

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

Date: May 8, 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 its 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 2,231.947 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 are incorporated by this 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 51.747 acres, more or less, and is planned and projected to contain not less than 100 residents upon completion. Phase 1 will include 20 single-family residential lots, 15 multi-family residential units, 45 lodge rooms, 10 rental cabins, 5 glamping units and 50 RV spots.

Phase 2 consists of approximately 379.510 acres, more or less, and will include 57 single-family residential lots, 75 multi-family residential units, 350 lodge rooms, 133 rental cabins, and 90 glamping units.

Phase 3 consists of approximately 1,800.690 acres, more or less, and will include 150 single-family residential lots.

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, which qualifies as a resort city, for resort city sales tax purposes.

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

UCA §10-2-502(2)(e)(ii) requires a plan to develop at least 7 individuals per square mile. In this instance, the minimum required density under this provision for the entire preliminary municipality will be achieved in Phase 1.

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)

[REDACTED]

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

Deer Creek Park, LLC

782 Redford Drive
Provo, Utah 84604
(801) 787-1212

[REDACTED]

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

SHCH Alaska Trust

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

[REDACTED]

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

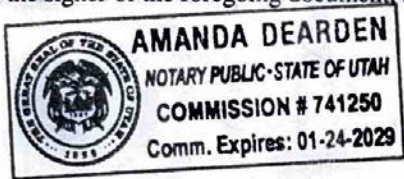
7. ATTACHMENTS


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 7th day of May, 2026, Steven Howard Ault personally appeared before me,
____ who is personally known to me,
X 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)
Notary Public

*Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Definition and Request for Feasibility Study, which consists of 3 page(s) and is dated 5/8/2026.
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 7th day of May, 2026, Andrea Ault Overton personally appeared before me,
____ who is personally known to me,
X 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.



[Handwritten Signature] (signature)
Notary Public

*Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Petition and Request for Feasibility Study which consists of 3 page(s) and is dated 6/8/2026.
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 7th day of May, 2026, Evon Herbert 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 Petition and Request for Resubiling Study, which consists of 3 page(s) and is dated 5/8/2026.
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 $N0^{\circ}03'42''W$ 550.05 feet along the East Line of the Southwest Quarter of the Southeast Quarter of said Section 13; thence $S89^{\circ}07'30''W$ 941.89 feet to a point on the easterly right-of-way line of US Highway 189 according to the official right-of-way drawings thereof (Project No. NH-0189(5)14); thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: along the arc of a non-tangent curve to the right 65.73 feet with a radius of 793.96 feet through a central angle of $04^{\circ}44'35''$, chord: $N49^{\circ}15'51''E$ 65.71 feet;; thence $N58^{\circ}23'13''E$ 474.43 feet; thence along the arc of a non-tangent curve to the left 715.84 feet with a radius of 1049.87 feet through a central angle of $39^{\circ}03'58''$, chord: $N32^{\circ}06'10''E$ 702.05 feet; thence along the arc of a non-tangent curve to the left 265.91 feet with a radius of 386.00 feet through a central angle of $39^{\circ}28'10''$, chord: $N05^{\circ}26'17''E$ 260.68 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 $09^{\circ}58'06''$ chord: $N06^{\circ}40'40''W$ 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 1000.66 feet through a central angle of $11^{\circ}56'28''$ chord: $N17^{\circ}37'58''W$ 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°32'45"W 302.04 feet; thence N29°25'04"E 212.23 feet to the Quarter Section Line; thence N89°16'31"E along the Quarter Section Line 221.51 feet to the Center East 1/16th Corner of said Section 13; thence N89°13'51"E along the Quarter Section Line 111.57 feet to a point in the center of the Provo River as described in Deed Entry No. 349295:2009 in the official records of the Wasatch County Recorder; thence along the centerline of the Provo River as described in the aforementioned Deed the following two (2) courses: N70°38'53"E 567.58 feet; thence N57°30'00"E 179.89 feet; thence S55°23'15"E 475.77 feet to the to the East Quarter Corner of said Section 13; thence N0°56'47"W along the Section Line 662.46 feet to the centerline of the railroad right-of-way; thence along said centerline 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 N88°04'40"E along the Section Line 459.50 feet to the Southeast Corner of that real property described in Deed Entry No. 56499 in the official records of the Wasatch County Recorder; thence along the easterly line of said real property the following two (2) courses: N35°00'00"E 761.00 feet; thence N18°00'00"E 769.85 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; thence S88°37'22"W along said north line 354.90 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 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

PLS

POULSEN LAND SURVEYING

A PROFESSIONAL LAND SURVEYING COMPANY PROVIDING REAL PROPERTY CONSULTING AND OWNERSHIP SOLUTIONS

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: $\pm 2,231.947$ 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, 00-0010-2272, 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)

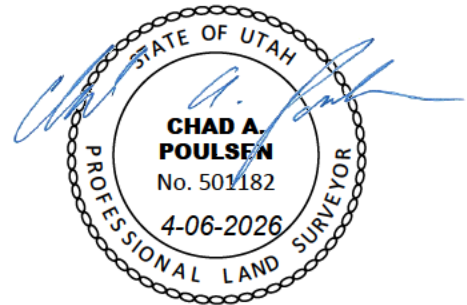


Exhibit B

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 Center South 1/16 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian said point being located N00°09'21"E along the Quarter Section Line 1331.63 feet from the South Quarter Corner of said Section 7; thence S88°37'22"W 502.76 feet along the south line of the Northeast Quarter of the Southwest Quarter of said Section 7 to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the official records 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 official records 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 official records 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 official records 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 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 official records 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°23'34"W along the 1/16th Section Line 590.66 feet to the Center East 1/16th Corner; thence S00°23'28"W 1319.51 feet to the Southeast 1/16th Corner of said Section 7; thence S88°36'52"W along the 1/16th Section Line 1284.18 feet to the point of beginning.

Contains: ±51.747 Acres
±2,254,089 Sq. Ft.

PHASE 2 LEGAL DESCRIPTION

A parcel of land located in Sections 7 and 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°40'52"E along the Quarter Section Line 5150.87 feet to the South Quarter Corner of said Section 18; thence S89°56'47"W along the Section Line 2606.08 feet to the Southwest Corner of said Section 18; thence N1°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°07'30"W along the Section Line 1232.04 feet to the East 1/16th Corner between Sections 24 and 13; thence N0°03'42"W 550.05 feet along the East Line of the Southwest Quarter of the Southeast Quarter of said Section 13; thence S89°07'30"W 941.89 feet to a point on the easterly right-of-way line of US Highway 189 according to the official right-of-way drawings thereof (Project No. NH-0189(5)14); thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: along the arc of a non-tangent curve to the right 65.73 feet with a radius of 793.96 feet through a central angle of 04°44'35", chord: N49°15'51"E 65.71 feet; thence N58°23'13"E 474.43 feet; thence along the arc of a non-tangent curve to the left 715.84 feet with a radius of 1049.87 feet through a central angle of 39°03'58", chord: N32°06'10"E 702.05 feet; thence along the arc of a non-tangent curve to the left 265.91 feet with a radius of 386.00 feet through a central angle of 39°28'10", chord: N05°26'17"E 260.68 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°58'06" chord: N06°40'40"W 182.43 feet; thence S78°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 1000.66 feet through a central angle of 11°56'28" chord: N17°37'58"W 208.17 feet; thence N23°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°06'55" chord: N12°32'45"W 302.04 feet; thence N29°25'04"E 212.23 feet to the Quarter Section Line; thence N89°16'31"E along the Quarter Section Line 221.51 feet to the Center East 1/16th Corner of said Section 13; thence N89°13'51"E along the Quarter Section Line 111.57 feet to a point in the center of the Provo River as described in Deed Entry No. 349295:2009 in the official records of the Wasatch County Recorder; thence along the centerline of the Provo River as described in the aforementioned Deed the following two (2) courses: N70°38'53"E 567.58 feet; thence N57°30'00"E 179.89 feet; thence S55°23'15"E 475.77 feet to the to the East Quarter Corner of said Section 13; thence N0°56'47"W along the Section Line 662.46 feet to the centerline of the railroad right-of-way; thence along said centerline 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 N88°04'40"E along the Section Line 459.50 feet to the Southeast Corner of that real property described in Deed Entry No. 56499 in the official records of the Wasatch County Recorder; thence along the easterly line of said real property the following two (2) courses: N35°00'00"E 761.00 feet; thence N18°00'00"E 769.85 feet to the north line of the Southeast Quarter of the Southwest Quarter of said Section 7; thence N88°37'22"E along said north line 147.86 feet to the Center South 1/16 Corner of said Section 7; thence S0°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.

Contains: ±379.510 Acres
± 16,531,463 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.

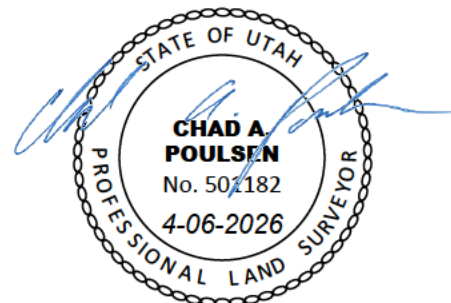
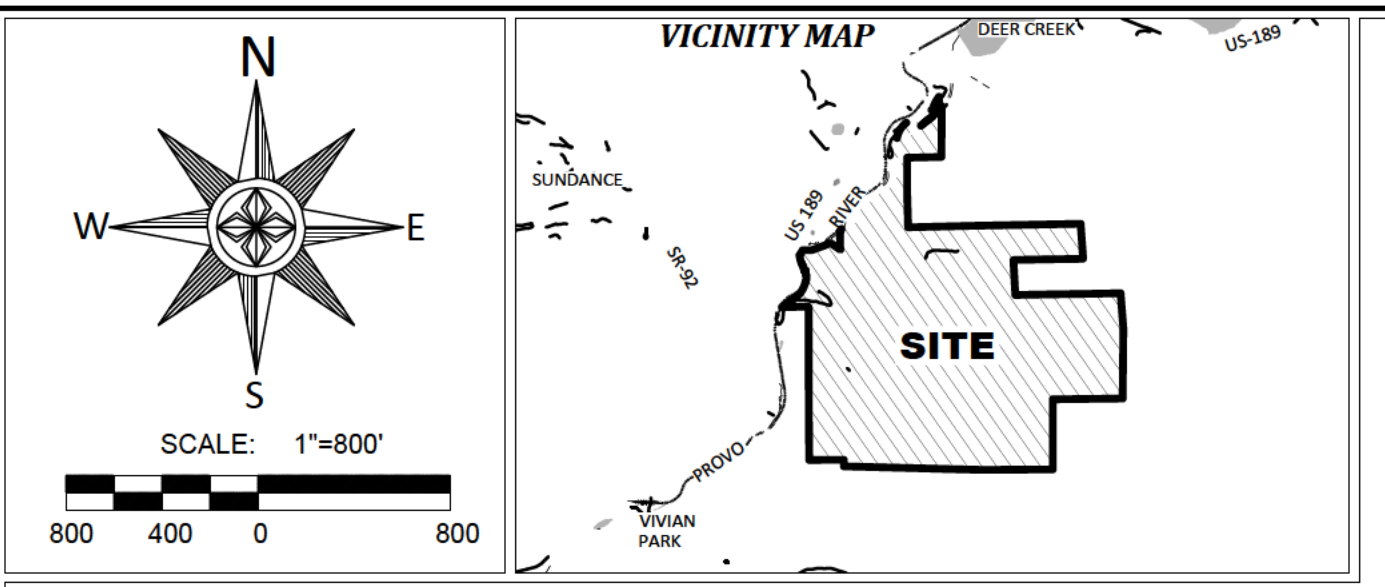


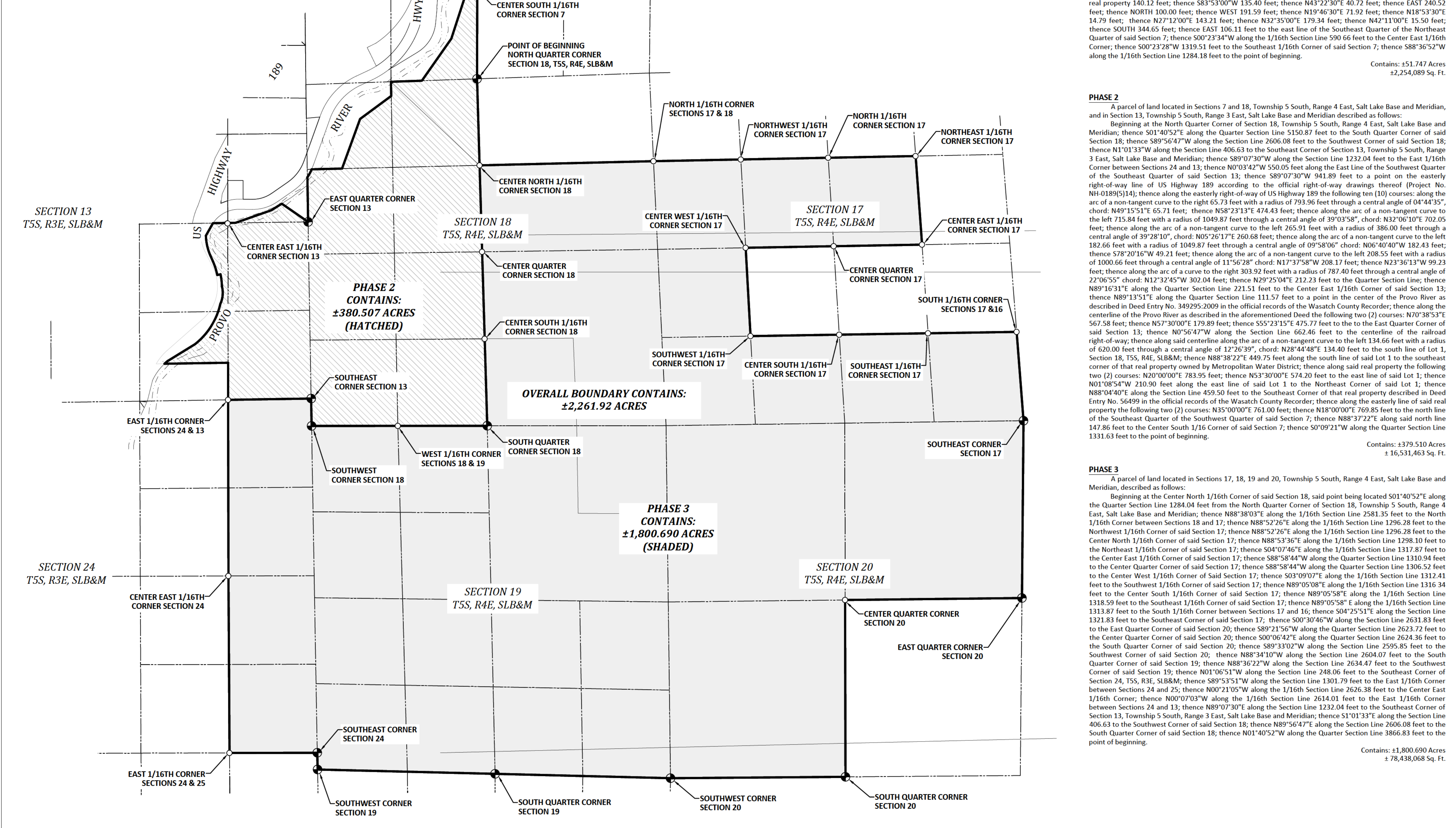
Exhibit C

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 Center South 1/16th Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian said point being located N00°09'21"E along the Quarter Section Line 1331.63 feet from the South Quarter Corner of said Section 7; thence S88°57'22"W 302.70 feet along the south line of the northeast quarter of the Southwest Quarter of said Section 7 to the intersection with the southerly extension of the easterly line of that real property described in Deed Entry No. 56291 (1938) in the official records 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 official records of the Wasatch County Recorder; thence S42°29'00"E along said real property 103.30 feet; thence N11°24'45"W 392.98 feet to the northeasterly corner of that real property described in Deed Entry No. 455504 in the official records of the Wasatch County Recorder, as defined by survey; thence along the exterior of Tax Parcel No.'s. 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 official records 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 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 official records 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°23'34"W along the 1/16th Section Line 590.66 feet to the Center East 1/16th Corner; thence S00°23'28"W 1319.51 feet to the Southeast 1/16th Corner of said Section 7; thence S88°36'52"W along the 1/16th Section Line 1284.18 feet to the point of beginning.
 Contains: ±51,747 Acres ±2,254,089 Sq. Ft.

PHASE 2
 A parcel of land located in Sections 7 and 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°40'52"E along the Quarter Section Line 5150.87 feet to the South Quarter Corner of said Section 18; thence S89°56'47"W along the Section Line 2606.08 feet to the Southwest Corner of said Section 18; thence N10°13'37"W along the Section Line 406.63 feet to the Southeast Corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence S89°07'30"W along the Section Line 1232.04 feet to the East 1/16th Corner between Sections 24 and 13; thence N0°03'42"W 550.05 feet along the East Line of the Southwest Quarter of the Southeast Quarter of said Section 13; thence S89°07'30"W 941.89 feet to a point on the easterly right-of-way line of US Highway 189 according to the official right-of-way drawings thereof (Project No. NH-0189(5)14); thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: along the arc of a non-tangent curve to the right 65.73 feet with a radius of 793.96 feet through a central angle of 04°44'35"; chord: N49°15'51"E 65.71 feet; thence S88°23'12"E 174.43 feet; thence along the arc of a non-tangent curve to the left 715.84 feet with a radius of 1049.87 feet through a central angle of 39°03'58"; chord: N32°06'10"E 702.05 feet; thence along the arc of a non-tangent curve to the left 265.91 feet with a radius of 386.00 feet through a central angle of 39°28'10"; chord: N05°26'17"E 260.68 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°58'06"; chord: N06°40'40"W 182.43 feet; thence S78°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 1000.66 feet through a central angle of 11°56'28"; chord: N17°37'58"W 208.17 feet; thence N23°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°06'55"; chord: N12°32'45"W 302.04 feet; thence N29°25'04"E 212.23 feet to the Quarter Section Line; thence N89°16'31"E along the Quarter Section Line 221.51 feet to the Center East 1/16th Corner of said Section 13; thence N89°13'51"E along the Quarter Section Line 111.57 feet to a point in the center of the Provo River as described in Deed Entry No. 349295-2009 in the official records of the Wasatch County Recorder; thence along the centerline of the Provo River as described in the aforementioned Deed the following two (2) courses: N70°38'53"E 567.58 feet; thence N57°30'00"E 179.89 feet; thence S55°23'15"E 475.77 feet to the East Quarter Corner of said Section 13; thence N0°56'47"W along the Section Line 662.46 feet to the centerline of the railroad right-of-way; thence along said centerline 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 N88°04'40"E along the Section Line 459.50 feet to the Southeast Corner of that real property described in Deed Entry No. 56499 in the official records of the Wasatch County Recorder; thence along the easterly line of that real property the following two (2) courses: N35°00'00"E 761.00 feet; thence N18°00'00"E 769.85 feet to the north line of the Southeast Quarter of the Southwest Quarter of said Section 7; thence N88°37'22"E along said north line 147.86 feet to the Center South 1/16th Corner of said Section 7; thence S0°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.
 Contains: ±379,510 Acres ±16,531,463 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; 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 1317.87 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 1310.94 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°05'08"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 feet 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.

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; thence S01°40'52"E along the Quarter Section Line 1284.04 feet to the Center North 1/16th Corner of said Section 18; thence N88°52'26"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 Center North 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 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 a point on the easterly right-of-way line of US Highway 189 according to the official right-of-way drawings thereof (Project No. NH-0189(5)14); thence along the easterly right-of-way of US Highway 189 the following ten (10) courses: along the arc of a non-tangent curve to the right 65.73 feet with a radius of 793.96 feet through a central angle of 04°44'35"; chord: N49°15'51"E 65.71 feet; thence S88°23'12"E 174.43 feet; thence along the arc of a non-tangent curve to the left 715.84 feet with a radius of 1049.87 feet through a central angle of 39°03'58"; chord: N32°06'10"E 702.05 feet; thence along the arc of a non-tangent curve to the left 265.91 feet with a radius of 386.00 feet through a central angle of 39°28'10"; chord: N05°26'17"E 260.68 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°58'06"; chord: N06°40'40"W 182.43 feet; thence S78°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 1000.66 feet through a central angle of 11°56'28"; chord: N17°37'58"W 208.17 feet; thence N23°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°06'55"; chord: N12°32'45"W 302.04 feet; thence N29°25'04"E 212.23 feet to the Quarter Section Line; thence N89°16'31"E along the Quarter Section Line 221.51 feet to the Center East 1/16th Corner of said Section 13; thence N89°13'51"E along the Quarter Section Line 111.57 feet to a point in the center of the Provo River as described in Deed Entry No. 349295-2009 in the official records of the Wasatch County Recorder; thence along the centerline of the Provo River as described in the aforementioned Deed the following two (2) courses: N70°38'53"E 567.58 feet; thence N57°30'00"E 179.89 feet; thence S55°23'15"E 475.77 feet to the East Quarter Corner of said Section 13; thence N0°56'47"W along the Section Line 662.46 feet to the centerline of the railroad right-of-way; thence along said centerline along the arc of a non-tangent curve to the left 134.66 feet to the centerline of the railroad right-of-way; thence along said centerline 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 N88°04'40"E along the Section Line 459.50 feet to the Southeast Corner of that real property described in Deed Entry No. 56499 in the official records of the Wasatch County Recorder; thence along the easterly line of that real property the following two (2) courses: N35°00'00"E 761.00 feet; thence N18°00'00"E 769.85 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 7, T5S, R4E, SLB&M; thence S88°37'22"W along said north line 354.90 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 N11°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 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 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 official records 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°23'34"W along the 1/16th Section Line 590.66 feet to the Center East 1/16th Corner; thence S00°23'28"W 1319.51 feet to the Southeast 1/16th Corner of said Section 7; thence S88°36'52"W along the 1/16th Section Line 1284.18 feet to the Center South 1/16th Corner; thence S00°09'21"W along the Quarter Section Line 1331.63 feet to the point of beginning.
 Contains: ±2,231,947 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, 00-0010-2272, 00-021-0102, 00-0010-2285, 00-0010-2298, 00-0021-2420, 00-0010-2322, 00-0012-2346, 00-0010-2314, 00-0020-0001, 00-0010-2306, 00-0010-2210, 00-0021-0113)

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.

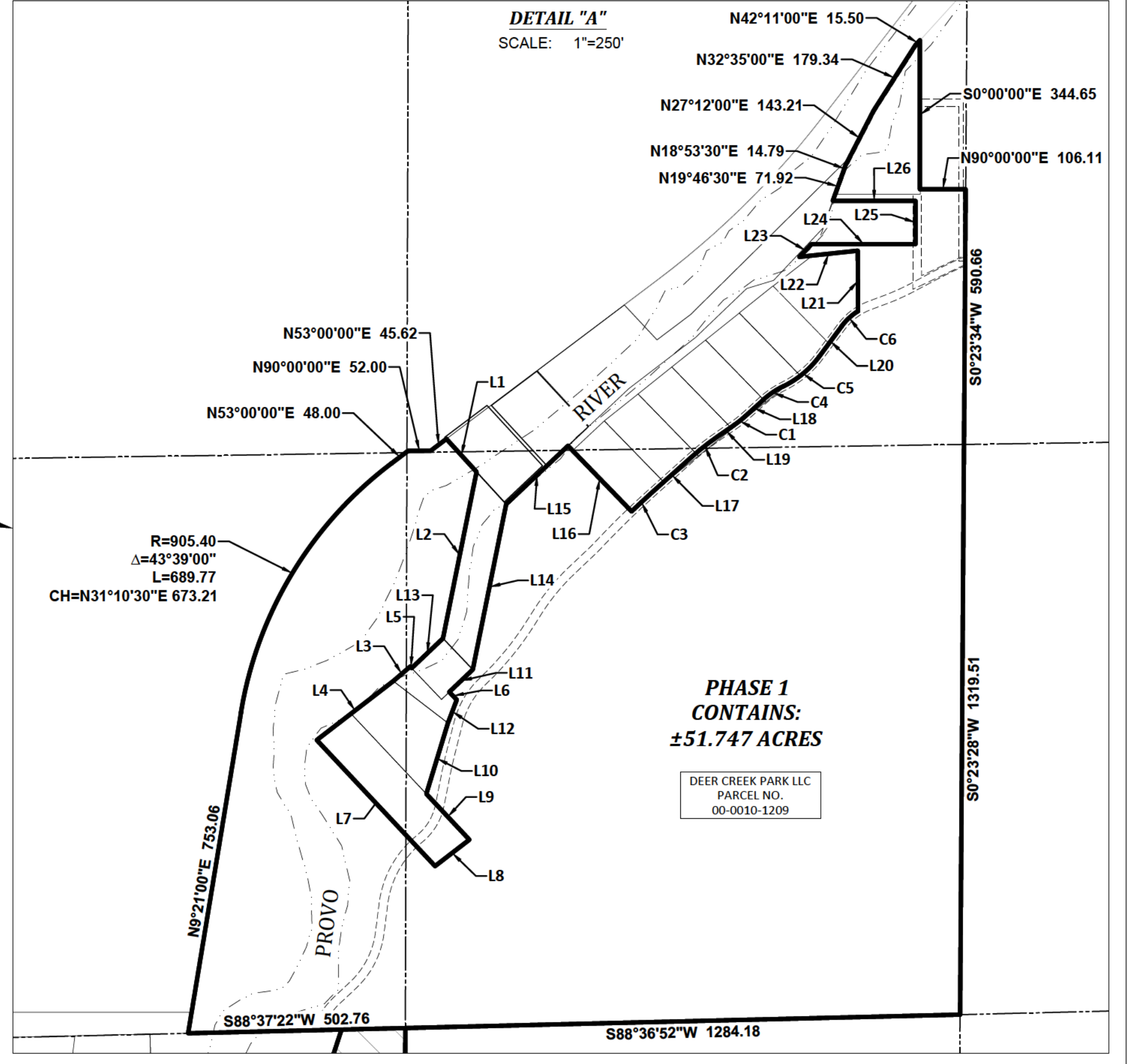
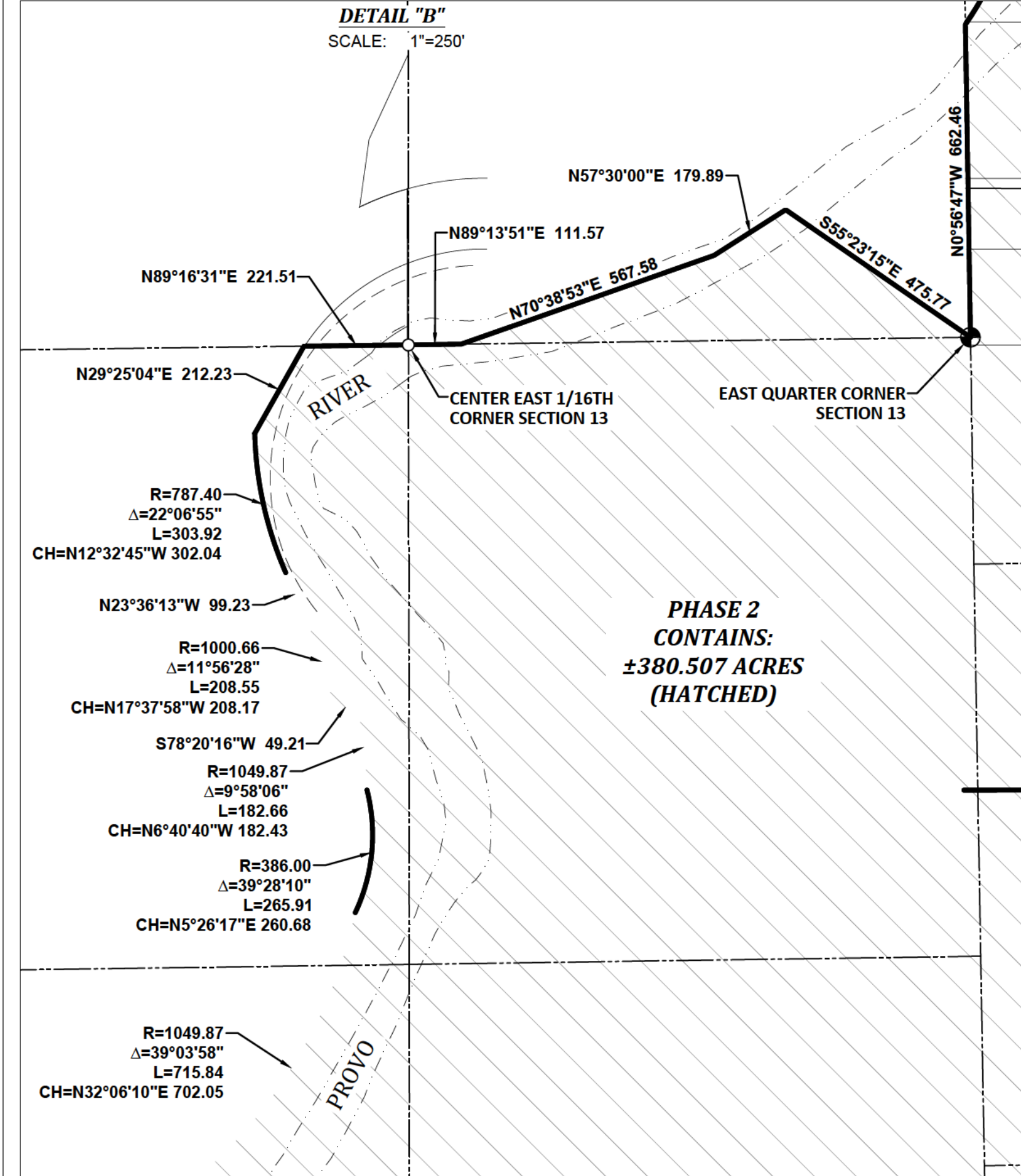
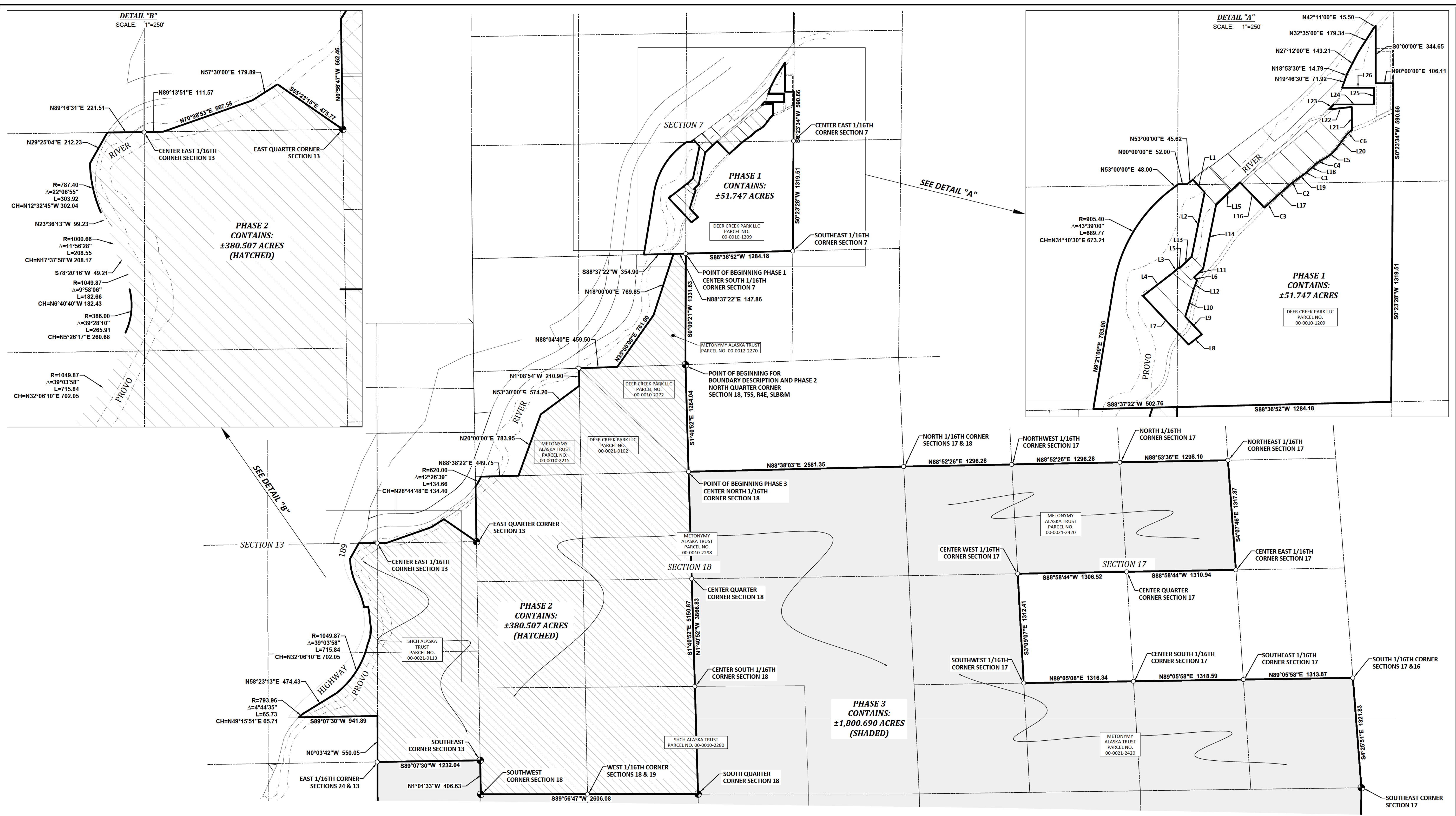
Chad A. Poulsen
 CHAD A. POULSEN
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 501182

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: 4/07/2026
	DRAWN BY: CAP	SHEET 1 OF 3
	SCALE: 1"=800'	

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



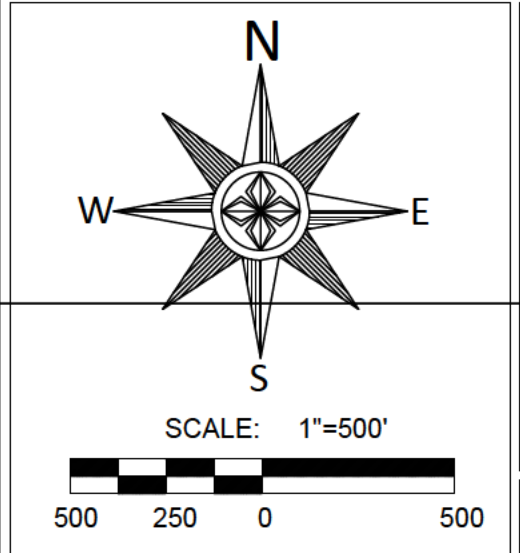
LEGEND	
	FOUND BLM ALUMINUM PIPE & CAP MONUMENT UNLESS DESCRIBED OTHERWISE
	CALCULATED POSITION (TO BE SET)
	FOUND PROPERTY CORNER AS DESCRIBED
	PARCEL LINES
	BOUNDARY LINE
	SECTION LINES

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S42°29'00"E	103.30
L2	S11°24'45"W	392.98
L3	S49°16'12"W	51.53
L4	S52°25'12"W	223.56
L5	N43°38'48"W	5.00
L6	N43°38'48"W	24.99
L7	S43°11'48"E	400.00
L8	N52°25'12"E	100.00
L9	N43°11'48"W	145.44
L10	N16°57'18"E	171.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	N46°21'12"E	75.16
L12	N20°50'12"E	57.45
L13	S46°21'12"W	100.00
L14	N11°24'45"E	390.47
L15	N46°41'30"E	196.74
L16	S44°09'00"W	215.24
L17	N48°07'57"E	125.87
L18	N47°48'30"E	56.16
L19	N55°29'03"E	44.45
L20	N36°41'38"E	87.33

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N0°17'00"W	140.12
L22	S83°53'00"W	135.40
L23	N43°22'30"E	40.72
L24	N90°00'00"E	240.52
L25	N0°00'00"E	100.00
L26	N90°00'00"W	194.59

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	250.00	7°40'33"	33.49	N51°38'47"E 33.47
C2	600.00	7°21'06"	76.99	N51°48'30"E 76.93
C3	2000.00	1°48'09"	62.92	N47°13'52"E 62.92
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

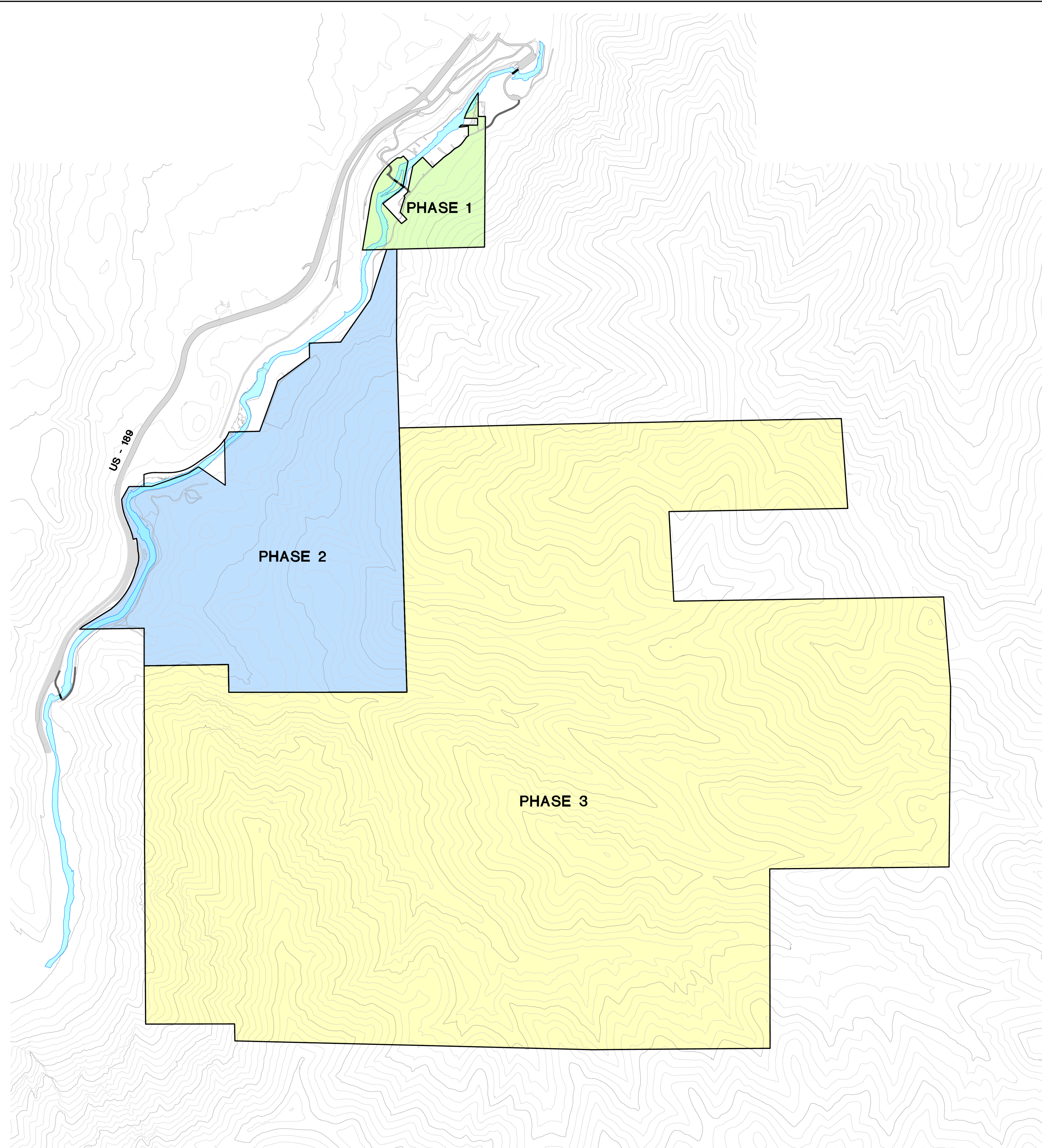
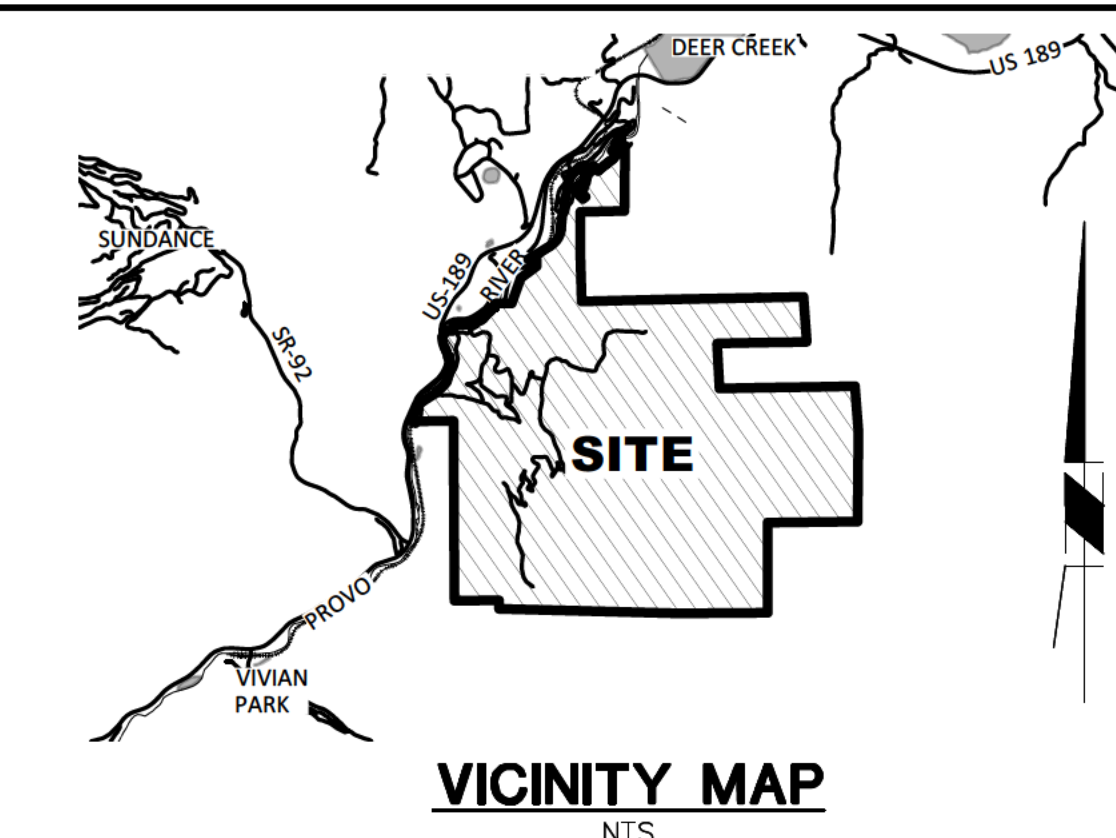
JOB NO: UT-25-004

SHEET 2 OF 3

Exhibit D

Preliminary Development Plans

Town of Bear Canyon



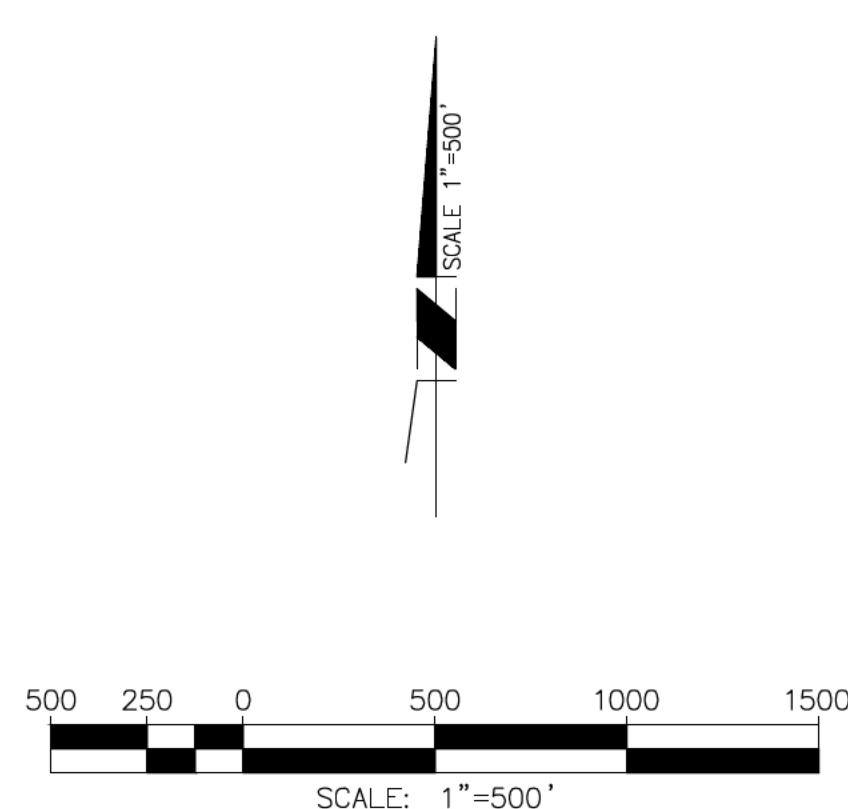
ADVANCED CIVIL GROUP INC.
3051 GOLDEN LANTERN,
SUITE E, PMS 201
LAGUNA HILLS, CA 92653
(949) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

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

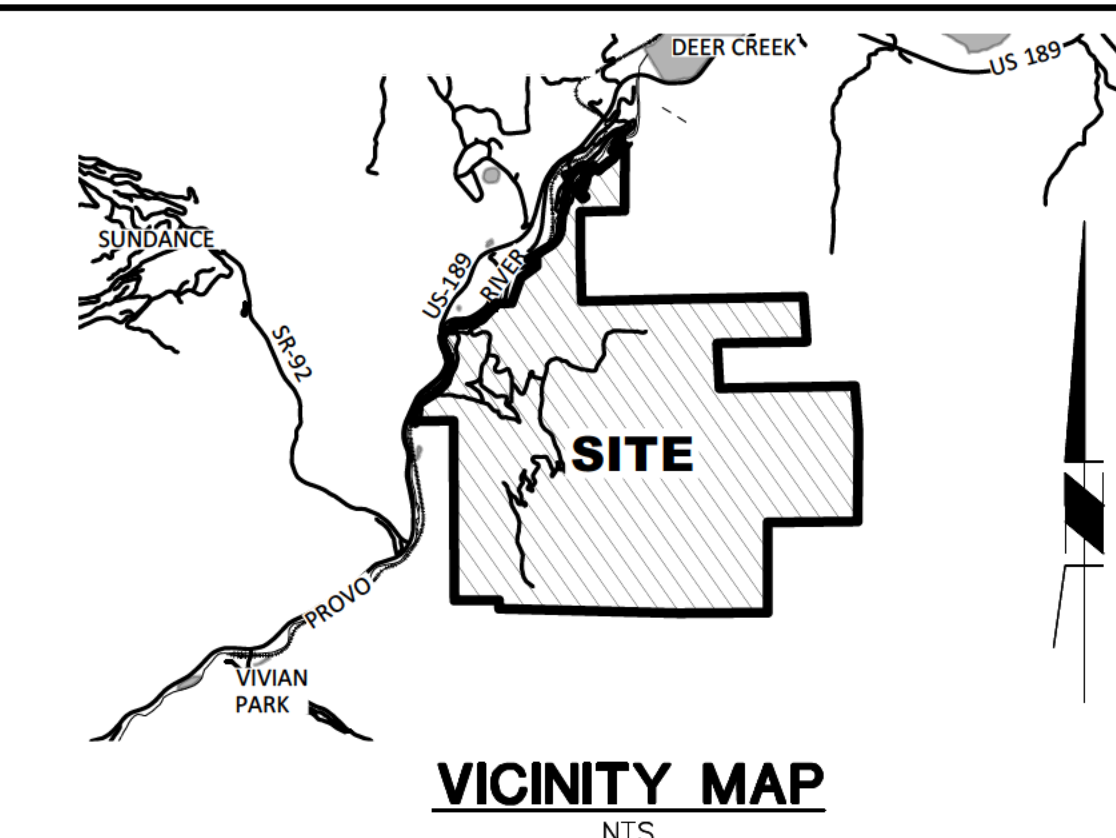
DRAWN BY: _____
RSA
DESIGNED BY: _____
RSA
CHECKED BY: _____
RSA
APPROVED BY: _____
RSA
DATE: 5/1/2026
REVISIONS: _____

PROJECT NUMBER:
109911

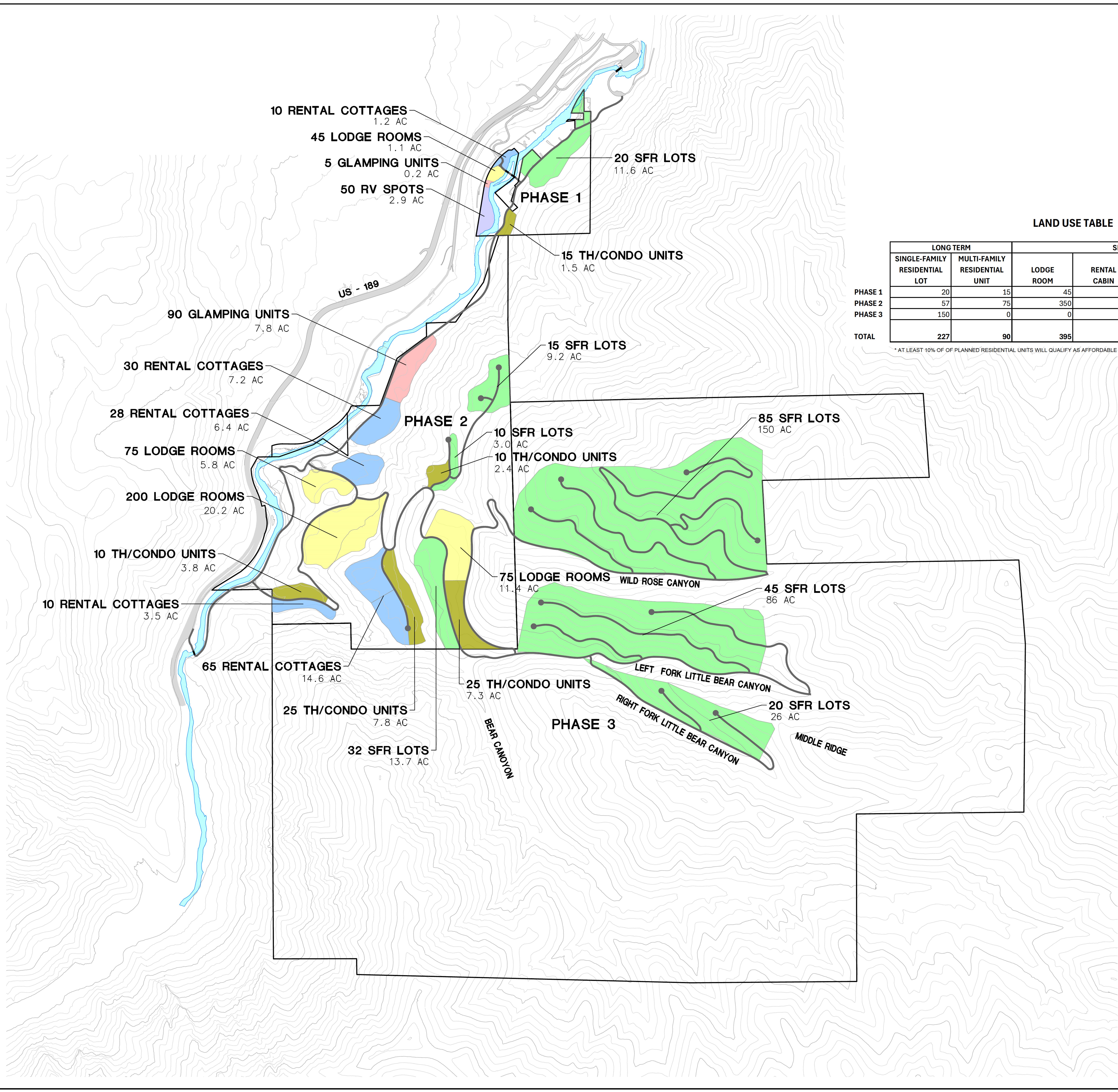
SHEET NO.
C-1
1 OF 2



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



VICINITY MAP
NTS



LAND USE TABLE

	LONG TERM		SHORT TERM			
	SINGLE-FAMILY RESIDENTIAL LOT	MULTI-FAMILY RESIDENTIAL UNIT	LODGE ROOM	RENTAL CABIN	GLAMPING UNIT	RV SPOT
PHASE 1	20	15	45	10	5	50
PHASE 2	57	75	350	133	90	0
PHASE 3	150	0	0	0	0	0
TOTAL	227	90	395	143	95	50

* AT LEAST 10% OF PLANNED RESIDENTIAL UNITS WILL QUALIFY AS AFFORDABLE HOUSING CONSISTENT WITH UTAH CODE

ADVANCED CIVIL GROUP
 ADVANCED CIVIL GROUP INC.
 3051 GOLDEN LANTERN
 SUITE E, PARK 201
 LAJUNTA, CALIFORNIA 95027
 (916) 338-5778 PHONE
 WWW.ADVANCEDCIVILGROUP.COM

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

DRAWN BY: RSA
 DESIGNED BY: RSA
 CHECKED BY: RSA
 APPROVED BY: RSA
 DATE: 5/1/2026
 REVISIONS:

PROJECT NUMBER:
109911

SHEET NO.
C-2
2 OF 2

SCALE VERIFICATION
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 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

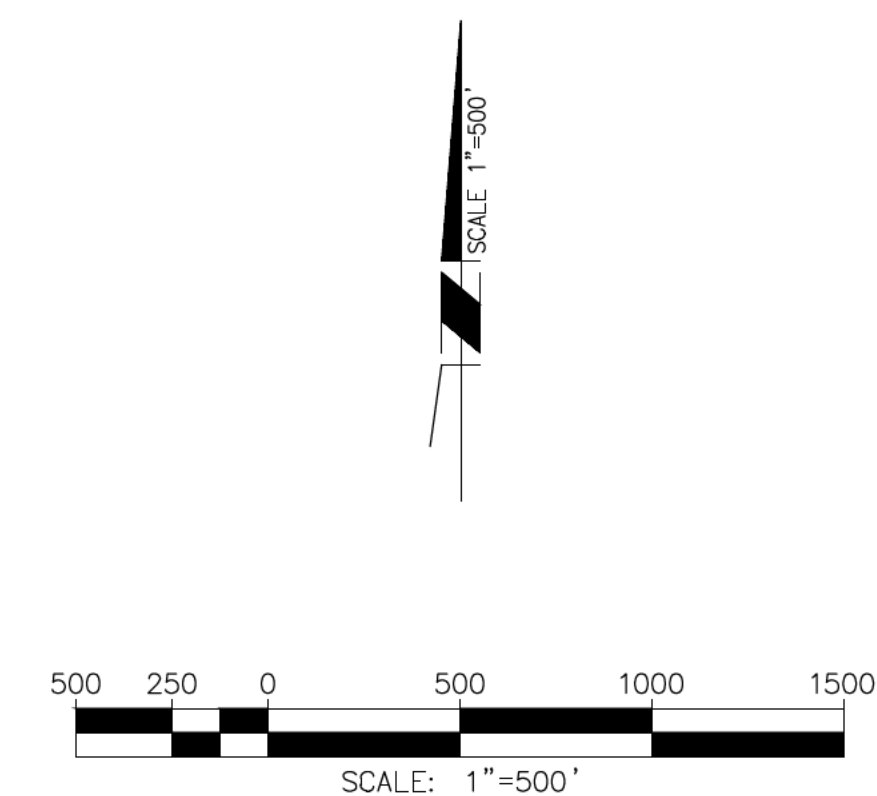


Exhibit E

Municipality Proximity Map

Town of Bear Canyon

MUNICIPALITY PROXIMITY MAP

