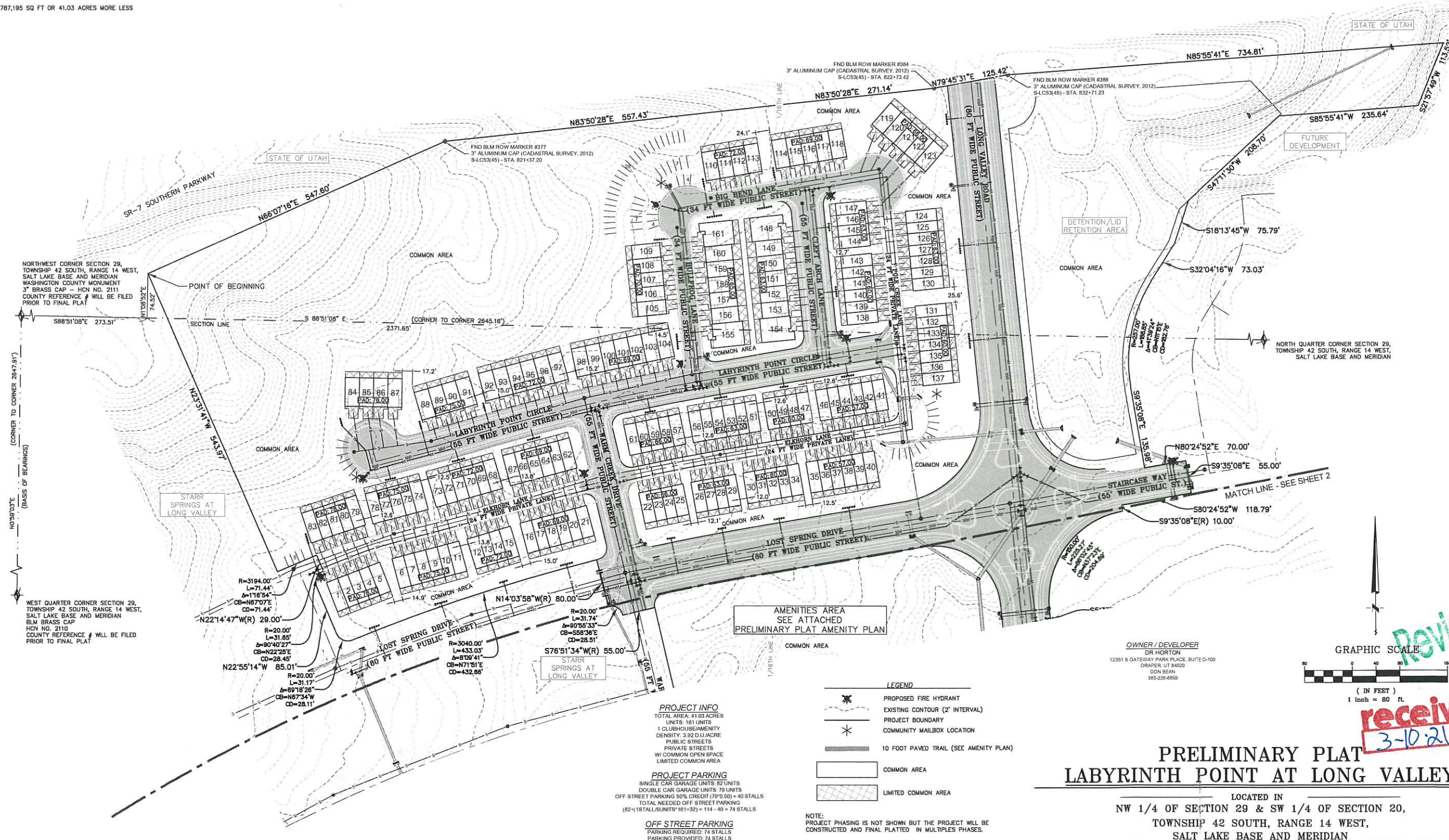
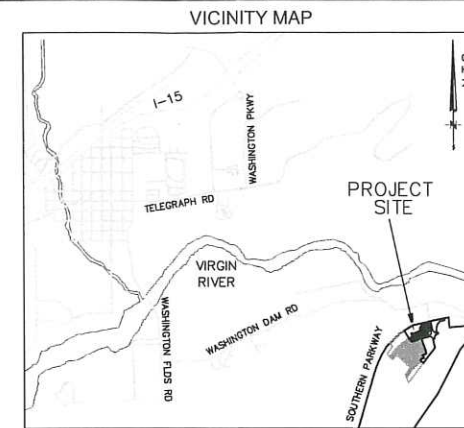
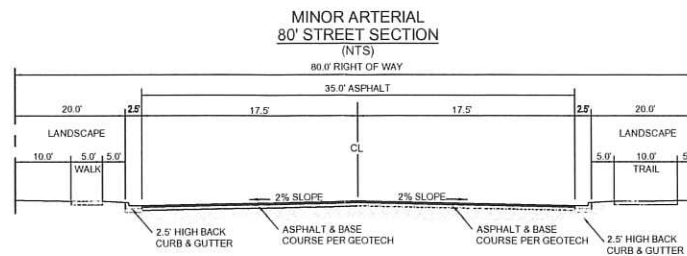


BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 13 & 14 OF SAID SECTION 20 AND A PORTION OF SECTION LOTS 5 & 7 OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED 588'51"08"E 273.51' FEET ALONG THE SECTION LINE AND N01'08'52"E 74.52' FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) N88'07'16"E 547.60' FEET; (2) THENCE N83'50'28"E 557.43' FEET; (3) THENCE N83'50'28"E 271.14' FEET; (4) THENCE N79'45'31"E 125.42' FEET; (5) THENCE N85'55'41"E 734.81' FEET; THENCE S21'57'49"W 113.52' FEET; THENCE S85'55'41"W 235.64' FEET; THENCE S47'11'30"W 208.70' FEET; THENCE S18'13'45"W 75.79' FEET; THENCE S32'04'16"W 73.03' FEET TO THE POINT OF A 257.00' FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 166.85' FEET THROUGH A CENTRAL ANGLE OF 41'39'24"; THENCE S09'35'08"E 135.98' FEET; THENCE N80'24'52"E 70.00' FEET; THENCE S09'35'08"E 55.00' FEET; THENCE S80'24'52"E 118.79' FEET; THENCE S09'35'08"E 10.00' FEET TO A POINT OF A 150.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S09'35'08"E; THENCE ALONG THE ARC OF SAID CURVE 225.27' FEET THROUGH A CENTRAL ANGLE OF 86'02'45"; THENCE S05'37'54"E 36.84' FEET; THENCE S84'22'08"W 80.00' FEET; THENCE S05'37'54"E 470.17' FEET; THENCE S44'36'32"W 119.57' FEET; THENCE S44'30'22"W 405.07' FEET; THENCE S44'30'51"W 395.42' FEET; THENCE S44'31'59"W 73.47' FEET; THENCE N45'28'04"W 125.77' FEET; THENCE N24'39'39"W 100.00' FEET TO A POINT OF A 200.00' FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S24'39'39"E; THENCE ALONG THE ARC OF SAID CURVE 39.62' FEET THROUGH A CENTRAL ANGLE OF 01'07'46"; TO THE POINT OF A 20.00' FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 10.10' FEET THROUGH A CENTRAL ANGLE OF 28'55'25"; TO THE POINT OF A 50.00' FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 69.63' FEET THROUGH A CENTRAL ANGLE OF 78'47'38"; THENCE S74'24'05"E 20.00' FEET; THENCE N81'53'39"E 83.24' FEET; THENCE N11'46'19"W 75.01' FEET; THENCE N32'21'04"W 50.00' FEET; THENCE N22'57'38"W 50.00' FEET TO A POINT OF A 2165.00' FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S18'51'18"E; THENCE ALONG THE ARC OF SAID CURVE 219.24' FEET THROUGH A CENTRAL ANGLE OF 05'48'25"; THENCE N13'02'53"W 94.87' FEET TO A POINT OF A 50.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N34'03'58"W; THENCE ALONG THE ARC OF SAID CURVE 84.85' FEET THROUGH A CENTRAL ANGLE OF 97'14'05"; TO THE POINT OF A 20.00' FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 9.83' FEET THROUGH A CENTRAL ANGLE OF 28'09'37"; THENCE N13'08'28"W 600.01' FEET; THENCE S78'51'34"W 55.00' FEET TO A POINT OF A 20.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S78'51'34"W; THENCE ALONG THE ARC OF SAID CURVE 31.74' FEET THROUGH A CENTRAL ANGLE OF 90'55'33"; THENCE N14'03'58"W 80.00' FEET TO A POINT OF A 3040.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S14'03'58"E; THENCE ALONG THE ARC OF SAID CURVE 433.03' FEET THROUGH A CENTRAL ANGLE OF 08'09'41"; TO THE POINT OF A 20.00' FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.17' FEET THROUGH A CENTRAL ANGLE OF 89'18'26"; THENCE N22'55'14"W 85.01' FEET TO THE POINT OF A 20.00' FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.65' FEET THROUGH A CENTRAL ANGLE OF 90'40'27"; THENCE N22'14'47"W 29.00' FEET TO A POINT OF A 3194.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S22'14'47"E; THENCE ALONG THE ARC OF SAID CURVE 71.44' FEET THROUGH A CENTRAL ANGLE OF 01'16'54"; THENCE N23'31'41"W 543.97' FEET TO THE POINT OF BEGINNING.

CONTAINS 1,787,195 SQ FT OR 41.03 ACRES MORE LESS



PROJECT INFO
TOTAL AREA: 41.03 ACRES
UNITS: 161 UNITS
1 CLUBHOUSE/AMENITY
DENSITY: 3.92 D.U./ACRE
PUBLIC STREETS
PRIVATE STREETS
W/ COMMON OPEN SPACE
LIMITED COMMON AREA

PROJECT PARKING
SINGLE CAR GARAGE UNITS: 82 UNITS
DOUBLE CAR GARAGE UNITS: 79 UNITS
OFF STREET PARKING 50% CREDIT (70'0.50) = 40 STALLS
TOTAL NEEDED OFF STREET PARKING
(82+11STALLS/UNITS=161=32) = 114 - 40 = 74 STALLS

OFF STREET PARKING
PARKING PROVIDED: 74 STALLS
PARKING REQUIRED: 74 STALLS

NOTE:
PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE
CONSTRUCTED AND FINAL PLATTED IN MULTIPLE PHASES.

PRELIMINARY PLAT LABYRINTH POINT AT LONG VALLEY

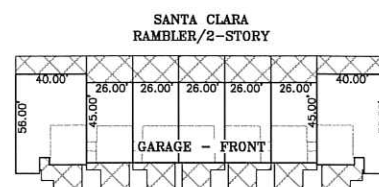
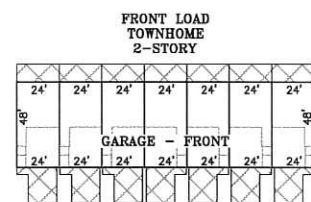
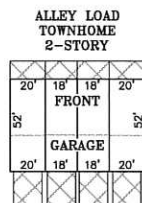
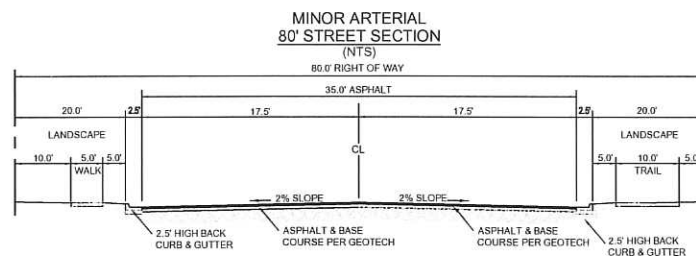
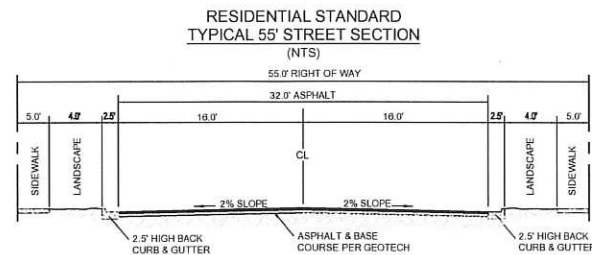
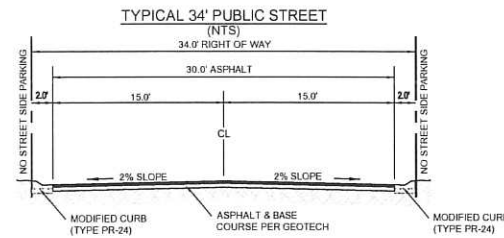
LOCATED IN
NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-5588 / SURVEY SCHEDULE (435) 256-2108

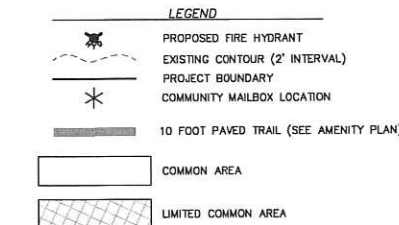
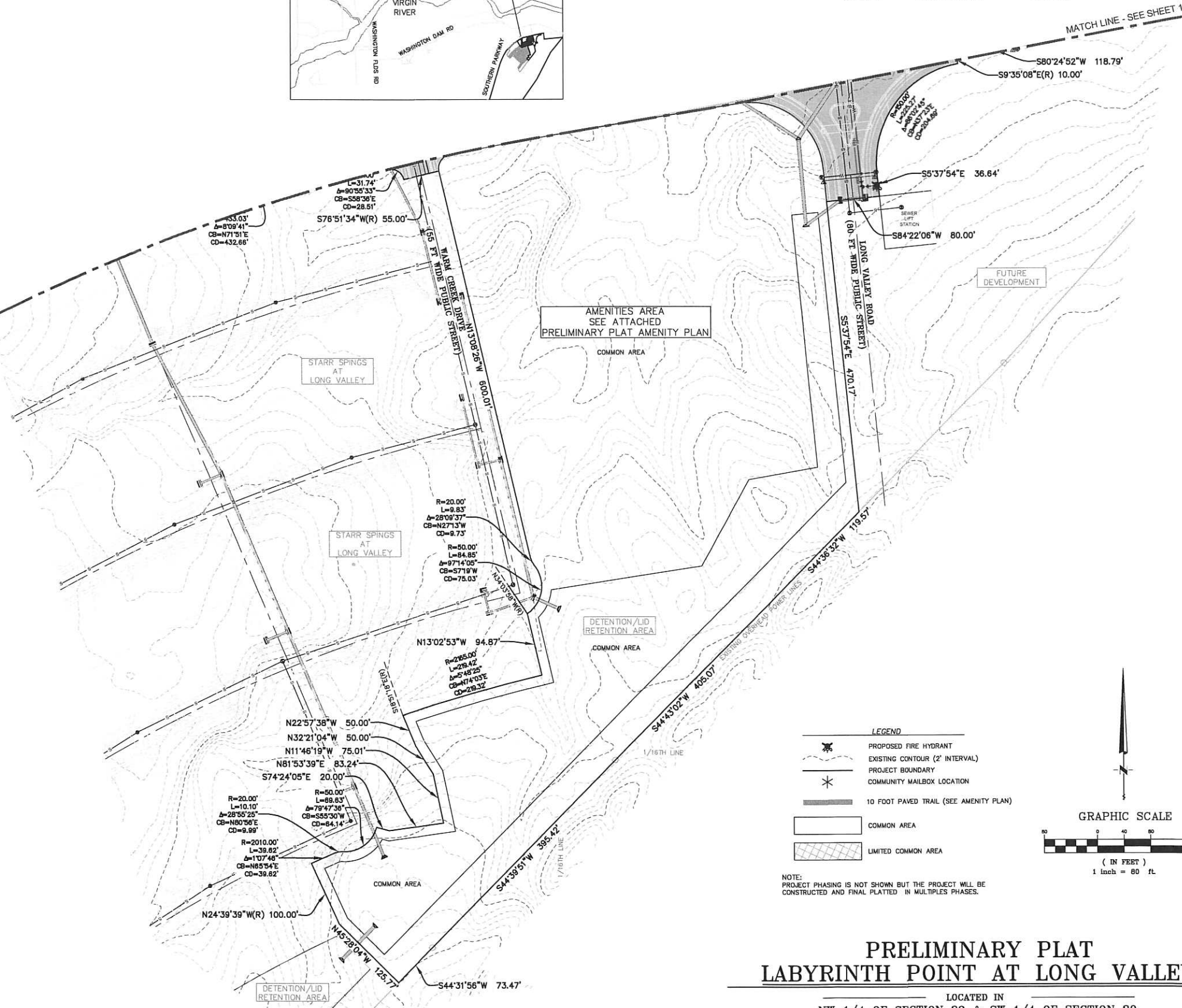
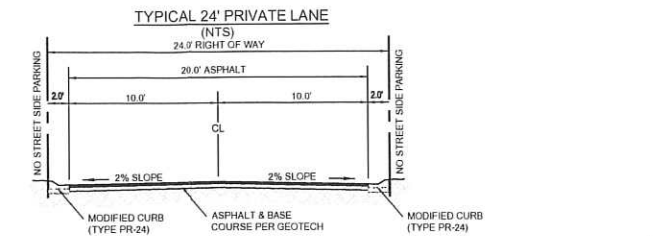
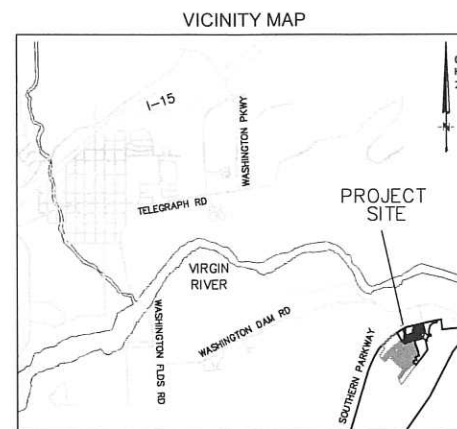
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Approved: JAR
Scale: 1" = 50'
Job No.: 211003

LABYRINTH POINT AT LONG VALLEY
LOCATED IN
SECTIONS 20, & 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

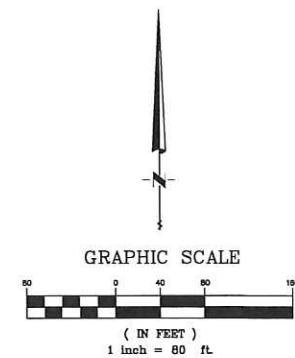
SHEET
1
SHEETS
FILE: 211002PP



*ALL UNITS HAVE GARAGE WITH 16' WIDE & 20' LONG DRIVEWAY
*FINISH FLOOR ELEVATIONS WILL VARY FROM UNIT TO UNIT



NOTE: PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLE PHASES.



PRELIMINARY PLAT LABYRINTH POINT AT LONG VALLEY

LOCATED IN
NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 666-5283 • SURVEY SCHEDULE (435) 256-2109

Drawn : MDR Date : FEB. 2021
Email : MDR
Checked : JAR
Approved : JAR
Scale : 1" = 80'
Job No : 211002

LABYRINTH POINT AT LONG VALLEY
LOCATED IN
SECTIONS 20, & 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

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2
SHEETS
FILE: 211002PP



LONG VALLEY TRAILS

ROAD NAMES

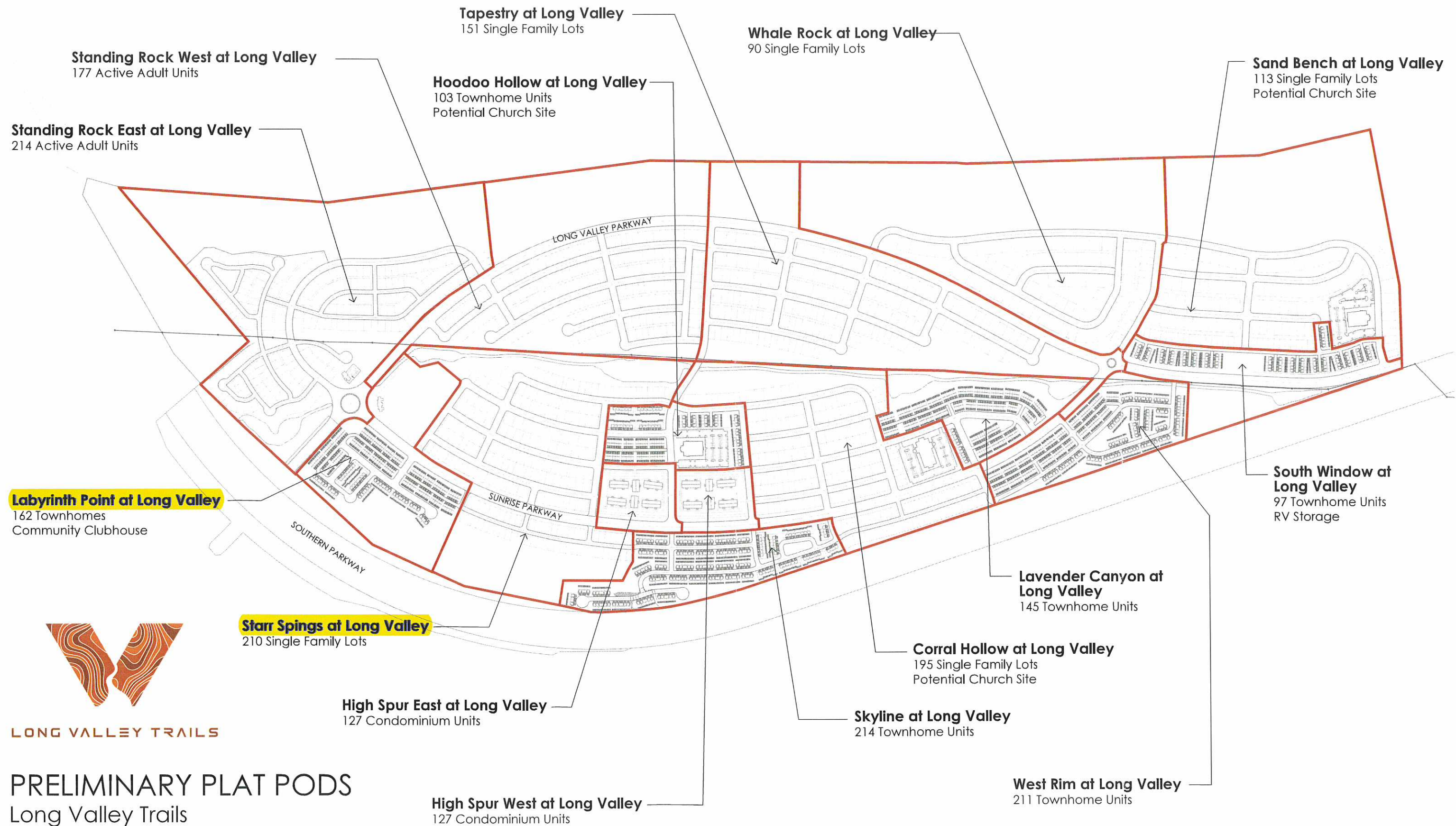
Long Valley Trails

February 4, 2021



D·R·HORTON
America's Builder

received
2-16-2021



LONG VALLEY TRAILS

PRELIMINARY PLAT PODS

Long Valley Trails

February 4, 2021





Images on this exhibit depict conceptual representations of potential amenities. Actual amenities constructed in Long Valley may vary in scale, form, material, and appearance.



LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

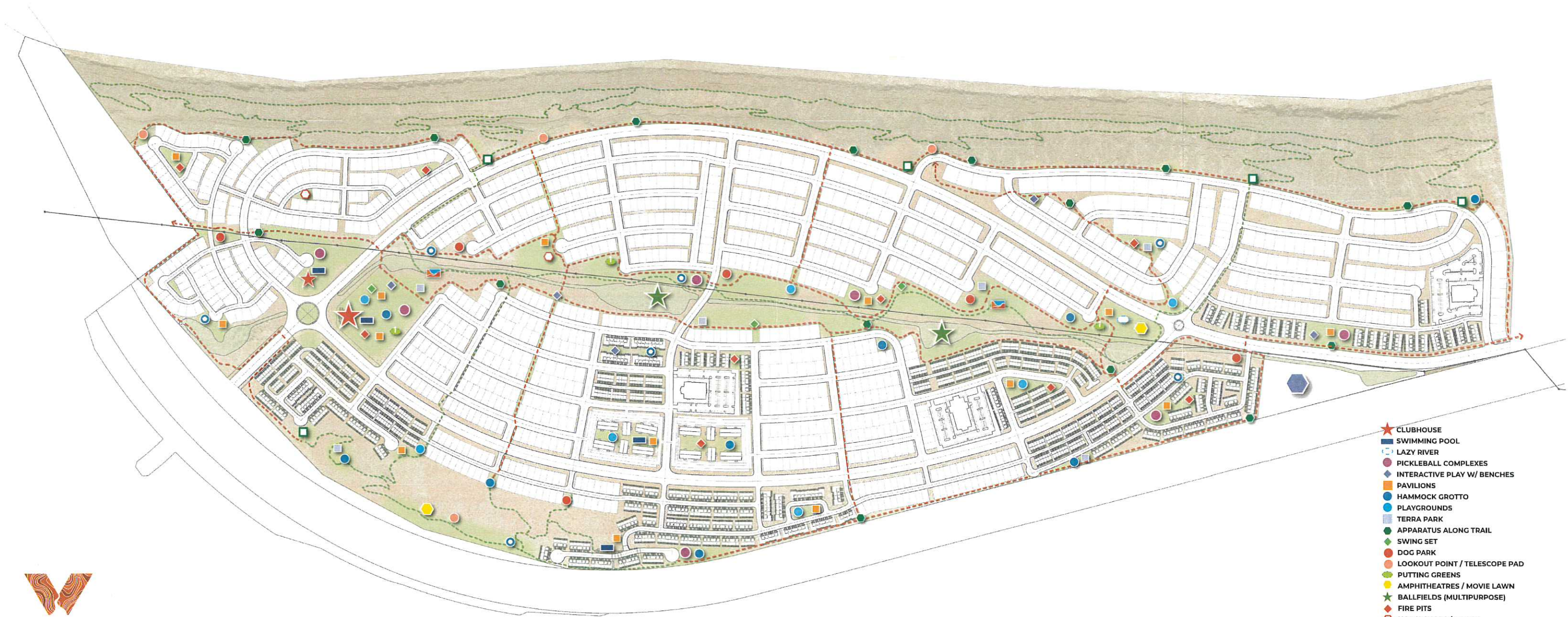
February 11, 2021



- ★ CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- ◆ INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
- PLAYGROUNDS
- TERRA PARK
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREENS
- AMPHITHEATRES / MOVIE LAWN
- ★ BALLFIELDS (MULTIPURPOSE)
- ◆ FIRE PITS
- HORSESHOES / BOCCIE
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- RV STORAGE (RESIDENTS ONLY)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

received
2-16-2021



- ★ CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- ◆ INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
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Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.



LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

February 11, 2021



D-R-HORTON
America's Builder

received
2-16-2021

- ★ CLUBHOUSE
- SWIMMING POOL
- PICKLEBALL COMPLEX
- ◆ INTERACTIVE PLAY W/ BENCHES (2)
- PAVILIONS (3)
- HAMMOCK GROTTOS (3)
- PLAYGROUNDS (2)
- TERRA PARKS (2)
- APPARATUS ALONG TRAIL
- ◆ SWING SET
- DOG PARK
- DARK SKIES AMPHITHEATRE
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREEN
- ◆ FIRE PIT
- SWINGING BENCHES
- - - COMMUNITY TRAIL (8' ASPHALT)
- - - HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- PUMP TRACK
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Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

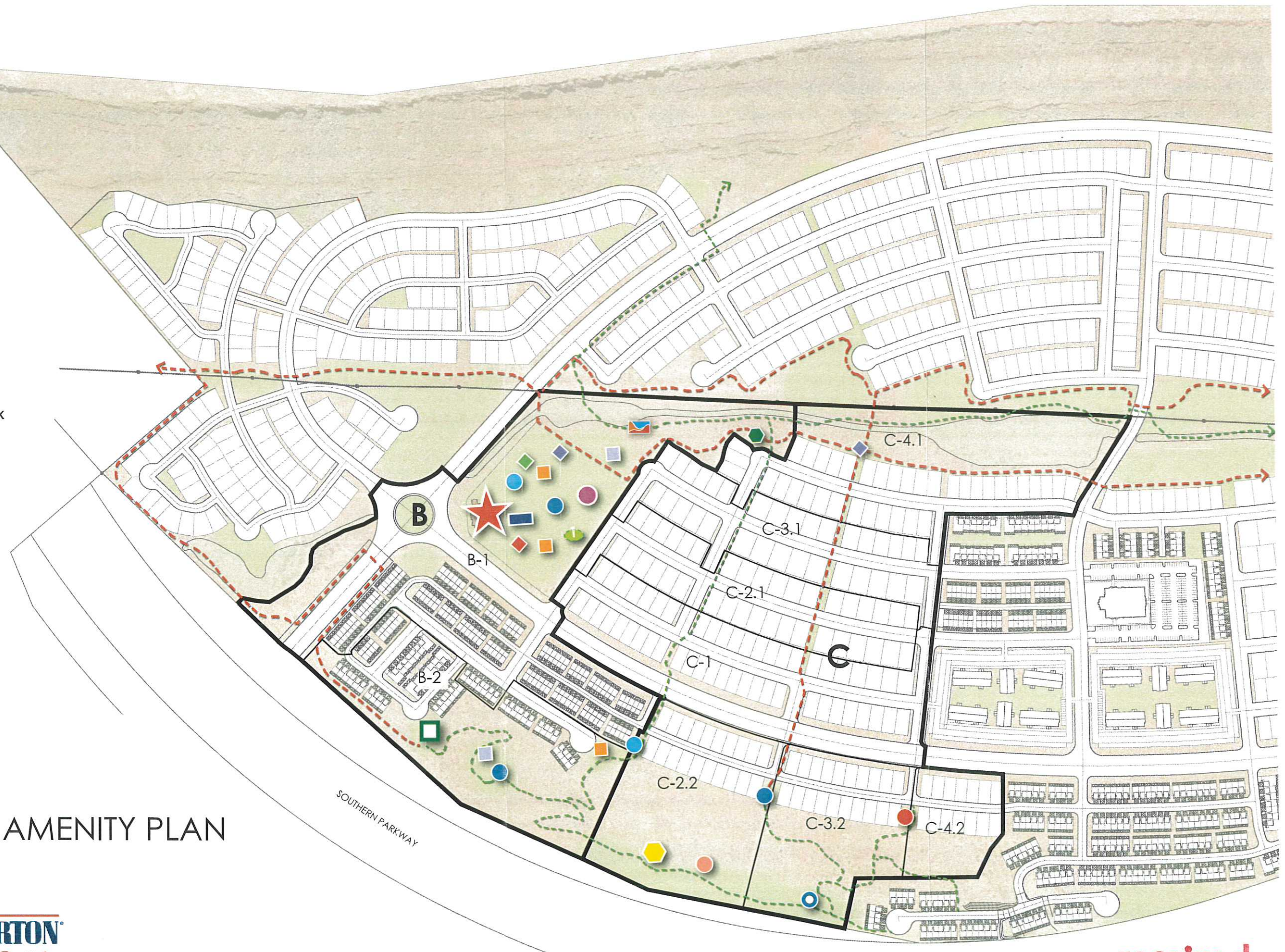


LONG VALLEY TRAILS

PRELIMINARY PLAT AMENITY PLAN

Long Valley Trails

February 11, 2021



received
2-16-2021