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BOUNDARY DESCRIPTION

LOT 2 HIGH STAR RANCH MASTER PLAT

A parcel of land located in the Northwest Quarter and the Southwest Quarter of Section 9, Township 2 South, Range 6 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Eastern Right-of-Way Line of High Star Road, said point being also 30731.39' E 23.19' feet along the Section Line, and East 931.33' feet from the Northwest Corner of said Section 9, and running thence North 88°43'06" E 20.61' feet; thence Northwesterly 16.22' feet along the arc of a 42.00' foot radius curve to the left, chord bears N49°37'35" E 27.48' feet; thence Northwesterly 151.57' E 39.91' feet; thence Northwesterly 37.75' feet along the arc of a 10.00' foot radius curve to the right, chord bears N41°14'25" E 37.53' feet; thence Northwesterly 192.34' feet; thence Southwesterly 156.53' feet along the arc of a 126.00' foot radius curve to the right, chord bears S72°26'27" E 146.73' feet; thence Southwesterly 132.13' feet; thence Southwesterly 98.00' feet along the arc of a 64.00' foot radius curve to the left, chord bears S67°41'35" E 88.71' feet; thence Northwesterly 44.36' feet; thence Northwesterly 16.22' feet along the arc of a 74.00' foot radius curve to the left, chord bears N49°07'11" E 16.19' feet; thence S47°07'38" E 300.82' feet to the Southern Boundary Line of Super Lot 2 of said High Star Ranch Master Plat; thence, along said Southern Boundary Line, S75°43'09" E 139.19' feet to the Western Right-of-Way Line of the Weber-Provo Diversion Canal; thence, along said Western Right-of-Way Line, the following ten (10) courses: (1) Southwesterly 89.40' feet along the arc of a 444.03' foot radius curve to the left, chord bears S11°32'34" W 80.29' feet, (2) Southwesterly 3.98' feet along the arc of a 46.37' foot radius curve to the left, chord bears S02°41'27" W 3.98' feet, (3) S02°23'11" W 65.70' feet, (4) Southwesterly 227.05' feet along the arc of a 1512.68' foot radius curve to the left, chord bears S01°04'51" W 226.84' feet, (5) S03°13'09" E 261.00' feet, (6) Southwesterly 172.21' feet along the arc of a 100.00' foot radius curve to the left, chord bears S09°24'39" E 171.87' feet, (7) S19°36'09" E 390.70' feet, (8) S74°23'51" W 40.00' feet; thence S30°45'07" W 80.99' feet; thence Northwesterly 13.60' feet along the arc of a 100.00' foot radius curve to the left, chord bears N43°08'38" W 13.77' feet; thence Northwesterly 13.74' feet; thence N73°05'02" W 35.03' feet; thence Northwesterly 5.20' feet along the arc of a 125.00' foot radius curve to the left, chord bears N74°16'35" W 5.20' feet to the Northeastly Right-of-Way Line of said High Star Road; thence, along said Northwesterly Right-of-Way Line, the following sixteen (16) courses: (1) N16°54'58" E 30.02' feet, (2) Southwesterly 73.42' feet along the arc of a 155.00' foot radius curve to the left, chord bears S87°43'37" W 92.01' feet, (3) S70°27'39" W 56.95' feet, (4) Southwesterly 84.49' feet along the arc of a 220.00' foot radius curve to the right, chord bears S81°27'46" W 83.97' feet, (5) N83°22'38" W 60.13' feet, (6) Northwesterly 188.15' feet along the arc of a 170.00' foot radius curve to the right, chord bears N55°41'39" W 179.37' feet, (7) N02°31'10" W 198.60' feet, (8) Northwesterly 212.20' feet along the arc of a 666.00' foot radius curve to the right, chord bears N14°42'44" W 211.40' feet, (9) N05°34'17" W 58.11' feet, (10) Northwesterly 29.96' feet along the arc of a 270.00' foot radius curve to the right, chord bears N02°23'34" W 29.94' feet, (11) N00°47'15" E 112.41' feet, (12) North 118.24' feet, (13) Northwesterly 136.28' feet along the arc of a 349.00' foot radius curve to the left, chord bears N11°106' W 135.40' feet, (14) N23°03'21" W 128.50' feet, (15) Northwesterly 102.61' feet along the arc of a 270.00' foot radius curve to the right, chord bears N12°00'06" W 102.60' feet, (16) N01°16'51" W 106.65' feet to the Point of Beginning.

Contains: 1,188,108 SF or 27.28 Acres.

LOT 3 HIGH STAR RANCH MASTER PLAT

A parcel of land located in the Southwest Quarter of Section 9, Township 2 South, Range 6 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Eastern Right-of-Way Line of High Star Road and the Southwest Corner of Super Lot 2 of the High Star Ranch, said point being also S00°31'39" E 923.19' feet along the Section Line, and East 931.33' feet from the West Quarter Corner of said Section 9, and running thence, along the Southern Boundary Line of said Super Lot 2, the following three (3) courses: (1) N16°54'58" E 39' E 196.54' feet, (2) East 441.85' feet, (3) S75°43'09" E 367.18' feet to the Western Right-of-Way Line of the Weber-Provo Diversion Canal; thence, along said Western Right-of-Way Line, the following eight (8) courses: (1) Southwesterly 80.40' feet along the arc of a 444.03' foot radius curve to the left, chord bears S11°32'34" W 80.29' feet, (2) Southwesterly 3.98' feet along the arc of a 46.37' foot radius curve to the left, chord bears S02°41'27" W 3.98' feet, (3) S02°23'11" W 65.70' feet, (4) Southwesterly 227.05' feet along the arc of a 1512.68' foot radius curve to the left, chord bears S01°04'51" W 226.84' feet, (5) S03°13'09" E 261.00' feet, (6) Southwesterly 172.21' feet along the arc of a 100.00' foot radius curve to the left, chord bears S09°24'39" E 171.87' feet, (7) S19°36'09" E 390.70' feet, (8) S74°23'51" W 40.00' feet; thence S30°45'07" W 80.99' feet; thence Northwesterly 13.60' feet along the arc of a 100.00' foot radius curve to the left, chord bears N43°08'38" W 13.77' feet; thence Northwesterly 13.74' feet; thence N73°05'02" W 35.03' feet; thence Northwesterly 5.20' feet along the arc of a 125.00' foot radius curve to the left, chord bears N74°16'35" W 5.20' feet to the Northeastly Right-of-Way Line of said High Star Road; thence, along said Northwesterly Right-of-Way Line, the following fourteen (14) courses: (1) N16°54'58" E 30.02' feet, (2) Southwesterly 73.42' feet along the arc of a 155.00' foot radius curve to the left, chord bears S87°43'37" W 92.01' feet, (3) S70°27'39" W 56.95' feet, (4) Southwesterly 84.49' feet along the arc of a 220.00' foot radius curve to the right, chord bears S81°27'46" W 83.97' feet, (5) N83°22'38" W 60.13' feet, (6) Northwesterly 188.15' feet along the arc of a 170.00' foot radius curve to the right, chord bears N55°41'39" W 179.37' feet, (7) N02°31'10" W 198.60' feet, (8) Northwesterly 212.20' feet along the arc of a 666.00' foot radius curve to the right, chord bears N14°42'44" W 211.40' feet, (9) N05°34'17" W 58.11' feet, (10) Northwesterly 29.96' feet along the arc of a 270.00' foot radius curve to the right, chord bears N02°23'34" W 29.94' feet, (11) N00°47'15" E 112.41' feet, (12) North 118.24' feet, (13) Northwesterly 136.28' feet along the arc of a 349.00' foot radius curve to the left, chord bears N11°106' W 135.40' feet, (14) N23°03'21" W 128.50' feet to the Point of Beginning.

Contains: 1,013,901 SF or 23.28 Acres.

LOT 2 AMENDED BOUNDARY DESCRIPTION

A parcel of land located in the West Half of Section 9, Township 2 South, Range 6 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Eastern Right-of-Way Line of High Star Road, as shown on the High Star Master Plat, recorded as Entry No. 949210 in the Summit County Recorder's Office, said point being also N89°30'39" E 937.50' feet, along the Section Line, and South 3351.99' feet from the Northwest Corner of said Section 9, and running thence, along said Eastern Right-of-Way Line, the following two (2) courses: (1) N01°16'51" W 31.62' feet, (2) Northwesterly 64.36' feet along the arc of a 120.00' foot radius curve to the right, chord bears N14°05'06" E 63.59' feet; thence S02°28' E 49.60' feet; thence N57°07'11" E 63.00' feet; thence N32°52'49" W 75.36' feet to said Eastern Right-of-Way Line; thence, along said Eastern Right-of-Way Line, the following nineteen (19) courses: (1) N57°07'11" E 63.00' feet, (2) Northwesterly 52.63' feet along the arc of a 230.00' foot radius curve to the left, chord bears N50°33'52" E 52.51' feet, (3) N44°00'33" E 49.87' feet, (4) Northwesterly 118.12' feet along the arc of a 270.00' foot radius curve to the right, chord bears N43°32'47" E 115.15' feet, (5) N81°01'05" E 64.23' feet, (6) Northwesterly 137.40' feet along the arc of a 120.00' foot radius curve to the right, chord bears N59°49'08" E 130.01' feet, (7) N83°07'12" E 72.50' feet, (8) Northwesterly 184.92' feet along the arc of a 180.00' foot radius curve to the left, chord bears N54°11'23" E 176.89' feet, (9) N24°45'33" E 76.33' feet, (10) Northwesterly 21.06' feet along the arc of a 120.00' foot radius curve to the right, chord bears N78°36'05" E 181.41' feet, (11) S23°33'37" E 77.27' feet, (14) Southwesterly 119.81' feet along the arc of a 155.00' foot radius curve to the left, chord bears S74°42'14" E 116.85' feet, (15) N83°09'04" E 23.92' feet, (16) Northwesterly 189.46' feet along the arc of a 155.00' foot radius curve to the left, chord bears N48°08'01" E 177.89' feet, (17) N1°06'57" E 116.22' feet, (18) Northwesterly 74.12' feet along the arc of a 110.00' foot radius curve to the right, chord bears N32°25'14" E 72.73' feet, (19) N51°43'31" E 27.59' feet to the Western Right-of-Way Line of the Weber-Provo Diversion Canal; thence, along said Western Right-of-Way Line, the following ten (10) courses: (1) Southwesterly 53.42' feet along the arc of a 186.35' foot radius curve to the right, chord bears S19°48'56" E 53.23' feet, (2) S07°00'09" E 297.50' feet, (3) Southwesterly 72.40' feet along the arc of a 136.68' foot radius curve to the right, chord bears S08°02'11" W 71.56' feet, (4) S23°20'51" W 291.94' feet, (5) N89°21'16" W 10.76' feet, (6) S23°20'51" W 89.78' feet, (7) Southwesterly 57.52' feet along the arc of a 207.94' foot radius curve to the right, chord bears S31°16'21" W 57.34' feet, (8) S39°11'51" W 466.30' feet, (9) Southwesterly 154.64' feet along the arc of a 286.48' foot radius curve to the left, chord bears S26°44'21" W 123.69' feet, (10) S14°16'51" W 141.49' feet to the Northern Boundary Line of Super Lot 3 of said High Star Ranch Master Plat; thence, along said Northern Boundary Line, N75°43'09" E 139.19' feet; thence Northwesterly 124.67' feet along the arc of a 286.48' foot radius curve to the left, chord bears S49°09'11" W 16.19' feet; thence Northwesterly 156.63' feet along the arc of a 126.00' foot radius curve to the left, chord bears N72°28'27" W 146.73' feet; thence S71°56'53" W 192.34' feet; thence Southwesterly 37.75' feet along the arc of a 101.00' foot radius curve to the left, chord bears S61°14'25" W 37.53' feet; thence S50°31'57" W 39.99' feet; thence Southwesterly 27.99' feet along the arc of a 42.00' foot radius curve to the right, chord bears S69°37'33" W 27.48' feet; thence S88°43'09" W 20.67' feet to the Point of Beginning.

Contains: 929,607 SF or 21.34 Acres.

Client/Project

HIGH STAR RANCH
KAMAS, UTAH

Title

HIGH STAR RANCHES MASTER PLAT
LOT 2 AND 3 AMENDMENT EXHIBIT

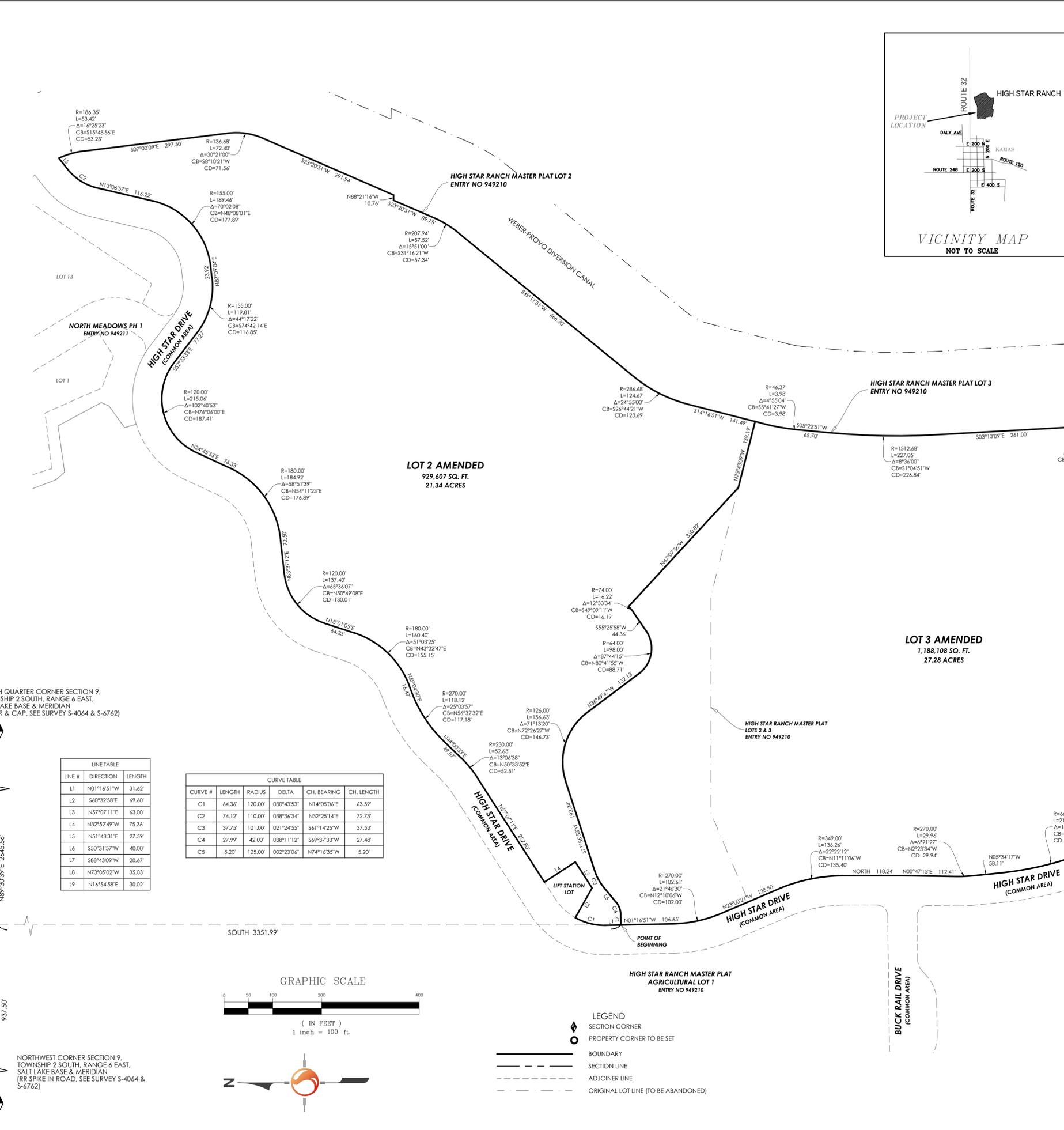
Project No. Scale

186302172

Drawing No. Sheet Revision

Date Gregory A. Cates PLS No. 161226

of 0



NORTH QUARTER CORNER SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN (REBAR & CAP, SEE SURVEY S-4064 & S-6762)

LINE #	DIRECTION	LENGTH
L1	N01°16'51" W	31.62
L2	S60°32'58" E	69.60
L3	N57°07'11" E	63.00
L4	N32°52'49" W	75.36
L5	N51°43'31" E	27.59
L6	S59°31'57" W	40.00
L7	S88°43'09" W	20.67
L8	N73°05'02" W	35.03
L9	N16°54'58" E	30.02

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	64.36	120.00	030°43'53"	N14°05'06" E	63.59
C2	74.12	110.00	038°36'34"	N32°25'14" E	72.73
C3	37.75	101.00	021°24'55"	S61°14'25" W	37.53
C4	27.99	42.00	038°11'12"	S69°37'33" W	27.48
C5	5.20	125.00	002°23'06"	N74°16'35" W	5.20

GRAPHIC SCALE
0 50 100 200 300 400
(IN FEET)
1 inch = 100 ft.

- LEGEND
- SECTION CORNER
 - PROPERTY CORNER TO BE SET
 - BOUNDARY
 - SECTION LINE
 - ADJOINER LINE
 - ORIGINAL LOT LINE (TO BE ABANDONED)

THE PURPOSE OF THIS MAP IS TO SHOW THE RELATIONSHIP BETWEEN LOTS 2 AND 3 OF HIGSTAR RANCH MASTER PLAT AS RECORDED AS ENTRY NO 949210 IN THE SUMMIT COUNTY RECORDERS OFFICE AND THE AMENDED LOT 2 AND 3.
THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS ONE.