

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°01'44"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,398.83 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-9; THENCE DEPARTING SAID SECTION LINE AND RUNNING N89°39'37"E, ALONG SAID RIGHT-OF-WAY LINE, 688.07 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N01°28'00"E, 170.89 FEET; THENCE N69°38'00"W, 2.77 FEET; THENCE N01°08'30"W, 38.37 FEET; THENCE N88°45'30"W, 41.36 FEET; THENCE N00°00'00"E, 335.96 FEET TO THE NORTHWEST CORNER OF WASHINGTON COUNTY TAX PARCEL V-89-B, AND AN EXISTING BENT 5/8" REBAR WITH AN EXISTING WOOLSEY LAND SURVEYING REBAR CAP MONUMENT SET AT THE BEND OF SAID 5/8" REBAR; SAID POINT ALSO BEING LOCATED ON THE WESTERLY PROJECTION OF THE SIERRA BELLA PHASE 1 AMENDED AND EXTENDED SUBDIVISION BOUNDARY LINE; THENCE S89°58'53"E, ALONG SAID SUBDIVISION PROJECTION, 0.50 FEET TO THE SUBDIVISION BOUNDARY CORNER OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: S89°58'53"E, 390.64 FEET; THENCE S00°01'07"W, 130.75 FEET; THENCE S58°48'00"W, 117.29 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 168.00 FEET, AND A CENTRAL ANGLE OF 59°43'35"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 175.13 FEET; THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY LINE AND ITS PROJECTION, S00°55'35"E, 165.15 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-9; THENCE S89°58'35"W, ALONG SAID RIGHT-OF-WAY LINE, 14.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY AND TO AN EXISTING UTAH DEPARTMENT OF TRANSPORTATION BRASS CAP RIGHT-OF-WAY MARKER; THENCE S00°55'17"W, ALONG SAID RIGHT-OF-WAY LINE, 42.91 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY AND TO AN EXISTING 1/2" REBAR; THENCE S89°39'37"W, ALONG SAID RIGHT-OF-WAY LINE, 156.51 FEET TO THE POINT OF BEGINNING. CONTAINING 3.23 ACRES.

TOGETHER WITH A 16.50 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°01'44"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,714.89 FEET; THENCE N89°45'29"E, 827.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°45'29"E, 8.33 FEET; THENCE N00°06'00"W, 14.22 FEET; THENCE S59°36'33"E, 23.22 FEET; THENCE S00°55'35"E, 274.18 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-9; THENCE S89°58'35"W, ALONG SAID LINE AND ITS PROJECTION, 16.50 FEET; THENCE N00°55'35"W, 264.65 FEET; THENCE N59°36'33"W, 13.89 FEET TO THE POINT OF BEGINNING.

**NOTE: THIS DEED IS BEING GIVEN TO COMBINE THE FOLLOWING WASHINGTON COUNTY TAX PARCELS: V-89-A-1, V-89-B, AND V-92-A-5, INTO ONE (1) PARCEL OF LAND.**