



ORDINANCE NO. O-2025-30

AN ORDINANCE APPROVING THE SECOND DEVELOPMENT AGREEMENT ADDENDUM FOR THE OCULTA ROCA DEVELOPMENT TO BE LOCATED UPON PARCEL NOS. AV-2196-A-1, AV-2169-B, AV-2196-F, AV-2196-B, AV-2-2-28-110, AV-2-2-28-120, AV-2-2-28-220, AV-2-2-28-221, AV-2-2-28-240, AV-2196-C, AV-2196-D, AV-2196-E, AV-2196-G, AV-2196-H, AV-2196-I, AV-2-2-27-430, AV-2-2-27-431, AV-2169-A-1, AV-2195-B, AV-2194-A, AV-2194-C, AV-2-2-28-230, WHICH FURTHER MODIFIES AND REGULATES ALLOWED USES, DENSITIES AND STANDARDS FOR THE UNDERLYING ZONE DISTRICT FOR WHICH THE ABOVE-REFERENCED PARCEL(S) HAVE BEEN DESIGNATED PURSUANT TO THE TOWN OF APPLE VALLEY'S OFFICIAL ZONING MAP.

RECITALS

WHEREAS the Town of Apple Valley ("the Town") is an incorporated municipality duly organized and existing under the laws of the State of Utah;

WHEREAS the Town is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9A, to enact ordinances necessary or appropriate for the use of land within the Town's municipal boundaries;

WHEREAS pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Apple Valley Town Council ("Town Council") is designated as the governing and legislative body of the Town;

WHEREAS pursuant to Utah Code Annotated Title 10, Chapter 9a, Section 503(1) the Town Council is the only body designated as the Town's "Land Use Authority" who may adopt "(a) the number, shape, boundaries, area, or general uses of any zoning district; (b) any regulation of or within the zoning district; or (c) any other provision of a land use regulation;"

WHEREAS pursuant to Utah Code Annotated Title 10, Chapter 9a, Sections 502 and 505, the Town Council may adopt or amend a land use regulation or its Official Zoning Map to redesignate parcels within the Town after proper notice and a recommendation from the Planning Commission following a public hearing;

WHEREAS pursuant to Utah Code Annotated Title 10, Chapter 9a, Section 532(2)(a)(iii), the Town Council may, via a development agreement, permit a use or development of land that would otherwise be prohibited, so long as proper procedures are followed;

WHEREAS the Town entered into a Development Agreement with Hidden Rock Development Group dated June 26, 2024, governing the Oculta Roca Project;

WHEREAS the Developer now seeks to amend the original agreement via the Second Development Agreement Addendum dated July 1, 2025, which proposes the following:

- Increase of project area from 204 to 727.872 acres
- Expansion of residential lots from 18 to 57 lots (minimum 5 acres each)
- Inclusion of additional parcels listed above
- Modification to infrastructure and fee responsibilities
- Revision of short-term rental allotments to permit up to 100% of residential lots
- Potential future gating of residential lots if mutually agreed upon
- Removal of original Sections 7.1 and 7.2 regarding infrastructure and reimbursement
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WHEREAS Town Officials and Developer representatives have reviewed and negotiated the addendum into a final form;

WHEREAS, on August 13, 2025, the Planning Commission conducted a public hearing and recommended approval of the Second Development Agreement Addendum and this corresponding Ordinance;

WHEREAS, the Town Council finds this Ordinance to be in the best interest of the health, safety, and general welfare of the Town;

ORDINANCE

NOW THEREFORE, be it ordained by the Town of Apple Valley, State of Utah, acting by and through the Town Council as follows:

Section 1. Approval of the Addendum. The Second Development Agreement Addendum for the Oculita Roca development, attached hereto as Exhibit "A," is hereby approved. The Mayor or designee of the Town of Apple Valley is authorized to execute said Addendum on behalf of the Town.

Section 2. Recordation. Upon execution, the Addendum shall be recorded in the Official Records of Washington County, Utah, and indexed against all tax parcel numbers listed above.

Section 3. Severability. If any section or clause of this Ordinance is declared invalid, the remainder shall remain in effect.

Section 4. Conflicts/Repealer. This Ordinance supersedes any prior ordinances in conflict herewith.

Section 5. Effective Date. This Ordinance becomes effective upon adoption and signature by the Mayor.

ADOPTED AND APPROVED BY THE APPLE VALLEY TOWN COUNCIL this 20 day of August, 2025 based upon the following vote:

Councilmember (check one per seat):


Michael Farrar (Mayor)	Aye: ✓	Nae:	Abstain:	Absent:
Kevin Sair	Aye: ✓	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent: ✓
Scott Taylor	Aye: ✓	Nae:	Abstain:	Absent:
Richard Palmer	Aye: ✓	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY
A Utah municipal Corporation



Michael Farrar, Mayor

ATTEST:



Jenna Vizcardo, Town Recorder



Second Development Agreement Addendum

This Development Agreement Addendum ("Agreement") is made and entered into as of 7/1/25, by and between Hidden Rock Development Group ("Developer") and Town of Apple Valley ("Town").

Recitals:

Developer owns or controls certain parcels of property located in Town, totaling 204 acres, and having the following parcel ID numbers ("Property"): AV-2194-D

AV-2194-B

AV-2-2-27-432

Developer desires to develop on the Property an 84-key horizontal cabin rental development with amenities plus 18 residential lots, all to be known as Oculita Roca ("Project").

WHEREAS the developer and Town have entered into a Development Agreement, dated June 26, 2024, in which developer and town agreed on terms regarding Developer's Project located in Town. This agreement amends and is supplemental to the Development Agreement.

WHEREAS the developer wishes to make an addendum to the original Development Agreement date June 26, 2024.

WHEREAS, the Developer wishes to add parcel numbers AV-2-2-27-430, AV-2-2-27-431, AV-2-2-28-110, AV-2-2-28-120, AV-2-2-28-220, AV-2-2-28-221, AV-2-2-28-230, AV-2-2-28-240, AV-2169-A-1, AV-2169-B, AV-2194-C, AV-2195-B, AV-2196-A-1, AV-2196-B, AV-2196-C, AV-2196-D, AV-2196-E, AV-2196-F, AV-2196-G, AV-2196-H, AV-2196-I to be included into the original development agreement dated June 26, 2024.

WHEREAS the developer wishes to change the number of residential lots from 18 to 57. The 57 residential lots will be a minimum of five (5) acres. The developer acknowledges this will require a zone change and the developer agrees to apply for a zone change with the town and pay all applicable fees.

WHEREAS the developer wishes to change the total acreage from 204 acres to a total of 727.872 acres.

WHEREAS the developer wishes to delete items 7.1 Infrastructure Built by the Developer and Item number 7.2 Reimbursement for "Upsizing" from the original Development agreement dated June 26, 2024.

WHEREAS the developer wishes to increase the 10% of the residential lots in the short term residential rental pool as stated the original development agreement date June 26, 2024 up to 100% of the residential lots in the short term residential rental pool.

WHEREAS the developer would like to add that if the town and the developer mutually agree at a future date the developer may gate the residential lots area. This may require all interior residential lot roads to become privately owned by a property owners association. If this option is mutually agreed to by both the developer and the town, the developer understands they will be solely responsible for the maintenance of said private roads at their sole cost and expense.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Infrastructure and Improvements

- a. The Recitals above are incorporated as binding provisions of this Agreement.
- b. The developer understands and agrees that any required infrastructure improvements will be made at the developer's sole cost/expense and will not be deducted from any impact fees due to the town.
- c. The town agrees to waive any permit cost or town fees associated with the developer's design/construction/installation of the previously agreed upon million-gallon water tank and any other infrastructure improvements that will be dedicated to the town or Big Plains Water.
- d. The developer agrees to coordinate the reimbursement by the PID's of a maximum of \$300,000.00 to the town's funding of resurfacing the roads in town and construction of new roads within town limits. The developer understands that this reimbursement will not be deducted from any impact fees due to the town.

2. Indemnification

The Developer agrees to indemnify and hold harmless the Town from any and all claims, liabilities, losses, damages, or expenses arising from the construction and installation of the water tank.

3. Default

Default of This Agreement shall be handled in the same manner as the default provision in paragraph 10 of the Development Agreement.

4. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5. Entire Agreement

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and except for the Development Agreement, supersedes all prior negotiations, discussions, and agreements.

IN WITNESS WHEREOF, the parties hereto have executed this Developer Agreement Addendum as of the date first above written.

Hidden Rock Development Group

By: DALLIN SOULET
Name: DALLIN SOULET
Title: OWNER/MANAGER
Date: 7.31.2025

Town of Apple Valley

By: [Signature]
Name: MIKE FARBER
Title: MAYOR
Date: 8/20/25



Exhibit A

AV-2194-B

Legal S: 27 T: 42S R: 12W BEG SW COR SEC 27 T42S R12W TH N89°56'17E 2639.07 FT; TH N0°01'06W 2035 FT TO POB; TH N84°29'22W 656 FT; TH N0°01'06W 908.32 FT; TH N59°01'33E 761.40 FT; TH S0°01'06E 1363.17 FT TO POB

AV-2-2-27-432

Legal S: 27 T: 42S R: 12W BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH; THENCE ALONG THE FLOWLINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST 232.66 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH 64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST, WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST

28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°05'00" EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24" WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18" EAST 559.46 FEET; THENCE SOUTH 58°58'21" WEST 760.85 FEET; THENCE NORTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.

AV-2-2-27-430

Legal S: 21 T: 42S R: 12W S: 27 T: 42S R: 12W S: 28 T: 42S R: 12W DESC AS FOL: BEG S00°04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89°59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87°45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28°23'11" TO PT OF TNGY; TH N30°37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37°45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89°58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82°34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38°03'26" TO PT OF TNGY; TH S30°37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30°32'42" TO PT OF TNGY; TH S00°04'55" E 1152.94 FT; TH N59°04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00°04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89°54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00°04'55" W 1871.68 FT TO POB.

AV-2-2-27-431

Legal S: 27 T: 42S R: 12W DESC AS FOL: BEG S00°04'55" E 1454.97 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89°55'05" E 40.48 FT, SD PT BEING POB; TH N59°07'02" E 1000.00 FT; TH S30°52'58" E 438.47 FT; TH S89°55'00" W 463.87 FT; TH S0°03'17" E 290.03 FT; TH S59°07'02" W 721.18 FT; TH N0°04'55" W 523.89 FT TO POB.

AV-2-2-28-110

Legal S: 28 T: 42S R: 12W DESC AS FOL: BEG S00°04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89°59'57" W 26.61 FT SD PT BEING POB; TH S89°59'51" W 2060.80 FT; TH N0°02'33" W 428.00 FT; TH N89°59'51" E 1983.98 FT; TO NON-TNGT PT ON 1567.00 FT RAD CUR RGT RAD PT BEARS S71°48'23" W; TH SLY ALG ARC OF SD CUR 436.30 FT THRU CTL ANG OF 15°57'10" TO POB.

AV-2-2-28-120

Legal S: 28 T: 42S R: 12W HOLE 1 BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 3995.15 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 550.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°30'52" EAST 192.78 FEET; THENCE SOUTH 88°48'55" EAST 449.33

FEET; THENCE SOUTH 80°34'56" EAST 492.73 FEET; THENCE SOUTH 77°4'48" EAST 369.51 FEET; THENCE SOUTH 57°27'39" EAST 132.87 FEET; THENCE SOUTH 32°32'21" WEST 9.60 FEET TO THE POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 59.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'27" TO THE POINT OF TANGENCY; THENCE SOUTH 49°26'48" WEST 104.51 FEET; THENCE NORTH 89°49'04" WEST 811.95 FEET; THENCE NORTH 86°43'23" WEST 665.85 FEET; THENCE NORTH 00°02'33" WEST 315.43 FEET TO THE POINT OF BEGINNING.

AV-2-2-28-220

Legal S: 28 T: 42S R: 12W HOLES 3, 7-9, & 18 BEGINNING AT A POINT WHICH LIES THENCE NORTH 00°02'33" WEST 1880.33 FEET ALONG THE CENTER SECTION LINE AND NORTH 71°15'25" EAST 561.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°46'37" WEST 21.14 FEET; THENCE NORTH 81°18'45" WEST 84.05 FEET; THENCE NORTH 69°23'54" WEST 205.42 FEET; THENCE NORTH 51°24'23" WEST 258.68 FEET TO A POINT ON THE ARC OF A 133.56 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF WHICH LIES NORTH 86°53'56" EAST; THENCE NORTHEASTERLY 120.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°45'27" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE SOUTH 41°14'42" EAST 20.11 FEET; THENCE SOUTH 76°22'48" EAST 720.83 FEET; THENCE NORTH 82°43'41" EAST 208.07 FEET; THENCE NORTH 01°54'52" EAST 300.96 FEET; THENCE NORTH 39°51'24" WEST 216.97 FEET; THENCE NORTH 01°36'05" EAST 81.87 FEET; THENCE NORTH 47°33'32" WEST 36.22 FEET; THENCE SOUTH 59°17'33" WEST 280.29 FEET; THENCE SOUTH 70°51'34" WEST 59.50 FEET; THENCE NORTH 00°02'33" WEST 423.47 FEET; THENCE NORTH 60°16'04" EAST 44.54 FEET TO THE POINT OF CURVATURE OF A 36.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 40.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°51'39" TO THE POINT OF TANGENCY; THENCE NORTH 03°35'35" WEST 44.49 FEET TO THE POINT OF CURVATURE OF A 74.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 89.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°16'25" TO THE POINT OF TANGENCY; THENCE NORTH 65°42'50" EAST 291.66 FEET TO THE POINT OF CURVATURE OF A 426.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY 166.67 FEET ALONG THE ARC OF SALD CURVE THROUGH A CENTRAL ANGLE OF 22°25'02" TO THE POINT OF TANGENCY; THENCE NORTH 88°07'52" EAST 366.60 FEET; THENCE SOUTH 13°30'23" WEST 7.75 FEET; THENCE SOUTH 81°03'49" EAST 239.45 FEET; THENCE SOUTH 57°18'38" EAST 308.59 FEET; THENCE SOUTH 84°52'45" EAST 55.23 FEET; THENCE NORTH 02°25'53" EAST 331.50 FEET; THENCE NORTH 49°26'48" EAST 174.48 FEET TO THE POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 68.80 FEET ALONG THE ARC OF SAID CUNRE THROUGH A CENTRAL ANGLE OF 35°50'14" TO A POINT ON NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE SOUTH 39°07'22" EAST 102.22 FEET; THENCE SOUTH 46°10'18" EAST 207.37 FEET; THENCE SOUTH 17°55'31" EAST 193.28 FEET; THENCE SOUTH 07°36'16" WEST 460.65 FEET; THENCE SOUTH 20°31'55" EAST 204.81 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 53.14 FEET; THENCE LEAVING SAID

CENTER SECTION LINE SOUTH 72°23'02" WEST 292.96 FEET; THENCE NORTH 33°48'33" WEST 86.31 FEET; THENCE NORTH 28°09'00" WEST 114.23 FEET; THENCE NORTH 16°35'39" WEST 119.01 FEET; THENCE NORTH 63°07'55" WEST 176.58 FEET; THENCE NORTH 73°34'12" WEST 215.58 FEET; THENCE SOUTH 89°23'22" WEST 277.97 FEET; THENCE SOUTH 61°56'20" WEST 212.98 FEET THENCE SOUTH 26°48'13" EAST 305.56 FEET; THENCE SOUTH 34°40'51" EAST 273.67 FEET; THENCE SOUTH 76°00'18" WEST 90.83 FEET; THENCE SOUTH 71°04'19" WEST 753.41 FEET; THENCE SOUTH 71°15'25" WEST 153.50 FEET TO THE POINT OF BEGINNING. HOLES 3, 7-9, & 18

AV-2-2-28-221

Legal S: 28 T: 42S R: 12W HOLE 10 BEGINNING AT A POINT WHICH LIES SOUTH 00°04'56" EAST 1960.35 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°04'S6" EAST 163.24 FEET ALONG SAID SECTION ILNE; THENCE SOUTH 73°16'58" WEST 22.38 FEET; THENCE NORTH 28°56'38" WEST 138.22 FEET; THENCE NORTH 61°03'22" EAST 100.67 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING.

AV-2-2-28-230

Legal S: 28 T: 42S R: 12W BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'32" WEST 1880.33 FEET ALONG THE SECTION LINE; THENCE NORTH 71°15'25" EAST 113.60 FEET; THENCE NORTH 72°39'57" EAST 556.06 FEET; THENCE SOUTH 00°02'32" EAST 1482.61 FEET; THENCE SOUTH 89°59'25" EAST 953.72 FEET; THENCE SOUTH 00°02'33" EAST 600.00 FEET TO THE SECTION LINE; THENCE NORTH 89°59'25" WEST 1592.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AV-2-2-28-240

Legal S: 28 T: 42S R: 12W HOLE 2 BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE CENTER SECTION LINE NORTH 89°55'08" EAST 438.27 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 70°51'34" WEST 75.90 FEET; THENCE SOUTH 59°11'30" WEST 236.21 FEET TO A POINT ON THE ARC OF A 167.50 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 01°22'57" EAST; THENCE WESTERLY 102.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'40" TO A POINT ON A NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE NORTH 21°01'53" WEST 37.76 FEET; THENCE NORTH 55°59'47" WEST 65.67 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 106.09 FEET TO SAID CENTER QUARTER CORNER AND THE POINT OF BEGINNING

AV-2169-A-1

Legal S: 21 T: 42S R: 12W S: 28 T: 42S R: 12W S: 27 T: 42S R: 12W BEG AT NE COR SEC 28, T42S, R12W; TH N89°55'02" E ALG N SEC/L SEC 27 DIST OF 660.08 FT TO NE COR OF NW1/4 NW1/4 SEC 27; TH S0°04'36" E ALG 1/32 LN 659.77 FT TO SE COR OF NW1/4 NW1/4 SEC 27; TH S89°55'01" W ALG 1/32 LN 660.02 FT TO SW COR NW1/4 NW1/4 SEC 27; TH S0°04'55" E ALG E LN SEC 28 DIST OF 107.66 FT; TH S89°59'53" W 2087.37 FT TO PT ON E SD OF PARCEL DESC IN INSTR #9916997; TH N0°02'32" W ALG SD PARCEL 767.10 FT TO PT ON N SEC/L SEC 28; TH N0°04'31" W ALG E EDGE OF PARCEL DESC IN INSTR #936341, 1317.44 FT TO PT ON S 1/16 LN SEC 21; TH N89°58'28" E ALG SD S 1/16 LN 2087.26 FT TO PT ON E SEC/L SEC 21; TH S0°03'24" E ALG SD E SEC/L 1317.97 FT TO POB.

LESS: BEG S00°04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89°59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87°45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28°23'11" TO PT OF TNGY; TH N30°37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37°45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89°58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82°34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38°03'26" TO PT OF TNGY; TH S30°37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30°32'42" TO PT OF TNGY; TH S00°04'55" E 1152.94 FT; TH N59°04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00°04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89°54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00°04'55" W 1871.68 FT TO POB.

LESS: BEG S00°04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89°59'57" W 26.61 FT SD PT BEING POB; TH S89°59'51" W 2060.80 FT; TH N0°02'33" W 428.00 FT; TH N89°59'51" E 1983.98 FT; TO NON-TNGT PT ON 1567.00 FT RAD CUR RGT RAD PT BEARS S71°48'23" W; TH SLY ALG ARC OF SD CUR 436.30 FT THRU CTL ANG OF 15°57'10" TO POB.

AV-2169-B

Legal S: 21 T: 42S R: 12W W 550 FT S1/2 SE1/4 SEC 21 T42S R12W.

LESS: BEG S00°04'55" E 767.43 FT ALG SEC/L & S89°59'53" W 2087.37 FT FM NE COR SEC 28 T42S R12W; TH S00°02'32" E 440.10 FT; TH S89°57'28" W 550.00 FT TO PT ON C/S/L SD SEC; TH N00°02'32" W 1207.50 FT TO 1/4 COR COMN SD SEC 28 & SEC 21 SD TWN & RGE; TH ALG C/S/L SD SEC 21 N00°04'31" W 111.97 FT; N89°57'28" E 550.00 FT; TH S00°04'31" E 112.27 FT TO PT ON SEC/L COMN TO SD SECS; TH S00°02'32" E 767.10 FT TO POB.

AV-2194-C

Legal S: 27 T: 42S R: 12W S: 28 T: 42S R: 12W BEG AT SW COR SEC 27, R12W; TH S89°57'50" W ALG S SEC/L SEC 28, 2642.17 FT TO S1/4 SEC 28; TH N0°00'01" E ALG CTR SEC SEC 28, 1883.26 FT TO S MOST COR OF PARCEL DESC IN INSTR #969069; TH N72°42'30" E ALG SD PARCEL, 2548.42 FT TO C/S/L SEC 28; TH N89°59'21" E ALG SD C/S/L 208.52 FT TO W1/4 SEC 27; TH N89°59'21" E ALG C/S/L SEC 27, 659.82 FT TO SW

COR OF SE1/4 SW1/4 OF NW1/4 SEC 27; TH N0°00'12" W ALG 1/32 SEC/L 1319.56 FT TO N1/16 LN OF SD SEC; TH N89°59'21" E ALG SD 1/16 LN, TH 659.94 FT TO W 1/16 LN; TH N0°00'06" E ALG SD 1/16 LN 494.22 FT; TH N89°59'21" E 1319.97 FT TO C/S/L OF SEC 27; TH N0°00'42" E ALG SD C/S/L 660.34 FT; TH N89°59'21" E 1117.71 FT; TH S0°00'18" E 199.56 FT; TH N89°59'21" E 425.00 FT; TH S0°00'18" E 955.00 FT TO N 1/16TH LN; TH S89°59'21" W ALG SD LN 1543.05 FT TO C/S/L; TH S0°00'42" W ALG SD SEC/L 559.23 FT TO NE COR OF PARCEL DESC IN INSTR #917739; TH CONT ALG SD PARCEL FOL 3 CRSES, S60°02'46" W 753.15 FT; TH S0°00'27" W 923.93 FT; TH S84°27'49" E 655.45 FT TO C/S/L; TH S0°00'42" W ALG SD C/S/L 2035.05 FT TO S1/4 SEC 27; TH S89°57'50" W ALG S SEC/L OF SEC 27, 2638.36 FT TO POB.

LESS: BEG N0°00'42" E ALG C/S/L SEC 27, T42S, R12W 2420.06 FT & S89°57'50" W 652.43 FT FM S1/4 COR OF SD SEC 27, TH S89°57'50" W 346.55 FT; TH N0°00'27" E 403.07 FT; TH N60°02'46" E 400.00 FT; TH S0°00'27" W 602.57 FT TO POB.

LESS: BEG AT PT N89°53'25" E ALG S SEC/L 1080.46 FT FM SW COR SEC 27, T42S, R12W; TH N0°04'17" W 2638.65 FT TO PT ON C/S/L; TH N89°54'58" E ALG SD C/S/L 559.35 FT TO PT ON PARCEL DESC IN DOC #20070025178, TH ALG SD PARCEL FOL (2) CRSES: S0°03'58" E 218.34 FT; TH N89°53'25" E 346.55 FT TO PT ON PARCEL DESC IN INSTR #917739; TH ALG SD PARCEL FOL (2) CRSES: S0°03'58" E 321.36 FT; TH S84°32'14" E 655.48 FT TO C/S/L; TH S0°03'39" E ALG SD C/S/L 2035.05 FT TO S1/4 COR OF SD SEC 27; TH S89°53'25" W ALG S SEC/L 1557.90 FT TO POB.

LESS : BEG S00°04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28 T42S R12W, TH ALG SD SEC/L S00°04'55" E 1192.92 FT; TH S61°03'23" W 100.67 FT; TH S28°56'37" E 138.22 FT; TH N73°16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00°04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27°53'22" E 786.72 FT; TH S72°25'36" W 246.40 FT; TH N20°31'54" W 1,026.49 FT; TH N07°36'17" E 460.65 FT; TH N17°55'30" W 193.28 FT; TH N46°10'17" W 207.37 FT; TH N39°07'21" W 183.77 FT; TH N32°32'22" E 2.54 FT; TH N57°27'38" W 132.87 FT; TH N77°04'47" W 369.51 FT; TH N00°09'28" W 597.19 FT; TH N89°59'53" E 960.76 FT TO POB.

LESS ANY POR N OF GOULD'S WASH.

LESS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'32" WEST 1880.33 FEET ALONG THE SECTION LINE; THENCE NORTH 71°15'25" EAST 113.60 FEET; THENCE NORTH 72°39'57" EAST 556.06 FEET; THENCE SOUTH 00°02'32" EAST 1482.61 FEET; THENCE SOUTH 89°59'25" EAST 953.72 FEET; THENCE SOUTH 00°02'33" EAST 600.00 FEET TO THE SECTION LINE; THENCE NORTH 89°59'25" WEST 1592.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. (DOCUMENT #20210073897 - PARCEL 1)

BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH;

THENCE ALONG THE FLOWLINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST 232.66 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH 64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST , WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST 28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE ; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°05'00" EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24" WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18" EAST 559.46 FEET; THENCE SOUTH 58°58'21" WEST 760.85 FEET; THENCE NORTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.
(DOCUMENT #20210073897 - PARCEL 2)

AV-2195-B

Legal S: 27 T: 42S R: 12W E1/2 NW1/4 NW1/4; SW1/4 NW1/4 NW1/4; W1/2 SW1/4 NW1/4 SEC 27 T42S R12W.

LESS: BEG S00*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89*59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87*45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28*23'11" TO PT OF TNGY; TH N30*37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37*45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89*58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82*34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38*03'26" TO PT OF TNGY; TH S30*37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30*32'42" TO PT OF TNGY; TH S00*04'55" E 1152.94 FT; TH N59*04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00*04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89*54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00*04'55" W 1871.68 FT TO POB.

LESS: BEG S00*04'55" E 1454.97 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89*55'05" E 40.48 FT, SD PT BEING POB; TH N59*07'02" E 1000.00 FT; TH S30*52'58" E 438.47 FT; TH S89*55'00" W 463.87 FT; TH S0*03'17" E 290.03 FT; TH S59*07'02" W 721.18 FT; TH N0*04'55" W 523.89 FT TO POB.

AV-2196-A-1

Legal S: 28 T: 42S R: 12W BEG E1/4 COR SEC 28, T42S, R12W SLM, TH S89*55'07" W ALG C/S/L SD SEC, 208.18 FT TO E COR OF PARCEL DESC IN INST #964069; TH CONT ALG SD PARCEL FOL (5) CRSES S72*23'01" W 385.53 FT; TH S76*00'17" W 693.07 FT; TH S71*04'18" W 753.41 FT; TH S71*15'32" W 715.24 FT TO PT ON C/S/L OF SEC 28; TH N0*02'32" W ALG SD SEC/L 755.03 FT TO CTR 1/4 SEC 28; TH N89*55'07" E ALG C/S/L SEC 28, 550.00 FT TO SE COR OF PARCEL DESC IN INST #9916997; TH N0*02'32" W ALG E LN OF SD PARCEL 1874.56 FT; TH N89*59'53" E 2087.37 FT TO PT ON E LN OF SEC 28; TH S0*04'55" E ALG SD SEC/L 1871.66 FT TO POB.

LESS: BEG AT PT S00*04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28, T42S, R12W, TH ALG SD SEC/L S00*04'55" E 1192.92 FT; TH S61*03'23" W 100.67 FT; TH S28*56'37" E 138.22 FT; TH N73*16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00*04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27*53'22" E 786.72 FT; TH S72*25'36" W 246.40 FT; TH N20*31'54" W 1,026.49 FT; TH N07*36'17" E 460.65 FT; TH N17*55'30" W 193.28 FT; TH N46*10'17" W 207.37 FT; TH N39*07'21" W 183.77 FT; TH N32*32'22" E 2.54 FT; TH N57*27'38" W 132.87 FT; TH N77*04'47" W 369.51 FT; TH N00*09'28" W 597.19 FT; TH N89*59'53" E 960.76 FT TO POB,

LESS: BEG AT PT S00*04'56" E 1734.18 FT ALG SEC/L & S89*56'34" W 633.76 FT FM NE COR OF SEC 28, T42S, R12W, TH S02*25'53" W 320.31 FT; TH N84*52'45" W 55.23 FT; TH N57*18'38" W 308.59 FT; TH N81*03'49" W 239.45 FT; TH N13*30'23" E 198.04 FT; TH S80*57'06" E 249.15 FT; TH S81*12'32" E 275.79 FT TO POB.

LESS: BEG AT PT S00*00'05" E 767.43 FT ALG SEC/L & S89*59'53" W 2087.37 FT FM NW COR SEC 28 T42S, R12W, TH S00*02'32" E 515.58 FT; TH N87*30'53" E 192.78 FT; TH

N00°02'32" W 507.22 FT; TH S89°59'53" W 192.60 FT TO POB.

LESS: HOLE 1: BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 3995.15 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 550.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°30'52" EAST 192.78 FEET; THENCE SOUTH 88°48'55" EAST 449.33 FEET; THENCE SOUTH 80°34'56" EAST 492.73 FEET; THENCE SOUTH 77°4'48" EAST 369.51 FEET; THENCE SOUTH 57°27'39" EAST 132.87 FEET; THENCE SOUTH 32°32'21" WEST 9.60 FEET TO THE POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 59.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'27" TO THE POINT OF TANGENCY; THENCE SOUTH 49°26'48" WEST 104.51 FEET; THENCE NORTH 89°49'04" WEST 811.95 FEET; THENCE NORTH 86°43'23" WEST 665.85 FEET; THENCE NORTH 00°02'33" WEST 315.43 FEET TO THE POINT OF BEGINNING.

LESS: HOLE 2: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE CENTER SECTION LINE NORTH 89°55'08" EAST 438.27 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 70°51'34" WEST 75.90 FEET; THENCE SOUTH 59°11'30" WEST 236.21 FEET TO A POINT ON THE ARC OF A 167.50 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 01°22'57" EAST; THENCE WESTERLY 102.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'40" TO A POINT ON A NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE NORTH 21°01'53" WEST 37.76 FEET; THENCE NORTH 55°59'47" WEST 65.67 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 106.09 FEET TO SAID CENTER QUARTER CORNER AND THE POINT OF BEGINNING.

LESS: HOLES 3, 7-9, & 18: BEGINNING AT A POINT WHICH LIES THENCE NORTH 00°02'33" WEST 1880.33 FEET ALONG THE CENTER SECTION LINE AND NORTH 71°15'25" EAST 561.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°46'37" WEST 21.14 FEET; THENCE NORTH 81°18'45" WEST 84.05 FEET; THENCE NORTH 69°23'54" WEST 205.42 FEET; THENCE NORTH 51°24'23" WEST 258.68 FEET TO A POINT ON THE ARC OF A 133.56 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF WHICH LIES NORTH 86°53'56" EAST; THENCE NORTHEASTERLY 120.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°45'27" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE SOUTH 41°14'42" EAST 20.11 FEET; THENCE SOUTH 76°22'48" EAST 720.83 FEET; THENCE NORTH 82°43'41" EAST 208.07 FEET; THENCE NORTH 01°S4'52" EAST 300.96 FEET; THENCE NORTH 39°51'24" WEST 216.97 FEET; THENCE NORTH 01°36'05" EAST 81.87 FEET; THENCE NORTH 47°33'32" WEST 36.22 FEET; THENCE SOUTH 59°17'33" WEST 280.29 FEET; THENCE SOUTH 70°51'34" WEST 59.50 FEET; THENCE NORTH 00°02'33" WEST 423.47 FEET; THENCE NORTH 60°16'04" EAST 44.54 FEET TO THE POINT OF CURVATURE OF A 36.00 FOOT RADIUS

CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 40.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°51'39" TO THE POINT OF TANGENCY; THENCE NORTH 03°35'35" WEST 44.49 FEET TO THE POINT OF CURVATURE OF A 74.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 89.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°16'25" TO THE POINT OF TANGENCY; THENCE NORTH 65°42'50" EAST 291.66 FEET TO THE POINT OF CURVATURE OF A 426.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY 166.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'02" TO THE POINT OF TANGENCY; THENCE NORTH 88°07'52" EAST 366.60 FEET; THENCE SOUTH 13°30'23" WEST 7.75 FEET; THENCE SOUTH 81°03'49" EAST 239.45 FEET; THENCE SOUTH 57°18'38" EAST 308.59 FEET; THENCE SOUTH 84°52'45" EAST 55.23 FEET; THENCE NORTH 02°25'53" EAST 331.50 FEET; THENCE NORTH 49°26'48" EAST 174.48 FEET TO THE POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 68.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°50'14" TO A POINT ON NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE SOUTH 39°07'22" EAST 102.22 FEET; THENCE SOUTH 46°10'18" EAST 207.37 FEET; THENCE SOUTH 17°55'31" EAST 193.28 FEET; THENCE SOUTH 07°36'16" WEST 460.65 FEET; THENCE SOUTH 20°31'55" EAST 204.81 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 53.14 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 72°23'02" WEST 292.96 FEET; THENCE NORTH 33°48'33" WEST 86.31 FEET; THENCE NORTH 28°09'00" WEST 114.23 FEET; THENCE NORTH 16°35'39" WEST 119.01 FEET; THENCE NORTH 63°07'55" WEST 176.58 FEET; THENCE NORTH 73°34'12" WEST 215.58 FEET; THENCE SOUTH 89°23'22" WEST 277.97 FEET; THENCE SOUTH 61°56'20" WEST 212.98 FEET THENCE SOUTH 26°48'13" EAST 305.56 FEET; THENCE SOUTH 34°40'51" EAST 273.67 FEET; THENCE SOUTH 76°00'18" WEST 90.83 FEET; THENCE SOUTH 71°04'19" WEST 753.41 FEET; THENCE SOUTH 71°15'25" WEST 153.50 FEET TO THE POINT OF BEGINNING.

LESS: HOLE 10: BEGINNING AT A POINT WHICH LIES SOUTH 00°04'56" EAST 1960.35 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°04'S6" EAST 163.24 FEET ALONG SAID SECTION LINE; THENCE SOUTH 73°16'58" WEST 22.38 FEET; THENCE NORTH 28°56'38" WEST 138.22 FEET; THENCE NORTH 61°03'22" EAST 100.67 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING.

AV-2196-B

Legal S: 28 T: 42S R: 12W W 550 FT NE1/4 SEC 28 T42S R12W LESS: BEG AT PT S00°04'55" E 767.43 FT ALG SEC/L & S89°59'53" W 2087.37 FT FM NE COR SEC 28 T42S R12W; TH S00°02'32" E 440.10 FT; TH S89°57'28" W 550.00 FT TO PT ON C/S/L SD SEC; TH N00°02'32" W 1207.50 FT TO 1/4 COR COMN TO SD SEC 28 & SEC 21 SD TWN & RGE; TH ALG C/S/L SD SEC 21 N00°04'31" W 111.97 FT; N89°57'28" E 550.00 FT; TH S00°04'31" E 112.27 FT TO PT ON SEC/L COMN TO SD SECS; TH S00°02'32" E 767.10 FT TO POB. LESS: BEG S00°00'05" E 767.43 FT ALG SEC/L S89°59'53" W 2087.37 FT & S00°02'32" E 440.10 FT FM NW COR SEC 28 T42S R12W; TH S00°02'32" E 75.48 FT; TH S87°30'53" W 97.71 FT; TH S66°54'01" W 138.42 FT; TH S48°30'45" W 377.82 FT; TH S24°31'48" W 100.54 FT TO PT ON

C/S/L; TH N00°02'32" W 475.36 FT ALG SD C/S/L; TH N89°57'28" E 550.00 FT TO POB. LESS: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 959.46 FEET; THENCE NORTH 24°31'47" EAST 100.54 FEET; THENCE NORTH 48°30'43" EAST 377.82 FEET; THENCE NORTH 66°53'59" EAST 138.42 FEET; THENCE NORTH 87°30'52" EAST 97.71 FEET; THENCE SOUTH 00°02'33" EAST 315.43 FEET; THENCE NORTH 86°43'23" WEST 29.88 FEET; THENCE SOUTH 58°35'57" WEST 338.87 FEET; THENCE SOUTH 42°42'29" WEST 173.04 FEET; THENCE SOUTH 11°19'42" EAST 330.57 FEET; THENCE SOUTH 80°20'57" EAST 63.85 FEET; THENCE SOUTH 67°09'34" EAST 62.22 FEET; THENCE NORTH 85°29'20" EAST 160.94 FEET; THENCE NORTH 50°58'19" EAST 79.35 FEET; THENCE NORTH 60°16'04" EAST 34.05 FEET; THENCE SOUTH 00°02'33" EAST 423.47 FEET; THENCE SOUTH 70°51'34" WEST 118.24 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 438.27 FEET TO SAID CENTER QUARTER CORNER AND THE POB. LESS: BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE AND NORTH 89°55'08" EAST 438.27 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 70°51'34" EAST 118.24 FEET; THENCE SOUTH 00°02'33" EAST 38.61 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 111.73 FEET TO THE POB.

AV-2196-C

Legal S: 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00°00'05" EAST 767.43 FEET ALONG THE SECTION LINE, SOUTH 89°59'53" WEST 2087.37 FEET AND SOUTH 00°02'32" EAST 440.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°02'32" EAST 75.48 FEET; THENCE SOUTH 87°30'53" WEST 97.71 FEET; THENCE SOUTH 66°54'01" WEST 138.42 FEET; THENCE SOUTH 48°30'45" WEST 377.82 FEET; THENCE SOUTH 24°31'48" WEST 100.54 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE NORTH 00°02'32" WEST 475.36 FEET ALONG SAID CENTER SECTION LINE; THENCE NORTH 89°57'28" EAST 550.00 FEET TO THE POINT OF BEGINNING.

AV-2196-D

Legal S: 27 T: 42S R: 12W S: 28 T: 42S R: 12W BEG S00°04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28 T42S R12W, TH ALG SD SEC/L S00°04'55" E 1192.92 FT; TH S61°03'23" W 100.67 FT; TH S28°56'37" E 138.22 FT; TH N73°16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00°04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27°53'22" E 786.72 FT; TH S72°25'36" W 246.40 FT; TH N20°31'54" W 1,026.49 FT; TH N07°36'17" E 460.65 FT; TH N17°55'30" W 193.28 FT; TH N46°10'17" W 207.37 FT; TH N39°07'21" W 183.77 FT; TH N32°32'22" E 2.54 FT; TH N57°27'38" W 132.87 FT; TH N77°04'47" W 369.51 FT; TH N00°09'28" W 597.19 FT; TH N89°59'53" E 960.76 FT TO POB.

AV-2196-E

Legal S: 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00°04'56" EAST 1734.18 FEET ALONG THE SECTION LINE AND SOUTH 89°56'34" WEST 633.76 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SLM AND RUNNING THENCE SOUTH 02°25'53" WEST 320.31 FEET; THENCE NORTH 84°52'45" WEST 55.23 FEET; THENCE NORTH 57°18'38" WEST 308.59 FEET; THENCE NORTH 81°03'49" WEST 239.45 FEET; THENCE NORTH 13°30'23" EAST 198.04 FEET; THENCE SOUTH 80°57'06" EAST 249.15 FEET; THENCE SOUTH 81°12'32" EAST 275.79 FEET TO THE POB.

AV-2196-F

Legal S: 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00°04'55" EAST 767.43 FEET ALONG THE SECTION LINE AND SOUTH 89°59'53" WEST 2087.37 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SLM AND RUNNING THENCE SOUTH 00°02'32" EAST 440.10 FEET; THENCE SOUTH 89°57'28" WEST 550.00 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION; THENCE NORTH 00°02'32" WEST 1207.50 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 28 AND SECTION 21 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 21 NORTH 00°04'31" WEST 111.97 FEET; NORTH 89°57'28" EAST 550.00 FEET; THENCE SOUTH 00°04'31" EAST 112.27 FEET TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS; THENCE SOUTH 00°02'32" EAST 767.10 FEET TO THE POB

AV-2196-G

Legal S: 28 T: 42S R: 12W BEG AT PT S00°00'05" E 767.43 FT ALG SEC/L & S89°59'53" W 2087.37 FT FM NW COR SEC 28 T42S, R12W, TH S00°02'32" E 515.58 FT; TH N87°30'53" E 192.78 FT; TH N00°02'32" W 507.22 FT; TH S89°59'53" W 192.60 FT TO POB.

AV-2196-H

Legal S: 28 T: 42 R: 12 DESCRIBED AS: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 959.46 FEET; THENCE NORTH 24°31'47" EAST 100.54 FEET; THENCE NORTH 48°30'43" EAST 377.82 FEET; THENCE NORTH 66°53'59" EAST 138.42 FEET; THENCE NORTH 87°30'52" EAST 97.71 FEET; THENCE SOUTH 00°02'33" EAST 315.43 FEET; THENCE NORTH 86°43'23" WEST 29.88 FEET; THENCE SOUTH 58°35'57" WEST 338.87 FEET; THENCE SOUTH 42°42'29" WEST 173.04 FEET; THENCE SOUTH 11°19'42" EAST 330.57 FEET; THENCE SOUTH 80°20'57" EAST 63.85 FEET; THENCE SOUTH 67°09'34" EAST 62.22 FEET; THENCE NORTH 85°29'20" EAST 160.94 FEET; THENCE NORTH 50°58'19" EAST 79.35 FEET; THENCE NORTH 60°16'04" EAST 34.05 FEET; THENCE SOUTH 00°02'33" EAST 423.47 FEET; THENCE SOUTH 70°51'34" WEST 118.24 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 438.27 FEET TO SAID CENTER QUARTER CORNER AND THE POB.

AV-2196-I

Legal S: 28 T: 42S R: 12W DESCRIBED AS: BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE AND NORTH 89°55'08" EAST 438.27 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 70°51'34" EAST 118.24 FEET; THENCE SOUTH 00°02'33" EAST 38.61 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 111.73 FEET TO THE POB.

Acknowledgment

State of Utah)

County of [§]Washington)

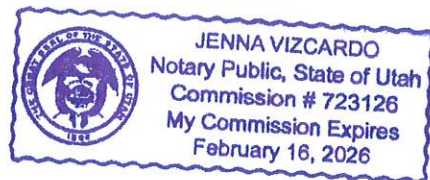
On this 31 day of July, in the year 2025, before me, Jenna Vizcardo a notary
date month year notary public name

public, personally appeared Dallin Jolley, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)



(seal)

Acknowledgment

State of Utah)


County of [§]Washington)

On this 20 day of August, in the year 2025, before me, Jenna Vizcardo a notary
date month year notary public name

public, personally appeared Mike Farrar, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)

