

**PETITION AND REQUEST FOR FEASIBILITY STUDY
PRELIMINARY MUNICIPALITY INCORPORATION
PURSUANT TO UTAH CODE §10-2a-502**

Date: January 1, 2026

Submitted to:

Office of the Lieutenant Governor
State of Utah
Attn: Local Government Entities Specialist
Email: incorporations@utah.gov

Re: Request for Feasibility Study
Proposed Preliminary Municipality: Town of Bear Canyon
County: Wasatch County, Utah

1. PETITION AND REQUEST

Pursuant to Utah Code §10-2a-502, the undersigned property owner(s) hereby submit this Request for a Feasibility Study to incorporate the territory described herein as a Preliminary Municipality, to be known as the Town of Bear Canyon.

This request is submitted by one hundred percent (100%) of the owners of real property within the proposed preliminary municipality boundary, which consists of three owners. Each owner expressly consents to the inclusion of their property within the proposed preliminary municipality.

The undersigned respectfully request that the Office of the Lieutenant Governor review this submission for statutory compliance and, upon certification, initiate the required feasibility study.

2. DESCRIPTION OF THE PROPOSED PRELIMINARY MUNICIPALITY

The proposed Town of Bear Canyon consists of approximately 2,261.92 acres, more or less, of contiguous, unincorporated land located entirely within Wasatch County, Utah.

The proposed area is located within Sections 7, 17, 18, 19, and 20, Township 5 South, Range 4 East, Salt Lake Base and Meridian, and Sections 13 and 24, Township 5 South, Range 3 East, Salt Lake Base and Meridian.

A surveyed boundary legal description, phasing boundaries legal descriptions and survey exhibit prepared by Chad A. Poulsen, Professional Land Surveyor, Utah License No. 501182, are attached as Exhibits A through C and incorporated by reference.

The proposed area is contiguous, lies entirely within a single county, is not located within an existing municipality, is not located within one-quarter mile of an existing municipality (please see Exhibit E, is not subject to a pending annexation petition, and contains more than fifty percent undeveloped land.

3. DEVELOPMENT PHASING AND INITIAL POPULATION

The Town of Bear Canyon is planned as a unified, master-planned resort community to be developed in three phases, as depicted on the Survey Exhibit attached as Exhibit C.

Phase 1 consists of approximately 75.264 acres, more or less, and is planned and projected to contain not less than 100 residents upon completion. Phase 1 will include single-family homes, multi-family townhomes and resort units.

Phase 2 consists of approximately 385.963 acres, more or less and will include single-family homes, multi-family townhomes and resort units.

Phase 3 consists of approximately 1,800.690 acres, more or less and will include single-family homes.

Legal descriptions for Phase 1, Phase 2 and Phase 3 are attached as Exhibit B.

4. LAND USE AND DEVELOPMENT INTENT

The proposed Town of Bear Canyon is intended to be developed as a cohesive and integrated community with coordinated land uses, infrastructure planning, and service delivery.

The development plan anticipates residential density sufficient to meet statutory requirements and includes a commitment that not less than ten percent (10%) of planned residential units will qualify as affordable housing, consistent with Utah Code §10-2a-502.

5. PRIMARY SPONSOR AND CONTACTS

Primary Sponsor

Name: Evan H. Ault (on behalf of Metonymy Alaska Trust)
Mailing Address: 522 N 1060 E, American Fork, Utah 84003
Phone: (801) 404-9053
Email: evanhault@gmail.com

Manager

Name: R. Steven Austin, PE (Advanced Civil Group, Inc.)
Mailing Address: 30251 Golden Lantern, Suite E PMB 251, Laguna Niguel, California 92677
Phone: (949) 391-7772
Email: steve@advancedcivilgroup.com

6. OWNER CONSENT AND SIGNATURES

Each signer affirms that they are an owner of record of real property within the proposed boundary and consents to inclusion within the proposed preliminary municipality.

SIGNATURES OF PROPERTY OWNER(S)



Steven H. Ault
Chief Executive Manager of Deer Creek Park, LLC

Deer Creek Park, LLC
782 Redford Drive
Provo, Utah 84604
(801) 787-1212



Andrea A. Overson
Trustee of the SHCH Alask Trust, dated January 2, 2014

SHCH Alaska Trust
782 Redford Drive
Provo, Utah 84604
(801) 360-2621



Evan H. Ault
Trustee of the Metonymy Alask Trust, dated October 20, 2021

Metonymy Alaska Trust
522 N 1060 E
American Fork, Utah 84003
(801) 404-9053

7. ATTACHMENTS

- Exhibit A: Surveyed Boundary Legal Description – Town of Bear Canyon
- Exhibit B: Surveyed Phasing Boundaries Legal Descriptions – Town of Bear Canyon
- Exhibit C: Survey Exhibit (Plat) – Town of Bear Canyon
- Exhibit D: Preliminary Development Plan – Town of Bear Canyon
- Exhibit E: Municipality Proximity Map

ACKNOWLEDGEMENT

State of Utah
County of Utah

On this 30 day of December, 2025, Steven
duff personally appeared before me,
who is personally known to me,
 whose identity I verified on the basis of Utah driver's license,
whose identity I verified on the oath/affirmation of _____
a credible witness,

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Nikki Roundy (signature)
Notary Public

*Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled feasibility study which consists of 43 page(s) and is dated 10/30/25.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.*

ACKNOWLEDGEMENT

State of Utah
County of Utah

On this 30 day of December, 2025, andrea a
Nelson personally appeared before me,
who is personally known to me,
 whose identity I verified on the basis of Ut driver's license,
whose identity I verified on the oath/affirmation of _____
a credible witness,

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



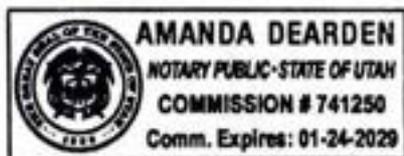
Nikki Roundy (signature)
Notary Public

*Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Planning Study, which consists of 3 page(s) and is dated 12/30/25.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.*

ACKNOWLEDGEMENT

State of Utah
County of Utah

On this 31st day of December, 2025, Evan H Ault personally appeared before me,
____ who is personally known to me,
 whose identity I verified on the basis of State of Utah Drivers License,
____ whose identity I verified on the oath/affirmation of _____
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



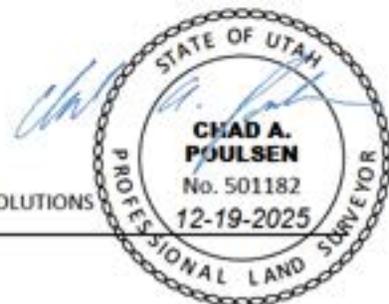
[Signature] (signature)
Notary Public

*Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Peagobrian Savits, which consists of 43 page(s) and is dated 12/30/25.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.*

Exhibit A

Surveyed Boundary Legal Description

Town of Bear Canyon



TOWN OF BEAR CANYON

A parcel of land located in Sections 7, 17, 18, 19 and 20, Township 5 South, Range 4 East, Salt Lake Base and Meridian, and in Sections 13 and 24, Township 5 South, Range 3 East, Salt Lake Base and Meridian described as follows:

Beginning at the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence $S01^{\circ}40'52''E$ along the Quarter Section Line 1284.04 feet to the Center North 1/16th Corner of said Section 18; thence $N88^{\circ}38'03''E$ along the 1/16th Section Line 2581.35 feet to the North 1/16th Corner between Sections 18 and 17; thence $N88^{\circ}52'26''E$ along the 1/16th Section Line 1296.28 feet to the Northwest 1/16th Corner of said Section 17; thence $N88^{\circ}52'26''E$ along the 1/16th Section Line 1296.28 feet to the Center North 1/16th Corner of said Section 17; thence $N88^{\circ}53'36''E$ along the 1/16th Section Line 1298.10 feet to the Northeast 1/16th Corner of said Section 17; thence $S04^{\circ}07'46''E$ along the 1/16th Section Line 1317.87 feet to the Center East 1/16th Corner of said Section 17; thence $S88^{\circ}58'44''W$ along the Quarter Section Line 1310.94 feet to the Center Quarter Corner of said Section 17; thence $S88^{\circ}58'44''W$ along the Quarter Section Line 1306.52 feet to the Center West 1/16th Corner of Said Section 17; thence $S03^{\circ}09'07''E$ along the 1/16th Section Line 1312.41 feet to the Southwest 1/16th Corner of said Section 17; thence $N89^{\circ}05'08''E$ along the 1/16th Section Line 1316.34 feet to the Center South 1/16th Corner of said Section 17; thence $N89^{\circ}05'58''E$ along the 1/16th Section Line 1318.59 feet to the Southeast 1/16th Corner of said Section 17; thence $N89^{\circ}05'58''E$ along the 1/16th Section Line 1313.87 feet to the South 1/16th Corner between Sections 17 and 16; thence $S04^{\circ}25'51''E$ along the Section Line 1321.83 feet to the Southeast Corner of said Section 17; thence $S00^{\circ}30'46''W$ along the Section Line 2631.83 feet to the East Quarter Corner of said Section 20; thence $S89^{\circ}21'56''W$ along the Quarter Section Line 2623.72 feet to the Center Quarter Corner of said Section 20; thence $S00^{\circ}06'42''E$ along the Quarter Section Line 2624.36 feet to the South Quarter Corner of said Section 20; thence $S89^{\circ}33'02''W$ along the Section Line 2595.85 feet to the Southwest Corner of said Section 20; thence $N88^{\circ}34'10''W$ along the Section Line 2604.07 feet to the South Quarter Corner of said Section 19; thence $N88^{\circ}36'22''W$ along the Section Line 2634.47 feet to the Southwest Corner of said Section 19; thence $N01^{\circ}06'51''W$ along the Section Line 248.06 feet to the Southeast Corner of Section 24, T5S, R3E, SLB&M; thence $S89^{\circ}53'51''W$ along the Section Line 1301.79 feet to the East 1/16th Corner between Sections 24 and 25; thence $N00^{\circ}21'05''W$ along the 1/16th Section Line 2626.38 feet to the Center East 1/16th Corner; thence $N00^{\circ}07'03''W$ along the 1/16th Section Line 2614.01 feet to the East 1/16th Corner between Sections 24 and 13; thence $S89^{\circ}07'30''W$ along the Section Line 1198.13 feet to a point on the easterly right-of-way line of US Highway 189; thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: thence $N14^{\circ}06'05''E$ 311.23 feet; thence along the arc of a non-tangent curve to the right 389.85 feet with a radius of 791.40 feet through a central angle of $28^{\circ}13'28''$, chord: $N38^{\circ}33'21''E$ 385.92 feet; thence $N58^{\circ}20'13''E$ 465.35 feet; thence along the arc of a non-tangent curve to the left 712.01 feet with a radius of 1049.87 feet through a central angle of $38^{\circ}51'27''$, chord: $N31^{\circ}59'52''E$ 698.44 feet; thence along the arc of a non-tangent curve to the left 265.89 feet with a radius of 386.00 feet through a central angle of $39^{\circ}28'04''$, chord: $N05^{\circ}26'16''E$ 260.67 feet; thence along the arc of a non-tangent curve to the left 182.66 feet with a radius of 1049.87 feet through a central angle of $09^{\circ}58'07''$ chord: $N06^{\circ}40'41''W$ 182.43 feet; thence $S78^{\circ}20'16''W$ 49.21 feet; thence along the arc of a non-tangent curve to the left 208.55 feet with a radius of 1000.65 feet through a central angle of $11^{\circ}56'29''$ chord: $N17^{\circ}37'59''W$ 208.17 feet; thence $N23^{\circ}36'13''W$ 99.23 feet; thence along the arc of a curve to the right 303.92 feet with a radius of 787.40 feet through a central angle of $22^{\circ}06'55''$ chord: $N12^{\circ}32'45''W$ 302.04 feet; thence $N29^{\circ}22'08''E$ 212.12 feet to the Quarter Section Line; thence



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N89°16'31"E along the Quarter Section Line 221.73 feet to the Center East 1/16th Corner of said Section 13; thence N00°06'11"W along the 1/16th line 173.03 feet more or less to the intersection with the southerly right-of-way line of Old US Highway 189; thence along the southerly right-of-way line of Old US Highway 189 the following five (5) courses: along the arc of a non-tangent curve to the right 169.42 feet with a radius of 457.98 feet through a central angle of 21°11'44", chord: N79°49'06"E 168.46 feet; thence S89°35'02"E 197.11 feet; thence along the arc of a curve to the left 398.53 feet with a radius of 648.70 feet through a central angle of 35°12'00", chord: N72°48'58"E 392.29 feet; thence N55°12'58"E 292.30 feet; thence along the arc of a curve to the left 288.01 feet with a radius of 791.80 feet through a central angle of 20°50'28", chord: N44°47'44"E 286.43 feet to the east line of said Section 13; thence S00°56'47"E along the Section Line 8.93 feet to the centerline of the railroad right-of-way; thence along the arc of a non-tangent curve to the left 134.66 feet with a radius of 620.00 feet through a central angle of 12°26'39", chord: N28°44'48"E 134.40 feet to the south line of Lot 1, Section 18, T5S, R4E, SLB&M; thence N88°38'22"E 449.75 feet along the south line of said Lot 1 to the southeast corner of that real property owned by Metropolitan Water District; thence along said real property the following two (2) courses: N20°00'00"E 783.95 feet; thence N53°30'00"E 574.20 feet to the east line of said Lot 1; thence N01°08'54"W 210.90 feet along the east line of said Lot 1 to the Northeast Corner of said Lot 1; thence S88°04'40"W 241.69 feet along the north line of said Lot 1 to the centerline of the railroad; thence along the centerline of the railroad the following three (3) courses: N58°40'00"E 775.68 feet; along the arc of a curve to the left 571.18 feet with a radius of 614.00 feet through a central angle of 53°18'00" chord: N32°01'00"E 550.81 feet; thence N05°22'00"E 501.89 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; thence N88°37'22"E along said north line 18.88 feet to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the office of the Wasatch County Recorder; thence along said real property the following five (5) courses: N09°21'00"E 753.06 feet; thence along the arc of a curve to the right 689.77 feet with a radius of 905.40 feet through a central angle of 43°39'00", chord: N31°10'30"E 673.21 feet; thence N53°00'00"E 48.00 feet; thence EAST 52.00 feet; thence N53°00'00"E 45.62 feet to the southerly line of that real property described in Deed Entry No. 224765 in the office of the Wasatch County Recorder; thence S42°29'00"E along said real property 103.30 feet; thence S11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the office of the Wasatch County Recorder, as defined by survey; thence along the exterior of Tax Parcel No's. 01-0010-1373, 01-0010-1365, 01-0010-1357, and 01-0010-1340 as defined by survey the following eleven (11) courses: S46°21'12"W 100.00 feet; thence N43°38'48"W 5.00 feet; thence S49°16'12"W 51.53 feet; thence S52°25'12"W 223.56 feet; thence S43°11'48"E 400.00 feet; thence N52°25'12"E 100.00 feet; thence N43°11'48"W 145.44 feet; thence N16°57'18"E 171.39 feet; thence N20°50'12"E 57.45 feet; thence N43°38'48"W 24.99 feet; thence N46°21'12"E 75.16 feet; thence N11°24'45"E 390.47 feet; thence N46°41'30"E 196.74 feet to the northwesterly corner of that real property described in Deed Entry No. 526387 in the office of the Wasatch County Recorder; thence S44°07'00"E along said real property 211.21 feet to the centerline of an existing gravel road; thence along the centerline of said gravel road (as called for in various deeds for the parcels along the north side of said road) the following ten (10) courses: along the arc of a non-tangent curve to the right 62.92 feet with a radius of 2000.00 feet through a central angle of 1°48'09", chord: N47°13'52"E 62.92 feet; thence N48°07'57"E 125.87 feet; along the arc of a curve to the right 76.99 feet with a radius of 600.00 feet through a central angle of 7°21'06" chord: N51°48'30"E 76.93 feet; thence N55°29'03"E 44.45 feet; thence along the arc of a curve to the left 33.49 feet with a radius of 250.00 feet through a central angle of 7°40'33", chord: N51°38'47"E 33.47 feet; thence N 47° 48' 30" E 56.16 feet; thence along the arc of a curve to the right 56.15 feet with a radius of 200.00 feet through



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a central angle of $16^{\circ}05'10''$, chord: $N55^{\circ}51'05''E$ 55.97 feet; thence along the arc of a curve to the left 109.19 feet with a radius of 230.00 feet through a central angle of $27^{\circ}12'02''$, chord: $N50^{\circ}17'39''E$ 108.17 feet; thence $N36^{\circ}41'38''E$ 87.33 feet; thence along the arc of a curve to the right 51.48 feet with a radius of 140.00 feet through a central angle of $21^{\circ}04'03''$, chord: $N47^{\circ}13'40''E$ 51.19 feet to the east line of that real property described in Deed Entry No. 246493 in the office of the Wasatch County Recorder; thence $N00^{\circ}17'00''W$ along said real property 140.12 feet; thence $S83^{\circ}53'00''W$ 135.40 feet; thence $N43^{\circ}22'30''E$ 40.72 feet; thence EAST 240.52 feet; thence NORTH 100.00 feet; thence WEST 191.59 feet; thence $N19^{\circ}46'30''E$ 71.92 feet; thence $N18^{\circ}53'30''E$ 14.79 feet; thence $N27^{\circ}12'00''E$ 143.21 feet; thence $N32^{\circ}35'00''E$ 179.34 feet; thence $N42^{\circ}11'00''E$ 15.50 feet; thence SOUTH 344.65 feet; thence EAST 106.11 feet to the east line of the Southeast Quarter of the Northeast Quarter of said Section 7; thence $S00^{\circ}23'34''W$ along the 1/16th Section Line 590.66 feet to the Center East 1/16th Corner; thence $S00^{\circ}23'28''W$ 1319.51 feet to the Southeast 1/16th Corner of said Section 7; thence $S88^{\circ}36'52''W$ along the 1/16th Section Line 1284.18 feet to the Center South 1/16th Corner; thence $S00^{\circ}09'21''W$ along the Quarter Section Line 1331.63 feet to the point of beginning.

Contains: $\pm 2,261.92$ Acres

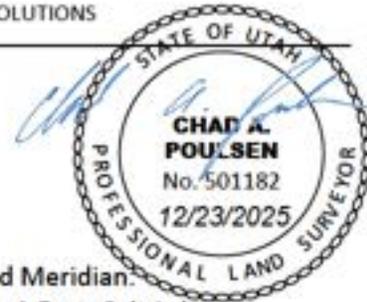
(The above-described property includes the as-surveyed boundary description of the following Tax Parcel Numbers: 00-0010-1209, 00-0010-1407, 00-0012-2270, 00-0010-1399, 00-0010-2272, 00-021-0102, 00-0010-2215, 00-0010-2298, 00-0021-2420, 00-0010-2322, 00-0012-2346, 00-0010-2314, 00-0020-0001, 00-0010-2306, 00-0010-2280, 00-0021-0113, 00-0021-0114, 00-0010-0565)

Exhibit B

Surveyed Phasing Boundaries Legal Descriptions

Town of Bear Canyon

TOWN OF BEAR CANYON



PHASE 1 LEGAL DESCRIPTION

A parcel of land located in Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian:

Beginning at the South Quarter Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence S88°04'40"W along the Section Line 1520.24 feet to the centerline of the railroad; thence along the centerline of the railroad the following three (3) courses: N58°40'00"E 775.68 feet; along the arc of a curve to the left 571.18 feet with a radius of 614.00 feet through a central angle of 53°18'00" chord: N32°01'00"E 550.81 feet; thence N05°22'00"E 501.89 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; thence N88°37'22"E along said north line 18.88 feet to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the office of the Wasatch County Recorder; thence along said real property the following five (5) courses: N09°21'00"E 753.06 feet; thence along the arc of a curve to the right 689.77 feet with a radius of 905.40 feet through a central angle of 43°39'00", chord: N31°10'30"E 673.21 feet; thence N53°00'00"E 48.00 feet; thence EAST 52.00 feet; thence N53°00'00"E 45.62 feet to the southerly line of that real property described in Deed Entry No. 224765 in the office of the Wasatch County Recorder; thence S42°29'00"E along said real property 103.30 feet; thence S11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the office of the Wasatch County Recorder, as defined by survey; thence along the exterior of Tax Parcel No's. 01-0010-1373, 01-0010-1365, 01-0010-1357, and 01-0010-1340 as defined by survey the following eleven (11) courses: S46°21'12"W 100.00 feet; thence N43°38'48"W 5.00 feet; thence S49°16'12"W 51.53 feet; thence S52°25'12"W 223.56 feet; thence S43°11'48"E 400.00 feet; thence N52°25'12"E 100.00 feet; thence N43°11'48"W 145.44 feet; thence N16°57'18"E 171.39 feet; thence N20°50'12"E 57.45 feet; thence N43°38'48"W 24.99 feet; thence N46°21'12"E 75.16 feet; thence N11°24'45"E 390.47 feet; thence N46°41'30"E 196.74 feet to the northwesterly corner of that real property described in Deed Entry No. 526387 in the office of the Wasatch County Recorder; thence S44°07'00"E along said real property 211.21 feet to the centerline of an existing gravel road; thence along the centerline of said gravel road (as called for in various deeds for the parcels along the north side of said road) the following ten (10) courses: along the arc of a non-tangent curve to the right 62.92 feet with a radius of 2000.00 feet through a central angle of 1°48'09", chord: N47°13'52"E 62.92 feet; thence N48°07'57"E 125.87 feet; along the arc of a curve to the right 76.99 feet with a radius of 600.00 feet through a central angle of 7°21'06" chord: N51°48'30"E 76.93 feet; thence N55°29'03"E 44.45 feet; thence along the arc of a curve to the left 33.49 feet with a radius of 250.00 feet through a central angle of 7°40'33", chord: N51°38'47"E 33.47 feet; thence N47°48'30"E 56.16 feet; thence along the arc of a curve to the right 56.15 feet with a radius of 200.00 feet through a central angle of 16°05'10", chord: N55°51'05"E 55.97 feet; thence along the arc of a curve to the left 109.19 feet with a radius of 230.00 feet through a central angle of 27°12'02", chord: N50°17'39"E 108.17 feet; thence N36°41'38"E 87.33 feet; thence along the arc of a curve to the right 51.48 feet with a radius of 140.00 feet through a central angle of 21°04'03", chord: N47°13'40"E 51.19 feet to the east line of that real property described in Deed Entry No. 246493 in the office of the Wasatch County Recorder; thence N00°17'00"W along said real property 140.12 feet; thence S83°53'00"W 135.40 feet; thence N43°22'30"E 40.72 feet; thence EAST 240.52 feet; thence NORTH 100.00 feet; thence WEST 191.59 feet; thence N19°46'30"E 71.92 feet; thence N18°53'30"E 14.79 feet; thence N27°12'00"E 143.21 feet; thence N32°35'00"E 179.34 feet; thence N42°11'00"E 15.50 feet; thence SOUTH 344.65 feet; thence EAST 106.11 feet to the east line of the Southeast Quarter of the



Northeast Quarter of said Section 7; thence $S00^{\circ}23'34''W$ along the 1/16th Section Line 590.66 feet to the Center East 1/16th Corner; thence $S00^{\circ}23'28''W$ 1319.51 feet to the Southeast 1/16th Corner of said Section 7; thence $S88^{\circ}36'52''W$ along the 1/16th Section Line 1284.18 feet to the Center South 1/16th Corner; thence $S00^{\circ}09'21''W$ along the Quarter Section Line 1331.63 feet to the point of beginning.

Contains: ± 75.264 Acres
 $\pm 3,278,483$ Sq. Ft.

PHASE 2 LEGAL DESCRIPTION

A parcel of land located in Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian, and in Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian described as follows:

Beginning at the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence $S01^{\circ}40'52''E$ along the Quarter Section Line 5150.87 feet to the South Quarter Corner of said Section 18; thence $S89^{\circ}56'47''W$ along the Section Line 2606.08 feet to the Southwest Corner of said Section 18; thence $N1^{\circ}01'33''W$ along the Section Line 406.63 to the Southeast Corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence $S89^{\circ}07'30''W$ along the Section Line 1232.04 feet to the East 1/16th Corner between Sections 24 and 13; thence $S89^{\circ}07'30''W$ along the Section Line 1198.13 feet to a point on the easterly right-of-way line of US Highway 189; thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: thence $N14^{\circ}06'05''E$ 311.23 feet; thence along the arc of a non-tangent curve to the right 389.85 feet with a radius of 791.40 feet through a central angle of $28^{\circ}13'28''$, chord: $N38^{\circ}33'21''E$ 385.92 feet; thence $N58^{\circ}20'13''E$ 465.35 feet; thence along the arc of a non-tangent curve to the left 712.01 feet with a radius of 1049.87 feet through a central angle of $38^{\circ}51'27''$, chord: $N31^{\circ}59'52''E$ 698.44 feet; thence along the arc of a non-tangent curve to the left 265.89 feet with a radius of 386.00 feet through a central angle of $39^{\circ}28'04''$, chord: $N05^{\circ}26'16''E$ 260.67 feet; thence along the arc of a non-tangent curve to the left 182.66 feet with a radius of 1049.87 feet through a central angle of $09^{\circ}58'07''$ chord: $N06^{\circ}40'41''W$ 182.43 feet; thence $S78^{\circ}20'16''W$ 49.21 feet; thence along the arc of a non-tangent curve to the left 208.55 feet with a radius of 1000.65 feet through a central angle of $11^{\circ}56'29''$ chord: $N17^{\circ}37'59''W$ 208.17 feet; thence $N23^{\circ}36'13''W$ 99.23 feet; thence along the arc of a curve to the right 303.92 feet with a radius of 787.40 feet through a central angle of $22^{\circ}06'55''$ chord: $N12^{\circ}32'45''W$ 302.04 feet; thence $N29^{\circ}22'08''E$ 212.12 feet to the Quarter Section Line; thence $N89^{\circ}16'31''E$ along the Quarter Section Line 221.73 feet to the Center East 1/16th Corner of said Section 13; thence $N00^{\circ}06'11''W$ along the 1/16th line 173.03 feet more or less to the intersection with the southerly right-of-way line of Old US Highway 189; thence along the southerly right-of-way line of Old US Highway 189 the following five (5) courses: along the arc of a non-tangent curve to the right 169.42 feet with a radius of 457.98 feet through a central angle of $21^{\circ}11'44''$, chord: $N79^{\circ}49'06''E$ 168.46 feet; thence $S89^{\circ}35'02''E$ 197.11 feet; thence along the arc of a curve to the left 398.53 feet with a radius of 648.70 feet through a central angle of $35^{\circ}12'00''$, chord: $N72^{\circ}48'58''E$ 392.29 feet; thence $N55^{\circ}12'58''E$ 292.30 feet; thence along the arc of a curve to the left 288.01 feet with a radius of 791.80 feet through a central angle of $20^{\circ}50'28''$, chord: $N44^{\circ}47'44''E$ 286.43 feet to the east line of said Section 13; thence $S00^{\circ}56'47''E$ along the Section Line 8.93 feet to the centerline of the railroad right-of-way; thence along the arc of a non-tangent curve to the left 134.66 feet with a radius of 620.00 feet through a central angle of $12^{\circ}26'39''$, chord: $N28^{\circ}44'48''E$ 134.40 feet to the south line of Lot 1, Section 18, T5S, R4E, SLB&M; thence $N88^{\circ}38'22''E$ 449.75 feet along the south line of said Lot 1 to the southeast corner of that real property owned by Metropolitan Water District; thence along said real



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property the following two (2) courses: N20°00'00"E 783.95 feet; thence N53°30'00"E 574.20 feet to the east line of said Lot 1; thence N01°08'54"W 210.90 feet along the east line of said Lot 1 to the Northeast Corner of said Lot 1; thence N88°04'40"E along the Section Line 1278.55 feet to the point of beginning.

Contains: ±385.963 Acres
± 16,812,565 Sq. Ft.

PHASE 3 LEGAL DESCRIPTION

A parcel of land located in Sections 17, 18, 19 and 20, Township 5 South, Range 4 East, Salt Lake Base and Meridian, described as follows:

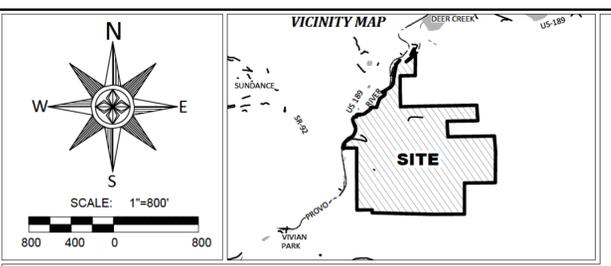
Beginning at the Center North 1/16th Corner of said Section 18, said point being located S01°40'52"E along the Quarter Section Line 1284.04 feet from the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence N88°38'03"E along the 1/16th Section Line 2581.35 feet to the North 1/16th Corner between Sections 18 and 17; thence N88°52'26"E along the 1/16th Section Line 1296.28 feet to the Northwest 1/16th Corner of said Section 17; thence N88°52'26"E along the 1/16th Section Line 1296.28 feet to the Center North 1/16th Corner of said Section 17; thence N88°53'36"E along the 1/16th Section Line 1298.10 feet to the Northeast 1/16th Corner of said Section 17; thence S04°07'46"E along the 1/16th Section Line 1317.87 feet to the Center East 1/16th Corner of said Section 17; thence S88°58'44"W along the Quarter Section Line 1310.94 feet to the Center Quarter Corner of said Section 17; thence S88°58'44"W along the Quarter Section Line 1306.52 feet to the Center West 1/16th Corner of Said Section 17; thence S03°09'07"E along the 1/16th Section Line 1312.41 feet to the Southwest 1/16th Corner of said Section 17; thence N89°05'08"E along the 1/16th Section Line 1316.34 feet to the Center South 1/16th Corner of said Section 17; thence N89°05'58"E along the 1/16th Section Line 1318.59 feet to the Southeast 1/16th Corner of said Section 17; thence N89°05'58"E along the 1/16th Section Line 1313.87 feet to the South 1/16th Corner between Sections 17 and 16; thence S04°25'51"E along the Section Line 1321.83 feet to the Southeast Corner of said Section 17; thence S00°30'46"W along the Section Line 2631.83 feet to the East Quarter Corner of said Section 20; thence S89°21'56"W along the Quarter Section Line 2623.72 feet to the Center Quarter Corner of said Section 20; thence S00°06'42"E along the Quarter Section Line 2624.36 feet to the South Quarter Corner of said Section 20; thence S89°33'02"W along the Section Line 2595.85 feet to the Southwest Corner of said Section 20; thence N88°34'10"W along the Section Line 2604.07 feet to the South Quarter Corner of said Section 19; thence N88°36'22"W along the Section Line 2634.47 feet to the Southwest Corner of said Section 19; thence N01°06'51"W along the Section Line 248.06 feet to the Southeast Corner of Section 24, T5S, R3E, SLB&M; thence S89°53'51"W along the Section Line 1301.79 feet to the East 1/16th Corner between Sections 24 and 25; thence N00°21'05"W along the 1/16th Section Line 2626.38 feet to the Center East 1/16th Corner; thence N00°07'03"W along the 1/16th Section Line 2614.01 feet to the East 1/16th Corner between Sections 24 and 13; thence N89°07'30"E along the Section Line 1232.04 feet to the Southeast Corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence S1°01'33"E along the Section Line 406.63 to the Southwest Corner of said Section 18; thence N89°56'47"E along the Section Line 2606.08 feet to the South Quarter Corner of said Section 18; thence N01°40'52"W along the Quarter Section Line 3866.83 feet to the point of beginning.

Contains: ±1,800.690 Acres
± 78,438,068 Sq. Ft.

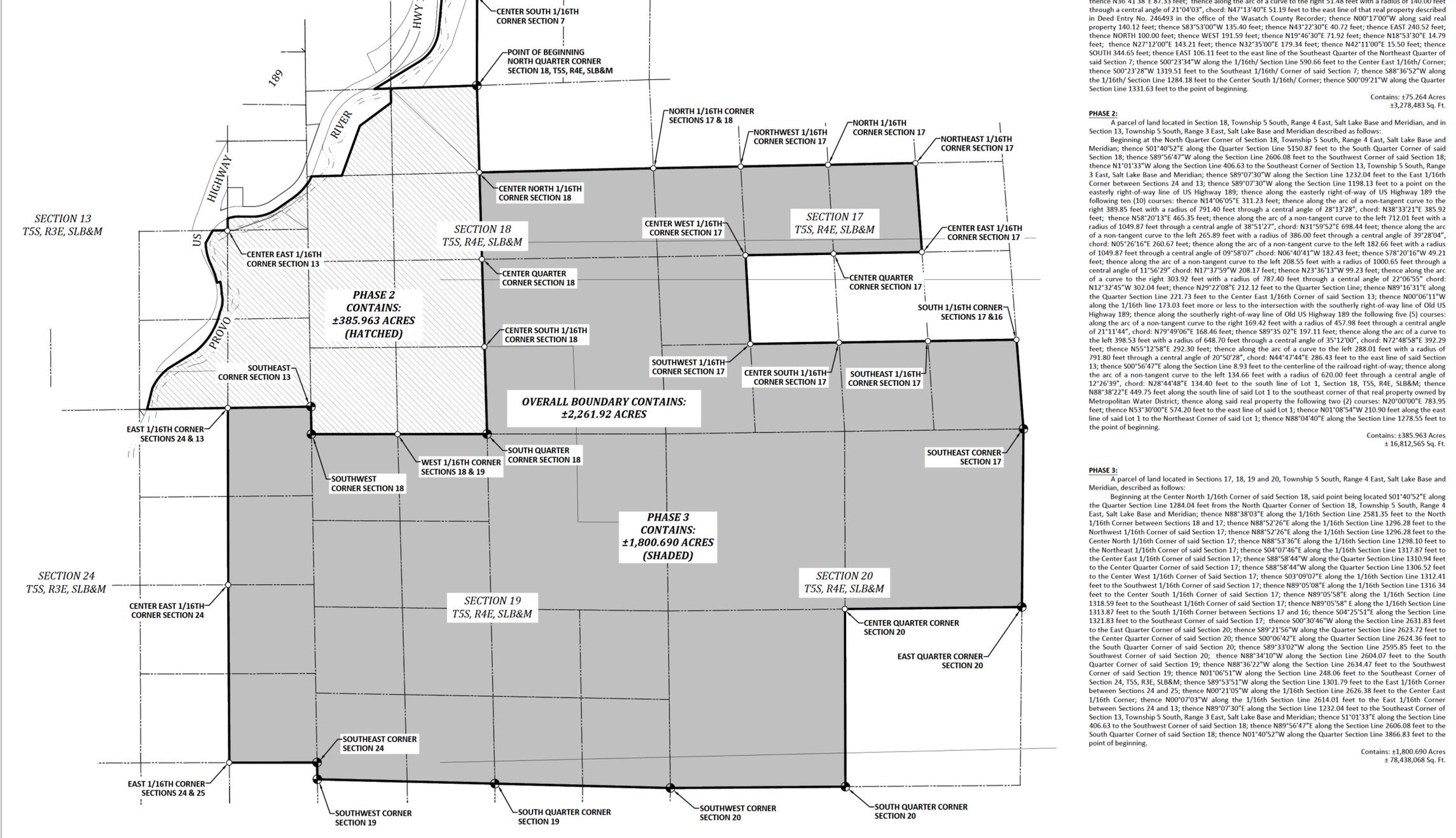
Exhibit C

Survey Exhibit (Plat)

Town of Bear Canyon



LEGEND	
	FOUND BLM ALUMINUM PIPE & CAP MONUMENT UNLESS DESCRIBED OTHERWISE
	CALCULATED POSITION (TO BE SET)
	FOUND PROPERTY CORNER AS DESCRIBED
	PARCEL LINES
	BOUNDARY LINE
	SECTION LINES



PHASE LEGAL DESCRIPTIONS

PHASE 1
 A parcel of land located in Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian, beginning at the South Quarter Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; then S88°04'40"W along the Section Line 1520.24 feet to the centerline of the railroad; then along the centerline of the railroad the following three (3) courses: N58°40'00"E 775.68 feet; along the arc of a curve to the left 571.18 feet with a radius of 614.00 feet through a central angle of 53°18'00" chord: N32°01'00"E 550.81 feet; then N05°22'00"E 501.89 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; then N88°37'22"E along said north line 18.88 feet to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the office of the Wasatch County Recorder; then along said real property the following five (5) courses: N09°21'00"E 753.06 feet; then along the arc of a curve to the right 689.77 feet with a radius of 905.40 feet through a central angle of 43°39'00", chord: N31°10'30"E 673.21 feet; then N53°00'00"E 48.00 feet; then EAST 52.00 feet; then N53°00'00"E 45.62 feet to the southerly line of that real property described in Deed Entry No. 224765 in the office of the Wasatch County Recorder; then S42°29'00"E along said real property 103.30 feet; then S11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the office of the Wasatch County Recorder, as defined by survey; then along the exterior of Tax Parcel No's. 01-0010-1373, 01-0010-1365, 01-0010-1357, and 01-0010-1340 as defined by survey the following eleven (11) courses: S49°21'12"W 100.00 feet; then N43°38'48"W 5.00 feet; then S49°16'12"W 51.53 feet; then S52°25'12"W 223.56 feet; then S43°11'48"E 400.00 feet; then N52°25'12"E 100.00 feet; then N43°11'48"W 145.44 feet; then N16°57'18"E 171.39 feet; then N20°50'12"E 57.45 feet; then N43°38'48"W 24.99 feet; then N46°21'12"E 75.16 feet; then N11°24'45"E 390.47 feet; then N46°41'30"E 196.74 feet to the northwesterly corner of that real property described in Deed Entry No. 526387 in the office of the Wasatch County Recorder; then S44°07'00"E along said real property 211.21 feet to the centerline of an existing gravel road; then along the centerline of said gravel road (as called for in various deeds for the parcels along the north side of said road) the following ten (10) courses: along the arc of a non-tangent curve to the right 62.92 feet with a radius of 2000.00 feet through a central angle of 1°48'09", chord: N47°13'52"E 62.92 feet; then N48°07'57"E 125.87 feet; then along the arc of a curve to the right 76.99 feet with a radius of 600.00 feet through a central angle of 7°21'06" chord: N51°48'30"E 76.93 feet; then N55°29'03"E 44.45 feet; then along the arc of a curve to the left 33.49 feet with a radius of 250.00 feet through a central angle of 7°40'33", chord: N51°38'47"E 33.47 feet; then N 47° 48' 30" E 56.16 feet; then along the arc of a curve to the right 56.15 feet with a radius of 200.00 feet through a central angle of 16°05'10", chord: N55°51'05"E 55.97 feet; then along the arc of a curve to the left 109.19 feet with a radius of 230.00 feet through a central angle of 27°12'02", chord: N50°17'39"E 108.17 feet; then N36°41'38"E 87.33 feet; then along the arc of a curve to the right 51.48 feet with a radius of 140.00 feet through a central angle of 21°04'03", chord: N47°13'40"E 51.19 feet to the east line of that real property described in Deed Entry No. 246493 in the office of the Wasatch County Recorder; then N00°17'00"W along said real property 140.12 feet; then S83°53'00"W 135.40 feet; then N43°22'30"E 40.72 feet; then EAST 240.52 feet; then NORTH 100.00 feet; then WEST 191.59 feet; then N19°46'30"E 71.92 feet; then N18°53'30"E 14.79 feet; then N27°12'00"E 143.21 feet; then N43°23'00"E 179.34 feet; then N42°11'00"E 15.50 feet; then SOUTH 344.65 feet; then EAST 106.11 feet to the east line of the Southeast Quarter of the Northeast Quarter of said Section 7; then S00°23'34"W along the 1/16th/Section Line 590.66 feet to the Center East 1/16th/ Corner; then S00°23'28"W 1319.51 feet to the Southeast 1/16th/ Corner of said Section 7; then S88°36'52"W along the 1/16th/Section Line 1284.18 feet to the Center South 1/16th/ Corner; then S00°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.
 Contains: ±75,264 Acres ±3,278,483 Sq. Ft.

PHASE 2
 A parcel of land located in Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian, and in Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian described as follows:
 Beginning at the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; then S01°40'52"E along the Quarter Section Line 5150.87 feet to the South Quarter Corner of said Section 18; then S89°56'47"W along the Section Line 2606.08 feet to the Southwest Corner of said Section 18; then N12°13'00"E along the Section Line 213.12 feet to the Southeast Corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian; then S89°07'30"W along the Section Line 1232.04 feet to the East 1/16th Corner between Sections 24 and 13; then S89°07'30"W along the Section Line 1198.13 feet to a point on the easterly right-of-way line of US Highway 189; then along the easterly right-of-way line of US Highway 189 the following ten (10) courses: then N14°06'05"E 311.23 feet; then along the arc of a non-tangent curve to the right 389.85 feet with a radius of 791.40 feet through a central angle of 28°13'28", chord: N38°33'21"E 385.92 feet; then N58°20'13"E 465.35 feet; then along the arc of a non-tangent curve to the left 712.01 feet with a radius of 1049.87 feet through a central angle of 39°51'27", chord: N31°59'52"E 698.44 feet; then along the arc of a non-tangent curve to the left 265.89 feet with a radius of 386.00 feet through a central angle of 39°28'04", chord: N05°26'16"E 260.67 feet; then along the arc of a non-tangent curve to the left 182.66 feet with a radius of 1049.87 feet through a central angle of 09°58'07" chord: N06°40'41"W 182.43 feet; then S78°20'16"W 49.21 feet; then along the arc of a curve to the right 303.92 feet with a radius of 787.00 feet through a central angle of 22°06'55" chord: N12°24'45"W 302.04 feet; then N29°22'08"E 212.12 feet to the Quarter Section Line; then N89°16'31"E along the Quarter Section Line 221.73 feet to the Center East 1/16th Corner of said Section 13; then N00°06'11"W along the 1/16th line 173.03 feet more or less to the intersection with the southerly right-of-way line of Old US Highway 189; then along the southerly right-of-way line of Old US Highway 189 the following five (5) courses: along the arc of a non-tangent curve to the right 169.42 feet with a radius of 457.98 feet through a central angle of 21°11'44", chord: N79°49'06"E 168.46 feet; then S89°35'02"E 197.11 feet; then along the arc of a curve to the left 398.53 feet with a radius of 648.70 feet through a central angle of 35°12'00", chord: N72°48'58"E 392.29 feet; then N55°12'58"E 292.30 feet; then along the arc of a curve to the left 288.01 feet through a central angle of 79°18'00" chord: N44°47'44"E 286.43 feet; then N44°47'44"E 286.43 feet to the east line of said Section 13; then S00°56'47"E along the Section Line 8.93 feet to the centerline of the railroad right-of-way; then along the arc of a non-tangent curve to the left 134.66 feet with a radius of 620.00 feet through a central angle of 12°26'39", chord: N28°44'48"E 134.40 feet to the south line of Lot 1, Section 18, T5S, R4E, SLB&M; then N88°38'22"E 449.75 feet along the south line of said Lot 1 to the southeast corner of that real property owned by Metropolitan Water District; then along said real property the following two (2) courses: N20°00'00"E 783.95 feet; then N53°30'00"E 574.20 feet to the east line of said Lot 1; then N01°08'54"W 210.90 feet to the centerline of the railroad; then along the centerline of the railroad the following three (3) courses: N58°40'00"E 775.68 feet; along the arc of a curve to the left 571.18 feet with a radius of 614.00 feet through a central angle of 53°18'00" chord: N32°01'00"E 550.81 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; then N88°37'22"E along said north line 18.88 feet to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the office of the Wasatch County Recorder; then along said real property the following five (5) courses: N09°21'00"E 753.06 feet; then along the arc of a curve to the right 689.77 feet with a radius of 905.40 feet through a central angle of 43°39'00", chord: N31°10'30"E 673.21 feet; then N53°00'00"E 48.00 feet; then EAST 52.00 feet; then N53°00'00"E 45.62 feet to the southerly line of that real property described in Deed Entry No. 224765 in the office of the Wasatch County Recorder; then S42°29'00"E along said real property 103.30 feet; then S11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the office of the Wasatch County Recorder, as defined by survey; then along the exterior of Tax Parcel No's. 01-0010-1373, 01-0010-1365, 01-0010-1357, and 01-0010-1340 as defined by survey the following eleven (11) courses: S46°21'12"W 100.00 feet; then N43°38'48"W 5.00 feet; then S49°16'12"W 51.53 feet; then S52°25'12"W 223.56 feet; then S43°11'48"E 400.00 feet; then N52°25'12"E 100.00 feet; then N43°11'48"W 145.44 feet; then N16°57'18"E 171.39 feet; then N20°50'12"E 57.45 feet; then N43°38'48"W 24.99 feet; then N46°21'12"E 75.16 feet; then N11°24'45"E 390.47 feet; then N46°41'30"E 196.74 feet to the northwesterly corner of that real property described in Deed Entry No. 526387 in the office of the Wasatch County Recorder; then S44°07'00"E along said real property 211.21 feet to the centerline of an existing gravel road; then along the centerline of said gravel road (as called for in various deeds for the parcels along the north side of said road) the following ten (10) courses: along the arc of a non-tangent curve to the right 62.92 feet with a radius of 2000.00 feet through a central angle of 1°48'09", chord: N47°13'52"E 62.92 feet; then N48°07'57"E 125.87 feet; then along the arc of a curve to the right 76.99 feet with a radius of 600.00 feet through a central angle of 7°21'06" chord: N51°48'30"E 76.93 feet; then N55°29'03"E 44.45 feet; then along the arc of a curve to the left 33.49 feet with a radius of 250.00 feet through a central angle of 7°40'33", chord: N51°38'47"E 33.47 feet; then N 47° 48' 30" E 56.16 feet; then along the arc of a curve to the right 56.15 feet with a radius of 200.00 feet through a central angle of 16°05'10", chord: N55°51'05"E 55.97 feet; then along the arc of a curve to the left 109.19 feet with a radius of 230.00 feet through a central angle of 27°12'02", chord: N50°17'39"E 108.17 feet; then N36°41'38"E 87.33 feet; then along the arc of a curve to the right 51.48 feet with a radius of 140.00 feet through a central angle of 21°04'03", chord: N47°13'40"E 51.19 feet to the east line of that real property described in Deed Entry No. 246493 in the office of the Wasatch County Recorder; then N00°17'00"W along said real property 140.12 feet; then S83°53'00"W 135.40 feet; then N43°22'30"E 40.72 feet; then EAST 240.52 feet; then NORTH 100.00 feet; then WEST 191.59 feet; then N19°46'30"E 71.92 feet; then N18°53'30"E 14.79 feet; then N27°12'00"E 143.21 feet; then N43°23'00"E 179.34 feet; then N42°11'00"E 15.50 feet; then SOUTH 344.65 feet; then EAST 106.11 feet to the east line of the Southeast Quarter of said Section 7; then S00°23'34"W along the 1/16th/Section Line 590.66 feet to the Center East 1/16th/ Corner; then S00°23'28"W 1319.51 feet to the Southeast 1/16th/ Corner of said Section 7; then S88°36'52"W along the 1/16th/Section Line 1284.18 feet to the Center South 1/16th/ Corner; then S00°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.
 Contains: ±385,963 Acres ±16,812,565 Sq. Ft.

PHASE 3
 A parcel of land located in Sections 17, 18, 19 and 20, Township 5 South, Range 4 East, Salt Lake Base and Meridian, described as follows:
 Beginning at the Center North 1/16th Corner of said Section 18, said point being located S01°40'52"E along the Quarter Section Line 1284.04 feet from the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; then N88°38'03"E along the 1/16th Section Line 2581.35 feet to the North 1/16th Corner between Sections 18 and 17; then N88°52'26"E along the 1/16th Section Line 1296.28 feet to the Northwest 1/16th Corner of said Section 17; then N88°52'26"E along the 1/16th Section Line 1296.28 feet to the Center North 1/16th Corner of said Section 17; then N88°53'36"E along the 1/16th Section Line 1298.10 feet to the Northeast 1/16th Corner of said Section 17; then S04°07'46"E along the 1/16th Section Line 1317.87 feet to the Center West 1/16th Corner of said Section 17; then S88°58'44"W along the Quarter Section Line 1310.94 feet to the Center Quarter Corner of said Section 17; then S88°58'44"W along the Quarter Section Line 1306.52 feet to the Center West 1/16th Corner of said Section 17; then S03°09'07"E along the 1/16th Section Line 1312.41 feet to the Southwest 1/16th Corner of said Section 17; then N89°05'08"E along the 1/16th Section Line 1316.34 feet to the Center South 1/16th Corner of said Section 17; then N89°05'58"E along the 1/16th Section Line 1318.59 feet to the Southeast 1/16th Corner of said Section 17; then N89°05'58"E along the 1/16th Section Line 1313.87 feet to the South 1/16th Corner between Sections 17 and 16; then S04°25'51"E along the Section Line 1321.83 feet to the Southeast Corner of said Section 17; then S00°30'46"W along the Section Line 2631.83 feet to the East Quarter Corner of said Section 20; then S89°21'56"W along the Quarter Section Line 2623.72 feet to the Center Quarter Corner of said Section 20; then S89°33'02"W along the Section Line 2595.85 feet to the Southwest Corner of said Section 20; then N88°34'10"W along the Section Line 2604.07 feet to the South Quarter Corner of said Section 19; then N88°36'22"W along the Section Line 2634.47 feet to the Southwest Corner of said Section 19; then N01°06'51"W along the Section Line 248.06 feet to the Southeast Corner of Section 24, T5S, R3E, SLB&M; then S89°53'51"W along the Section Line 1301.79 feet to the East 1/16th Corner between Sections 24 and 13; then N89°07'30"E along the Section Line 1232.04 feet to the Southeast Corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian; then S1°01'33"E along the Section Line 406.63 feet to the Southwest Corner of said Section 18; then N89°56'47"E along the Section Line 2606.08 feet to the South Quarter Corner of said Section 18; then N01°40'52"W along the Quarter Section Line 3866.83 feet to the point of beginning.
 Contains: ±1,800,690 Acres ±78,438,068 Sq. Ft.

BOUNDARY DESCRIPTION

A parcel of land located in Sections 7, 17, 18, 19 and 20, Township 5 South, Range 4 East, Salt Lake Base and Meridian and in Sections 13 and 24, Township 5 South, Range 3 East, Salt Lake Base and Meridian described as follows:
 Beginning at the North Quarter Corner of Section 18, Township 5 South, Range 4 East, Salt Lake Base and Meridian; then S01°40'52"E along the Quarter Section Line 1284.04 feet to the Center North 1/16th/ Corner of said Section 18; then N88°38'03"E along the 1/16th/ Section Line 2581.35 feet to the North 1/16th/ Corner between Sections 18 and 17; then N88°52'26"E along the 1/16th/ Section Line 1296.28 feet to the Center North 1/16th/ Corner of said Section 17; then N88°52'26"E along the 1/16th/ Section Line 1296.28 feet to the Center North 1/16th/ Corner of said Section 17; then N88°53'36"E along the 1/16th/ Section Line 1298.10 feet to the Northeast 1/16th/ Corner of said Section 17; then S04°07'46"E along the 1/16th/ Section Line 1317.87 feet to the Center East 1/16th/ Corner of said Section 17; then S88°58'44"W along the Quarter Section Line 1310.94 feet to the Center Quarter Corner of said Section 17; then S88°58'44"W along the Quarter Section Line 1306.52 feet to the Center West 1/16th/ Corner of said Section 17; then S03°09'07"E along the 1/16th/ Section Line 1312.41 feet to the Southwest 1/16th/ Corner of said Section 17; then N89°05'08"E along the 1/16th/ Section Line 1316.34 feet to the Center South 1/16th/ Corner of said Section 17; then N89°05'58"E along the 1/16th/ Section Line 1318.59 feet to the Southeast 1/16th/ Corner of said Section 17; then N89°05'58"E along the 1/16th/ Section Line 1313.87 feet to the South 1/16th/ Corner between Sections 17 and 16; then S04°25'51"E along the Section Line 1321.83 feet to the Southeast Corner of said Section 17; then S00°30'46"W along the Section Line 2631.83 feet to the East Quarter Corner of said Section 20; then S89°21'56"W along the Quarter Section Line 2623.72 feet to the Center Quarter Corner of said Section 20; then S89°33'02"W along the Quarter Section Line 2624.36 feet to the South Quarter Corner of said Section 20; then N88°34'10"W along the Section Line 2595.85 feet to the Southwest Corner of said Section 20; then N88°34'10"W along the Section Line 2604.07 feet to the South Quarter Corner of said Section 19; then N88°36'22"W along the Section Line 2634.47 feet to the Southwest Corner of said Section 19; then N01°06'51"W along the Section Line 248.06 feet to the Southeast Corner of Section 24, T5S, R3E, SLB&M; then S89°53'51"W along the Section Line 1301.79 feet to the East 1/16th/ Corner between Sections 24 and 13; then N89°07'30"E along the 1/16th/ Section Line 1232.04 feet to the East 1/16th/ Corner between Sections 24 and 13; then N89°07'30"E along the 1/16th/ Section Line 1232.04 feet to the East 1/16th/ Corner between Sections 24 and 13; then S89°07'30"W along the Section Line 1198.13 feet to a point on the easterly right-of-way line of US Highway 189; then along the easterly right-of-way line of US Highway 189 the following five (5) courses: then N14°06'05"E 311.23 feet; then along the arc of a non-tangent curve to the right 389.85 feet with a radius of 791.40 feet through a central angle of 28°13'28", chord: N38°33'21"E 385.92 feet; then N58°20'13"E 465.35 feet; then along the arc of a non-tangent curve to the left 712.01 feet with a radius of 1049.87 feet through a central angle of 39°51'27", chord: N31°59'52"E 698.44 feet; then along the arc of a non-tangent curve to the left 265.89 feet with a radius of 386.00 feet through a central angle of 39°28'04", chord: N05°26'16"E 260.67 feet; then along the arc of a non-tangent curve to the left 182.66 feet with a radius of 1049.87 feet through a central angle of 09°58'07" chord: N06°40'41"W 182.43 feet; then S78°20'16"W 49.21 feet; then along the arc of a curve to the right 303.92 feet with a radius of 787.00 feet through a central angle of 22°06'55" chord: N12°24'45"W 302.04 feet; then N29°22'08"E 212.12 feet to the Quarter Section Line; then N89°16'31"E along the Quarter Section Line 221.73 feet to the Center East 1/16th Corner of said Section 13; then N00°06'11"W along the 1/16th line 173.03 feet more or less to the intersection with the southerly right-of-way line of Old US Highway 189; then along the southerly right-of-way line of Old US Highway 189 the following five (5) courses: along the arc of a non-tangent curve to the right 169.42 feet with a radius of 457.98 feet through a central angle of 21°11'44", chord: N79°49'06"E 168.46 feet; then S89°35'02"E 197.11 feet; then along the arc of a curve to the left 398.53 feet with a radius of 648.70 feet through a central angle of 35°12'00", chord: N72°48'58"E 392.29 feet; then N55°12'58"E 292.30 feet; then along the arc of a curve to the left 288.01 feet through a central angle of 79°18'00" chord: N44°47'44"E 286.43 feet; then N44°47'44"E 286.43 feet to the east line of said Section 13; then S00°56'47"E along the Section Line 8.93 feet to the centerline of the railroad right-of-way; then along the arc of a non-tangent curve to the left 134.66 feet with a radius of 620.00 feet through a central angle of 12°26'39", chord: N28°44'48"E 134.40 feet to the south line of Lot 1, Section 18, T5S, R4E, SLB&M; then N88°38'22"E 449.75 feet along the south line of said Lot 1 to the southeast corner of that real property owned by Metropolitan Water District; then along said real property the following two (2) courses: N20°00'00"E 783.95 feet; then N53°30'00"E 574.20 feet to the east line of said Lot 1; then N01°08'54"W 210.90 feet to the centerline of the railroad; then along the centerline of the railroad the following three (3) courses: N58°40'00"E 775.68 feet; along the arc of a curve to the left 571.18 feet with a radius of 614.00 feet through a central angle of 53°18'00" chord: N32°01'00"E 550.81 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; then N88°37'22"E along said north line 18.88 feet to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the office of the Wasatch County Recorder; then along said real property the following five (5) courses: N09°21'00"E 753.06 feet; then along the arc of a curve to the right 689.77 feet with a radius of 905.40 feet through a central angle of 43°39'00", chord: N31°10'30"E 673.21 feet; then N53°00'00"E 48.00 feet; then EAST 52.00 feet; then N53°00'00"E 45.62 feet to the southerly line of that real property described in Deed Entry No. 224765 in the office of the Wasatch County Recorder; then S42°29'00"E along said real property 103.30 feet; then S11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the office of the Wasatch County Recorder, as defined by survey; then along the exterior of Tax Parcel No's. 01-0010-1373, 01-0010-1365, 01-0010-1357, and 01-0010-1340 as defined by survey the following eleven (11) courses: S46°21'12"W 100.00 feet; then N43°38'48"W 5.00 feet; then S49°16'12"W 51.53 feet; then S52°25'12"W 223.56 feet; then S43°11'48"E 400.00 feet; then N52°25'12"E 100.00 feet; then N43°11'48"W 145.44 feet; then N16°57'18"E 171.39 feet; then N20°50'12"E 57.45 feet; then N43°38'48"W 24.99 feet; then N46°21'12"E 75.16 feet; then N11°24'45"E 390.47 feet; then N46°41'30"E 196.74 feet to the northwesterly corner of that real property described in Deed Entry No. 526387 in the office of the Wasatch County Recorder; then S44°07'00"E along said real property 211.21 feet to the centerline of an existing gravel road; then along the centerline of said gravel road (as called for in various deeds for the parcels along the north side of said road) the following ten (10) courses: along the arc of a non-tangent curve to the right 62.92 feet with a radius of 2000.00 feet through a central angle of 1°48'09", chord: N47°13'52"E 62.92 feet; then N48°07'57"E 125.87 feet; then along the arc of a curve to the right 76.99 feet with a radius of 600.00 feet through a central angle of 7°21'06" chord: N51°48'30"E 76.93 feet; then N55°29'03"E 44.45 feet; then along the arc of a curve to the left 33.49 feet with a radius of 250.00 feet through a central angle of 7°40'33", chord: N51°38'47"E 33.47 feet; then N 47° 48' 30" E 56.16 feet; then along the arc of a curve to the right 56.15 feet with a radius of 200.00 feet through a central angle of 16°05'10", chord: N55°51'05"E 55.97 feet; then along the arc of a curve to the left 109.19 feet with a radius of 230.00 feet through a central angle of 27°12'02", chord: N50°17'39"E 108.17 feet; then N36°41'38"E 87.33 feet; then along the arc of a curve to the right 51.48 feet with a radius of 140.00 feet through a central angle of 21°04'03", chord: N47°13'40"E 51.19 feet to the east line of that real property described in Deed Entry No. 246493 in the office of the Wasatch County Recorder; then N00°17'00"W along said real property 140.12 feet; then S83°53'00"W 135.40 feet; then N43°22'30"E 40.72 feet; then EAST 240.52 feet; then NORTH 100.00 feet; then WEST 191.59 feet; then N19°46'30"E 71.92 feet; then N18°53'30"E 14.79 feet; then N27°12'00"E 143.21 feet; then N43°23'00"E 179.34 feet; then N42°11'00"E 15.50 feet; then SOUTH 344.65 feet; then EAST 106.11 feet to the east line of the Southeast Quarter of said Section 7; then S00°23'34"W along the 1/16th/Section Line 590.66 feet to the Center East 1/16th/ Corner; then S00°23'28"W 1319.51 feet to the Southeast 1/16th/ Corner of said Section 7; then S88°36'52"W along the 1/16th/Section Line 1284.18 feet to the Center South 1/16th/ Corner; then S00°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.
 Contains: ±2,261.92 Acres

(The above-described property includes the as-surveyed boundary description of the following Tax Parcel Numbers: 00-0010-1209, 00-0010-1407, 00-0012-2270, 00-0010-1399, 00-0010-2272, 00-021-0102, 00-0010-2215, 00-0010-2298, 00-0021-2420, 00-0010-2322, 00-0012-2346, 00-0010-2314, 00-0020-0001, 00-0010-2306, 00-0010-2280, 00-0021-0113, 00-0021-0114, 00-0010-0565)

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAN OF BOUNDARY SURVEY EXHIBIT IS A TRUE REPRESENTATION OF DATA COMPILED FROM THE RECORDS ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER, TOGETHER WITH FIELD SURVEY TIES TO PUBLIS LAND SURVEY MONUMENTS AS SHOWN HEREON AND THAT THIS PLAN IS TRUE AND CORRECT.

Chad A. Poulsen
 CHAD A. POULSEN
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 501182

SURVEY EXHIBIT
TOWN OF BEAR CANYON

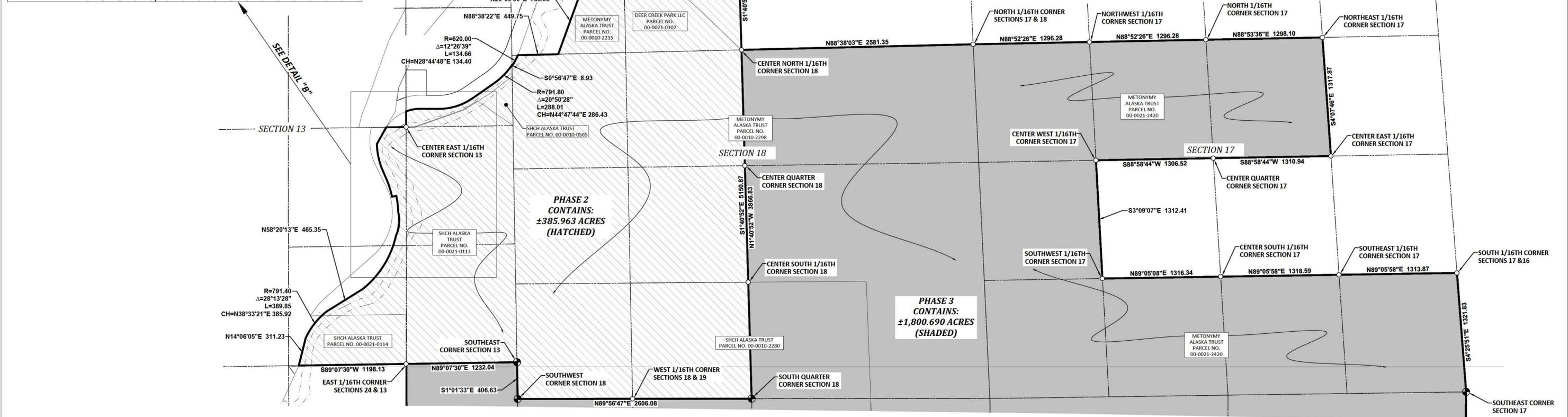
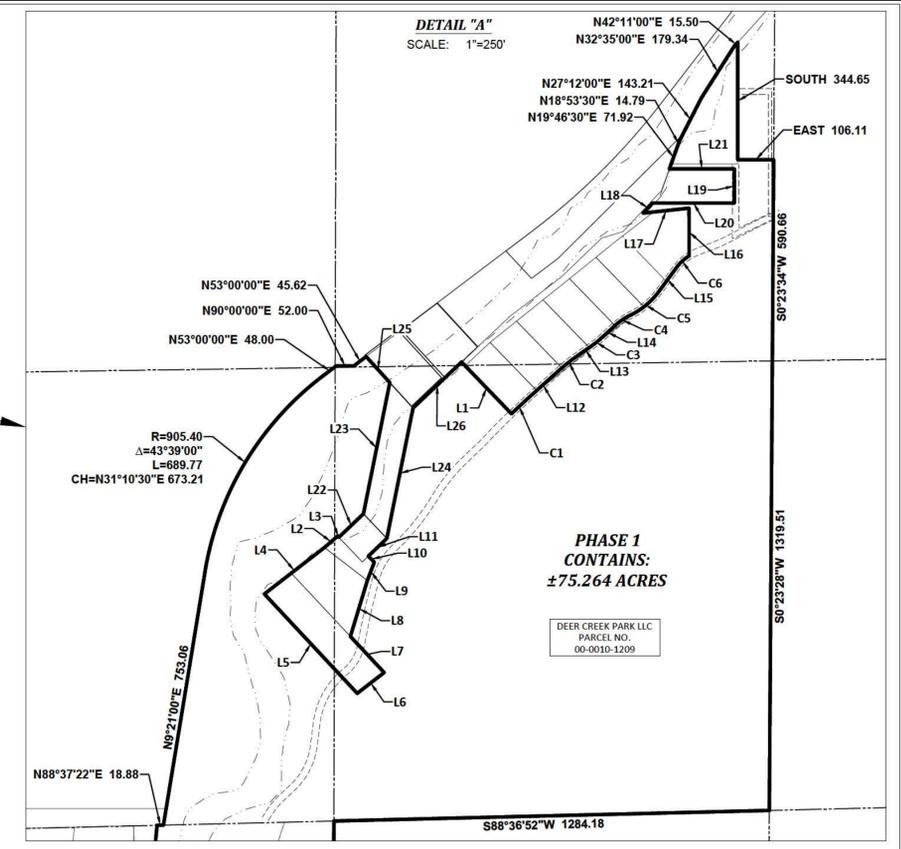
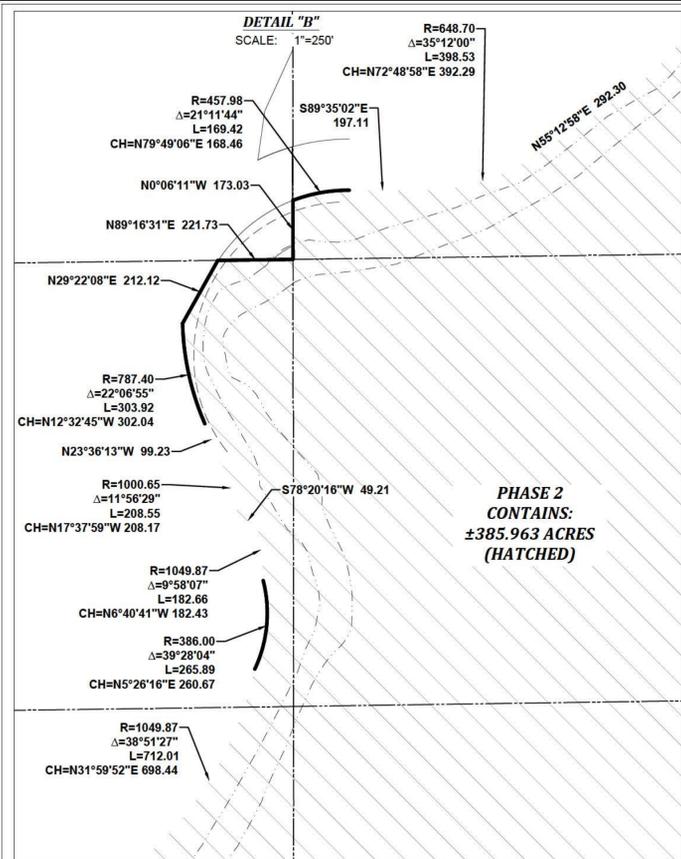
LOCATED IN SECTIONS 7, 17, 18, 19 AND 20, TOWNSHIP 5 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND IN SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

WASATCH COUNTY, UTAH

CLIENT: STEVE AULT

PLS POULSEN LAND SURVEYING	JOB NO. UT-25-004	DATE: 12/23/2025
	DRAWN BY: CAP	SHEET 1 OF 3
	SCALE: 1"=800'	

Email: chad@poulsenurveying.com Phone: (801)319-1696



LEGEND

	FOUND BLM ALUMINUM PIPE & CAP MONUMENT UNLESS DESCRIBED OTHERWISE
	CALCULATED POSITION (TO BE SET)
	FOUND PROPERTY CORNER AS DESCRIBED
	PARCEL LINES
	BOUNDARY LINE
	SECTION LINES

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S44°07'00"E	211.21
L2	S49°16'12"W	51.53
L3	N43°38'48"W	5.00
L4	S52°25'12"W	223.56
L5	S43°11'48"E	400.00
L6	N52°25'12"E	100.00
L7	N43°11'48"W	145.44
L8	N16°57'18"E	171.39
L9	N20°50'12"E	57.45
L10	N43°38'48"W	24.99

LINE TABLE

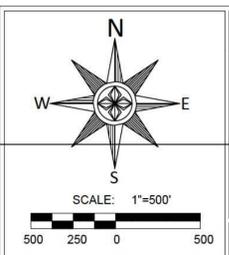
LINE	DIRECTION	LENGTH
L11	N46°21'12"E	75.16
L12	N48°07'57"E	125.87
L13	N55°29'03"E	44.45
L14	N47°48'30"E	56.16
L15	N36°41'38"E	87.33
L16	N0°17'00"W	140.12
L17	S83°53'00"W	135.40
L18	N43°22'30"E	40.72
L19	N0°00'00"E	100.00
L20	N90°00'00"E	240.52

LINE TABLE

LINE	DIRECTION	LENGTH
L21	N90°00'00"W	191.59
L22	S46°21'12"W	100.00
L23	S11°24'45"W	392.98
L24	N11°24'45"E	390.47
L25	S42°29'00"E	103.30
L26	N46°41'30"E	196.74

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2000.00	1°48'09"	62.92	N47°13'52"E 62.92
C2	600.00	7°21'06"	76.99	N51°48'30"E 76.93
C3	250.00	7°40'33"	33.49	N51°38'47"E 33.47
C4	200.00	16°05'10"	56.15	N55°51'05"E 55.97
C5	230.00	27°12'02"	109.19	N50°17'39"E 108.17
C6	140.00	21°04'03"	51.48	N47°13'40"E 51.19



SURVEY EXHIBIT

TOWN OF BEAR CANYON

LOCATED IN SECTIONS 7, 17, 18, 19 AND 20, TOWNSHIP 5 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND IN SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

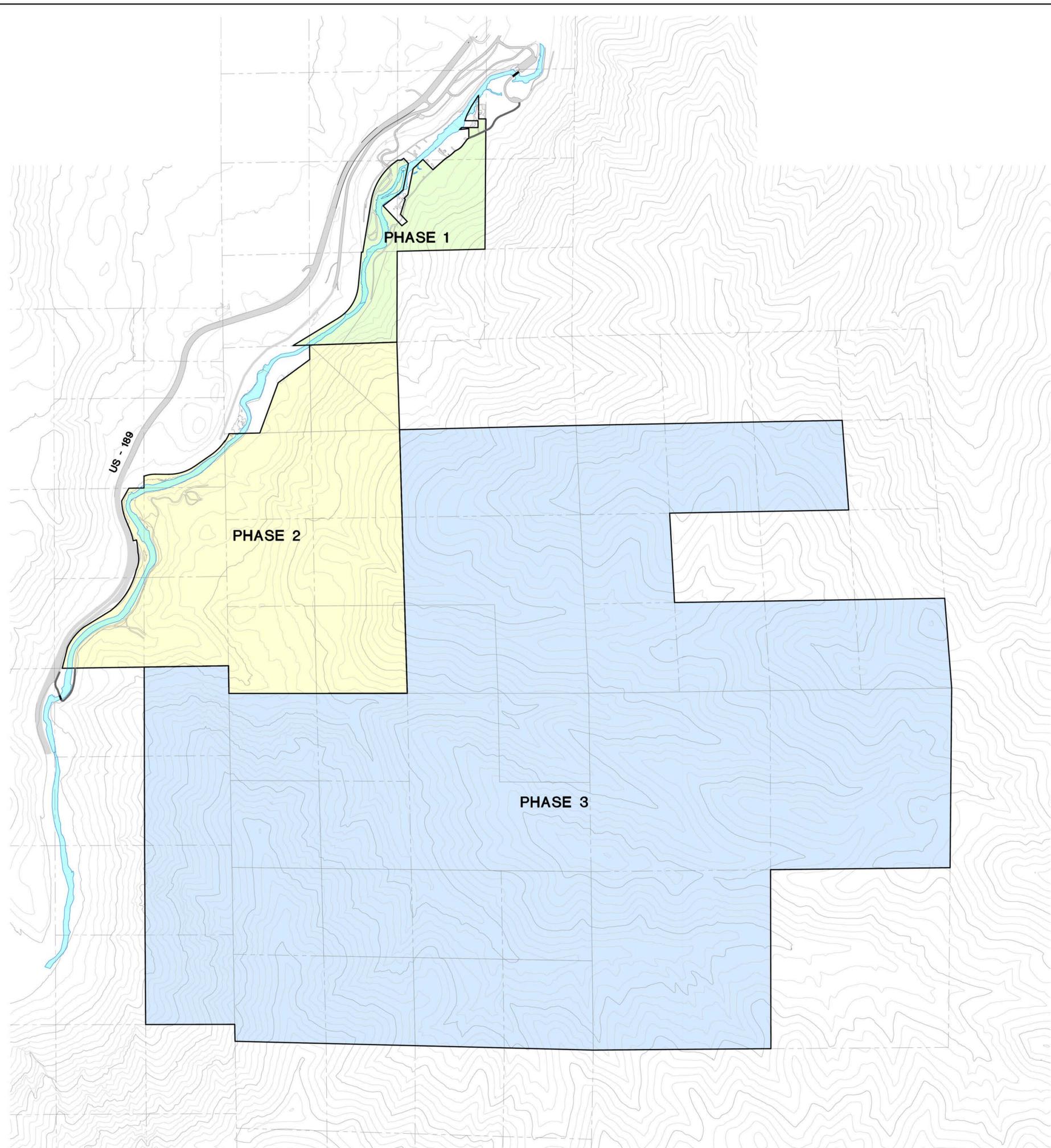
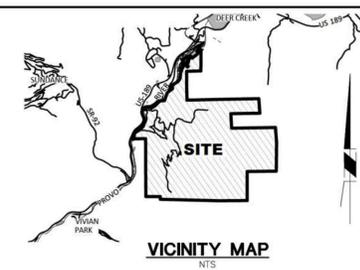
WASATCH COUNTY, UTAH

JOB NO: UT-25-004 SHEET 2 OF 3

Exhibit D

Preliminary Development Plans

Town of Bear Canyon



ADVANCED CIVIL GROUP

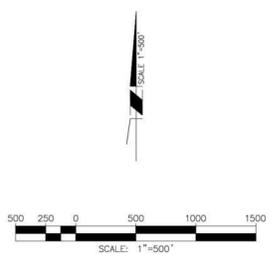
ADVANCED CIVIL GROUP INC.
3051 GOLDEN LANTERN, SUITE E, PMS 261
LAGUNA NIGUEL, CA 92647
(949) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

**PRELIMINARY DEVELOPMENT PLAN
PHASING EXHIBIT
TOWN OF BEAR CANYON
WASATCH COUNTY, UTAH**

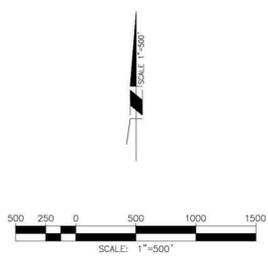
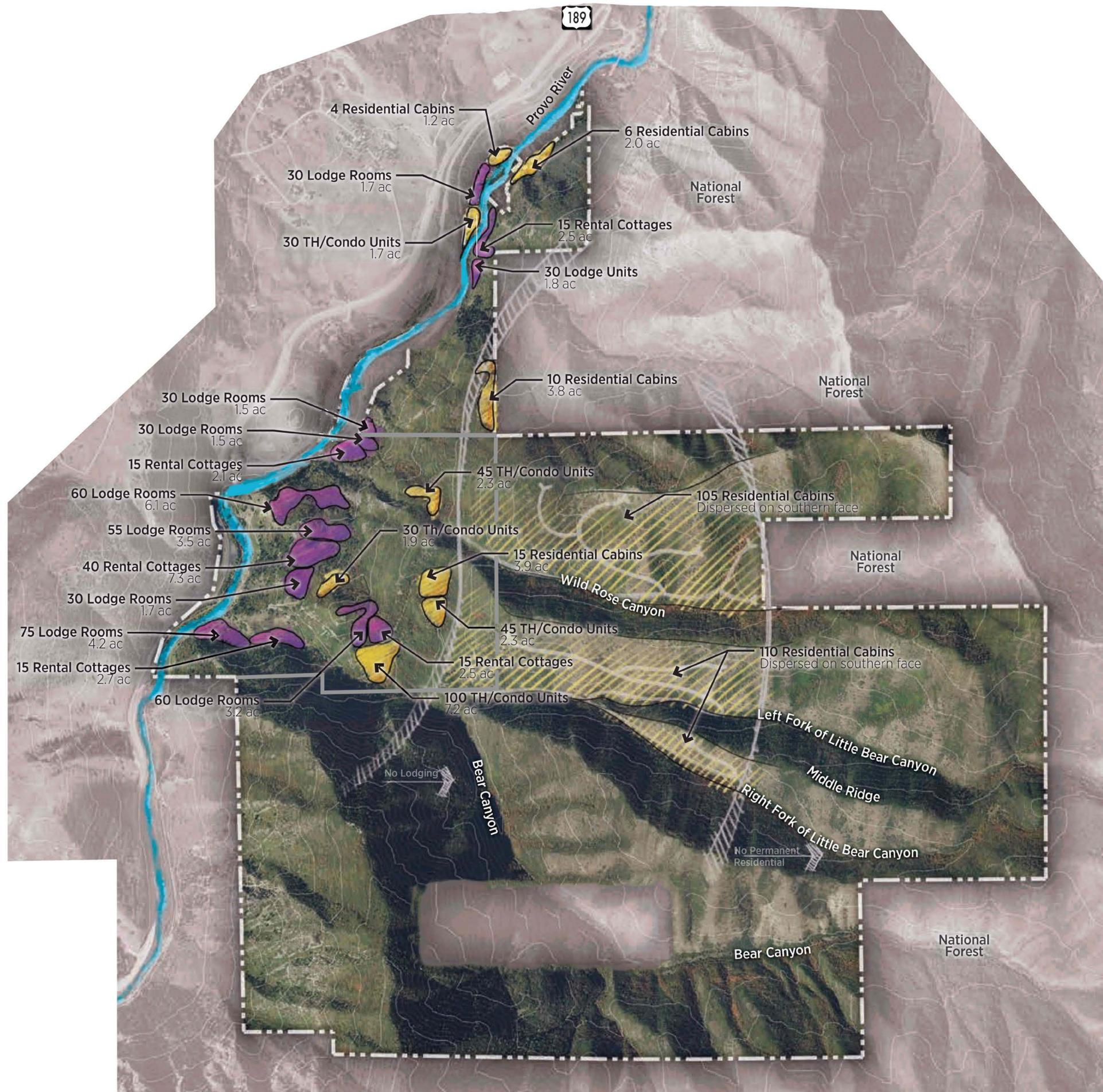
DRAWN BY: _____
RSA
DESIGNED BY: _____
RSA
CHECKED BY: _____
RSA
APPROVED BY: _____
RSA
DATE: 12/28/2025
REVISIONS: _____

PROJECT NUMBER:
109911

SHEET NO.
C-1
1 OF 3



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY



SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

ADVANCED CIVIL GROUP
 30251 GOLDEN LANTERN, SUITE E, PMS 261
 LAGUNA HILLS, CA 92653
 (949) 338-5778 PHONE
 WWW.ADVANCEDCIVILGROUP.COM

PRELIMINARY DEVELOPMENT PLAN
 LAND USE EXHIBIT
 TOWN OF BEAR CANYON
 WASATCH COUNTY, UTAH

DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: 12/28/2025
 REVISIONS: _____
 PROJECT NUMBER: 109911



Conceptual Planning



PRELIMINARY DEVELOPMENT PLAN
 PHASE 1 CONCEPT PLAN
 TOWN OF BEAR CANYON
 WASATCH COUNTY, UTAH

DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: 12/28/2025
 REVISIONS: _____
 PROJECT NUMBER: 109911

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

Exhibit E

Municipality Proximity Map

Town of Bear Canyon

MUNICIPALITY PROXIMITY MAP

