002

Text History:

OWC-1633-4 WAS SPLIT FROM THIS PARCEL FOR 2003 TAX ROLL.

Legal Description:

BEGINNING S.165FT & W.648FT; & S.00 DEG 48'W.231FT FROM NE. CORNER NW1/4SE1/4 SECTION 8, T.4S, R.5E, SLM: S.00 DEG 48'W.107.13FT; S.52 DEG 10'W.359.42FT; N.37 DEG 50'W.146.94FT; N.55 DEG 21'13"E.349.58FT; S.71 DEG E.48FT TO THE BEGINNING AREA: 1.24 ACRES +/-

Text History:

No Text History

Legal Description:

CO-ORDINATE SURVEY: BEG S.24FT FROM NE COR NW1/4SE1/4 SEC 8 T4S R5E SLM: S.520FT; W.648FT; N.00°04'E.355FT; N.89°41'32"W.111.94FT; N.160.16FT; N.89°54'17"E.759FT TO BEG AREA: 8.1295 ACRES

Text History:

No Text History

07/17/2014
02:29:34PM

WASATCH COUNTY Recorder/Assessor Cards Report Recorders Office Serial Order

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Count	Parcel Nurr Review Date	Entry# Dist	Name One Address Two	Name Two Property Address	Address One Serial Number	NLS Status	Book/Page Acres
36	00-0012-1967 01/22/2014	000000 003	TINGEY REAL ESTATE SALT LAKE CITY	%GREEN MAVIS UT 84106-0000 04/10/2013	3244 S 1700 E OWC-1609-2-008-045 lpalmier	OK	(0000/0000) 6.17

Legal Description:

CO-ORDINATE SURVEY: BEG E1/4 COR SEC 8, T4S, R5E, SLM; N.89°55'03"W.1020.5FT; N.00°14'09"W.263.5FT; S.89°55'03"E.1019.63FT; S.00°25'29"E.263.5FT TO BEG. AREA 6.170 ACRES

Text History:

No Text History

TINGEY REAL ESTATE (0245/0484)

37	00-0020-8286 02/28/2011	000000 003	TINGEY REAL ESTATE SALT LAKE CITY	%MAVIS GREEN UT 84106-0000 08/03/2009	3244 S 1700 E OHE-2013-0-008-045 gstevens	OK	(0000/0000) 42.87
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Legal Description:

BEGINNING W.1031.25FT & S.00°24'16"E.33FT FROM NE CORNER SEC 8 T4S R5E SLM: S.89°50'16"W.226.61FT +- TO THE PROPERTY CONVEYED TO THE USA IN BOOK 400 PG 746; SWLY ALONG THE ARC OF 1240.11 RADIUS CURVE TO THE LEFT 31.78FT (CHORD BEARING S.05°25'11"W.33FT); ALONG THE ARC OF A 406.20FT RADIUS CURVE TO THE RIGHT 141.37FT (CHORD BEARING S.13°56'26"W.142.09FT); S.00°05'41"E.653.02FT; N.85°12'42"W.386.65FT; S.30°38"W.172.13FT; W.212.42FT; S.1665.19FT +- TO THE SECTION LINE; E.948.75FT; N.2640FT TO THE BEGINNING. AREA: 42.87 ACRES +-

Text History:

ANNEXED INTO HEBER CITY FOR 2009 TAX ROLL PER BOLDAVE ANNEXATION, WAS OWC-1613-0.

TINGEY REAL ESTATE (0136/0694)

38	00-0017-3794 11/03/2011	246279 014	TOLBERT TRACY & DEBORAH HEBER CITY	UT 84032-0000 09/12/2013	1250 E HIDDEN CREEK LN 0MH-0003-0-009-045 gstevens	OK	(0565/0461) 8.89
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Legal Description:

LOT 3, MILL ACRES SUBDIVISION AREA: 8.89 ACRES

Text History:

No Text History

TOLBERT TRACY B (0565/0461)
TOLBERT DEBORAH B (0565/0461)

39	00-0009-2549 11/03/2011	287792 014	TOLBERT TRACY B HEBER CITY	TOLBERT DEBORAH B (JT) UT 84032-0000 03/10/2008	1250 E HIDDEN CREEK LN OWC-1696-0-009-045 lpalmier	OK	(0780/0701) 10.00
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Legal Description:

BEG SW COR NW1/4SW1/4 SEC 9, T4S, R5E, SLM; N 660 FT; E 660 FT; S 660 FT; W 660 FT TO BEG. AREA 10 ACRES

Text History:

No Text History

TOLBERT TRACY B (0780/0701)
TOLBERT DEBORAH B (0780/0701)

40	00-0009-1632 05/23/2013	292751 012	TRV PROPERTIES LLC ELK RIDGE	UT 84651-0000 12/04/2013	173 W HIGH SIERRA DR OWC-1619-0-008-045 gstevens	OK	(0807/0753) 8.00
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Legal Description:

BEG 40 FT W & 920 FT S OF NE COR SE1/4 SEC 8, T4S, R5E, SLM; S 140.31 FT; W 1280FT; N 340.31 FT; E 844.4 FT; S 200 FT; E 435.6 FT TO BEG. AREA 8 ACRES

Text History:

No Text History

TRV PROPERTIES LLC (0807/0753)

41	00-0009-1608 05/23/2013	330390 012	VIZION FAMILY LIMITED PAR DRAPER	% VISION FLP UT 84020-0000 11/13/2013	PO BOX 1681 OWC-1616-0-008-045 kmcDonald	OK	(0957/1471) 13.17
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07/17/2014
02:29:34PM

WASATCH COUNTY
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Count	Parcel Nurr Review Date	Entry# Dist	Name One Address Two	Name Two Property Address	Address One Serial Number	NLS Status	Book/Page Acres
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Legal Description:

BEGINNING S.00°19'58"E.1673FT & W.49.72FT FROM E1/4 CORNER SEC 8 T4S R5E SLM: S.60FT; W.444.06FT; S.02°16'03"E.279.50FT;
S.89°58'20"W.270.11FT; W.507.87FT; N.37°50"W.118.24FT; N.00°16'29"W.563.40FT; E.827.21FT; S.02°16'03"E.317.62FT; E.446.43FT TO THE
BEGINNING. AREA: 13.17 ACRES +- 01/21/2002

Text History:

OWC-1616-6 & OWC-1616-7 WERE SPLIT FROM THIS PARCEL FOR 2002 TAX ROLL. ALSO ACREAGE CHANGE DUE TO BOUNDARY LINE
AGREEMENTS, BK 524 PGS 1-6.

VIZION FAMILY LIMITED PARTNERS

(0957/1471)

42	00-0009-1764 05/23/2013	294311 003	WHEELER RONALD V TR SPRINGVILLE	WHEELER NOREEN A TR UT 84663-0000	1050 HILLCREST DR OHE-1632-0-008-045 lpalmier	OK	(0817/0474) 7.90
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Legal Description:

BEGINNING S.1320FT FROM CENTER SEC 8 T4S R5E SLM: E.660FT; N.129.52FT; N.37°50"W.841.03FT; S.52°00'32"W.184.1FT; S.680FT TO THE
BEGINNING. AREA: 7.9 ACRES +- 01/09/2004

Text History:

OHE-1632-1 WAS SPLIT FROM THIS PARCEL FOR 2004 TAX ROLL. NO ACREAGE CHANGE BECAUSE THE ROAD HAD BEEN LESSED OFF TWICE
FROM THE PREVIOUS DESCRIPTION.

WHEELER RONALD V TR
WHEELER NOREEN A TR

(0817/0474)
(0817/0474)