

WHEN RECORDED MAIL TO:
Snyderville Basin Recreation District
5715 Trailside Drive
Park City, UT 84098

Space above for Recorders Stamp

PUBLIC RECREATION TRAIL EASEMENT AND ACCESS AGREEMENT

PROPERTY OWNER: PARK CITY MUNICIPAL CORPORATION

**TRAIL NAMES: IRON MAN
 MID MOUNTAIN**

PARCELS: PP-25-2-X, PP-25-3-X, SS-106-A-X

THIS PUBLIC RECREATION TRAIL EASEMENT AGREEMENT AND ACCESS AGREEMENT ("**Easement Agreement**"), is made and entered into this ____ day of _____, 2018, by and between **PARK CITY MUNICIPAL CORPORATION**, a Utah political subdivision, with offices at 445 Marsac Avenue, Park City, UT 84060, (**the "Owner"**), and **SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**, a special service district of the State of Utah, with offices at 5715 Trailside Drive, Park City, UT 84098, ("**SBSRD**"). Owner and SBSRD are sometimes collectively referred to in this Easement Agreement as the "**Parties**" or individually as a "**Party**."

RECITALS

WHEREAS, Owner is the record owner or authorized representative of record owners of certain real property in Summit County, Utah; and

WHEREAS, the term "**Owner**" as used herein shall mean the possessor of any interest in the Property, whether public or private land, including authorized representatives of Owner or a condominium association where the easement to be granted herein is located in a designated common area and an owner's association is empowered to grant easements over same; and

WHEREAS, Owner desires to grant SBSRD an easement across a portion of its properties for the purpose of establishing a public, non-motorized trail, and assisting in the shaping of the character, direction, and development of public recreation trails throughout Summit County, as more particularly described by the centerline metes and bounds description set forth in **Exhibit "A"** attached hereto and made a part hereof, (**the "Trail Easement"**); and

WHEREAS, SBSRD is a public body, authorized by law to acquire interests in real property for purposes of developing and maintaining land for public recreational opportunities.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. Grant of Easement.

Owner hereby grants unto SBSRD:

A. A Trail Easement on, over, under, and across its properties solely consisting of a corridor fifteen feet (15') in width, ("**Easement Corridor**") lying along an alignment as described in the document attached hereto as **Exhibit "A"**, and as depicted in the sketch attached hereto as **Exhibit "B"**, and by this reference both exhibits are incorporated herein, exclusively for the duration and purpose set forth herein below and consisting only of the rights hereinafter enumerated.

B. A non-exclusive access easement, ("**Access Easement**") on, over, under, and across private roads, driveways, common area parcels, and emergency ingress/egress easements which are owned and/or controlled by Owner, including access into gated/guarded communities, for the duration and purpose set forth herein below and consisting of the rights hereinafter enumerated.

2. Duration.

The Trail Easement and Access Easement are granted in perpetuity and shall run with the land so as to be forever binding upon the Parties hereto and their respective heirs, personal representatives, administrators, successors, and assigns.

3. Purpose.

The purpose of the Trail Easement is to obtain, develop, preserve, and maintain the area within the Easement Corridor for development, construction, use, preservation, and maintenance of a non-motorized trail, for the use and benefit of SBSRD and the general public.

The purpose of the Access Easement is to provide SBSRD and its Affiliates (**as defined below**), not the general public, access to the Easement Corridor as SBSRD deems reasonable and necessary to develop, construct, maintain, and otherwise manage the Trail Easement in accordance with provisions set forth herein.

4. Rights Conveyed and Obligations.

The rights conveyed to and corresponding obligations imposed upon SBSRD by this Trail Easement and Access Easement are as follows:

A. To develop within the Easement Corridor a trail not to exceed four feet (4') in width, (**"Trail"**) for non-motorized recreational use;

B. To lay out, mark, develop, construct, maintain, or relocate the Trail, within the Easement Corridor;

C. To make minor topographical changes to the properties within the Easement Corridor for the necessity and convenience of locating the Trail, (including improvements as needed to provide structural support and erosion control; e.g., drainage ditches, berms, import soils to build up to level grade, etc.;

D. To establish and maintain appropriate signage within the Easement Corridor marking the Trail and providing directions or other appropriate information in connection with the Trail;

E. To enter upon the Easement Corridor for all reasonable and necessary construction, maintenance, and repair of the Trail and Easement Corridor, and to pursue same diligently to completion. Such maintenance shall include, but shall not be limited to sweeping, snow plowing, weed spraying, crack sealing, seal coating, re-treading, re-surfacing, and otherwise keeping the Trail in a serviceable and safe condition;

F. To manage vegetation within the Easement Corridor through removal and/or trimming of trees, shrubs, grasses or exotic or noxious plant species, in order to maintain appropriate sight lines (as determined necessary by SBSRD at its sole discretion), and otherwise as necessary to keep the Trail in a serviceable and safe condition and maintain the integrity of the Trail;

G. To maintain the Easement Corridor in a good, clean, and sanitary condition, free from waste or litter and/or any condition that is offensive to the public health, safety, or welfare, or that constitutes a nuisance;

H. To ensure that no lien or claim of mechanics, laborers or materialmen will be filed against the properties of Owner, or any part or parts thereof, for any work, labor or materials furnished, alleged to have been furnished, or to be furnished pursuant to any agreement by SBSRD regarding the Trail Easement; and

I. If any damage occurs to Owner's properties or any improvements thereon arising out of, related to, or as a consequence of any of SBSRD's work in the Easement Corridor, Owner promptly will notify SBSRD in writing of the damage. Unless otherwise agreed to by the Parties, SBSRD will repair the

damage (or commence and diligently pursue repairing the damage) within thirty (30) days after receipt of Owner's notice.

5. Limitation on Use of the Trail Easement.

Public access on, over, or across the Trail Easement shall be strictly limited to access by foot or other non-motorized means except as follows: (a) use by motorized or battery propelled wheelchairs, (b) use by Owner or SBSRD operated motor vehicles for purposes of construction or maintenance of any trail that may be established within the Easement Corridor; and (c) use for emergency access for wild land fire and structural fire suppression, to facilitate search and rescue operations, or by public law enforcement personnel as deemed necessary for public safety.

6. Fees.

No fees shall be charged by Owner for use of the Trail Easement by the general public.

7. Liability/Indemnification/Immunity.

Owner shall enjoy the limitations on legal liability involving public recreational use of the Trail Easement as provided for in *Utah Code Annotated ("UCA") §§57-14-101 thru 205* (Limitations on Landowner Liability – Relating to Recreational Use) and *UCA §57-14-401 and §78B-4-509 (2) and (3)* (Inherent Risks of Certain Activities). Furthermore, SBSRD agrees to indemnify, defend, and forever hold Owner, (including without limitation, their officers, directors, owners, members, agents, representatives, affiliates, partners, associates, and employees), harmless from and against any loss, damage, injury, or death arising from any act or omission of SBSRD (including without limitation, licensees, employees, agents, and invitees (collectively "**Affiliates**"), for the duration of the Trail Easement and/or Access Easement.

Owner shall promptly notify the SBSRD of all incidents and claims known to Owner which may be the basis for a claim of indemnification against SBSRD and provide SBSRD with a reasonable opportunity to defend, negotiate, settle, or deny such claims, and litigate the defense of such claims. Owner agrees that it will not in any way interfere with the rights of SBSRD to assert all legal defenses and defend the claims of third parties.

8. Owner's Representations.

Notwithstanding that the Trail Easement and Access Easement granted herein is without warranty, Owner represents that it is or legally represents a possessor in interest of the properties constituting the Trail Easement and Access Easement, and that it has full legal authority to grant this Trail Easement and Access Easement to SBSRD free of liability for any lien or encumbrance previously placed thereon by Owner.

9. Retained Rights.

Except for the rights expressly conveyed to SBSRD hereunder, Owner reserves to itself, its personal representatives, heirs, successors, and assigns all other rights arising out of ownership of the properties, including, without limitation, the right to engage in, or permit or invite others to engage in, all uses of the properties **not expressly prohibited herein and that are not inconsistent and do not interfere with the terms and conditions of this Easement Agreement**, including, again without limitation, the following enumerated rights:

A. A right-of-way on, over, under, and across the Trail Easement for purposes of ingress, egress, placement of underground utilities for the benefit of its properties and adjacent properties that is or may hereafter be acquired by Owner, the location of any such right-of-way to be designated by Owner at a future date; and

B. To relocate (but not terminate), the Trail Easement as described herein, provided all of the following conditions are met: 1) SBSRD approves in writing the proposed new location, which approval shall not be unreasonably withheld, noting that integrity of trail (e.g., grade, line of site) and increased maintenance concerns, are examples of justification for disapproval; 2) the proposed new location of Trail Easement, as approved by SBSRD, is within the Easement Corridor; 3) relocation work is completed by or at the direction of SBSRD; and 4) Owner agrees in writing to promptly reimburse SBSRD for all actual out of pocket costs associated with the relocation (SBSRD to provide a written estimate of costs to Owner for approval prior to commencement of work). Upon any such relocation, SBSRD shall enjoy all rights conveyed herein with respect to the Trail Easement as relocated.

C. To landscape and install and maintain irrigation within the Easement Corridor, but not any portion of the Trail, subject to the right, but not the obligation of SBSRD to manage any such vegetation as provided for in **Paragraph 4. F.** herein.

10. Enforcement.

SBSRD and Owner shall have the right to enforce, through any permitted proceeding at law or in equity, including by specific performance, the terms, provisions, restrictions, and requirements of this Easement Agreement. Any failure to insist upon the strict performance of or compliance with any of the terms, provisions, covenants, and requirements of this Easement Agreement shall not result in or be construed

to be an abandonment or termination of this Easement Agreement or any waiver of the right to insist upon such performance or compliance with the terms of this Easement Agreement in the future. If any action or proceeding is brought because of a default under, or to enforce or interpret any of the covenants, provisions, or requirements of this Easement Agreement, the Party prevailing in such action or arbitration shall be entitled to recover from the unsuccessful Party reasonable attorneys' fees, (including those incurred in connection with any appeal), the amount of which shall be fixed by the court or the arbitrator and made a part of any judgment rendered.

11. Acceptance.

By its signature set forth herein below, SBSRD hereby accepts the foregoing grant of the Trail Easement and Access Easement subject to the terms and conditions herein.

12. Binding Effect.

This Easement Agreement extends to and is binding upon the Parties and their respective heirs, personal representatives, successors, affiliates, subsidiaries, and assigns.

13. Law.

This Easement Agreement shall be interpreted, construed, and enforced according to the laws of the State of Utah.

14. Relationship Between the Parties.

The easements and rights-of-way reserved above are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any similar relationship between Owner and SBSRD, or as applicable, owners' association and SBSRD.

15. Amendment.

This Easement Agreement shall not be modified or amended except by a written instrument executed by the Parties hereto and recorded in the official records of Summit County, Utah.

16. Entire Agreement.

The Parties agree that this Trail Easement and Access Easement constitute the entire understanding and agreement between the Parties with regard to the subject matter hereof, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof.

17. **Severability.**

If any provision of this Easement Agreement shall be declared by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused their respective names to be hereunto affixed this _____ day of _____, 2018.

COUNTERPART SIGNATURES APPEAR ON THE FOLLOWING PAGES.

**SBSRD
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**

BY: _____

Printed Name: _____

Title: _____

STATE OF UTAH)

:SS

COUNTY OF SUMMIT)

On the _____ day of _____, 2018, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same as **District Director of Snyderville Basin Special Recreation District, Summit County, Utah.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

OWNER

PARK CITY MUNICIPAL CORPORATION, a Utah political subdivision

BY: _____
Printed Name: _____
Title: _____

STATE OF UTAH)
):ss
COUNTY OF SUMMIT)

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the ____ day of _____ 2018, before me personally appeared _____, the _____, of PARK CITY MUNICIPAL CORPORATION, a Utah political subdivision, who is known to me as the person and officer described in and who executed the foregoing instrument on behalf of said corporation, and who acknowledged that he/she held the position or title set forth in the instrument and certificate, that he/she signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.

SEAL: _____
Notary Public

EXHIBIT A

(Legal Description of Easement Corridor)

MID MOUNTAIN TRAIL

That portion of a 15.0' foot trail easement being located within the boundary of THE COLONY AT WHITE PINE CANYON-PHASE 1 AMENDED FINAL SUBDIVISION, THE COLONY AT WHITE PINE CANYON-PHASE 2 FINAL SUBDIVISION PLAT, THE COLONY AT WHITE PINE CANYON-PHASE 4A FINAL SUBDIVISION PLAT, THE COLONY AT WHITE PINE CANYON-PHASE 4B FINAL SUBDIVISION PLAT, PARCEL PP-8-A, PARCEL PP-1, PARCEL PP-25, PARCEL PP-25-B, THE COLONY AT WHITE PINE CANYON-PHASE 4E PINECONE RIDGE SUBDIVISION, being 7.5' perpendicularly distant on each side of the following described centerline:

Beginning at a point on the intersection of the existing Mid Mountain trail and the Easterly boundary of Parcel B, THE COLONY AT WHITE PINE CANYON PHASE 4E PINECONE RIDGE SUBDIVISION, recorded as Entry No.955349, said intersection being East 6,039.05 feet and South 6,052.61 feet from the North Quarter Corner of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 09°20'15" East 59.13 feet; thence North 03°43'01" East 63.65 feet; thence North 08°33'17" East 78.26 feet; thence North 00°59'26" West 50.62 feet; thence North 10°25'24" West 66.97 feet; thence North 28°24'30" West 87.80 feet; thence North 33°26'32" West 94.02 feet; thence North 22°36'24" West 34.52 feet; thence North 13°07'51" West 37.05 feet; thence North 05°28'22" East 51.09 feet; thence North 13°44'34" East 44.94 feet; thence North 11°25'24" East 31.11 feet; thence North 26°21'00" East 55.02 feet; thence North 23°36'02" East 49.74 feet; thence North 21°44'04" East 71.06 feet; thence North 28°33'33" East 36.87 feet; thence North 30°14'17" East 45.91 feet; thence North 21°41'56" East 32.55 feet; thence North 12°46'53" East 27.24 feet; thence North 27°28'19" East 29.64 feet; thence North 12°20'39" East 17.21 feet; thence North 10°45'20" East 35.01 feet; thence North 01°54'18" East 41.15 feet; thence North 06°13'32" East 41.61 feet; thence North 04°44'43" West 28.81 feet; thence North 07°53'33" East 27.58 feet; thence North 07°06'36" East 38.97 feet; thence North 10°17'17" East 10.06 feet; thence North 12°57'41" East 2.60 feet; thence North 43°23'06" East 3.35 feet; thence South 83°25'23" East 3.55 feet; thence South 31°55'57" East 3.94 feet; thence South 01°15'11" East 16.37 feet; thence South 01°01'53" East 41.83 feet; thence South 02°32'29" East 33.49 feet; thence South 11°05'04" East 36.26 feet; thence South 10°29'11" East 41.29 feet; thence South 00°51'55" West 29.66 feet; thence South 07°21'32" East 32.45 feet; thence South 00°10'33" East 39.77 feet; thence South 00°23'24" East 33.34 feet; thence South 04°06'12" West 25.56 feet; thence South 09°37'42" West 57.50 feet; thence South 03°23'15" West 31.91 feet; thence South 03°45'06" West 34.62 feet; thence South 07°11'01" East 31.83 feet; thence South 02°47'52" West 36.87 feet; thence South 16°46'18" West 31.16 feet; thence South 07°40'24" West 20.27 feet; thence North 43°39'49" East 19.37 feet; thence North 24°29'03" East 32.39 feet; thence North 18°56'19" East 59.07 feet; thence North 14°47'35" East 40.75 feet; thence North 07°57'44" East 31.71 feet; thence North 20°33'02" East 23.50 feet; thence North 09°31'17" East 38.20 feet; thence North 16°26'08" East 73.15 feet; thence North 02°19'31" East 31.37 feet; thence North 05°04'51" East 26.44 feet; thence North 10°27'56" East 22.72 feet; thence North 00°44'52" East 26.36 feet; thence North 07°13'30" East 34.21 feet; thence North 01°43'01" West 45.76 feet; thence North 03°03'27" East 17.17 feet; thence North 00°44'00" East 36.41 feet; thence North 15°48'42" East 33.61 feet; thence North 20°16'37" East 35.69 feet; thence North 13°51'50" East 22.27 feet; thence North 14°42'09" East 32.52 feet; thence North 19°58'30" East 53.48 feet; thence North 21°30'42" East 55.21 feet; thence North 24°23'13" East 57.73 feet; thence North 20°52'32" East 30.74 feet; thence North 21°19'08" East 126.53 feet; thence North 40°09'37" East 35.30 feet; thence North 20°19'51" East 30.28 feet; thence North 35°48'34" East 41.18 feet; thence North 27°38'37" East

27.42 feet; thence North 25°41'55" East 37.47 feet; thence North 37°50'30" East 41.12 feet; thence North 38°56'38" East 41.70 feet; thence North 31°27'03" East 45.66 feet; thence North 40°27'25" East 29.16 feet; thence North 36°45'35" East 48.92 feet; thence North 45°16'39" East 41.01 feet; thence North 39°34'42" East 35.82 feet; thence North 39°01'37" East 41.57 feet; thence North 32°13'29" East 33.14 feet; thence North 29°29'05" East 32.91 feet; thence North 23°12'00" East 36.89 feet; thence North 10°53'24" East 15.15 feet; thence North 30°24'11" East 20.30 feet; thence North 26°53'15" East 32.01 feet; thence North 24°42'28" East 29.39 feet; thence North 16°58'30" East 18.90 feet; thence North 20°56'35" East 16.09 feet; thence North 36°51'02" East 14.19 feet; thence North 22°35'35" East 17.72 feet; thence North 10°19'57" West 17.11 feet; thence North 02°37'18" West 22.78 feet; thence North 09°17'00" East 26.15 feet; thence North 12°28'30" East 28.34 feet; thence North 18°05'44" East 38.03 feet; thence North 36°49'51" East 30.80 feet; thence North 36°24'24" East 23.16 feet; thence North 50°57'18" East 23.85 feet; thence North 36°56'32" East 15.98 feet; thence North 30°06'12" East 27.57 feet; thence North 31°32'33" East 26.32 feet; thence North 01°26'14" East 13.84 feet; thence North 18°22'15" East 9.31 feet; thence North 35°27'01" East 29.13 feet; thence North 23°52'15" East 14.52 feet; thence North 03°26'30" West 23.25 feet; thence North 25°26'05" West 16.59 feet; thence North 84°50'20" West 15.46 feet; thence South 67°02'41" West 20.98 feet; thence South 81°03'40" West 15.50 feet; thence North 86°23'20" West 13.87 feet; thence South 79°37'08" West 8.89 feet; thence South 48°06'13" West 27.32 feet; thence South 46°24'24" West 49.53 feet; thence South 56°45'57" West 17.10 feet; thence South 74°32'54" West 22.93 feet; thence North 88°57'33" West 10.23 feet; thence North 75°00'22" West 18.67 feet; thence North 81°21'51" West 19.28 feet; thence South 79°28'07" West 12.89 feet; thence South 67°44'21" West 13.22 feet; thence South 48°25'41" West 17.53 feet; to a point of curvature of a 5.00 foot radius curve to the left, the center of which bears South 41°34'19" East; thence westerly along the arc of said curve 0.00 feet through a central angle of 00°00'06" (chord bears South 48°25'39" West 0.00; thence South 48°25'36" West 14.66 feet; thence South 58°12'09" West 33.84 feet; thence South 67°09'31" West 26.09 feet; thence South 67°20'06" West 36.26 feet; thence South 56°16'15" West 47.08 feet; thence South 40°37'58" West 76.07 feet; thence South 63°31'51" West 9.09 feet; thence South 78°07'13" West 7.13 feet; thence North 75°58'27" West 3.79 feet; thence North 77°12'18" West 4.14 feet; thence North 62°43'06" West 6.40 feet; thence North 62°43'05" West 6.40 feet; thence North 77°28'50" West 5.08 feet; thence North 74°11'28" West 31.22 feet; thence South 88°41'30" West 23.36 feet; thence South 77°23'11" West 37.87 feet; thence South 59°55'03" West 19.33 feet; thence South 71°57'17" West 24.64 feet; thence South 70°53'37" West 22.23 feet; thence South 84°56'48" West 15.88 feet; thence North 88°56'42" West 20.93 feet; thence South 78°26'42" West 12.91 feet; thence South 83°10'23" West 22.62 feet; thence North 82°11'30" West 38.61 feet; thence North 80°31'14" West 18.54 feet; thence North 55°33'48" West 12.11 feet; thence North 18°25'59" West 15.71 feet; thence North 16°35'54" West 35.60 feet; thence North 06°13'49" West 9.62 feet; thence North 11°36'48" West 19.89 feet; thence North 07°01'19" West 11.39 feet; thence North 13°07'56" East 19.78 feet; thence North 32°29'28" East 25.54 feet; thence North 11°09'04" East 18.82 feet; thence North 09°28'24" West 19.40 feet; thence North 34°47'53" West 9.72 feet; thence North 41°12'49" West 22.19 feet; thence North 49°19'34" West 2.08 feet; thence North 07°40'57" East 70.05 feet; thence North 35°04'17" West 38.01 feet; thence North 05°58'30" East 33.00 feet; thence North 74°24'10" West 12.47 feet; thence North 73°41'03" West 47.26 feet; thence North 38°03'26" West 22.53 feet; thence North 08°04'52" East 74.96 feet; thence North 33°51'44" East 66.38 feet; thence North 12°16'56" East 115.00 feet; thence South 25°06'42" East 33.20 feet; thence North 10°42'06" West 43.95 feet; thence North 09°20'35" West 51.14 feet; thence North 24°29'43" East 55.61 feet; thence North 05°34'23" West 48.28 feet; thence North 20°55'19" East 68.49 feet; thence North 03°31'40" East 82.92 feet; thence North 11°55'51" East 86.22 feet; thence North 02°40'29" West 81.65 feet; thence North 02°03'51" East 65.50 feet; thence North 02°20'38" West 56.51 feet; thence North 04°36'09" West 46.24 feet; thence North 10°33'16" West 92.79 feet; thence North 18°36'06" West 45.78 feet; thence North 12°22'39" West 68.97 feet; thence North 14°41'26" West 48.79 feet; thence North 26°25'25" West 68.68 feet; thence North 23°07'39" West 37.38 feet; thence North 72°53'04" East 11.08 feet; thence South 20°49'19" East 30.93 feet; thence South 39°54'53" East 32.23 feet; thence South 26°39'43" East 51.27 feet; thence South 19°09'57" East 78.20 feet; thence South 19°57'33" East 80.12 feet; thence South 18°22'19" East 86.74 feet; thence South 13°33'00" East 61.52 feet; thence South 10°21'41" East 85.87 feet; thence South

15°00'01" East 96.26 feet; thence South 05°10'27" East 112.39 feet; thence South 11°28'30" East 26.96 feet; thence South 14°59'34" East 57.37 feet; thence South 15°56'10" East 66.18 feet; thence North 78°53'03" East 32.40 feet; thence South 31°55'32" East 36.19 feet; thence North 72°38'41" East 18.75 feet; thence North 08°45'56" West 28.50 feet; thence North 19°37'24" West 23.88 feet; thence South 84°03'43" West 19.04 feet; thence North 26°48'08" West 38.04 feet; thence North 20°46'04" West 54.75 feet; thence North 11°57'59" West 29.18 feet; thence North 19°35'49" East 32.33 feet; thence North 10°06'36" East 50.96 feet; thence North 22°03'29" West 74.48 feet; thence North 07°14'06" West 70.68 feet; thence North 01°33'38" West 66.98 feet; thence North 06°51'11" West 73.79 feet; thence North 03°53'23" West 57.77 feet; thence North 02°20'18" East 60.19 feet; thence North 07°33'56" West 64.41 feet; thence North 01°35'05" West 60.82 feet; thence North 11°05'25" West 93.00 feet; thence North 08°41'01" West 48.61 feet; thence North 30°52'56" West 33.01 feet; thence North 15°23'38" East 83.37 feet; thence North 06°46'08" East 62.74 feet; thence North 10°37'43" East 135.57 feet; thence North 04°03'38" East 60.05 feet; thence North 01°16'02" West 34.91 feet; thence North 03°46'38" East 121.63 feet; thence North 01°07'40" West 94.85 feet; thence North 00°10'17" West 38.09 feet; thence North 15°03'13" East 60.43 feet; thence North 16°37'50" East 41.89 feet; thence North 09°29'35" East 37.74 feet; thence North 04°42'05" West 64.53 feet; thence North 02°48'37" West 56.76 feet; thence North 04°30'12" West 44.80 feet; thence North 12°01'41" West 55.19 feet; thence North 36°57'09" West 42.28 feet; thence North 60°42'07" West 56.85 feet; thence North 69°22'07" West 56.92 feet; thence North 43°34'28" West 24.10 feet; thence North 00°42'41" East 86.49 feet; thence North 07°21'55" East 36.22 feet; thence North 06°38'51" East 72.05 feet; thence North 29°24'31" East 53.08 feet; thence North 15°59'38" East 70.56 feet; thence North 28°49'00" East 56.67 feet; thence North 21°28'29" East 47.17 feet; thence North 01°26'04" East 73.46 feet; thence North 24°23'42" East 79.21 feet; thence North 23°05'42" East 43.97 feet; thence North 11°32'52" East 68.99 feet; thence North 10°55'54" East 59.37 feet; thence North 02°44'57" West 31.52 feet; thence North 14°12'56" West 41.64 feet; thence North 33°02'17" West 87.14 feet; thence North 20°57'18" West 32.13 feet; thence North 40°06'53" West 60.00 feet; thence North 17°42'48" West 39.87 feet; thence North 18°37'21" West 86.23 feet; thence North 04°58'14" West 50.48 feet; thence North 01°41'07" East 52.94 feet; thence North 00°03'24" West 52.69 feet; thence North 15°29'58" East 71.70 feet; thence North 19°32'57" East 73.08 feet; thence North 12°30'56" East 48.94 feet; thence North 00°18'47" West 64.22 feet; thence North 13°39'10" West 52.13 feet; thence North 20°34'52" West 56.14 feet; thence North 36°44'11" West 39.02 feet; thence North 44°29'20" West 50.49 feet; thence North 61°54'09" West 46.51 feet; thence North 45°37'35" West 63.91 feet; thence North 41°56'49" West 86.80 feet; thence North 42°46'12" West 49.97 feet; thence North 27°02'15" West 63.36 feet; thence North 14°59'03" West 43.44 feet; thence North 11°11'51" West 38.14 feet; thence North 08°24'57" West 62.76 feet; thence North 06°53'48" West 37.78 feet; thence North 13°23'06" West 30.94 feet; thence North 25°21'41" West 61.51 feet; thence North 18°31'25" West 63.35 feet; thence North 06°13'57" West 47.93 feet; thence North 08°26'36" East 34.18 feet; thence North 25°02'31" East 41.42 feet; thence North 12°29'38" West 55.67 feet; thence North 21°38'25" East 21.83 feet; thence North 09°16'25" East 8.20 feet; thence North 51°04'05" West 47.22 feet; thence South 82°35'18" West 28.84 feet; thence North 66°49'03" West 23.19 feet; thence South 86°31'58" West 27.33 feet; thence South 81°31'50" West 64.97 feet; thence South 62°56'01" West 63.46 feet; thence South 41°17'48" West 34.28 feet; thence South 71°47'05" West 38.59 feet; thence South 33°07'39" West 87.23 feet; thence South 47°32'28" West 37.72 feet; thence South 16°36'07" West 30.38 feet; thence South 37°53'46" West 61.60 feet; thence South 27°03'01" West 59.15 feet; thence South 35°54'08" West 81.38 feet; thence South 37°32'17" West 56.36 feet; thence South 08°49'19" West 44.02 feet; thence South 13°58'51" West 54.05 feet; thence South 41°51'34" West 33.11 feet; thence North 09°28'58" East 92.12 feet; thence North 10°36'09" East 96.15 feet; thence North 15°25'51" East 114.11 feet; thence North 27°39'49" East 89.70 feet; thence North 04°25'41" East 91.07 feet; thence North 29°39'19" East 121.52 feet; thence North 37°33'10" East 81.82 feet; thence North 55°31'12" East 106.65 feet; thence North 60°28'47" East 47.13 feet; thence North 50°14'53" East 76.90 feet; thence North 60°30'50" East 82.51 feet; thence North 67°56'21" East 37.20 feet; thence North 68°21'22" East 129.69 feet; thence South 88°39'35" East 76.87 feet; thence South 76°56'44" East 47.75 feet; thence North 33°31'26" East 21.87 feet; thence North 55°24'16" West 40.33 feet; thence North 74°33'39" West 85.94 feet; thence South 82°36'41" West 63.01 feet; thence South 70°12'30" West 40.97 feet; thence South 68°45'51" West 50.22

feet; thence South 80°04'45" West 36.56 feet; thence South 83°48'10" West 46.04 feet; thence South 48°03'20" West 62.99 feet; thence South 50°56'05" West 60.41 feet; thence South 60°03'24" West 49.86 feet; thence South 37°31'08" West 57.98 feet; thence South 70°18'21" West 41.00 feet; thence South 43°55'12" West 42.36 feet; thence South 79°42'10" West 25.76 feet; thence South 39°03'53" West 119.79 feet; thence South 03°38'27" West 36.23 feet; thence South 33°53'43" West 137.88 feet; thence South 01°16'26" East 59.37 feet; thence South 24°32'49" West 124.47 feet; thence South 23°50'43" West 68.77 feet; thence South 17°00'02" West 112.66 feet; thence South 18°11'27" West 119.51 feet; thence South 22°10'15" West 156.49 feet; thence South 21°35'33" West 128.21 feet; thence South 22°14'22" West 114.91 feet; thence South 28°04'30" West 128.29 feet; thence South 29°53'33" West 102.43 feet; thence South 38°24'40" West 114.12 feet; thence South 33°59'48" West 114.49 feet; thence South 78°49'02" West 112.62 feet; thence North 47°30'40" West 143.92 feet; thence North 88°24'36" West 127.40 feet; thence North 55°16'57" West 77.57 feet; thence North 39°00'02" West 98.54 feet; thence North 40°39'52" West 95.28 feet; thence North 42°19'24" West 86.51 feet; thence North 41°51'16" West 71.95 feet; thence North 83°35'18" West 151.54 feet; thence South 77°54'51" West 129.86 feet; thence South 83°48'04" West 209.84 feet; thence North 71°50'42" West 212.60 feet; thence North 51°19'11" West 88.11 feet; thence North 44°21'28" West 153.77 feet; thence North 41°31'20" West 108.66 feet; thence North 36°02'52" West 127.07 feet; thence North 43°26'58" West 88.33 feet; thence North 43°56'25" West 145.31 feet; thence South 89°17'42" West 97.44 feet; thence South 69°47'21" West 108.39 feet; thence South 57°19'13" West 73.60 feet; thence South 25°20'31" West 165.59 feet; thence South 02°31'41" West 84.08 feet; thence South 06°28'29" West 120.59 feet; thence South 08°23'00" West 137.68 feet; thence South 10°10'07" East 75.06 feet; thence South 23°02'50" East 73.89 feet; thence South 04°50'25" East 101.82 feet; thence South 10°09'20" East 121.87 feet; thence South 13°46'15" East 127.29 feet; thence South 07°38'02" East 142.55 feet; thence South 11°08'11" East 150.18 feet; thence South 07°25'43" East 114.44 feet; thence South 01°24'35" West 97.90 feet; thence South 07°38'46" East 66.37 feet; thence South 64°02'52" West 86.20 feet; thence South 89°27'26" West 119.28 feet; thence North 78°00'19" West 213.92 feet; thence North 80°59'55" West 211.57 feet; thence North 64°56'16" West 229.67 feet; thence North 79°56'19" West 136.38 feet; thence South 68°44'22" West 99.82 feet; thence South 23°54'51" West 109.86 feet; thence South 29°15'22" West 119.17 feet; thence South 23°56'27" West 97.83 feet; thence South 19°49'51" West 174.91 feet; thence South 19°05'02" West 210.84 feet; thence South 19°21'37" West 292.10 feet; thence South 12°12'09" West 151.68 feet; thence South 24°07'16" West 94.44 feet; thence South 22°51'32" West 162.13 feet; thence South 13°48'07" West 150.22 feet; thence South 45°13'33" East 204.27 feet; thence South 31°20'01" East 109.24 feet; thence South 31°03'00" East 115.77 feet; thence South 88°03'31" West 149.83 feet; thence South 83°41'58" West 99.55 feet; thence South 73°28'26" West 67.82 feet; thence South 15°54'36" West 92.83 feet; thence South 16°21'17" West 80.78 feet; thence South 00°35'21" East 73.70 feet; thence South 02°38'21" West 86.93 feet; thence South 00°47'18" West 92.52 feet; thence South 16°40'45" East 70.80 feet; thence South 24°24'59" East 133.30 feet; thence South 28°23'24" East 136.15 feet; thence South 29°18'00" East 58.57 feet; thence South 29°18'00" East 10.82 feet; thence South 02°51'53" West 22.65 feet; thence South 78°29'41" West 31.19 feet; thence North 50°51'39" West 70.78 feet; thence North 41°10'32" West 95.42 feet; thence North 41°21'03" West 120.39 feet; thence North 31°48'39" West 219.79 feet; thence North 23°48'07" West 188.08 feet; thence North 44°54'16" West 118.43 feet; thence North 52°01'21" West 85.02 feet; thence North 30°22'42" West 83.29 feet; thence North 52°53'48" West 100.78 feet; thence North 57°06'15" West 70.65 feet; thence North 81°06'34" West 47.03 feet; thence North 61°50'35" West 131.13 feet; thence North 49°50'38" West 55.49 feet; thence North 38°59'02" West 75.14 feet; thence North 28°23'58" West 64.10 feet; thence North 12°26'39" West 104.32 feet; thence North 13°29'38" East 74.36 feet; thence North 38°33'59" East 86.98 feet; thence North 12°24'28" East 37.87 feet; thence North 13°22'19" West 46.79 feet; thence North 09°28'26" East 48.11 feet; thence North 29°28'43" East 33.22 feet; thence North 12°39'48" West 23.11 feet; thence North 72°25'20" West 29.71 feet; thence North 85°21'49" West 71.15 feet; thence North 78°46'18" West 58.20 feet; thence North 75°45'03" West 62.91 feet; thence North 35°19'26" West 20.95 feet; thence North 06°19'31" East 62.68 feet; thence North 26°50'54" East 24.93 feet; thence North 67°08'49" East 33.92 feet; thence North 53°32'49" East 37.26 feet; thence North 39°19'14" East 34.96 feet; thence North 57°32'04" East 39.77 feet; thence North 30°02'55" East 25.89

feet; thence North 01°15'20" East 21.56 feet; thence North 30°50'21" West 20.43 feet; thence North 45°39'38" West 22.31 feet; thence North 32°04'56" West 37.37 feet; thence North 22°42'06" West 25.70 feet; thence North 08°24'58" West 32.75 feet; thence North 31°05'39" West 26.66 feet; thence North 42°35'51" West 54.16 feet; thence North 02°01'24" East 36.85 feet; thence North 36°48'22" West 55.58 feet; thence North 24°50'02" West 45.20 feet; thence North 17°35'09" West 31.24 feet; thence North 06°09'08" East 63.51 feet; thence North 58°55'04" West 97.15 feet; thence North 42°07'20" West 87.69 feet; thence North 62°37'42" West 46.54 feet; thence North 34°45'00" West 22.74 feet; thence North 12°57'15" West 49.85 feet; thence North 21°09'56" East 22.28 feet; thence North 57°50'11" East 29.69 feet; thence North 76°47'46" East 68.83 feet; thence North 33°33'15" East 18.56 feet; thence North 03°07'45" West 39.05 feet; thence North 21°38'57" West 74.14 feet; thence North 39°54'16" West 18.19 feet; thence North 66°41'04" West 20.50 feet; thence North 83°44'47" West 28.78 feet; thence South 85°08'36" West 63.17 feet; thence South 84°44'54" West 46.34 feet; thence North 50°00'48" West 30.82 feet; thence North 05°43'48" East 8.77 feet; thence North 23°03'35" East 49.01 feet; thence North 02°07'46" West 25.58 feet; thence North 29°20'25" West 35.42 feet; thence North 27°07'47" West 34.32 feet; thence North 02°33'20" East 43.29 feet; thence North 31°54'10" West 18.18 feet; thence North 71°56'37" West 26.44 feet; thence South 79°19'13" West 15.78 feet; thence North 75°11'24" West 19.79 feet; thence North 63°46'22" West 39.05 feet; thence North 74°38'26" West 45.63 feet; thence North 87°41'45" West 30.04 feet; thence South 80°53'38" West 32.19 feet; thence North 84°14'26" West 47.74 feet; thence North 67°33'26" West 14.57 feet; thence North 84°22'41" West 34.28 feet; thence North 75°01'20" West 69.39 feet; thence North 74°00'52" West 65.67 feet; thence North 85°06'50" West 29.61 feet; thence South 83°41'06" West 30.59 feet; thence North 63°33'30" West 36.60 feet; thence North 17°44'16" West 8.47 feet; thence South 78°58'48" West 10.00 feet; thence North 85°41'47" West 68.96 feet; thence South 87°36'58" West 24.91 feet; thence North 66°23'52" West 58.28 feet; thence North 53°50'24" West 23.29 feet; thence North 33°22'35" West 55.12 feet; thence North 37°18'21" West 71.64 feet; thence North 37°48'19" West 51.69 feet; thence North 52°27'49" West 76.33 feet; thence North 71°51'14" West 88.88 feet; thence North 71°39'55" West 94.29 feet; thence North 76°43'29" West 32.65 feet; thence North 85°02'12" West 30.84 feet; thence North 63°07'13" West 23.54 feet; thence North 48°45'49" West 38.91 feet; thence North 50°40'15" West 67.50 feet; thence North 55°23'38" West 92.09 feet; thence North 61°19'33" West 38.90 feet; thence North 86°13'54" West 37.58 feet; thence South 60°23'04" West 33.66 feet; thence South 82°15'46" West 20.83 feet; thence South 58°57'54" West 28.93 feet; thence South 02°54'14" West 4.30 feet; thence North 66°05'57" West 29.89 feet; thence South 77°11'39" West 46.19 feet; thence South 73°45'30" West 56.14 feet; thence South 60°19'29" West 96.35 feet; thence South 70°32'23" West 83.83 feet; thence South 84°14'59" West 37.90 feet; thence South 54°26'51" West 25.36 feet; thence South 84°58'49" West 55.33 feet; thence South 49°26'52" West 15.00 feet; thence South 78°34'50" West 13.77 feet; thence North 45°32'33" West 41.61 feet; thence North 03°53'49" West 14.34 feet; thence North 36°16'02" East 64.63 feet; thence North 13°07'06" East 51.63 feet; thence North 07°19'34" East 42.75 feet; thence North 07°55'59" East 86.50 feet; thence North 03°26'02" West 108.48 feet; thence North 12°43'26" West 52.93 feet; thence North 03°24'11" West 65.87 feet; thence North 02°12'52" East 73.34 feet; thence North 24°01'55" East 60.32 feet; thence North 13°40'06" East 87.30 feet; thence North 24°15'23" East 78.62 feet; thence North 18°21'00" East 56.89 feet; thence North 05°58'08" East 32.01 feet; thence North 09°16'14" West 38.26 feet; thence North 05°04'31" East 41.04 feet; thence North 01°18'57" East 48.65 feet; thence North 15°09'31" West 60.23 feet; thence North 33°23'30" West 80.20 feet; thence North 42°56'53" West 38.18 feet; thence North 56°52'47" West 81.20 feet; thence North 58°14'24" West 34.88 feet; thence South 27°00'10" West 12.07 feet; thence South 73°03'23" West 106.42 feet; thence South 68°10'20" West 83.97 feet; thence South 76°10'00" West 43.46 feet; thence South 41°46'01" West 26.15 feet; thence South 78°58'07" West 20.24 feet; thence South 52°26'33" West 45.96 feet; thence South 47°23'49" West 95.71 feet; thence South 72°42'48" West 35.82 feet; thence North 43°02'24" West 21.08 feet; thence North 20°18'36" West 16.28 feet; thence North 27°01'04" East 76.81 feet; thence North 14°12'38" East 38.91 feet; thence North 41°43'14" East 66.92 feet; thence North 57°17'29" East 25.35 feet; thence North 02°09'26" West 23.29 feet; thence North 89°16'42" West 59.61 feet; thence North 78°03'40" West 35.81 feet; thence North 33°02'49" West 12.69 feet; thence North 03°03'32" East 77.60 feet; thence North 07°18'08" East 70.51 feet; thence North 07°33'12" West 21.54 feet; thence North 32°09'53" West 23.42 feet; thence

North 40°23'01" West 59.11 feet; thence North 78°55'38" West 15.37 feet; thence South 58°24'12" West 48.93 feet; thence South 51°52'03" West 27.68 feet; thence North 45°01'31" West 34.07 feet; thence North 19°57'16" West 52.87 feet; thence North 29°14'10" West 34.14 feet; thence North 04°16'06" West 32.26 feet to a point on the northerly boundary of THE COLONY AT WHITE PINE CANYON PHASE II, recorded as Entry No.548270, and the point of terminus. Said point of terminus being North 1719.46 feet and West 2828.93 feet from said North Quarter Corner of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

IRONMAN TRAIL

That portion of a 15.0' foot trail easement being located within the boundary of PARCEL PP-8-A, PARCEL PP-10, PARCEL PP-25, PARCEL PP-25-B, THE COLONY AT WHITE PINE CANYON-PHASE 4E PINECONE RIDGE SUBDIVISION, THE COLONY AT WHITE PINE CANYON-PHASE 4E THE LAKES 1 SUBDIVISION, THE COLONY AT WHITE PINE CANYON-PHASE 4E THE LAKES 5 SUBDIVISION, being 7.5' perpendicularly distant on each side of the following described centerline:

Beginning at the point of intersection of the existing Mid Mountain trail and the existing Ironman trail, said intersection being East 6,127.61 feet and South 3,502.13 feet from the North Quarter Corner of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 49°19'34" West 18.77 feet; thence North 83°03'51" West 20.26 feet; thence South 78°39'13" West 37.39 feet; thence South 70°48'22" West 13.91 feet; thence South 55°53'24" West 17.03 feet; thence South 37°20'32" West 11.20 feet; thence South 21°21'30" West 16.08 feet; thence South 05°26'00" East 27.33 feet; thence South 33°47'54" East 13.25 feet; thence South 51°29'28" East 35.86 feet; thence South 44°07'46" East 25.67 feet; thence South 18°12'44" East 17.38 feet; thence South 13°10'57" West 5.46 feet; thence South 52°41'53" West 6.39 feet; thence North 85°32'43" West 36.25 feet; thence North 79°29'59" West 25.55 feet; thence North 64°38'37" West 30.49 feet; thence North 54°39'07" West 22.44 feet; thence North 33°06'57" West 31.01 feet; thence North 15°30'22" West 24.31 feet; thence North 00°30'27" East 26.21 feet; thence North 15°54'28" East 18.98 feet; thence North 33°25'57" East 42.09 feet; thence North 11°33'50" East 15.17 feet; thence North 09°28'10" West 14.72 feet; thence North 01°17'47" East 71.29 feet; thence North 14°57'10" West 86.70 feet; thence North 04°50'07" West 69.51 feet; thence North 76°51'44" West 5.86 feet; thence South 17°09'00" West 40.66 feet; thence South 14°15'05" East 67.57 feet; thence South 01°51'48" West 68.95 feet; thence South 14°55'34" West 71.62 feet; thence South 23°28'37" West 102.14 feet; thence South 20°28'59" West 46.90 feet; thence South 19°17'37" West 33.52 feet; thence South 45°34'07" West 3.38 feet; thence South 62°13'01" West 9.92 feet; thence North 03°54'14" East 10.68 feet; thence North 14°00'49" East 53.19 feet; thence North 11°34'30" East 104.99 feet; thence North 04°58'33" East 67.46 feet; thence North 12°17'48" West 75.14 feet; thence North 20°27'19" West 79.24 feet; thence North 04°50'41" East 91.87 feet; thence North 04°00'48" East 110.71 feet; thence North 11°38'44" East 44.76 feet; thence North 00°42'11" West 76.17 feet; thence North 09°02'07" East 54.05 feet; thence North 05°19'34" East 72.13 feet; thence North 02°41'00" East 106.00 feet; thence North 86°28'34" West 8.20 feet; thence South 13°20'42" West 8.73 feet; thence South 13°29'43" West 81.94 feet; thence South 11°30'09" West 61.17 feet; thence South 11°10'54" West 40.89 feet; thence South 18°50'41" West 127.14 feet; thence South 22°10'22" West 108.12 feet; thence South 05°31'57" West 125.39 feet; thence South 01°39'14" East 118.80 feet; thence South 12°18'47" West 78.20 feet; thence South 15°22'03" West 89.35 feet; thence South 11°39'51" West 118.59 feet; thence South 10°35'57" West 111.77 feet; thence South 16°01'06" West 90.89 feet; thence South 17°32'00" West 37.53 feet; thence South 26°05'16" West 21.40 feet; thence North 65°52'58" West

13.93 feet; thence North 18°16'55" East 45.43 feet; thence North 07°00'06" East 75.45 feet; thence North 07°08'21" East 13.82 feet; thence North 07°08'21" East 32.17 feet; thence North 02°45'28" East 48.26 feet; thence North 03°04'52" East 55.29 feet; thence North 02°35'11" West 56.71 feet; thence North 00°51'30" West 41.00 feet; thence North 05°06'10" East 88.01 feet; thence North 83°02'14" West 9.70 feet; thence South 13°06'01" West 13.20 feet; thence South 09°51'43" West 50.05 feet; thence South 12°01'56" West 60.44 feet; thence South 07°24'58" West 80.17 feet; thence South 16°39'26" West 77.31 feet; thence South 17°45'14" West 27.57 feet; thence South 19°45'03" West 29.03 feet; thence South 29°26'38" West 21.65 feet; thence South 28°52'55" West 66.90 feet; thence South 40°03'33" West 90.57 feet; thence South 43°22'38" West 81.14 feet; thence South 35°55'31" West 80.23 feet; thence South 48°47'49" West 56.14 feet; thence South 62°07'31" West 66.66 feet; thence South 75°19'48" West 25.65 feet; thence South 74°32'38" West 56.00 feet; thence North 84°05'33" West 69.27 feet; thence North 88°17'33" West 61.81 feet; thence North 62°53'39" West 23.93 feet; thence South 89°12'20" West 53.65 feet; thence North 81°00'16" West 42.08 feet; thence North 80°09'49" West 97.37 feet; thence North 88°04'34" West 30.92 feet; thence North 78°55'48" West 64.03 feet; thence North 67°03'35" West 99.46 feet; thence North 72°35'57" West 75.03 feet; thence North 56°08'34" West 88.84 feet; thence North 60°19'54" West 89.14 feet; thence North 67°04'04" West 114.21 feet; thence North 59°44'39" West 77.66 feet; thence North 64°47'45" West 49.54 feet; thence North 53°34'41" West 113.88 feet; thence North 52°17'18" West 128.88 feet; thence North 52°12'12" West 145.47 feet; thence North 38°33'29" West 158.80 feet; thence North 38°55'31" West 133.11 feet; thence North 47°30'40" West 88.76 feet; thence South 50°12'54" West 14.20 feet; thence South 34°00'56" East 146.14 feet; thence South 28°07'52" East 81.03 feet; thence South 21°25'40" East 107.26 feet; thence South 26°33'58" East 138.37 feet; thence South 32°14'09" East 134.30 feet; thence South 31°20'07" East 130.27 feet; thence North 52°12'52" West 114.29 feet; thence North 48°39'46" West 121.34 feet; thence North 45°43'54" West 127.35 feet; thence North 35°28'24" West 126.21 feet; thence North 57°33'44" West 17.58 feet; thence North 43°43'51" West 39.01 feet; thence North 44°02'00" West 41.04 feet; thence North 25°33'36" West 64.36 feet; thence North 40°58'09" West 55.16 feet; thence North 39°48'21" West 83.31 feet; thence North 39°55'06" West 45.98 feet; thence North 49°58'16" West 33.94 feet; thence North 43°22'31" West 69.20 feet; thence North 41°33'05" West 43.93 feet; thence North 60°07'57" West 91.31 feet; thence North 51°02'24" West 61.74 feet; thence North 40°00'38" West 62.70 feet; thence North 57°55'27" West 58.55 feet; thence North 40°16'15" West 77.40 feet; thence North 41°06'50" West 83.85 feet; thence North 56°54'56" West 40.05 feet; thence North 43°46'34" West 91.04 feet; thence North 44°34'14" West 77.46 feet; thence North 46°38'07" West 60.61 feet; thence North 61°38'28" West 38.99 feet; thence North 30°41'16" West 29.63 feet; thence North 54°16'07" West 98.76 feet; thence North 42°13'12" West 106.09 feet; thence North 64°06'23" West 49.08 feet; thence North 14°04'42" West 42.21 feet; thence North 71°21'04" West 49.36 feet; thence North 38°37'19" West 96.49 feet; thence North 46°11'43" West 73.60 feet; thence North 45°44'01" West 93.01 feet; thence North 35°28'10" West 101.41 feet; thence North 65°34'32" West 29.98 feet; thence North 21°24'30" West 77.48 feet; thence North 37°20'17" West 35.59 feet; thence North 18°33'56" West 16.77 feet; thence North 49°01'00" West 70.22 feet; thence North 23°32'50" West 88.37 feet; thence North 23°33'02" West 64.26 feet; thence North 12°22'13" West 61.14 feet; thence North 07°48'08" West 77.93 feet; thence North 00°11'50" East 52.86 feet; thence North 09°40'16" East 79.33 feet; thence North 22°32'17" East 58.23 feet; thence North 23°53'23" East 53.01 feet; thence North 22°51'46" East 95.70 feet; thence North 32°00'28" East 69.87 feet; thence North 46°00'29" East 61.82 feet; thence North 47°39'54" East 64.51 feet; thence North 60°53'46" East 60.50 feet; thence North 72°16'56" East 67.41 feet; thence North 88°40'19" East 134.25 feet; thence South 81°30'50" East 82.69 feet; thence South 66°22'04" East 70.81 feet; thence South 62°50'03" East 94.18 feet; thence South 84°17'06" East 49.29 feet; thence South 62°01'33" East 40.61 feet; thence South 80°15'57" East 53.10 feet; thence South 80°31'06" East 78.38 feet; thence South 89°40'27" East 74.06 feet; thence North 80°40'11" East 96.82 feet; thence North 85°02'01" East 44.90 feet; thence North 84°45'22" East 66.99 feet; thence North 74°16'51" East 35.45 feet; thence North 32°16'25" East 48.24 feet; thence North 29°30'51" East 66.62 feet; thence North

17°15'37" East 48.55 feet; thence North 05°30'40" East 101.58 feet; thence North 22°30'49" East 57.34 feet; thence North 05°13'48" East 57.65 feet; thence North 03°53'51" East 47.62 feet; thence North 23°42'59" East 49.58 feet; thence North 01°24'20" East 71.72 feet; thence North 00°17'51" West 77.97 feet; thence North 16°25'01" East 95.92 feet; thence North 14°04'38" East 28.91 feet; thence North 04°34'39" East 40.54 feet; thence North 12°25'29" East 56.55 feet; thence North 19°29'12" East 59.58 feet; thence North 19°03'49" East 71.87 feet; thence North 23°43'03" East 52.95 feet; thence North 14°38'58" East 74.53 feet; thence North 32°36'50" East 57.50 feet; thence North 15°09'16" East 50.67 feet; thence North 48°13'33" East 47.10 feet; thence North 35°08'11" East 37.62 feet; thence North 43°46'03" East 78.90 feet; thence North 46°13'51" East 76.53 feet; thence North 51°04'16" East 41.25 feet; thence North 71°35'29" East 37.21 feet; thence North 51°36'54" East 64.64 feet; thence North 60°36'41" East 51.40 feet; thence North 80°00'59" East 80.12 feet; thence North 73°56'38" East 62.77 feet; thence South 69°09'34" East 55.61 feet; thence South 47°47'32" East 86.62 feet; thence South 58°14'07" East 108.64 feet; thence South 69°01'14" East 77.18 feet; thence North 88°16'48" East 59.15 feet; thence South 82°02'45" East 84.08 feet; thence North 87°05'24" East 41.64 feet; thence South 48°15'43" East 54.96 feet; thence South 37°18'18" East 72.99 feet; thence South 70°36'48" East 65.25 feet; thence South 56°28'12" East 89.66 feet; thence North 19°17'38" West 47.63 feet; thence North 64°37'46" East 56.04 feet; thence North 43°59'54" East 49.02 feet; thence North 44°41'20" East 68.76 feet; thence North 37°57'03" East 101.30 feet; thence North 36°56'52" East 69.59 feet; thence North 31°24'35" East 87.96 feet; thence North 05°24'08" East 55.56 feet; thence North 41°35'25" East 94.78 feet; thence North 16°54'35" East 40.60 feet; thence North 32°17'33" East 31.19 feet; thence North 13°34'13" East 48.30 feet; thence North 27°12'49" East 68.87 feet; thence North 20°58'08" East 71.52 feet; thence North 12°01'46" East 61.37 feet; thence North 24°02'58" East 83.52 feet; thence North 12°20'17" East 105.64 feet; thence North 18°57'04" East 110.09 feet; thence North 22°58'53" East 32.52 feet; thence North 08°04'41" East 50.97 feet to a point on the existing Mid Mountain trail and point of terminus. Said point of terminus being East 5,310.06 feet and North 944.07 feet from said North Quarter Corner of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

EXHIBIT B

(Site Map)

