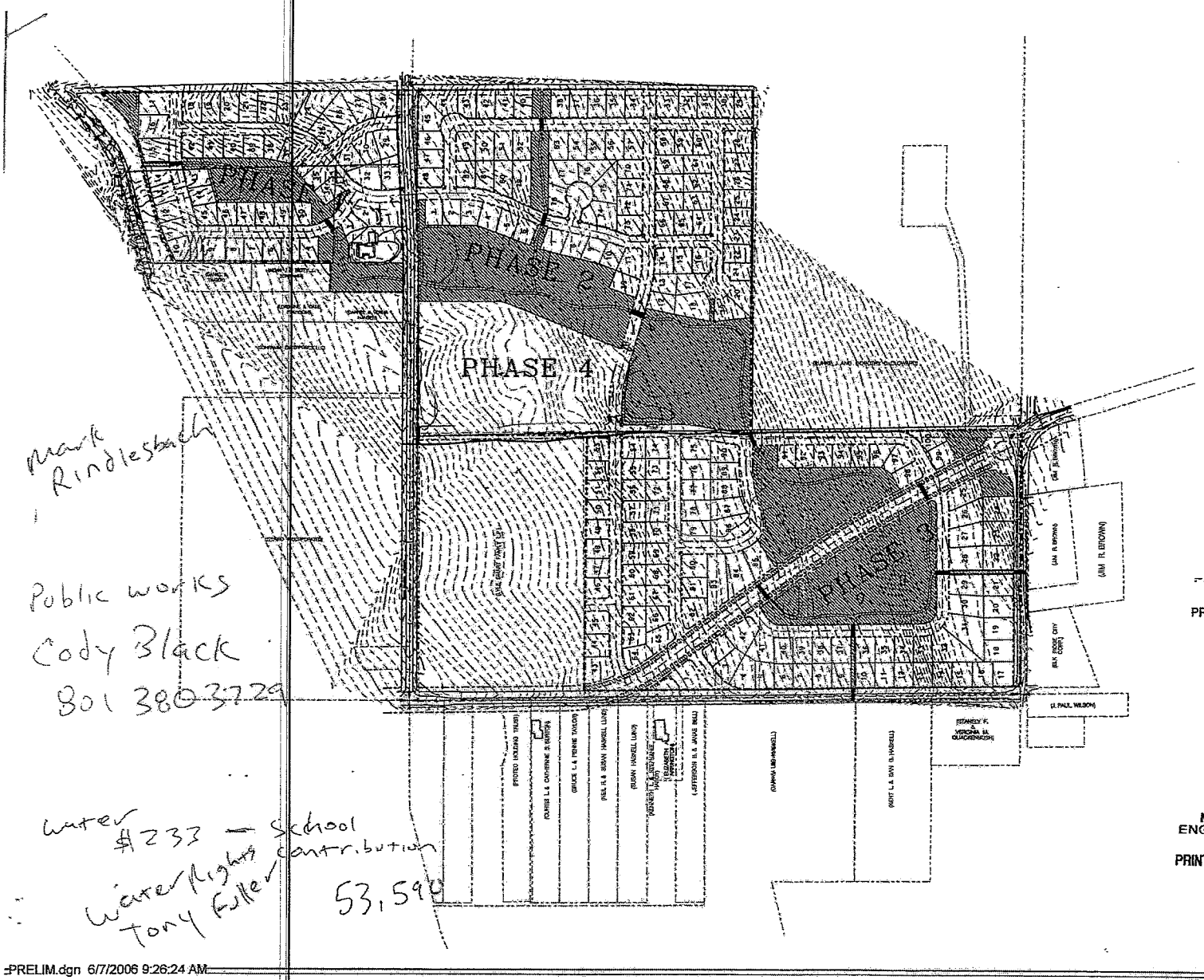
ELK RIDGE MEADOWS
CHANGES TO DEVELOPMENT AGREEMENT

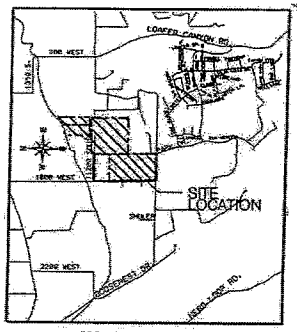
1. Roundabout (elimination)

2. Park (removal of park for cash)

3. New Road Layout (Silverwolf)

4. Setbacks





VICINITY MAP

N
E
S
W

200 0 200 400 600

SCALE 1" = 200' 22x34
SCALE 1" = 400' 11x17

MW. BROWN
ENGINEERING INC.

PRINTED JUN 07 2006

PRELIMINARY

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ELKRIDGE MEADOWS
DELELOPMENT
OVERALL SITE

ELKRIDGE, UTAH

REVISION | DATE

JOB NO.

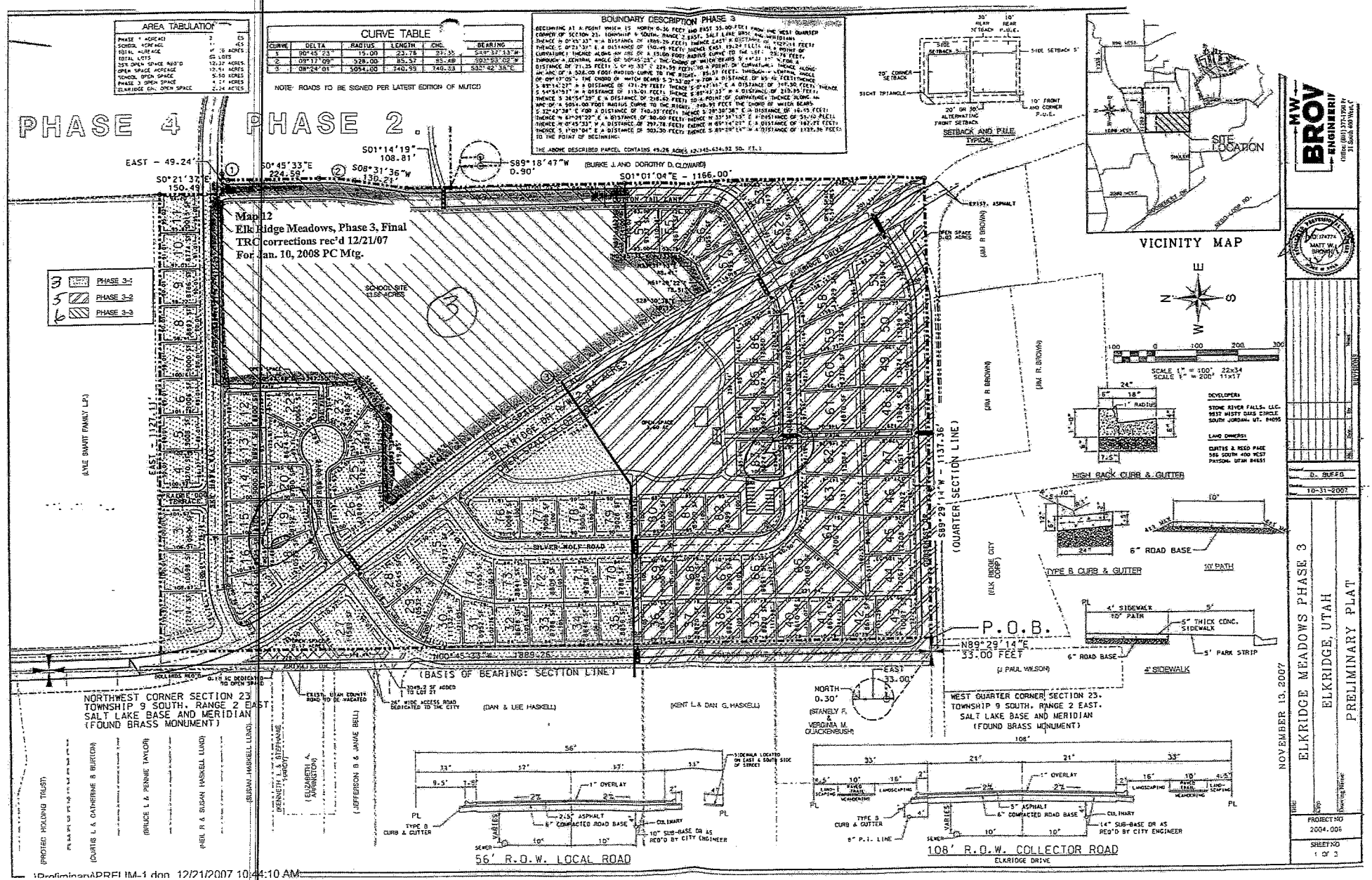
SHEET PRELIM

Mark Rindlesbach

Public Works
Cody Black
801 380-3729

water
$233 — School
Water Rights contribution
Tony Fuller
53,595

PRELIM.dgn 6/7/2006 9:26:24 AM



AREA TABULATION		
PHASE 1 ACREAGE	3	LOTS
SCHOOL ACREAGE	13.55	AC.
TOTAL ACREAGE	17.10	ACRES
TOTAL LOTS	65	LOTS
35% OPEN SPACE REQ'D	10.39	ACRES
OPEN SPACE ACREAGE	10.40	ACRES
SCHOOL OPEN SPACE	9.50	ACRES
PHASE 3 OPEN SPACE	1.17	ACRES
ELKRIDGE GN. OPEN SPACE	0.24	ACRES

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD.	BEARING
1	90°45'23"	15.00	23.78	21.38	S45°37'13"W
2	09°17'09"	528.00	85.57	85.48	S03°53'02"W
3	08°24'01"	5054.00	740.99	740.33	S33°42'38"E

NOTE: ROADS TO BE SIGNED PER LATEST EDITION OF MUTCD

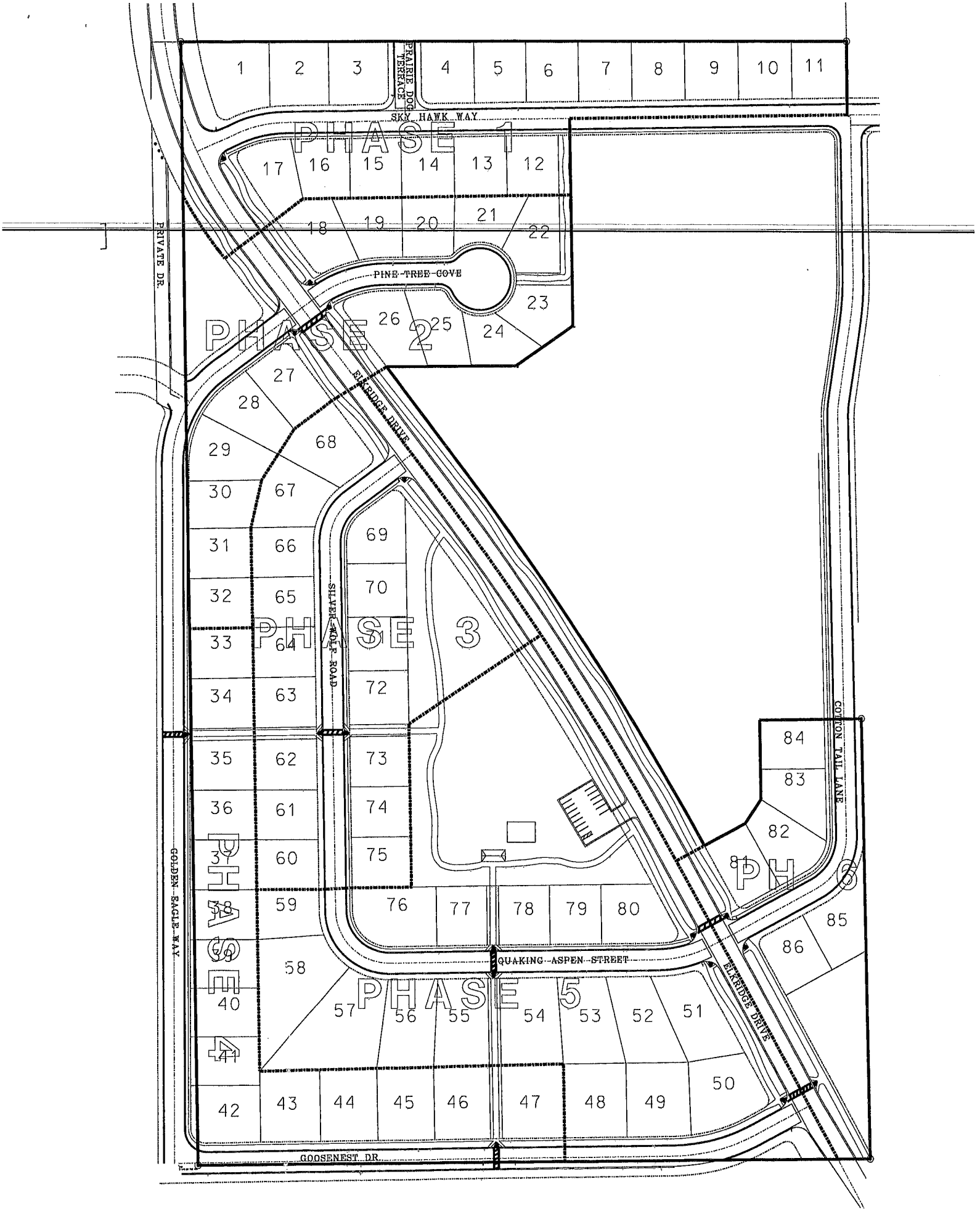
BOUNDARY DESCRIPTION PHASE 3

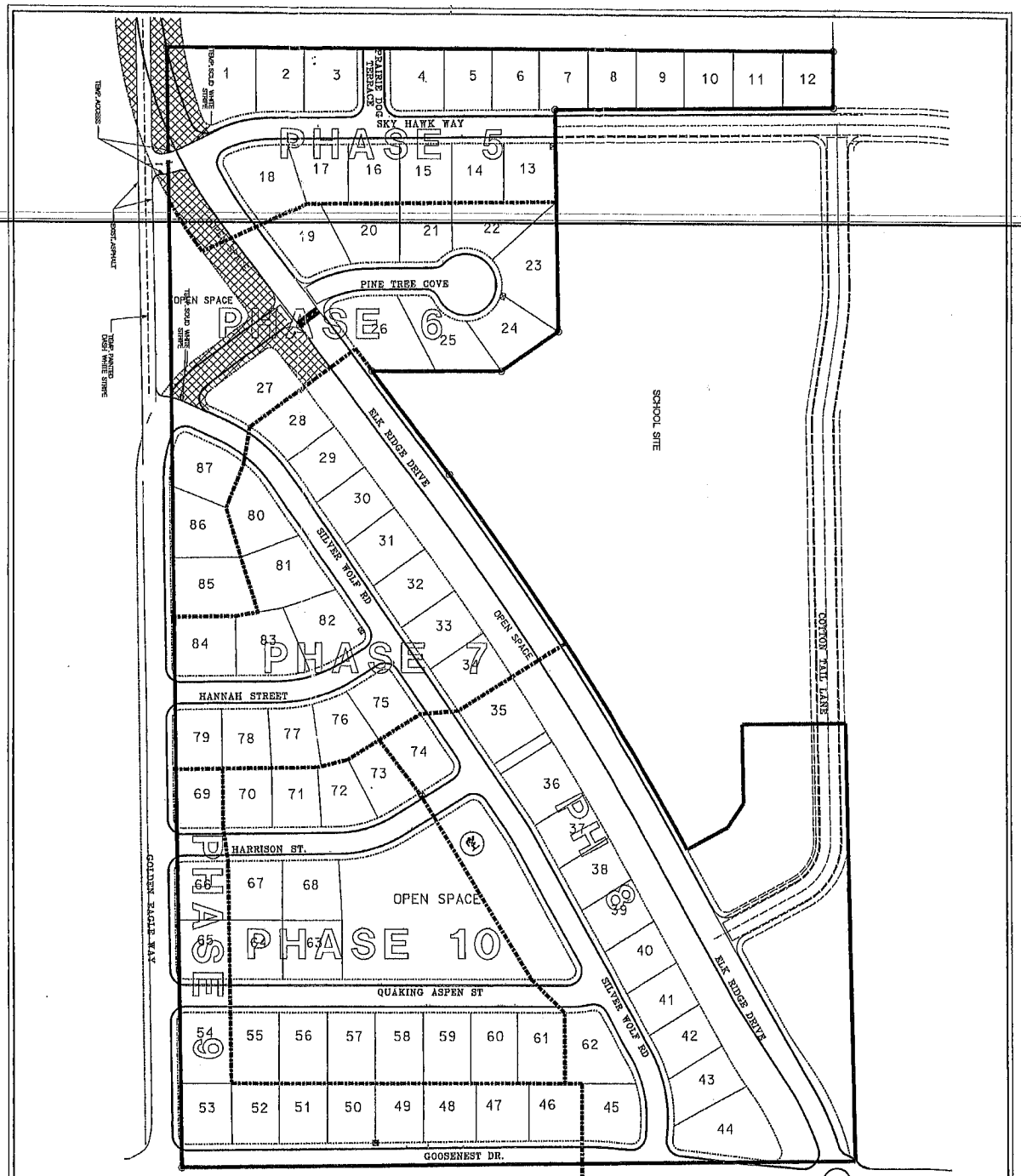
BEGINNING AT A POINT WHICH IS NORTH 0.30 FEET AND EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 0°45'33" W A DISTANCE OF 1889.26 FEET; THENCE EAST 1127.11 FEET; THENCE S 0°21'37" E A DISTANCE OF 150.49 FEET; THENCE EAST 19.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVATURE TO THE LEFT 23.78 FEET, A POINT OF CURVATURE; THENCE ALONG ANY ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°45'23", THE CHORD OF WHICH BEARS S 44°37'31" E FOR A DISTANCE OF 21.38 FEET; THENCE S 89°14'50" E A DISTANCE OF 471.29 FEET; THENCE S 0°45'33" E A DISTANCE OF 224.59 FEET; THENCE S 89°14'50" E A DISTANCE OF 118.91 FEET; THENCE S 08°31'36" W A DISTANCE OF 130.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT, 85.57 FEET, A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 5054.00 FOOT RADIUS CURVE TO THE RIGHT, 740.99 FEET THE CHORD OF WHICH BEARS S 33°42'38" E FOR A DISTANCE OF 740.33 FEET; THENCE S 29°30'38" E A DISTANCE OF 16.15 FEET; THENCE N 89°29'22" E A DISTANCE OF 80.00 FEET; THENCE N 33°39'13" E A DISTANCE OF 51.40 FEET; THENCE N 01°45'33" W A DISTANCE OF 297.78 FEET; THENCE N 89°14'27" E A DISTANCE OF 182.77 FEET; THENCE S 17°01'04" E A DISTANCE OF 303.30 FEET; THENCE S 89°29'14" W A DISTANCE OF 1137.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 49.26 ACRES (2,145,634.92 SQ. FT.)

(PROTECT HOLDING TRUST) (CURTIS L. & CATHERINE B. BURTON) (BRUCE L. & PENNIE TAYLOR) (NEIL R. & SUSAN HASKELL LUND) (SUSAN J. HASKELL LUND) (KENNETH L. & STEPHANIE SHARP) (ELIZABETH A. ARRINGTON) (JEFFERSON B. & JAYME BELL) (DAN & LEE HASKELL) (KENT L. & DAN G. HASKELL) (STANLEY F. & VERGINIA M. QUICKENBUSH) (J. PAUL WILSON) (KAY RIDGE CITY CORP.) (JIM R. BROWN) (AYLE SMART FAMILY LP.)

\Preliminary\PRELIM-1.dgn 12/21/2007 10:44:10 AM


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PRAIRIE DOG TERRACE
SKY HAWK WAY
PINE TREE COVE
PRIVATE DR.
ELKRIDGE DRIVE
SILVER WOLF ROAD
COTTON TAIL LANE
GOLDEN EAGLE WAY
QUAKING ASPEN STREET
GOOSENEST DR.
1 2 3 4 5 6 7 8 9 10 11
12 13 14 15 16 17
18 19 20 21 22 23
24 25 26
27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42
43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86



PHASING TABLE		
PHASE	# OF LOTS	APPROX. TIME / PHASE
PHASE 5	18	SUMMER 2013
PHASE 6	12	SPRING 2014
PHASE 7	17	FALL 2014
PHASE 8	13	SPRING 2015
PHASE 9	12	FALL 2015
PHASE 10	15	SPRING 2016

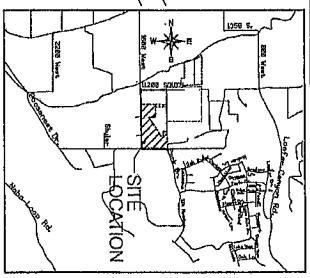
ELK RIDGE DRIVE TO BE CONSTRUCTED W PHASE 8

NOTE:
1) TEMPORARY CONNECTIONS TO SKY HAWK DR. (PHASE 5) AND GOLDEN EAGLE WAY (PHASE 6) REQ'D
2) ENTRY MONUMENT CONSTRUCTED WITH PHASE 5

SCALE (FEET) 0 80 160 240 320

N W E S

VICINITY MAP

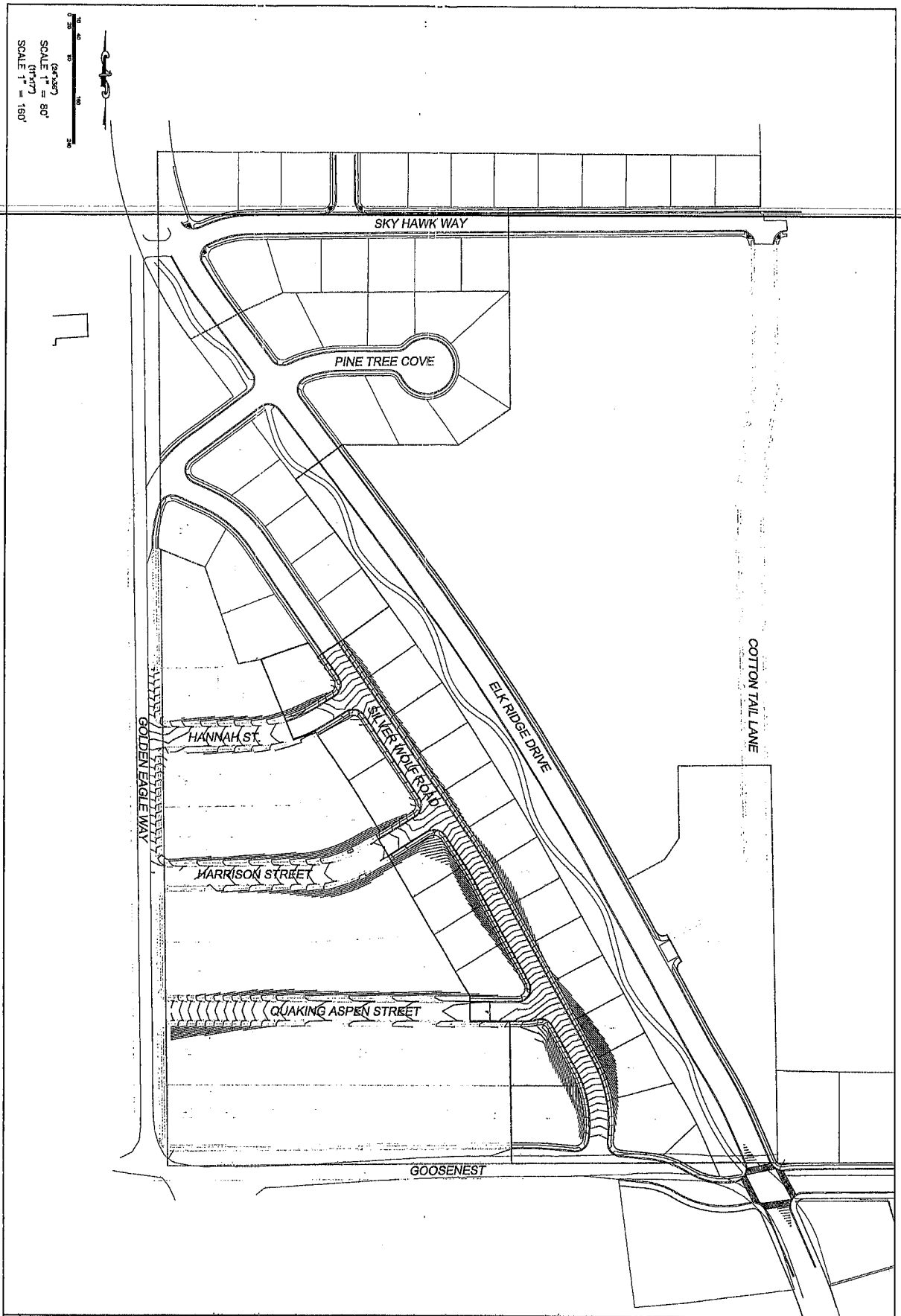


Title:	ELK RIDGE MEADOWS PHASES 5-10
City:	ELK RIDGE, UTAH COUNTY, UTAH
Drawing Name:	PHASING MAP
PROJECT NO.	2012-084
SHEET NO.	8
Drawn:	D. BUFFO
Date:	2-20-13

No.	Date	By	Name
1	2-8-13	D.B.	CITY REVIEW COMMENTS

REVISIONS

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

J:\2014\14-099 Elk Ridge Meadows\CADD\FINAL\PHASE 7&8\CONTOUR EXHIBIT.dgn 6/6/2018 1:33:06 PM MDT

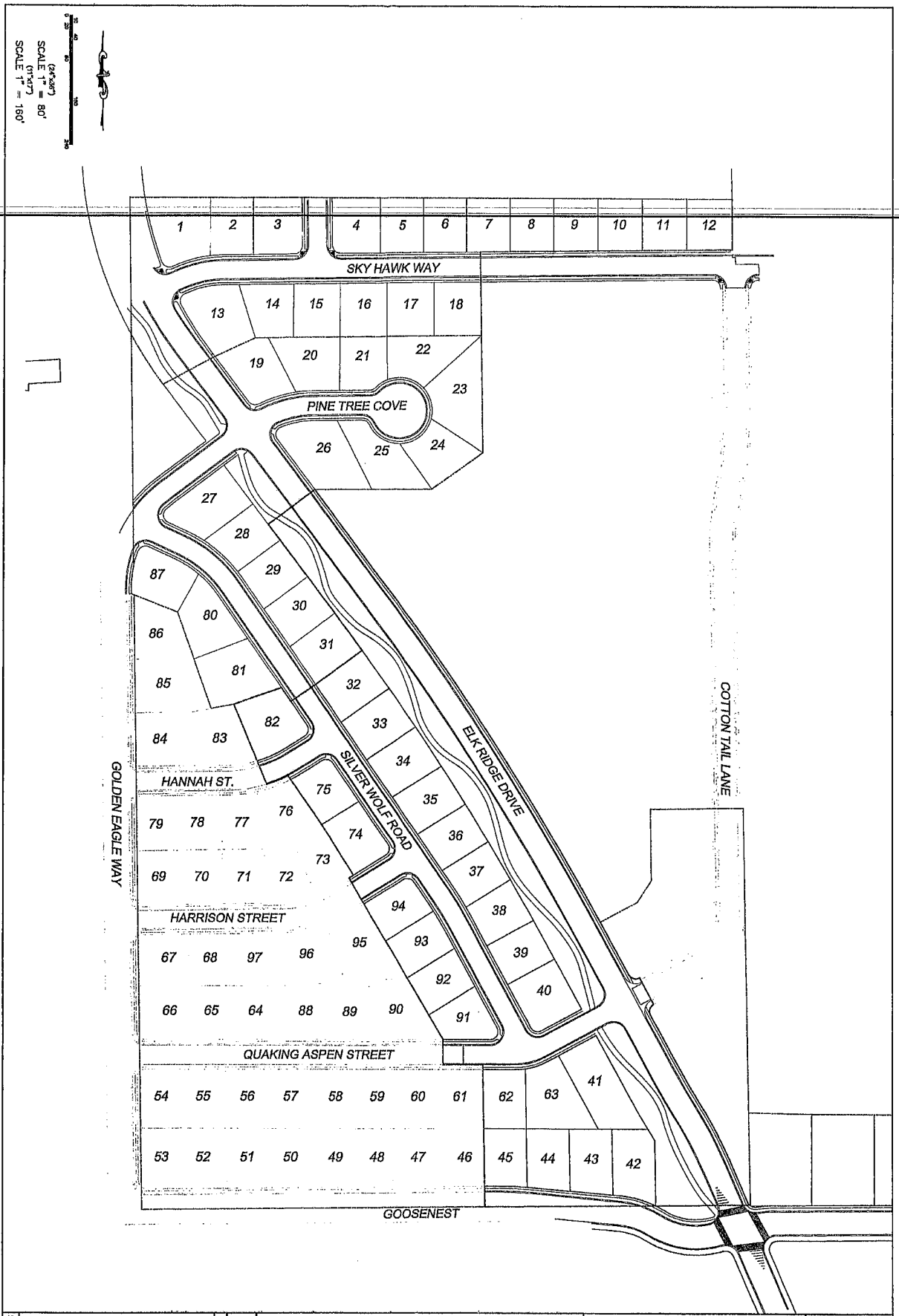
ELK RIDGE MEADOWS

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

CONTOUR CONCEPT

ELK RIDGE CITY, UTAH

SHEET NO. 1



NO.	REVISIONS	BY	DATE

Z:\2014\14-099 Elk Ridge Meadows\CADD\FINAL\PHASE 7&8\ERH-BASE7&8-UPDATED CONCEPT.dwg 6/8/2015 12:03:07 PM MDT

ELK RIDGE MEADOWS

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

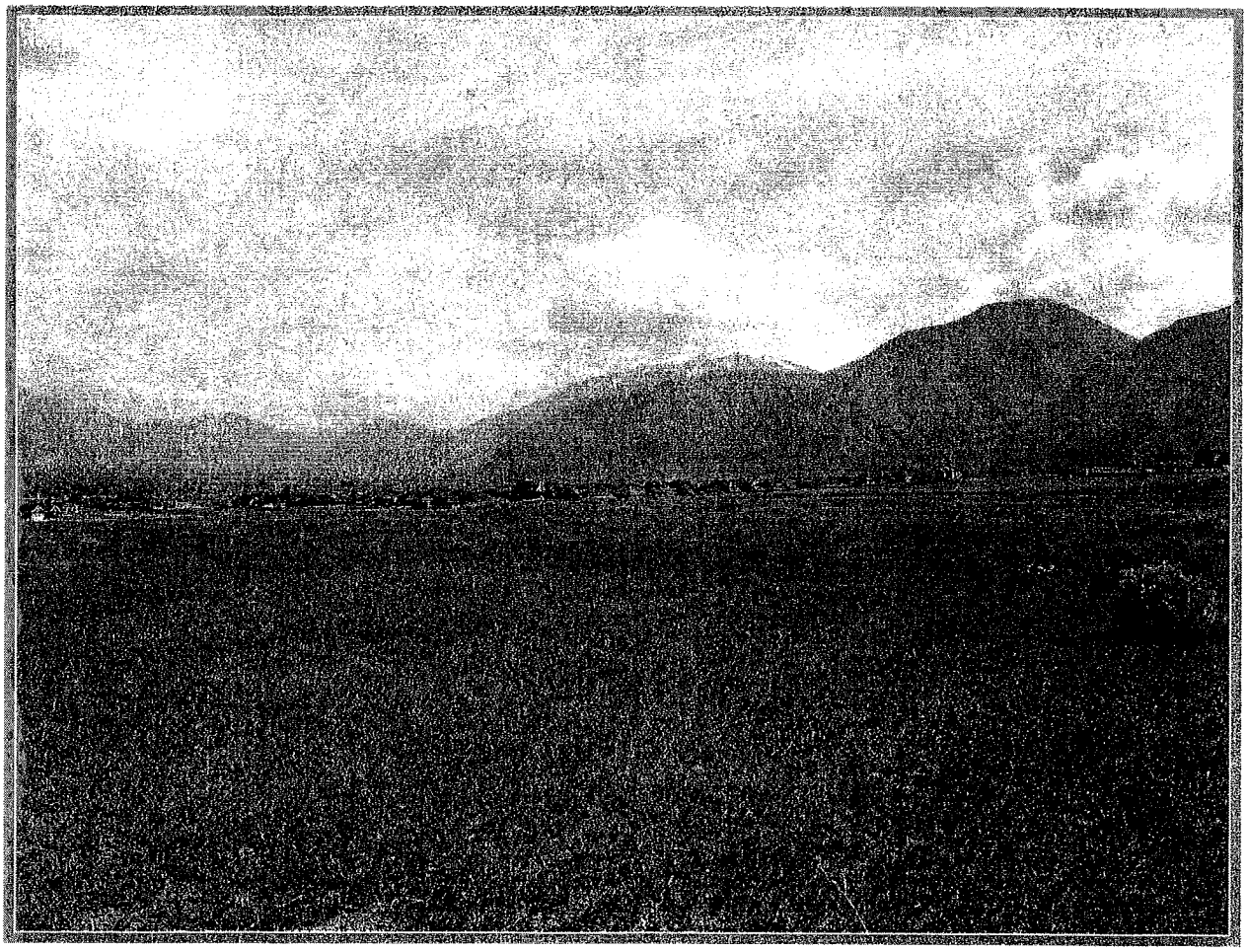
RUMBLE STRIP CONCEPT

ELK RIDGE CITY, UTAH

SHEET NO. 1

APPRAISAL REPORT

1.94 Acres Residential Land
Appx. 550 West 800 North
Elk Ridge, Utah 84651



GURNEY & ASSOCIATES
REAL ESTATE APPRAISERS
Phone: 801.610.9555 • 45 N. 490 W. (Cypress Park) American Fork, Utah 84003 • Fax: 801.763.5992

GURNEY & ASSOCIATES
REAL ESTATE APPRAISERS

Don Gurney
Todd Gurney, MAI
Tyler Gurney

April 24, 2015

Elk Ridge Meadows Development LLC
Attn: Dean Ingram

RE: 1.94 Acres Residential Land
Appx. 550 West 800 North
Elk Ridge, Utah 84651

Dear Dean:

At your request, we have performed an appraisal analysis of the above-referenced property. The subject is zoned R-1-12000-PUD Residential; the property is within the overall Elk Ridge Meadows development but doesn't have any entitlements for development. No water shares are included either.

The subject is a portion parcel 30-074-0196 on Utah County records; no legal description was provided, but the subject is identified in the other exhibits of this report. This appraisal provides an estimate of the current as-is market value. The property rights appraised are fee simple.

Based on the results of our analysis, we estimate the as-is market value of the subject property, as of the effective appraisal date (April 24, 2015—date of inspection), is *$51,500 per acre*, or the following rounded total:

$100,000

**** ONE HUNDRED THOUSAND DOLLARS ****

This value is contingent upon the Extraordinary Assumptions on page 6 of this report.

Phone 801.610.9555 • 45 N. 490 W. (Cypress Park), American Fork, Utah 84003 • Fax 801.763.5992
dongurney@yahoo.com • toddagurney@gmail.com

Based on our research and analysis, we have concluded that the estimated exposure time to achieve the value estimated herein was approximately six months. The probable marketing time was up to six months as well.

Please find attached the documentation and supportive exhibits that comprise the appraisal report. The appraisal report was prepared in accordance with the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. This is an *Appraisal Report.*

Please advise if we can be of any further assistance.

Respectfully submitted,

DON GURNEY

Utah State Certified General Appraiser
Certificate 5476828-CG00 Expires 6-30-15

TODD GURNEY, MAI

Utah State Certified General Appraiser
Certificate 5487768-CG00 Expires 7-31-16

File 05315
Attachments:
- Narrative Summary Report
- Location Map
- Elk Ridge Zone Map
- Aerial View
- Parcel Map
- Site Plan
- Current Subject Photos
- Flood Zone Map
- Appraiser Qualifications

Arive Homes, LLC
733 North Main Street
Spanish Fork, UT 84660

June 9, 2015

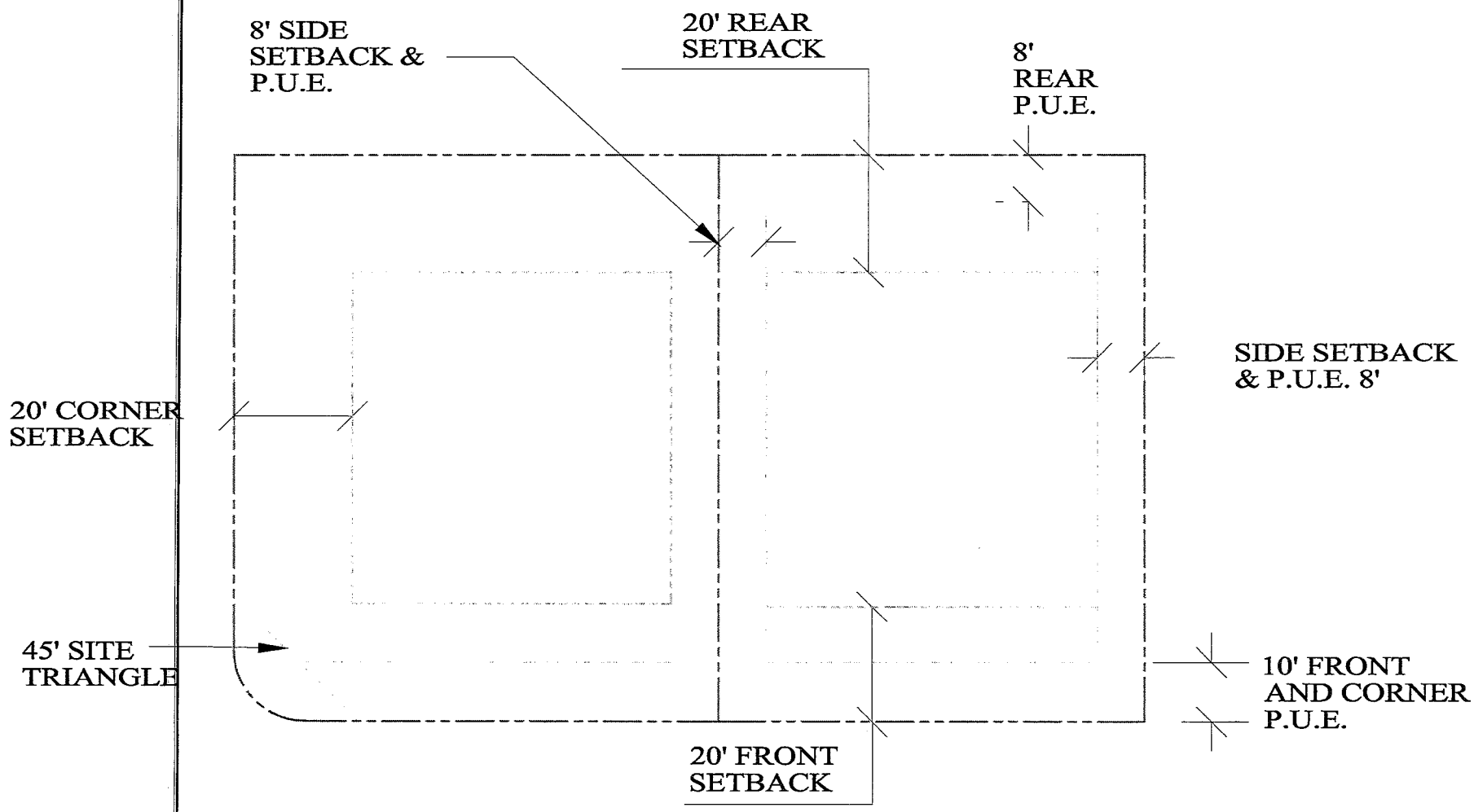
Elk Ridge City,

Below are the proposed setbacks for the Elk Ridge Meadows Subdivision (phases 5 – 12).

Thank you,

Front Setback: 20/25
Side Setback: 8
Side Setback on Corner: 20
Rear Setback: 20

Sincerely,

Dean Ingram

PROPOSED
SETBACKS AND P.U.E.