

Survey Legal Description

A Parcel of land situated in Section 35, Township 3 South, Range 5 East, Salt Lake Base and Meridian and of Section 2, Township 4 South, Range 5 East, Salt Lake Base and Meridian lying North of Lake Creek Road, comprising 450.97 acres of that certain parcel transferred to the Greener Trust dated June 17, 1987 by Quit Claim Deed, Recorded, January 23, 1995, as Entry #177338, in Book 292, at Page 40, of the deed records of Wasatch County, Utah, for which the Basis of Bearing is North 89 Degrees 53 Minutes 19 Seconds East a distance of 2654.18 feet (North 89 Degrees 48 Minutes 22 Seconds East a distance of 2654.18 feet per State Coordinate and Dependent Resurvey of Portions of Township 3 South, Range 5 East, Salt Lake Base and Meridian filed on April 20, 1998 as OWC-035-005-0-0732), more particularly described as follows:

Beginning at the Southwest Corner of Section 35, Township 3 South, Range 5 East, Salt Lake Base and Meridian, THENCE along the West line of said Section 35, North 00 Degrees 19 Minutes 22 Seconds West a distance of 1173.18 feet to a point on the West line of Section 35 being the Northwest corner of the property described in Entry #201256, Book 375, at Page 104. THENCE continuing along the West line of said Section 35, North 00 Degrees 19 Minutes 22 Seconds West a distance of 203.81 feet to the true point of beginning of this description and running

THENCE South 79 Degrees 58 Minutes 46 Seconds East a distance of 304.95 feet.

THENCE South 00 Degrees 19 Minutes 22 Seconds East a distance of 150.16 to the Northeast corner of the property described in Entry #201256, Book 375, at Page 104.

THENCE along the East line of the property described in Entry #201256, Book 375, at Page 104 the following two (2) courses

- (1) South 00 Degrees 19 Minutes 22 Seconds East a distance of 1173.18 feet to a point on the South line of the Southwest Quarter of said Section 35. Said point being South 89 Degrees 53 Minutes 19 Seconds West a distance of 2354.18 feet from the South Quarter Corner of said Section 35.
- (2) THENCE leaving the South line of the Southwest Quarter of said Section 35 and running parallel and 300 feet distant to the West line of the Northwest Quarter of said Section 2, South 00 Degrees 01 Minutes 03 Seconds East a distance of 297.03 feet to a point on the North Right of way line of Lake Creek Road as established by the Greenerhills Subdivision Plat.

THENCE along the said North Right-of-way line of Lake Creek Road as established in the Greener Hills Subdivision Plat the following Six (6) courses:

- (1) South 72 Degrees 47 Minutes 38 Seconds East a distance of 530.98 feet
- (2) THENCE South 67 Degrees 31 Minutes 09 Seconds East a distance of 1006.35 feet.
- (3) THENCE South 89 Degrees 59 Minutes 53 Seconds East a distance of 389.52 feet.
- (4) THENCE South 75 Degrees 36 Minutes 03 Seconds East a distance of 1478.77 feet.
- (5) THENCE South 55 Degrees 12 Minutes 59 Seconds East a distance of 2042.45 feet.
- (6) THENCE South 29 Degrees 51 Minutes 55 Seconds East a distance of 150.16 feet to a point on the East line of the Northeast Quarter of said Section 2. Said point being North 00 Degrees 37 Minutes 53 Seconds West a distance of 103.73 feet from the East Quarter Corner of said Section 2 as evidenced by the found Wasatch County brass cap monument set in 1975.

THENCE leaving said North Right of way line and running along the East line of the Northeast Quarter of said Section 2, North 00 Degrees 37 Minutes 53 Seconds West a distance of 2608.43 feet to the Northeast Corner of Said Section 2 as evidenced by the found Wasatch County brass cap monument set in 1995.

THENCE along the East line of the Southeast Quarter of the said Section 35, North 00 Degrees 28 Minutes 20 Seconds West a distance of 2663.54 feet to the East Quarter Corner of said Section 35 as evidenced by the found original stone (Set Wasatch County Land Survey Aluminum Pipe and Cap in mound of stones and concrete, buried Original Stone touching West side of pipe). Said point being South 00 Degrees 19 Minutes 59 Seconds West along the East line of the Northeast Quarter of said Section 35, a distance of 2635.26 feet from the Northeast Corner of said Section 35, as evidenced by the found original stone (Set Wasatch County Land Survey Aluminum Pipe and Cap in concrete, buried Original Stone touching West Side of pipe).

THENCE along the North line of the Southwest Quarter and the North line of the Southeast Quarter of said Section 35, South 89 Degrees 05 Minutes 38 Seconds West a distance of 5274.02 feet to the West Quarter corner of said Section 35, as evidenced by the found original stone (Set Wasatch County Land Survey Aluminum Pipe and Cap in mound of stones and concrete, buried Original Stone touching West side of pipe).

THENCE along the West line of said Section 35, South 00 Degrees 19 Minutes 22 Seconds East a distance of 1269.20 feet

The above described parcel of land contains 450.97 acres more or less.

Owner's Statement

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and private streets, together with all ingress/egress and utility easements as shown on the thirteen (13) sheets of this subdivision plat hereafter to be known as the Greenerhills Subdivision, and do hereby dedicate approximately 40 feet of additional Right of Way as depicted on this plat to Wasatch County for Lake Creek Road improvements.

In witness whereof, we have hereto set our hands this 21 Day of Aug, 2000.

Declarant:

Greener Hills Estates, L.L.C.

Brent Hill
Brent Hill, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
County of Wasatch) S.S.

On the 21st day of August, A.D., 2000, personally appeared before me the undersigned Notary Public, in and for said County of Wasatch, in said State of Utah, Brent Hill who after being duly sworn, acknowledged to me that he is the Managing Member of Greener Hills Estates, L.L.C. a Limited Liability Company, and that He signed the owners statement freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned, and said Brent Hill duly acknowledged to me that he executed the same.

My Commission expires 7-27-03 Notary Public

Darwin L. Johnson
DARWIN L. JOHNSON
Notary Public
Heber City, Utah 84032
My Commission Expires
July 27, 2003
State of Utah

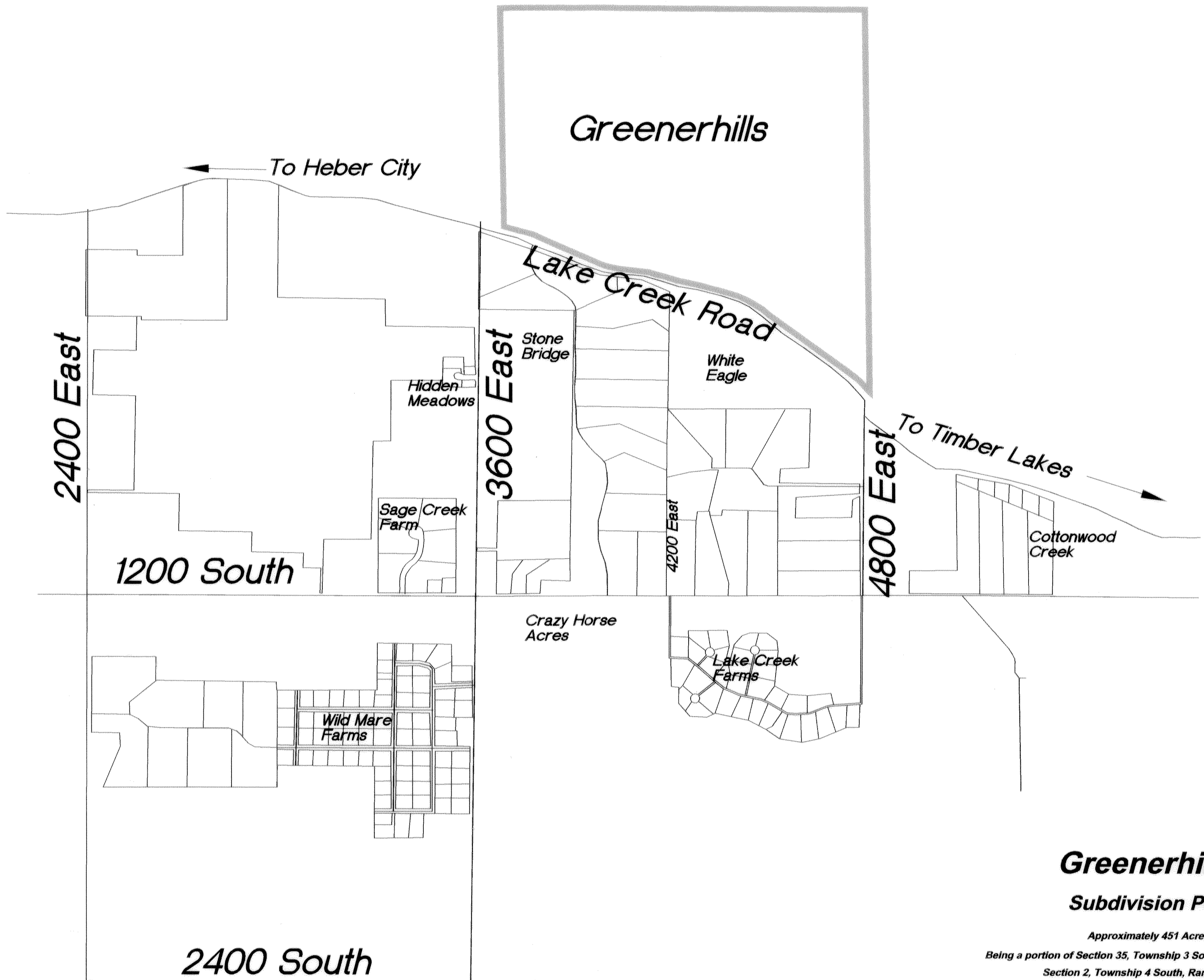
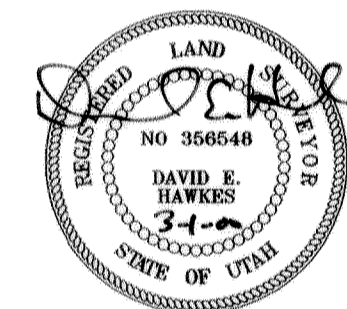
Residing in Wasatch County

Surveyor's Certificate

I, David Hawks, a professional land surveyor, hold certificate No. 98-356548-2201, as prescribed by the State of Utah, and do hereby certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as the Greenerhills Subdivision, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 1st day of MARCH, 2000.

David Hawks
David Hawks, 98-356548-2201



Vicinity Map

Greenerhills Subdivision Plat

Approximately 451 Acres
Being a portion of Section 35, Township 3 South, Range 5 East and Section 2, Township 4 South, Range 5 East, Salt Lake Base and Meridian

February 29, 2000

prepared for
Greener Hills Estates, L.L.C.

Brent Hill, Managing Member

599 North Main Street
PO Box 490
Heber City, Utah 84032
Telephone: 435-654-0907

Wasatch County Health Department
Approved this 18 day of August, 2000.
By the Wasatch County Health Department
Bill J. J.
Wasatch County Health Department Authorized Representative

COMMUNITY FIRST NATIONAL BANK
APPROVED AND ACCEPTED THIS 21 DAY OF August, 2000.
Shelly J. Wagoner
COMMUNITY FIRST NATIONAL BANK AUTHORIZED REPRESENTATIVE

Wasatch County Fire District Approval
Approved and accepted this 18 day of Aug, 2000.
Steven J. Davis
Wasatch County Fire District Authorized Representative

Wasatch County Water Board Approval
Approved and accepted this 18 day of August, 2000.
Michael Walker
Wasatch County Water Board Authorized Representative

County Engineer
I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file in this office.
Paul Wilson 7-6-00
County Engineer Date

Heber Light and Power Co.
Approved and accepted this 6 day of July, 2000.
Brent Hill
Heber Light and Power Co. Authorized Representative

Qwest Gas Co.
Approved and accepted this 20 day of July, 2000.
James J. Boudreau
Qwest Gas Co. Authorized Representative

US West Communications
Approved and accepted this 29 day of FEB., 2000.
James J. Boudreau
US West Authorized Representative

Twin Creeks Special Service District Approval
Approved and accepted this 18 day of August, 2000.
James J. Boudreau
Twin Creeks Special Service District Authorized Representative

prepared by
FRANCIS SMITH ENGINEERING, INC.
136 South Main, Heber City, Utah 84032-0460
P.O. Box 460
Email: fse@shadowlink.net
Telephone: 435-654-1600

Wasatch County Planning Office
Approved this 1st day of SEPTEMBER, 2000.
By the Wasatch County Planning Office.
Michelle
Wasatch County Planning Director

County Surveyor's Certificate
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

County Surveyor Date

Wasatch County Commission
Presented to the Wasatch County Commission this 21st day of AUGUST, 2000, at which time this subdivision was approved and accepted.
Michelle
Chairman, County Commission

Approval as to Form
Approved as to form this 1st day of SEPTEMBER, 2000.
Neil
Wasatch County Attorney

WASATCH COUNTY RECORDER
No. 201027 Book 474 Page 515-704 Date 9-7-00
State of Utah, County of Wasatch, Time 14:40, Fee 440.00
Recorded and Filed at the Request of Greener Hills Estates, L.L.C.
MARILYN W. CUMMINGS
County Recorder

Greenerhills Subdivision Plat
Sheet 1 of 13
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Notice to Purchasers

1. **Soils and Geology Report** - Notice is hereby given to lot owners that the following soils and geology reports have been prepared for this subdivision and have been filed with the Wasatch County Planning Office. All grading and construction work shown on project plans to be in accordance with:
 - * Interim Report, Preliminary Geology and Waste Water Disposal Recommendations, Residential Estates, Job No. 6-817-000722 dated March 6, 1997 prepared by Agra Earth & Environmental.
 - * REPORT Geotechnical Investigation Greener Hills Development, Heber City, Utah dated August 5, 1999 prepared by Agra Earth & Environmental, Job No. 9-817-002437, 4137 South 500 West, Salt Lake City, Utah 84123, telephone 801-266-0720. These reports outline existing soils and geologic conditions present for the area covered by the subdivision plat. Specific recommendations as to building construction, grading, street construction, subsurface water conditions, and earthquake faults are stated therein and should be adhered to for all building and infrastructure construction.
2. **Lot Specific Soils and Geology Reports** - Lot specific soils and geology reports for grading, driveway, and building construction may be required by Wasatch County prior to issuance of building permits, particularly for lots with building sites between 25% and 30% natural grade.
3. **Buildings** - Single Family dwellings and accessory structures and buildings, only shall be constructed and maintained on all lots in the subdivision.
4. **Lake Creek Road Driveways** - No driveways shall directly front on Lake Creek Road. Access to the subdivision will be provided by two project roadway connections to Lake Creek Road. All vehicular access to homes shall be internal to the subdivision.
5. **Building Setbacks** - Building Setbacks shall be standard Wasatch County Building Setbacks in effect at the time of issuance of building permits.
6. **Uphill Lots** - On Lots having ownership on the uphill side of Greenerhill Drive, single family residences, and other buildings, shall be restricted to land falling below the "Restricted Use Open Space Line."
7. **Building Restrictions** - Wasatch County prohibits building on wetlands, within a 100-year 24 hour storm incident drainage path, or on areas in excess of 30% grade.
8. **Building Restrictions** - Residential construction is prohibited within
 - * 100 feet of perennial streams,
 - * 75 feet of intermittent drainage, and
 - * 25 feet of minor drainage.
9. **Restricted Use Open Space** - Subdivision includes Restricted Use Open Space areas on certain lots as noted on the plat. These Restricted Use Open Space areas:
 - * prohibit the construction of single family residences and other structures, and
 - * include blanket easements for the construction of a trail system, and for the construction of Utilities, Water Systems, Sewer Systems, and Storm Drain Water Quality Systems facilities if necessary.
10. **Restricted Use Open Space** - Restricted Use Open Space Areas shown on this Subdivision Plat prohibit the construction of single family dwellings, and other structures.
11. **Restricted Use Open Space** - Subdivision improvements in Restricted Use Open Space areas include the construction of a perimeter private trail system for hiking, biking, and equestrian purposes (no motorized vehicles). Exercise and/or picnic structures may optionally be constructed along the way.
12. **Trails** - Position of trails shown on this final plat are suggestive and approximate only. Actual topography and construction considerations will govern the actual location of constructed trails.
13. **County Wide Trails** - Wasatch County is in the process of attempting to establish a trail system throughout the Heber Valley. At such time that a public trail system is constructed adjoining the property, the trails within this subdivision will be connected to the County system.
14. **Impact Fees** - All building construction within the subdivision shall be subject to Wasatch County Impact Fees at currently established levels.
15. **Multiple Access Driveways** - Multiple access flag lot strips for Lots 36, 37, 38, 39, and 40 include reciprocal easements for the benefit of the each lot owner for the use of a shared driveway, and utilities.
16. **Multiple Access Driveways** - Multiple access flag lot strips for Lots 33, 34, and 35 include reciprocal easements for the benefit of the each lot owner for the use of a shared driveway and utilities.
17. **Multiple Access Driveways** - The multiple access driveways serving lots 36, 37, 38, 39, and 40 are also subject to the following described easement as shown on the map: a 60 foot wide non exclusive easement for ingress, egress, storm drain, sewer, landscaping, irrigation, grading, public and private utilities, and emergency vehicle use purposes to be used in common with others for possible secondary emergency access to property to the north and east of Greenerhill Subdivision to be reserved to Greener Hills Estates LLC, together with the right to grant to others.
18. **Fire Protection** - The Wasatch Development Code does not require that water system Fire Flow protection be provided for 5 acre and larger lots, and the County Commission Zone Change approval for the property did not require water system fire flow requirements for the subdivision, however, fire protection for the subdivision is being provided as follows: the project will be serviced by a water system capable of delivering the County's current residential fire flow requirement of 1,000 gpm for two hours (minimum 20 psi pressure) to fire hydrants shown on approved plans.
19. **Fire Protection** - Fire Flow requirements for residential construction: "13D Modified Fire Sprinkler Systems (inside and outside of homes and garages) shall be required due to access and wildland interface under the following special circumstances:
 - * For homes on multiple access driveways, and
 - * For homes on flag lot driveways.Individual owners on lots where residences are constructed more than 150 feet from project roadways may be required by the Wasatch County Fire Marshall to provide individual fire protection improvements such as house sprinklers.
20. **Fire Protection** - The following is a fire access standard to satisfy the Fire Code and the Wasatch County Fire Marshall: Single driveways over 150' in length must be constructed with a minimum 20' travel surface.
21. **Storm Water** - Certain lots within the subdivision contain drainage swales and storm water detention basins and or structures, which will have to be maintained in an operating condition. Property owners shall not fill these basins or drains or otherwise render them inoperable.
22. **Water Quality** - Detention Basin Easements are provided across lots 13, 14, 19, and 21 as shown on this map for the construction, operation, and regular maintenance of water quality and storm water detention facilities. Also implied in these easements are blanket easements across the lots as necessary to access and maintain these facilities.
23. **Storm Water** - Certain lots within the subdivision contain natural water courses being perennial streams, intermittent drainage, and minor drainage, which will have to be respected and maintained in a natural and functioning condition. Culvert crossings of drainage courses shall require design, sizing, and plan preparation by a Civil Engineer.
24. **Noxious Weeds** - In addition to the erosion control planting installed by the developer, the following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (included graded and disturbed areas which have been planted):
 - * The developer until such time that individual lots are sold,
 - * The individual lot owners after each lot is purchased.
25. **Storm Water** - Future driveways from street to building sites will require culverts to preserve the following flows:
 - * street drainage swales, and
 - * natural drainage flows outside the street section where applicable.
26. **Storm Water** - Individual lot owners shall be responsible for the maintenance of flows in any drainage devices and channels which have been crossed or in any way modified.
27. **Storm Water** - Surface drainage ditches as shown on the final constructions plans for the subdivisions shall be maintained in an open condition at all times for flood control purposes.
28. **Storm Water, Water Quality** - The following reports relating to Storm Water and Water Quality have been prepared for the subdivision and are available for review in the County Engineer's office:
 - * Final Drainage Report Hydrology/Hydraulics Greener Hills dated August 12, 1999 prepared by Francis Smith Engineering, Inc.
 - * Final Drainage Report Hydrology/Hydraulics Appendix G Culvert Capacity Analysis Greener Hills dated August 20, 1999 prepared by Francis Smith Engineering, Inc.
29. **Storm Water** - Lot owners should utilize the services of a Civil Engineer in siting buildings and finished floor elevations. Concentrated and sheet flow drainage should be considered in specifying building locations and finished floor elevations.
30. **Water Quality** - Lot owners shall be responsible for the preservation of Water Quality per State Standards of Spring and Well Protection Zones for Heber City drinking water supplies per the following reports:
 - * Drinking Water Source Protection Report Including: Potential Contaminant Source Inventory, Management Programs, Implementation Schedule, Resource Evaluation of Broadhead Springs for Heber City prepared by Horrocks Engineers, February 1998, and
 - * Wasatch County Heber City Drinking Water Source Protection Delineation Report Well No. 1 prepared by Hansen Allen & Luce, Inc. May, 1996.The primary requirement for Water Quality Standards is being satisfied by developer construction of onsite and offsite sewers systems rather than constructing individual homeowner septic tanks and underground absorption systems for sewage disposal.

Notice to Purchasers (Continued)

31. **Water Service** - Water Service to be provided as follows:
 - * Domestic Water: Twin Creeks Special Service District.
 - * Irrigation Water: Greenerhills Homeowners Association, provided that the delivering agent shall be Twin Creeks Special Service District
32. **Pressure Reducing Valves** - All homes are required to install individual pressure reducing valves for inside culinary water service, except Lots 35, 37, and 38.
33. **Sewage Disposal** - Collection: Twin Creeks Special Service District; Treatment: Heber Valley Special Services District.
34. **Twin Creeks SSD** - Twin Creeks Special Services District will own operate, and maintain the following facilities within and servicing the subdivision:
 - * Onsite and Offsite Water System,
 - * Onsite and Offsite Sewer Systems,
 - 35. **Homeowners Association** - The Greenerhill Homeowners Association will be responsible for the operation and maintenance of the following facilities within the subdivision:
 - * Private Streets,
 - * Multiple Access Private Driveways,
 - * Pressurized Irrigation System,
 - * Trail System and related Structures
 - * Storm Water and Drainage Facilities,
 - * Storm Water and Water Quality Detention Ponds and related facilities.
37. **Individual Sewer Pumps** - The following lots within the subdivision: 6, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 29, 30, 31, 33, 34, 35, 37, 49, 50, and 51 may require individual combination wetwell & grinder pump installations to pump individual home sewage into onsite sewer lines. These wetwell and grinder pump installations are to be installed and maintained by individual home owners.
38. **Sewer Laterals** - The following lots within the subdivision: 7, 8, 9, 34, 35, 37, 38, 39, and 41 require sewer laterals along utility easements to the lot line or lot opening. The design, installation, and maintenance of these sewer laterals shall be the responsibility of the homeowner. All lots are required to hook up to sewer.
39. **Public Utility Easements** - Easements for installation and maintenance of public utilities (PUE's) are provided along all lot lines at a width of 10' each side of the lot line as shown on this map.
40. **Easements** - Easements for culinary and irrigation waterlines as well as sanitary sewer mains are provided across lots 1, 2, 8, 9, 10, 11, 12, and 13 as shown on this map.
41. **Project Documents** - The following Project Documents have been prepared for the subdivision and may govern the use of land within the development:
 - * Bylaws of Greenerhill Homeowners Association,
 - * Declaration of Covenants, Conditions, Restrictions, and Management Policies.
 - * Open Space Agreement, Greenerhill Subdivision,
 - * Greenerhill Information Brochure,
 - * Maintenance Agreement, Greenerhill Subdivision.
42. **Irrigation** - Irrigation areas and irrigation water for the use of lots in this subdivision may vary:
 - * Water rights furnished with each lot in the subdivision allow for an irrigation of 15,900 sq ft of land based on the normal water use rate of 3 acre feet per irrigated acre. Should low water use plants, low rate applications water systems, and/or Xeriscaping techniques be employed, additional areas may be landscaped.
 - * In dry water years, irrigation water may be restricted in amount and duration of use.
 - * Should the State Water Engineer rule that there are return flows from the Heber Valley Special Services sewer treatment plant in Midway, the above 15,900 sq ft irrigation area may be increased to 18,500 sq ft
 - * Additional areas of lots may potentially be irrigated if individual lot owners acquire additional irrigation water rights in terms of quantity, source flow rate, and point of diversion.
43. A condition of zone change for the subdivision is that lots may not be further subdivided.
44. Trails to be kept open and unobstructed.
45. **Private Streets** - All streets designated on this plat are private and shall be repaired and maintained (including snow removal) in accordance with Wasatch County standards solely at the expense of the Homeowners Association, which in turn shall assess individual lot owners.
46. **Jones Reservoir Dam** - Maintenance and repair of the Jones Reservoir Dam shall be the responsibility of the Homeowners Association and individual lot owners in proportion to their share of the reservoir's capacity. By approving this plat, Wasatch County does not guarantee the performance of maintenance and repair obligations by Heber Light and Power, its successors, or assigns, or any other party or parties owning water rights in the reservoir.
47. **Deeded Water** - Greener Hills Estates, L.L.C. shall convey by deed to Twin Creeks Special Service District 58.72 acre-feet of water as a condition precedent to the issuance of any building permits in this subdivision.

SEE AFFIDAVIT OF
COLLECTION IN
BOOK 488 A
PAGE 766-768
JCM 2-1-01

Greenerhills Subdivision Plat

Approximately 451 Acres
Being a portion of Section 35, Township 3 South, Range 5 East and
Section 2, Township 4 South, Range 5 East,
Salt Lake Base and Meridian

prepared for
Greener Hills Estates, L.L.C.
Brent Hill, Managing Member
599 North Main Street
PO Box 490
Heber City, Utah 84032
Telephone: 435-654-0907

prepared by
FRANCIS SMITH ENGINEERING, INC.
136 South Main, Heber City, Utah 84032-0460 P.O. Box 460
Email: fse@shadowlink.net Fax: 435-654-1624
Telephone: 435-654-1600 Mobile: 801-376-3500

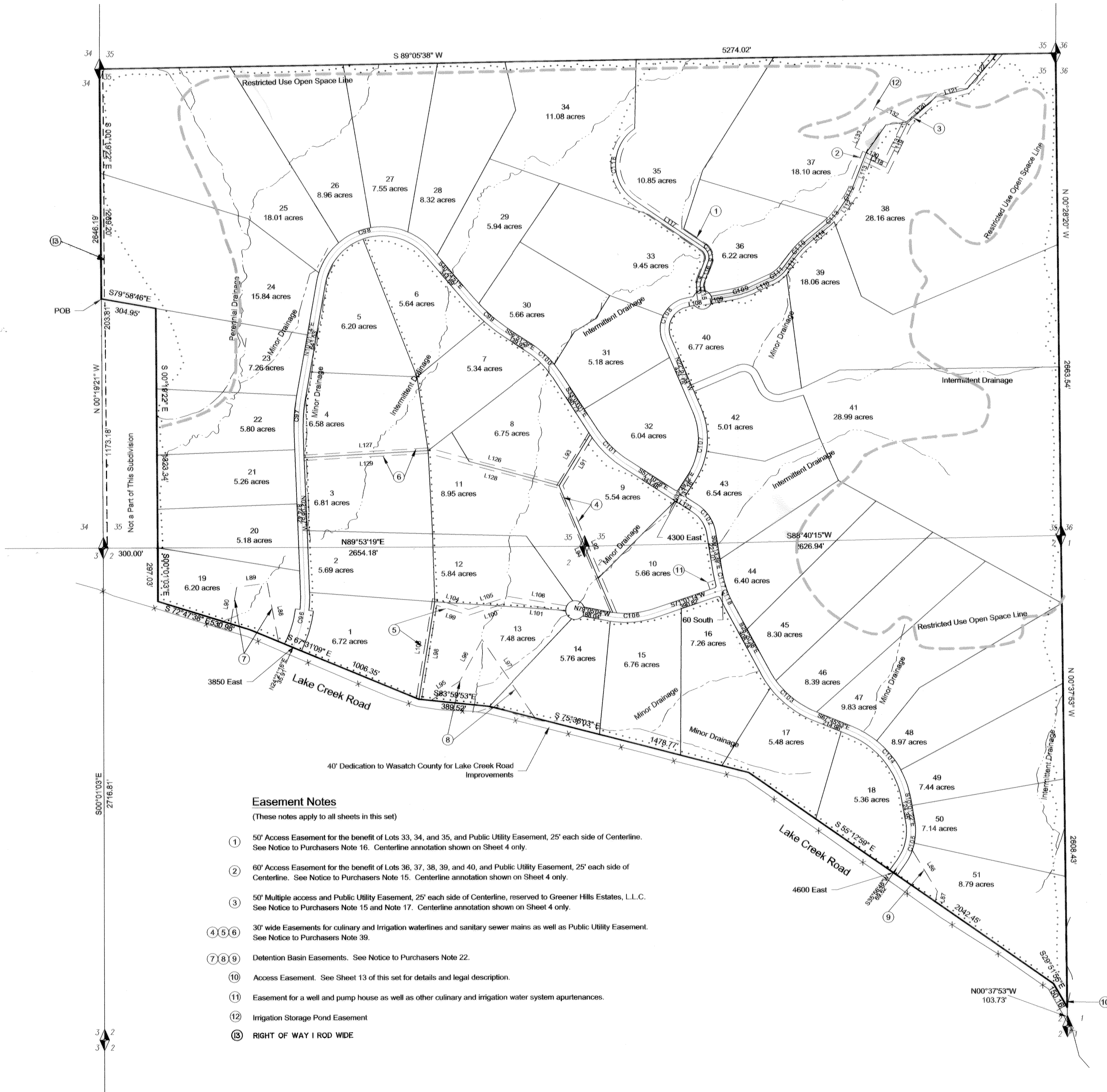
ENTRY NO 227027 DATE 9-1-00 TIME 14:10 FEE 440.00
RECORDED FOR GREENER HILLS BOOK 474 PAGE 575-704
RECORDER ELIZABETH M. PARRELL BY MARVIN W. CHAMBERS

June 9, 2000

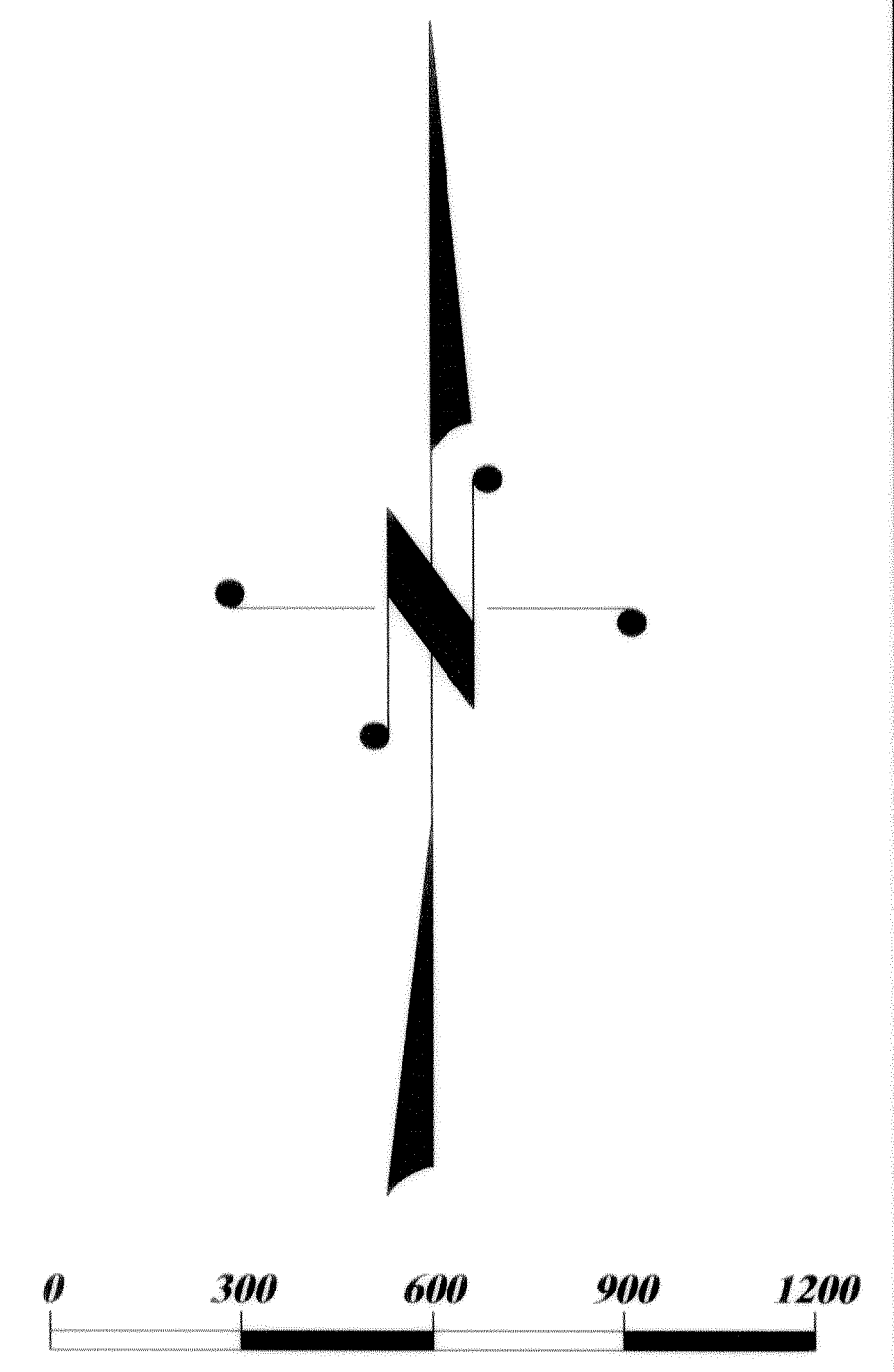
Lot and Centerline Geometry Tables

LINE	LENGTH	BEARING
L1	37.55	N24°21'16"E
L2	25.00	S82°56'00"E
L3	121.36	N02°08'57"W
L4	370.78	N02°08'57"W
L5	300.00	N02°08'57"W
L6	82.29	N02°08'57"W
L7	340.39	N10°01'14"E
L8	301.14	N10°01'14"E
L9	39.73	S40°24'51"E
L10	305.16	S40°24'51"E
L11	139.92	S85°51'29"E
L12	244.89	S33°03'01"E
L13	135.84	S33°03'01"E
L14	305.48	S57°10'28"E
L15	69.09	S57°10'28"E
L16	152.85	S09°13'39"E
L17	68.16	S09°13'39"E
L18	157.71	S28°20'36"E
L19	250.53	S28°20'36"E
L20	214.96	S67°45'53"E
L21	41.76	S10°01'22"E
L22	82.59	S10°01'22"E
L23	69.11	S35°56'48"W
L24	34.28	N24°21'16"E
L25	25.00	N82°56'00"W
L26	342.85	N02°08'57"W
L27	402.74	N02°08'57"W
L28	128.63	N02°08'57"W
L29	141.50	N10°01'14"E
L30	500.03	N10°01'14"E
L31	344.89	S40°24'51"E
L32	139.92	S65°51'29"E
L33	380.73	S33°03'01"E
L34	338.13	S57°10'28"E
L35	112.45	S57°10'28"E
L36	221.01	S09°13'39"E
L37	70.12	N35°56'48"E
L38	124.35	N10°01'22"W
L39	49.21	N67°45'53"W
L40	165.75	N67°45'53"W
L41	408.24	N28°20'38"W
L42	210.31	S71°01'14"W
L43	143.64	S71°01'14"W
L44	135.30	N79°05'04"W
L45	135.30	N79°05'04"W
L46	353.85	N17°01'14"E
L47	93.16	N22°49'32"E
L48	327.62	N22°57'34"W
L49	96.33	N22°57'34"W
L50	32.23	N80°16'35"E
L51	32.23	S80°16'35"W
L52	282.98	S22°57'34"E
L53	40.00	S22°57'34"E
L54	101.16	S32°49'32"W
L55	93.16	N67°02'26"E
L56	276.86	N67°02'26"E
L57	78.86	N24°42'58"E
L58	112.73	N74°07'20"E
L59	276.86	N67°02'26"E
L60	78.86	S25°42'56"E
L61	112.73	N74°07'20"E
L62	144.70	S65°45'19"E
L63	110.28	S20°54'43"W
L64	20.68	S89°43'25"E
L65	456.46	S55°45'19"E
L66	110.28	S20°54'43"W
L67	16.88	S09°43'25"E
L68	348.31	S55°45'19"E
L69	110.28	S20°54'43"W
L70	20.68	S09°43'25"E
L71	138.91	S69°08'15"W
L72	86.80	S37°26'44"W
L73	110.09	S65°02'23"W
L74	103.09	S80°16'35"E
L75	111.65	N80°16'35"E
L76	110.09	N65°02'23"E
L77	103.09	N80°16'35"E
L78	110.09	N65°02'23"E
L79	86.80	N50°08'15"E
L80	138.91	N50°08'15"E
L81	76.82	N34°18'51"E
L82	111.65	N60°16'35"E
L83	110.09	N65°02'23"E
L84	86.80	N37°26'44"E
L85	103.09	N80°16'35"E
L86	138.91	N50°08'15"E
L87	59.52	S10°02'29"W
L88	328.15	N10°37'37"W
L89	170.11	S82°43'48"W
L90	205.88	S09°43'29"W
L91	310.71	S31°18'25"W
L92	762.82	S22°42'24"E
L93	339.98	S31°18'25"W
L94	760.27	S22°42'24"E
L95	194.38	N66°06'44"E
L96	258.69	N28°17'29"E
L97	524.94	S33°56'13"E
L98	527.13	N09°14'57"E
L99	184.26	S72°40'00"E
L100	233.27	N72°13'30"E
L101	318.42	S80°46'24"E
L102	558.74	N09°26'46"E
L103	207.39	S72°40'00"E
L104	230.97	N72°13'30"E
L105	325.61	S80°46'24"E
L106	84.97	N80°16'35"E
L107	154.12	N80°16'35"E
L108	110.09	N65°02'23"E
L109	86.80	N37°26'44"E
L110	76.82	N34°18'51"E
L111	207.83	N21°30'48"E
L112	138.91	N50°08'15"E
L113	68.88	N09°43'25"W
L114	110.28	N20°54'43"E
L115	456.46	N55°45'19"W
L116	121.46	S63°59'12"E
L117	275.00	N26°00'48"E
L118	208.49	N47°37'31"E
L119	179.10	S75°29'51"W
L120	254.42	S40°20'24"W
L121	107.09	S71°01'14"W
L122	40.00	S71°01'14"W
L123	40.00	S71°01'14"W
L124	40.00	S71°01'14"W
L125	738.35	N74°56'58"W
L126	687.02	S66°50'24"W
L127	738.43	N74°56'58"W
L128	882.74	S66°50'24"W
L129	200.00	S63°59'12"E
L130	250.00	N26°00'48"E
L131	200.00	N63°59'12"W
L132	250.00	S26°00'48"W
L133	250.00	S26°00'48"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CD	LC
C1	166.27	560.00	17°19'16"	83.77	N15°41'38"E	165.64
C2	92.15	575.00	9°10'57"	46.17	N02°26'31"E	92.05
C3	217.71	1025.00	12°10'11"	109.27	S03°56'08"W	217.30
C4	48.86	365.00	7°40'12"	24.47	S13°51'20"W	48.83
C5	200.00	365.00	31°23'42"	102.58	S33°23'17"W	197.51
C6	200.00	365.00	31°23'42"	102.58	S64°46'58"W	197.51
C7	208.44	365.00	32°43'10"	107.15	N83°08'38"W	205.62
C8	168.09	365.00	26°23'10"	85.56	N53°36'28"W	168.61
C9	47.19	975.00	2°48'24"	23.60	S41°48'03"E	47.19
C10	232.63	975.00	13°40'14"	116.87	S60°01'22"E	232.08
C11	165.63	525.00	18°06'50"	83.61	N47°46'34"W	165.14
C12	92.32	525.00	5°42'36"	26.16	N35°54'20"W	92.30
C13	242.10	575.00	24°07'27"	122.87	S45°06'45"E	240.32
C14	168.29	575.00	47°56'49"	100.05	N33°12'04"W	162.84
C15	191.84	575.00	19°06'58"	96.82	S18°47'08"E	190.95
C16	75.45	525.00	8°14'04"	37.79	S32°27'40"E	75.39
C17	285.76	525.00	31°11'12"	146.52	S52°10'18"E	282.25
C18	152.94	525.00	16°41'26"	77.01	N69°25'10"W	152.40
C19	210.00	525.00	22°56'06"	106.42	N39°36'54"W	208.60
C20	166.15	525.00	18°07'59"	83.78	N19°05'22"W	165.46
C21	127.20	325.00	22°29'28"	64.42	N01°11'22"E	126.39
C22	133.56	325.00	23°32'42"	67.73	N24°10'27"E	132.62
C23	196.50	660.00	17°19'16"	96.01	N15°41'38"E	195.76
C24	100.16	625.00	9°10'57"	50.19	N02°26'31"E	100.06
C25	207.09	915.00	12°10'11"	103.94	S03°56'08"W	206.70
C26	333.98	315.00	60°44'53"	184.62	S40°23'40"W	318.55
C27	378.34	315.00	69°49'03"	215.76	N74°46'23"W	358.01
C28	143.03	1025.00	2°58'42"	71.63	S41°24'43"E	142.91
C29	151.14	1025.00	8°28'55"	75.71	S82°38'01"E	151.01
C30	96.20	475.00	11°50'43"	49.28	N39°56'07"W	96.03
C31	96.17	475.00	11°57'45"	49.77	N60°11'12"E	96.96
C32	263.15	625.00	24°07'27"	133.56	S45°06'45"E	261.22
C33	146.45	175.00	47°56'49"	77.82	N33°12'04"W	142.21
C34	69.32	76.86	5°27'50"	34.68	S12°24'14"E	69.29
C35	220.64	275.00	49°58'10"	116.64	N12°57'43"E	214.77
C36	478.70	475.00	57°44'31"	261.90	N38°53'38"W	468.70
C37	300.14	575.00	29°54'28"	153.57	S52°48'40"E	298.75
C38	95.47	575.00	9°30'48"	47.85	S33°06'02"E	95.36
C39	64.90	625.00	5°56'59"	32.48	S25°22'08"E	64.87
C40	19.65	13.00	86°35'07"	12.25	N65°41'12"W	17.83
C41	260.49	525.00	29°25'44"	132.99	N65°41'06"E	257.83
C42	13.43	525.00	1°27'58"	6.72	S79°49'03"E	13.43
C43	12.30	13.00	54°13'27"	6.66	S73°48'13"W	11.85
C44	58.42	52.00	64°22'20"	32.73	N78°52'39"E	55.40
C45	60.00	52.00	66°06'37"	33.84	S35°52'52"E	58.73
C46	71.10	52.00	75°20'11"	42.38	S96°20'32"W	65.69
C47	72.27	52.00	79°37'47"	43.38	N64°03'50"W	66.59
C48	12.30	13.00	54°13'27"	6.66	S81°56'20"E	11.85
C49	16.28	475.00	2°12'18"	9.14	N60°11'12"E	16.28
C50	229.56	475.00	27°41'25"	117.07	S84°51'56"E	227.33
C51	19.45	13.00	85°42'44"	12.06	N28°09'52"E	17.68
C52	20.42	13.00	89°59'49"	13.00	N77°49'37"E	18.38
C53	365.11	375.00	55°47'06"	196.49	N04°55'59"E	360.86
C54	146.32	175.00	47°54'25"	77.74	S00°59'38"W	142.10
C55	168.99	175.00	55°19'44"	91.74	S52°36'43"W	162.50
C56	12.30	13.00	54°13'27"	6.66	N33°09'51"E	11.85
C57	28.68	52.00	31°36'16"	14.72	S41°51'16"W	28.32
C58	20.53	52.00	22°37'12"	10.40	S68°57'12"W	20.40
C59	20.53	52.00	22°37'12"	10.40	N88°24'49"W	20.40
C60	29.17	52.00	32°08'45"	14.88	N61°01'51"W	28.79
C61	21.92	52.00	24°08'49"	11.12	N32°58'05"W	21.75
C62	20.13	52.00	22°10'30"	10.19	N09°43'25"W	20.00
C63	21.92	52.00	24°08'49"	11.12	N13°26'14"E	21.75
C64	98.82	52.00	108°59'23"	72.88	N80°02'20"E	84.66
C65	12.30	13.00	54°13'27"	6.66	N72°36'42"W	11.85
C66	226.23	125.00	103°14'09"	157.61	S29°39'50"W	195.97
C67	242.19	425.00	32°39'02"	124.46	N06°38'03"W	238.93
C68	171.60	425.00	25°00'04"	86.99	N21°15'30"E	170.44
C69	20.42	13.00	90°00'00"	13.00	S12°10'28"E	18.38
C70	76.13	50.00	87°43'36"	47.65	N66°20'16"W	68.99
C71	167.89	120.00	80°09'41"	100.98	S65°47'49"E	154.53
C72	137.04	90.00	87°14'36"	85.77	N69°20'16"W	124.18
C73	111.93	90.00	80°09'41"	67.32	S65°47'49"E	103.02
C74	120.43	90.00	76°40'03"	71.16	N17°25'18"W	111.64
C75	28.73	50.00	30°38'08"	13.70	S05°35'39"W	26.42
C76	467.84	240.00	111°41'22"	353.74	S00°05'22"W	397.21
C77	93.67	70.00	76°40'03"	55.35	N17°25'18"W	86.83
C78	37.43	70.00	30°38'08"	19.17	S05°35'39"W	36.98
C79	66.90	50.00	76°40'03"	39.54	N17°25'18"W	62.02
C80	48.12	90.00	30°38'08"	24.65	S05°35'39"W	47.55
C81	43.63	410.00	6°08'20"	21.98	N47°04'04"E	43.91
C82	168.54	480.00	12°41'31"	54.49	S45°47'29"W	168.32
C83	101.14	210.00	27°35'39"	51.57	N51°14'34"E	100.16
C84	135.62	510.00	15°14'12"	66.21	N72°39'29"E	135.22
C85	140.94	500.00	15°14'12"	70.89	N72°39'29"E	140.53
C86	91.42	230.00	22°46'26"	46.32	N53°39'10"E	90.82
C87	130.30	490.00	15°14'12"	65.54	N72°39'29"E	129.92
C88	91.51	190.00	27°35'39"	46.66	N51°14'34"E	90.62
C89	112.97	510.00	12°41'31"	56.72	S43°47'29"W	112.74
C90	107.71	380.00	15°48'24"			



- Easement Notes**
(These notes apply to all sheets in this set)
- ① 50' Access Easement for the benefit of Lots 33, 34, and 35, and Public Utility Easement, 25' each side of Centerline. See Notice to Purchasers Note 16. Centerline annotation shown on Sheet 4 only.
 - ② 60' Access Easement for the benefit of Lots 36, 37, 38, 39, and 40, and Public Utility Easement, 25' each side of Centerline. See Notice to Purchasers Note 15. Centerline annotation shown on Sheet 4 only.
 - ③ 50' Multiple access and Public Utility Easement, reserved to Greener Hills Estates, L.L.C. See Notice to Purchasers Note 15 and Note 17. Centerline annotation shown on Sheet 4 only.
 - ④⑤⑥ 30' wide Easements for culinary and irrigation waterlines and sanitary sewer mains as well as Public Utility Easement. See Notice to Purchasers Note 39.
 - ⑦⑧⑨ Detention Basin Easements. See Notice to Purchasers Note 22.
 - ⑩ Access Easement. See Sheet 13 of this set for details and legal description.
 - ⑪ Easement for a well and pump house as well as other culinary and irrigation water system apurtenances.
 - ⑫ Irrigation Storage Pond Easement
 - ⑬ RIGHT OF WAY 1 ROD WIDE



Note:
External boundary corners set as 3" Brass Cap in concrete (Standard Wasatch County Monument) stamped RLS356548. All internal lot corners set or to be set as 5/8" rebar with yellow cap stamped RLS356548.

- Legend**
- Restricted Use Open Space Line
 - Trail
 - Minor Drainage Course
 - Intermittent Drainage Course
 - Perennial Drainage Course
 - Easement
 - ◆ Found Section Corner per Record of Survey

**Greenerhills
Subdivision Plat**

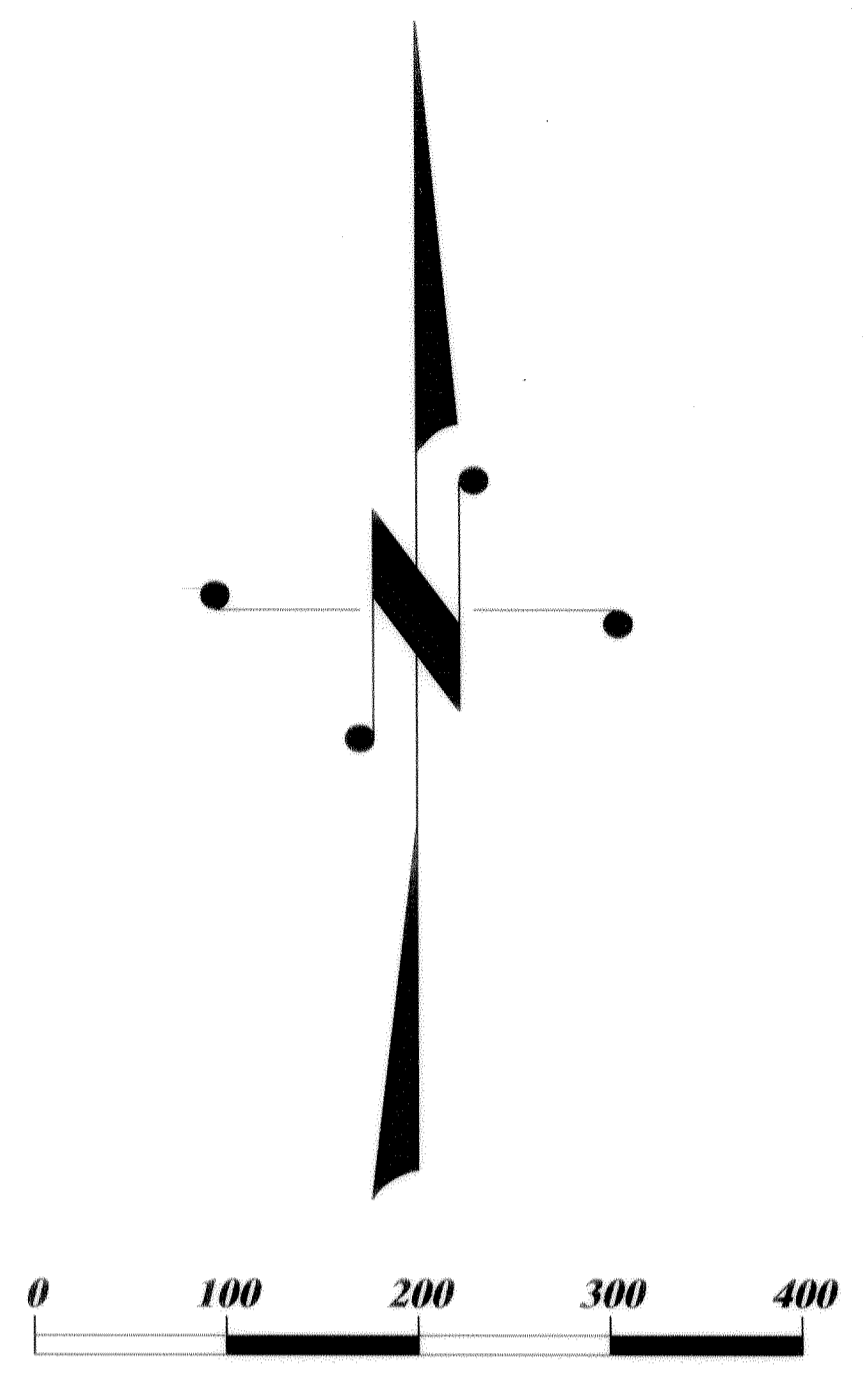
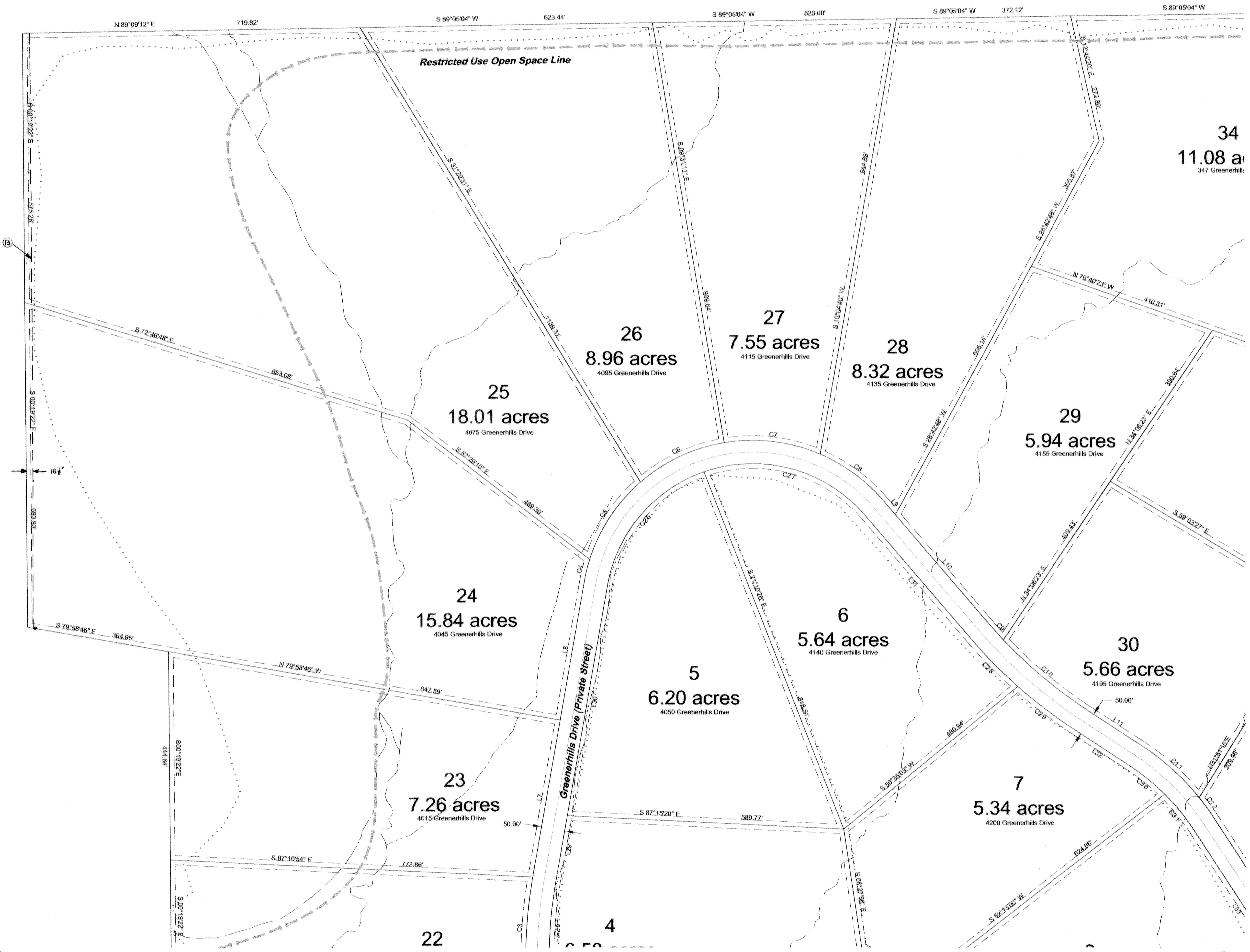
Approximately 451 Acres
Being a portion of Section 35, Township 3 South, Range 5 East and
Section 2, Township 4 South, Range 5 East,
Salt Lake Base and Meridian

prepared for
Greener Hills Estates, L.L.C.
Brent Hill, Managing Member
599 North Main Street
PO Box 490
Heber City, Utah 84032
Telephone: 435-654-0907

prepared by
FRANCIS SMITH ENGINEERING, INC.
136 South Main, Heber City, Utah 84032-0460 P.O. Box 460
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Telephone: 435-654-1600 Mobile: 801-376-3500

ENTRY NO. 201021 DATE 9-7-00 TIME 14:40 FEE 440.00
RECORDED FOR GREENER HILLS BOOK 477 PAGE 575-704
RECORDER ELIZABETH M. PARCELL BY MARLYN W. CUMINGS

June 9, 2000



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**Greenerhills
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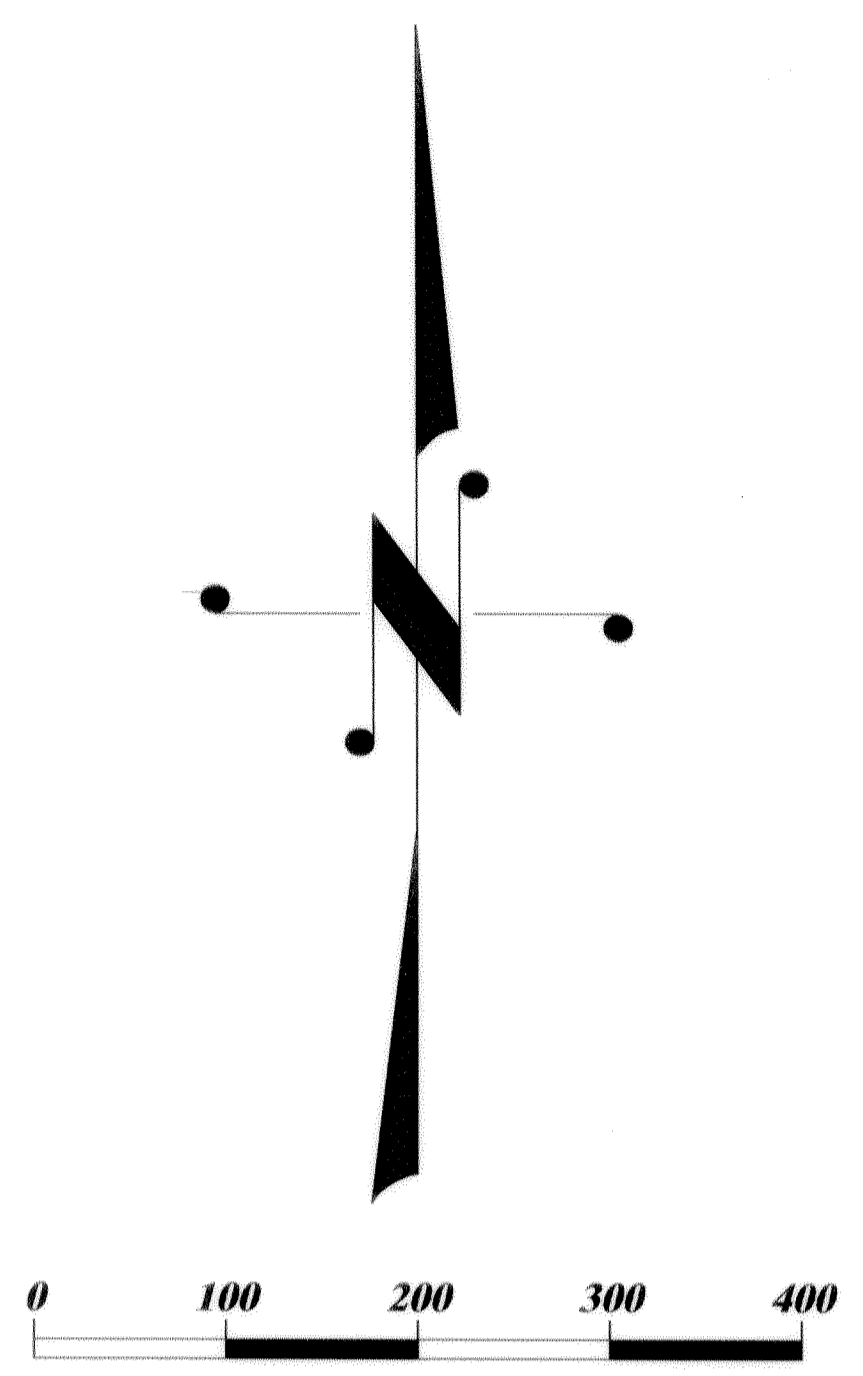
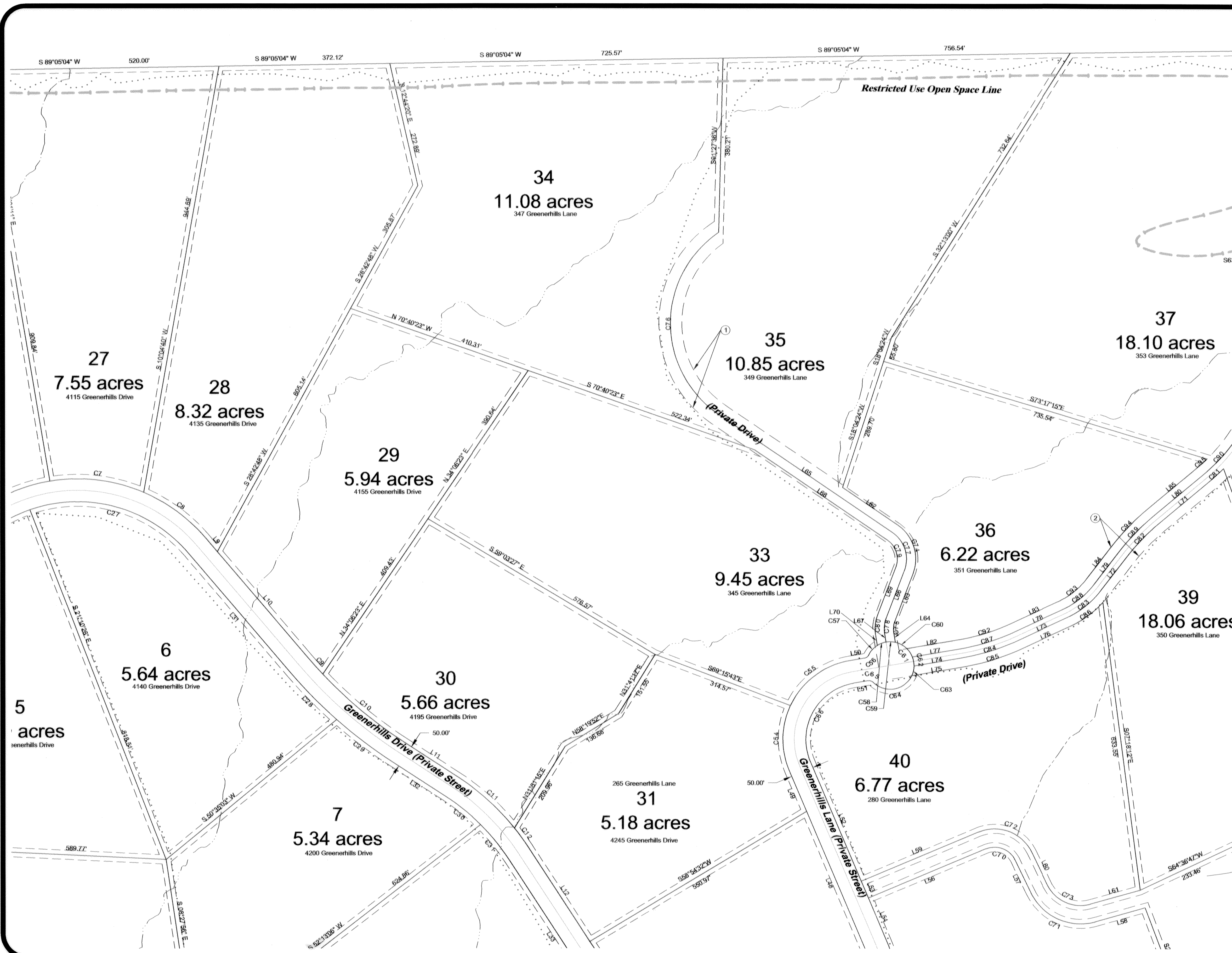
prepared for
Greener Hills Estates, L.L.C.
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June 9, 2000

Sheet 5 of 13

ENTRY NO. 201027 DATE 9-7-00 TIME 14:40 FE 440.00
 RECORDED FOR GREENER HILLS BOOK 474 PAGE 525-704
 RECORDED ELIZABETH M. PARCELL BY MARILYN W. CUMMINGS
 GREENER HILLS SUB SHEET 5 OF 13
 SEC. 35 T. 3S. R. 5E.
 SEC. 2 T. 4 S. R. 5E.



Note:
 External boundary corners set as 3" Brass Cap in concrete (Standard Wasatch County Monument) stamped RLS356548. All internal lot corners set or to be set as 5/8" rebar with yellow cap stamped RLS356548.

- Legend**
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**Greenerhills
 Subdivision Plat**

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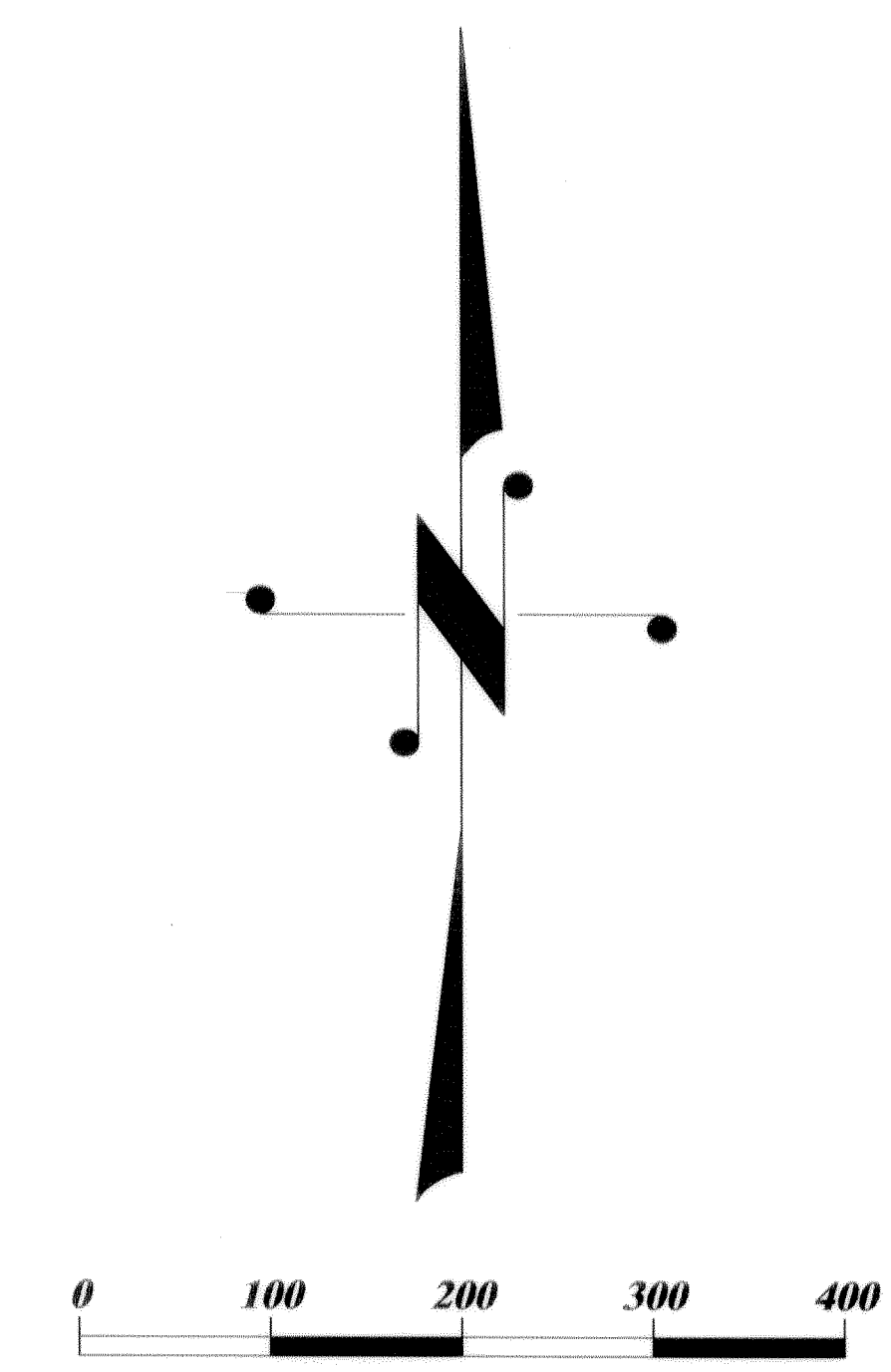
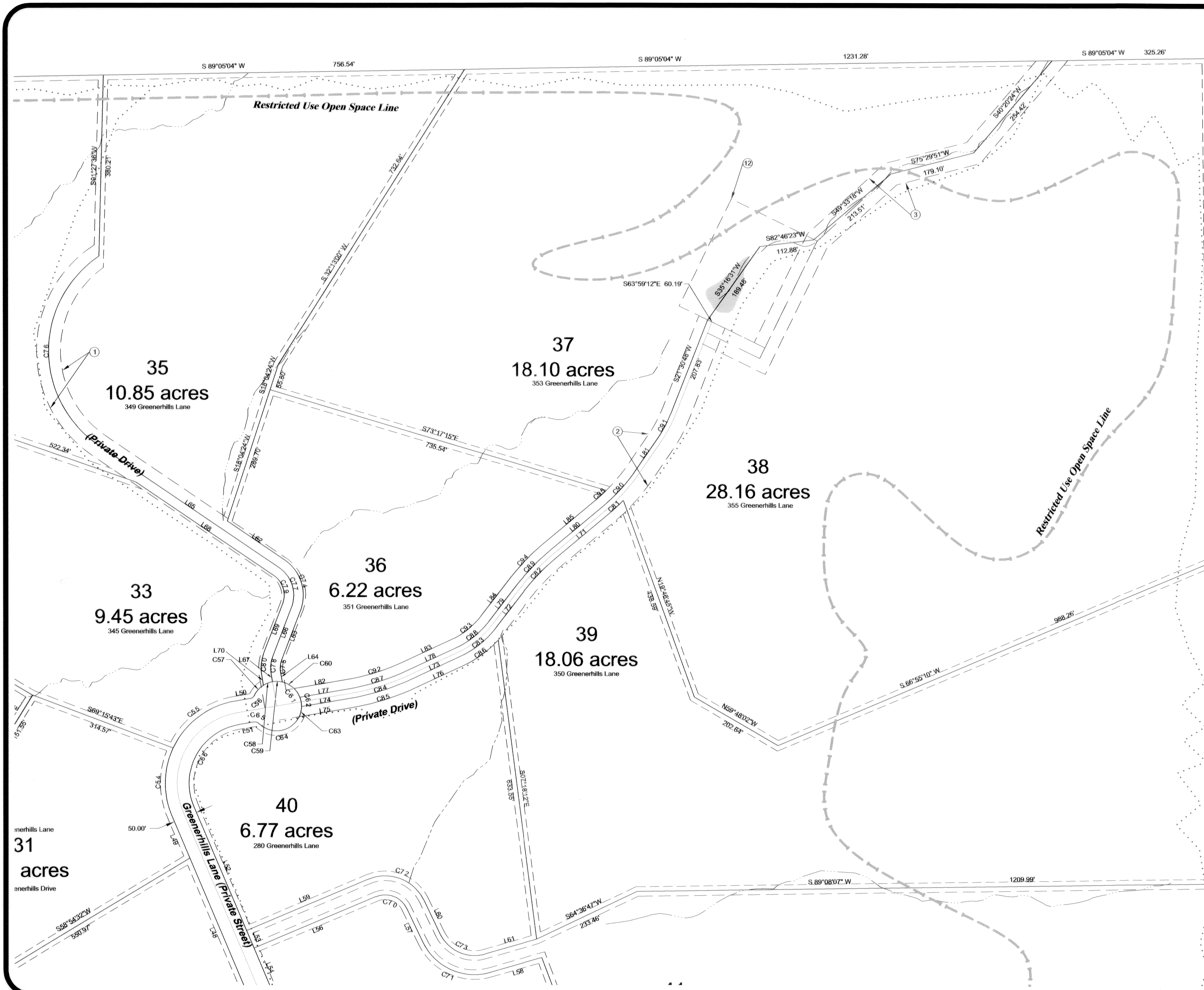
prepared for
Greener Hills Estates, L.L.C.
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June 9, 2000

Sheet 6 of 13

ENTRY NO. 2000037 DATE 9-1-00 TIME 14:40 FEE 440.00
 RECORDED FOR GREENER HILLS BOOK 974 PAGE 575-704
 RECORDER ELIZABETH M. PARCELL BY MARILYN W. CUMMINGS
 GREENER HILLS SUB. SHEET 6 of 13
 SEC. 35 T. 3S. R. 5E.
 SEC. 2 T. 4S. R. 5E.



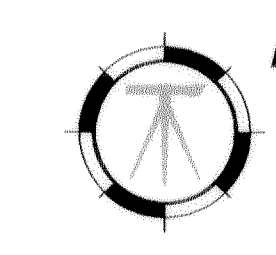
Note:
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- Legend**
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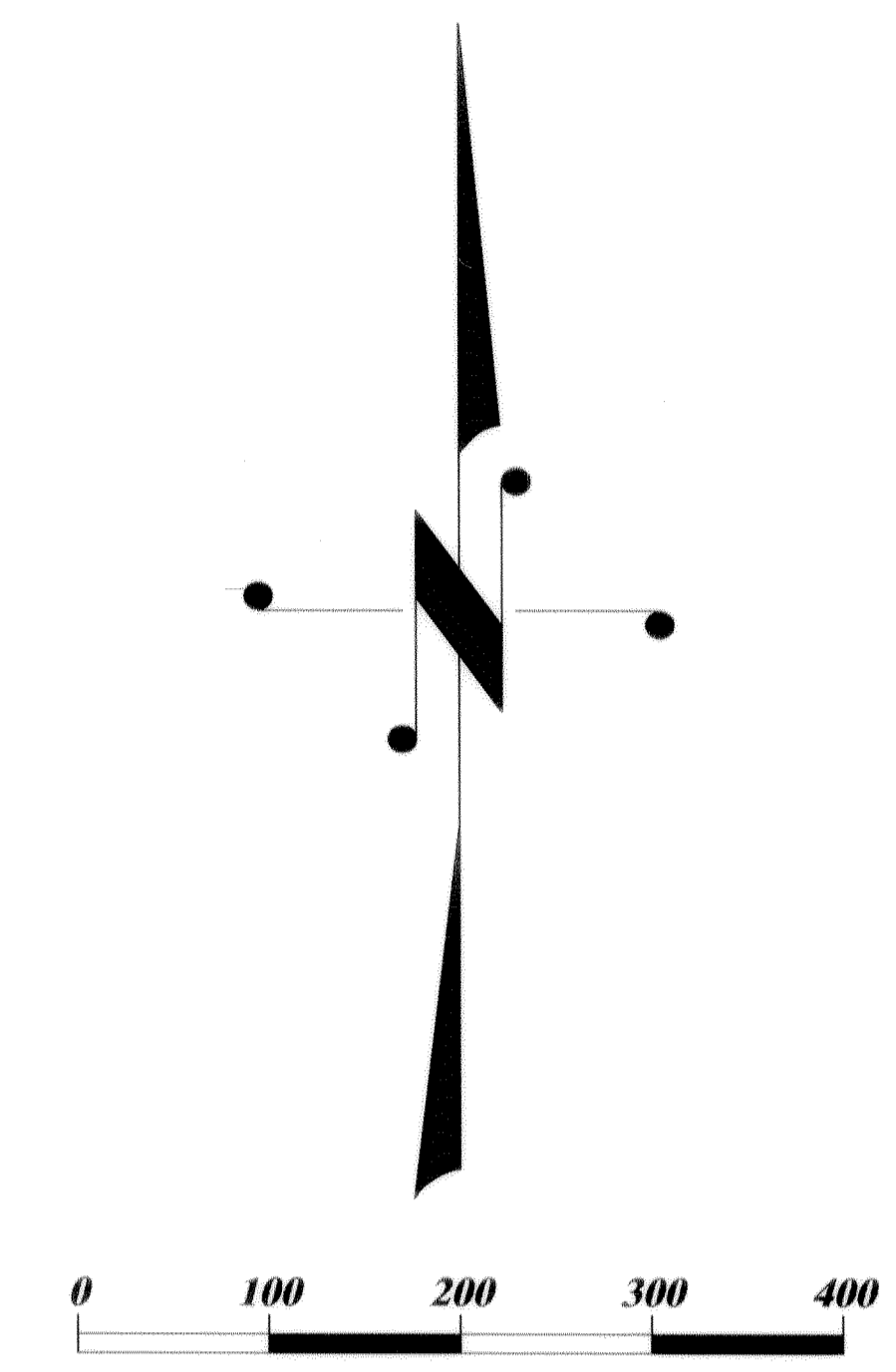
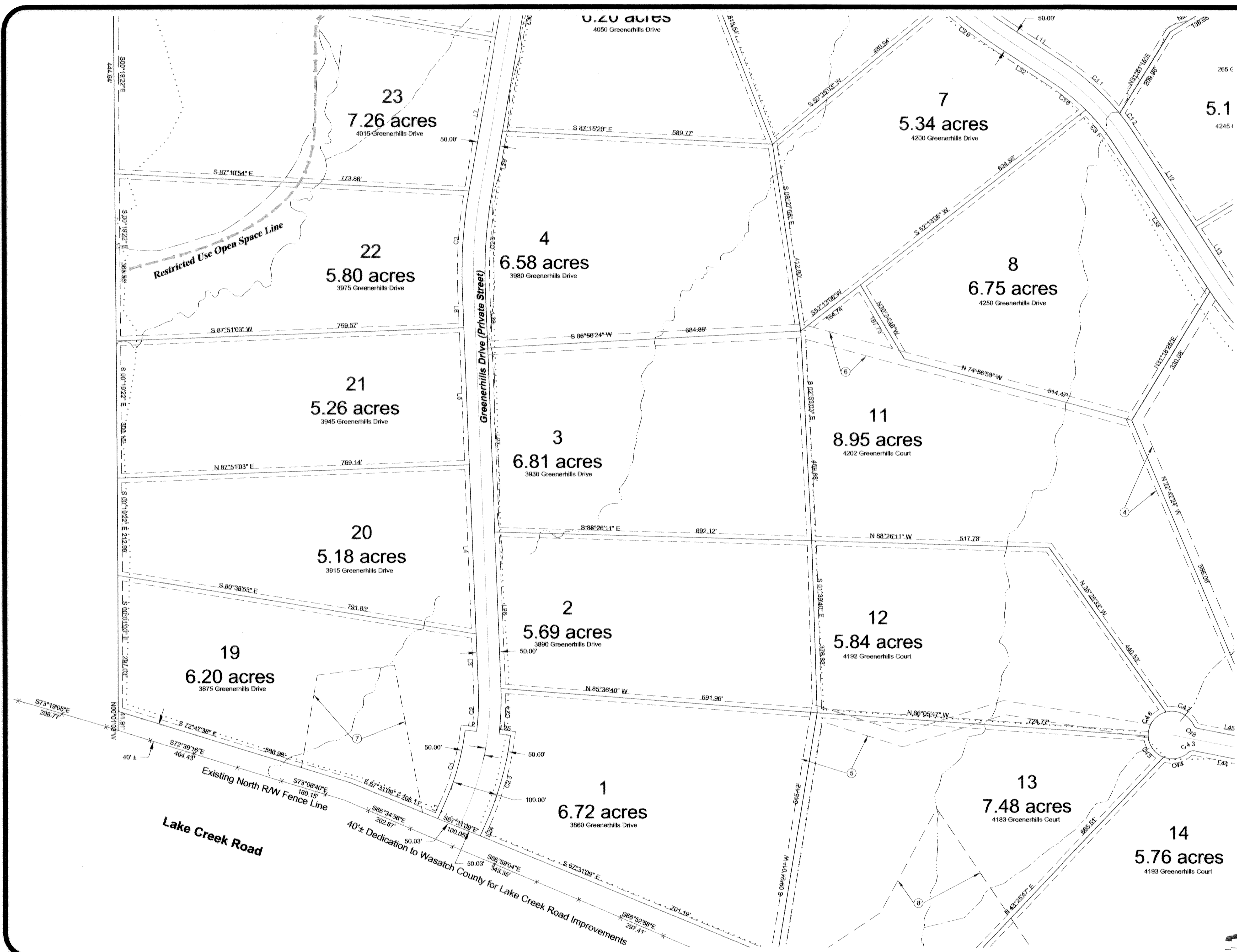


prepared by
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June 9, 2000

Sheet 7 of 13

ENTRY NO. 2000-21 DATE 9-7-00 TIME 14:40 FEE 440.00
 RECORDED FOR GREENER HILLS BOOK 414 PAGE 575-704
 RECORDER ELIZABETH M. PARCELL BY MARILYN W. CUMMINGS
 GREENER HILLS SUB. SHEET 7 of 13
 SEC. 35 T. 3S. R. 5E.
 SEC. 2 T. 4S. R. 5E.



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**Greenerhills
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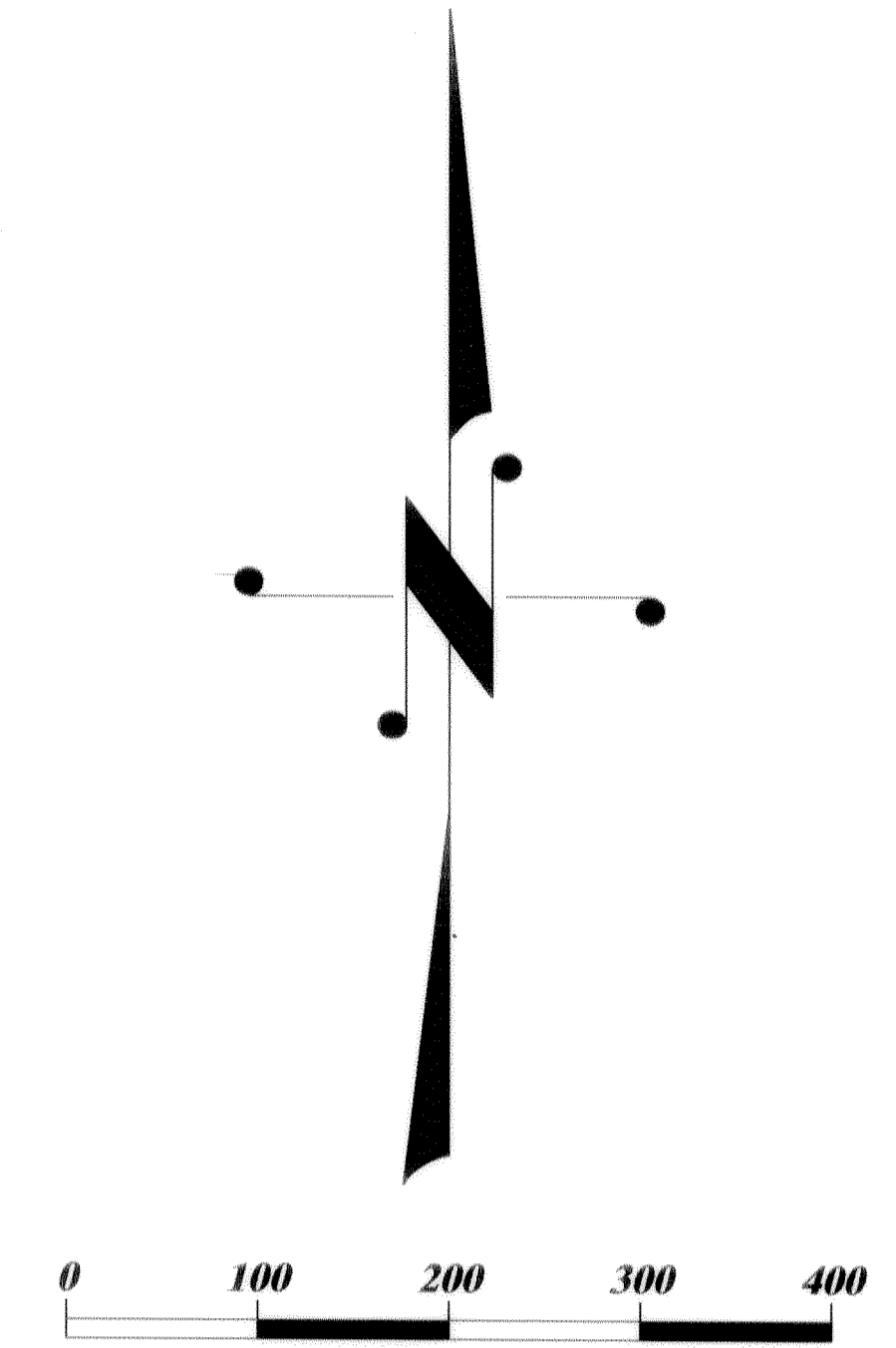
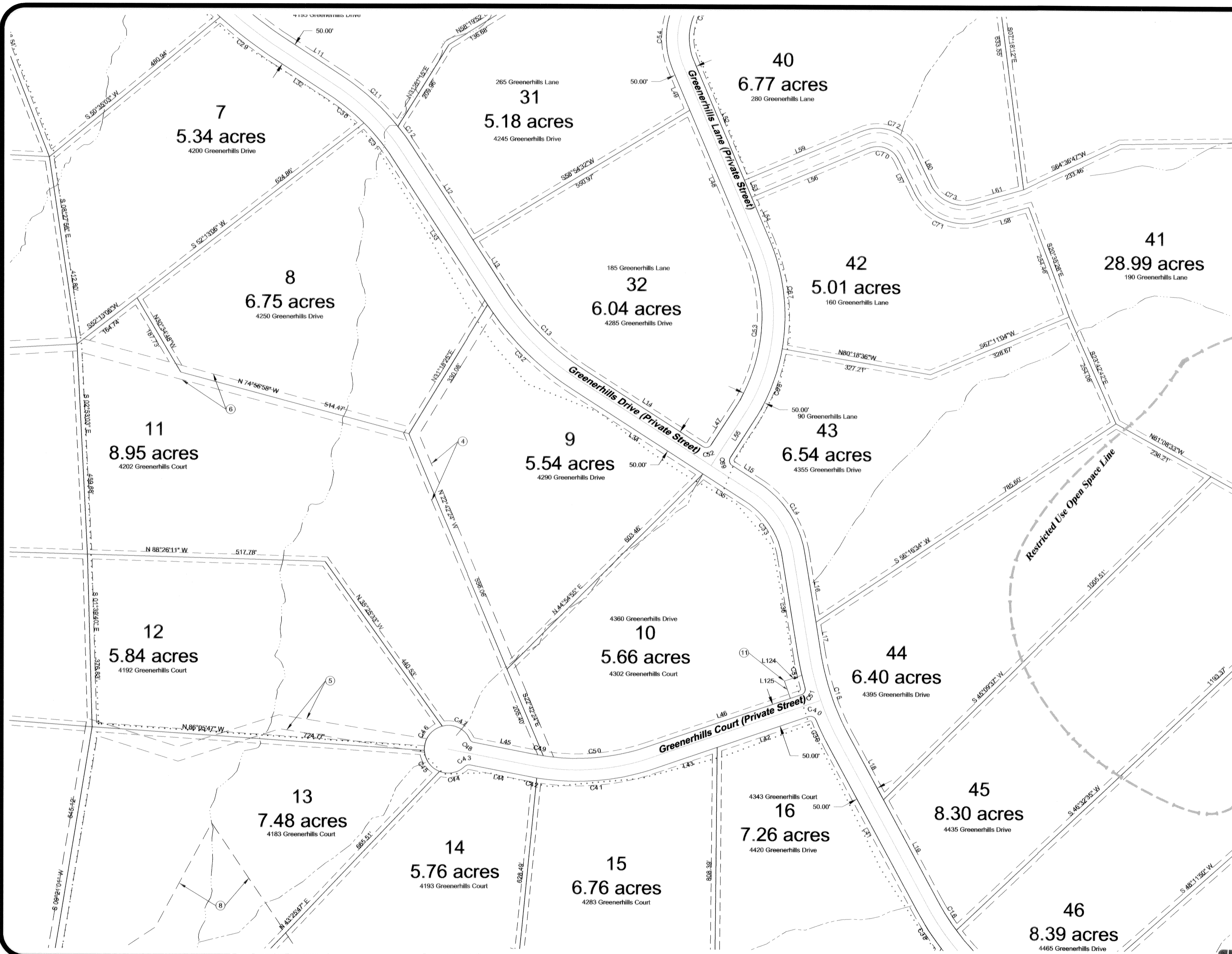
prepared for
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June 9, 2000

GREENER HILLS SUB. SHEET 8 OF 13
 SEC. 35 T. 3S R. 5E.
 SEC. 2 T. 4S. R. 5E.

ENTRY NO. 20000271 DATE 9-7-00 TIME 14:46 FEE 440.00
 RECORDED FOR GREENER HILLS BOOK 474 PAGE 515-704
 RECORDER ELIZABETH M. PARCELL BY MARILYN W. CUMMINGS



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prepared for
Greener Hills Estates, L.L.C.

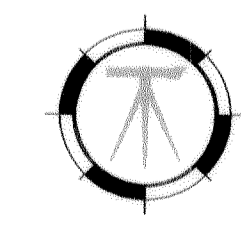
Brent Hill, Managing Member
 599 North Main Street
 PO Box 490
 Heber City, Utah 84032
 Telephone: 435-654-0907

prepared by

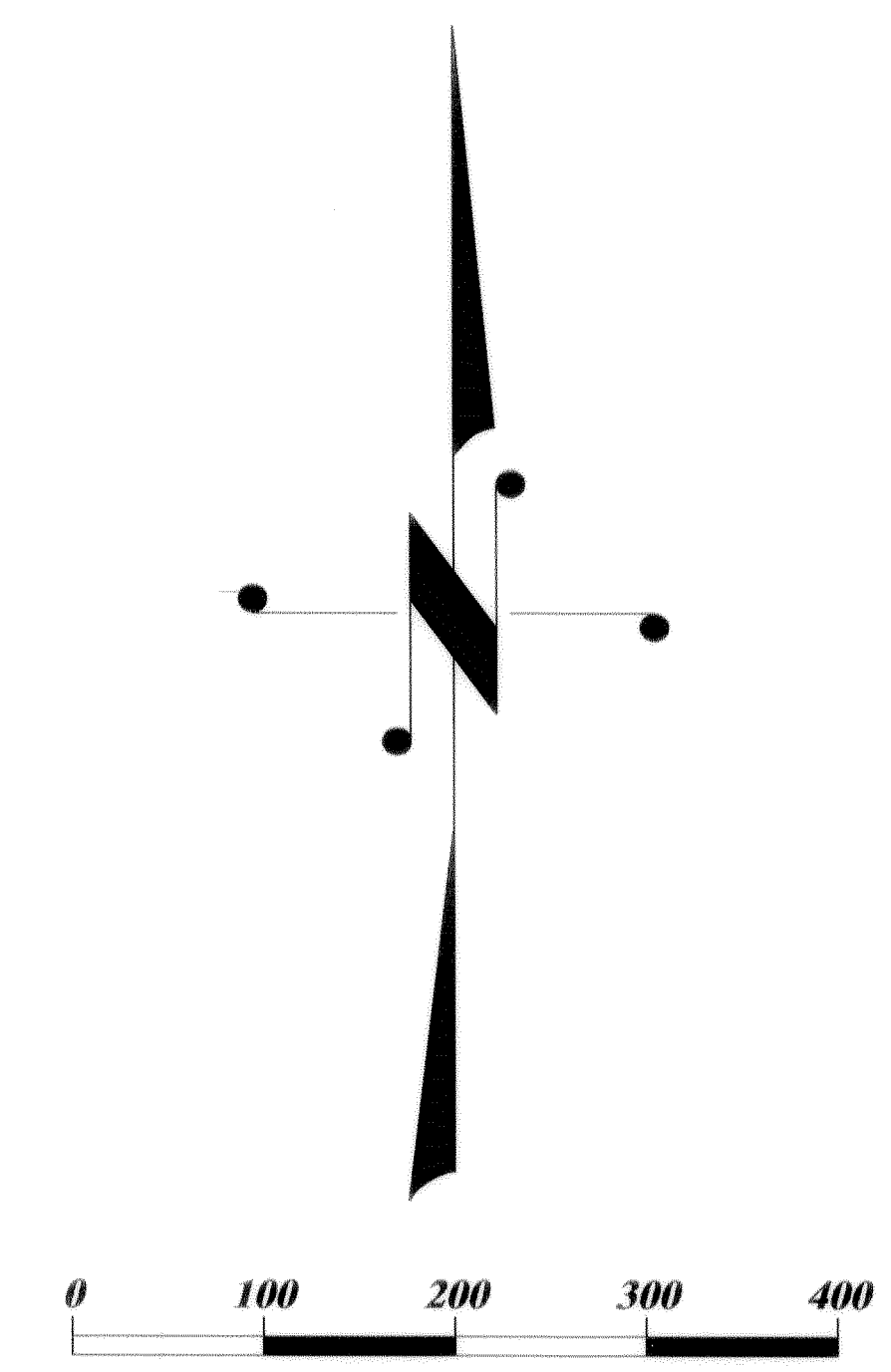
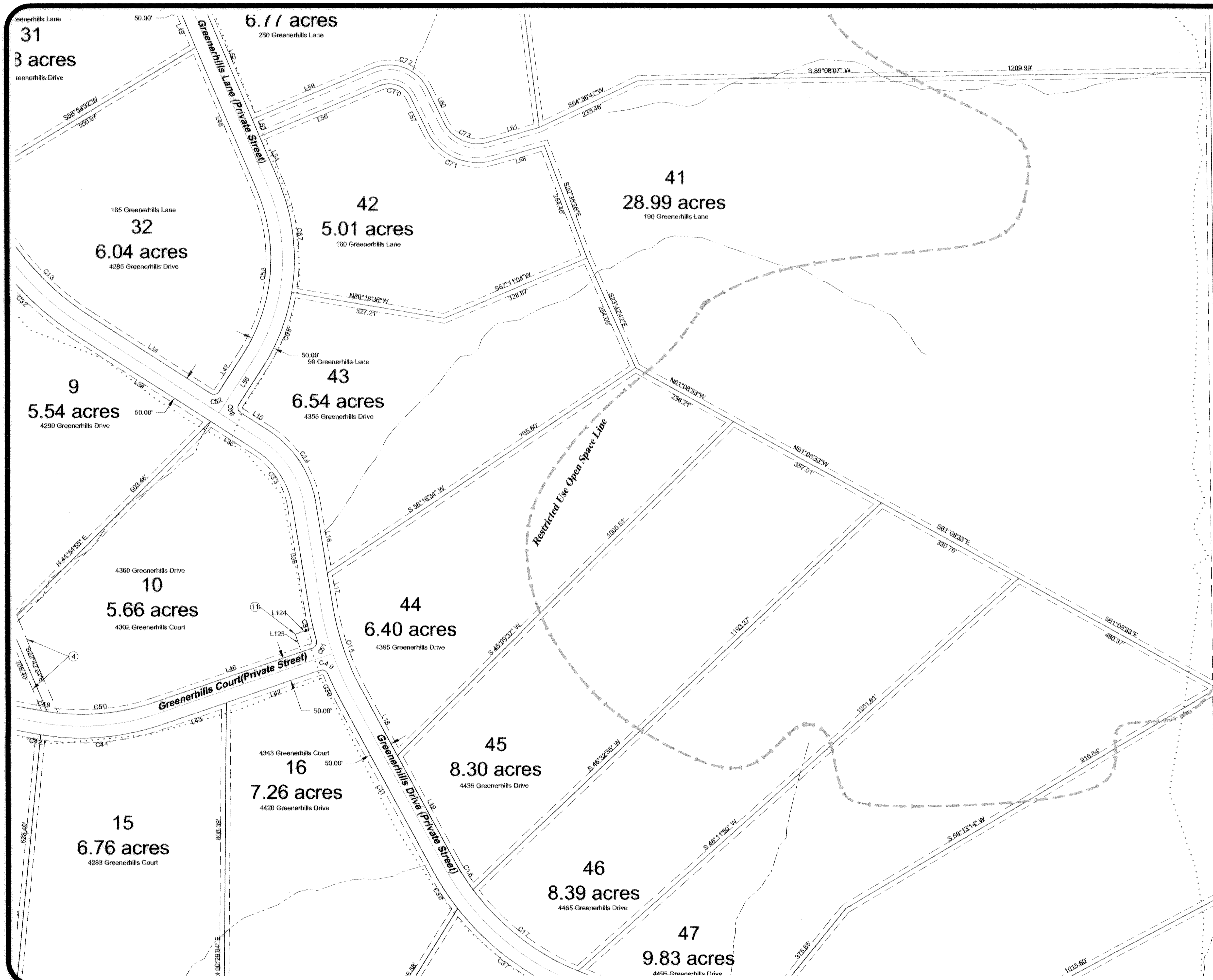
FRANCIS SMITH ENGINEERING, INC.

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 Mobile: 801-376-3500

June 9, 2000



GREENER HILLS SUB SHEET 9 of 13
 SEC. 35 T. 3S. R. 5E.
 SEC. 2 T. 4S. R. 5E.
 ENTRY NO. 201001 DATE 9-1-00 TIME 14:40 FEE 440.00
 RECORDED FOR GREENER HILLS BOOK 474 PAGE 575-704
 RECORDER ELIZABETH M. PARCELL BY AMALYN W. CUMMINGS



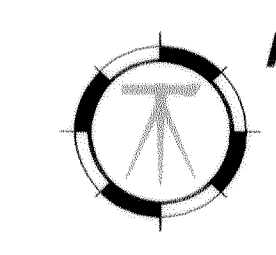
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**Greenerhills
 Subdivision Plat**

Approximately 451 Acres
 Being a portion of Section 35, Township 3 South, Range 5 East and
 Section 2, Township 4 South, Range 5 East,
 Salt Lake Base and Meridian

prepared for
Greener Hills Estates, L.L.C.
 Brent Hill, Managing Member
 599 North Main Street
 PO Box 490
 Heber City, Utah 84032
 Telephone: 435-654-0907

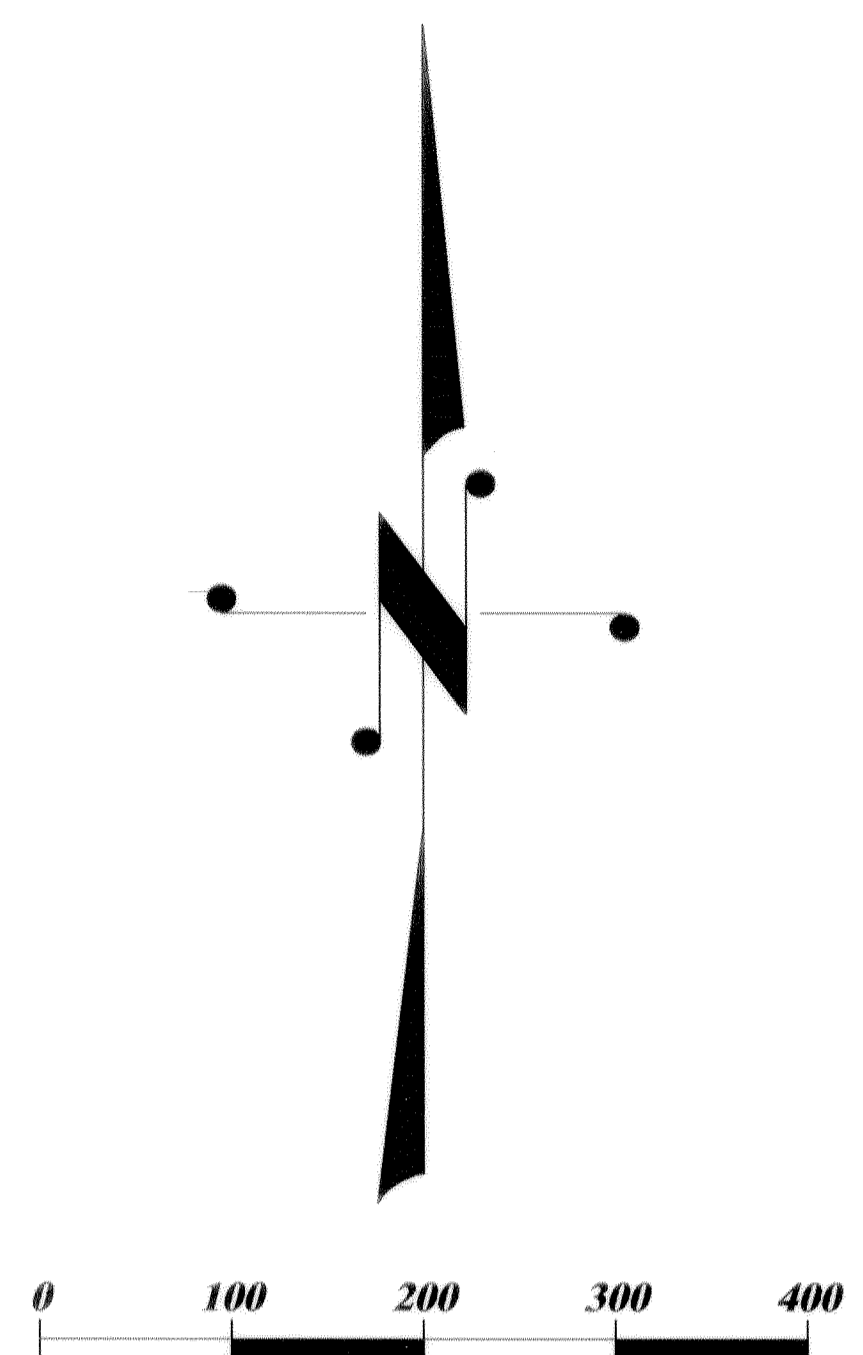
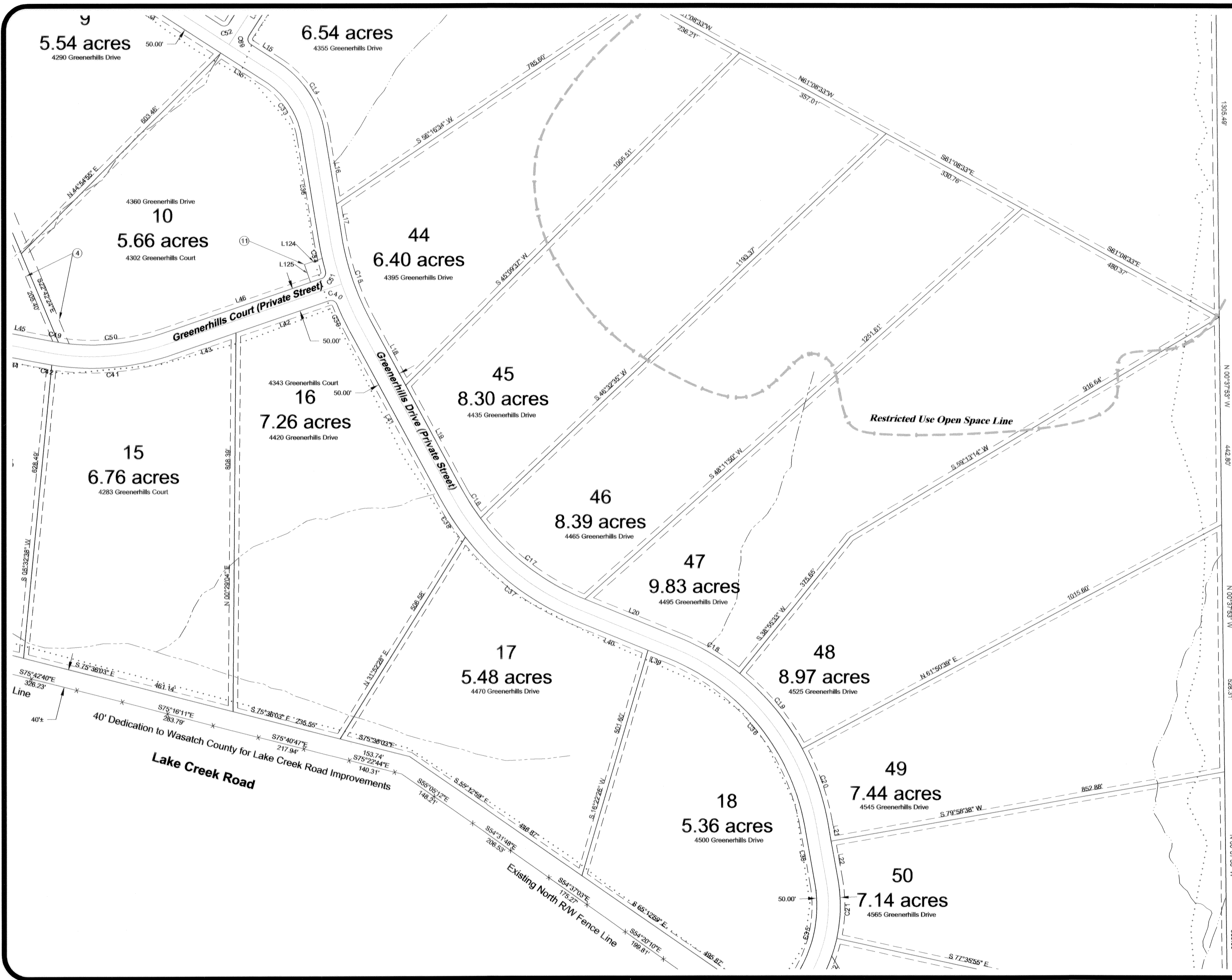


prepared by
FRANCIS SMITH ENGINEERING, INC.
 136 South Main, Heber City, Utah 84032-0460 P.O. Box 460
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June 9, 2000

Sheet 10 of 13
 GREENER HILLS SUB SHEET 10 of 13
 SEC: 35 T: 3S R: 5E
 SEC: 2 T: 4S R: 5E

ENTRY NO. 201021 DATE 9-1-00 TIME 14:40 PEE 440.00
 RECORDED FOR GREENER HILLS BOOK 474 PAGE 575-704
 RECORDER ELIZABETH M. PARCELL BY MARILYN W. CUMMIN & S



Note:
 External boundary corners set as 3" Brass Cap in concrete (Standard Wasatch County Monument) stamped RLS356548. All internal lot corners set or to be set as 5/8" rebar with yellow cap stamped RLS356548.

- Legend**
- Restricted Use Open Space Line
 - Trail
 - - - - - 10' PUE on Lot Lines
 - - - - - Minor Drainage Course
 - - - - - Intermittent Drainage Course
 - - - - - Perennial Drainage Course
 - - - - - Easement

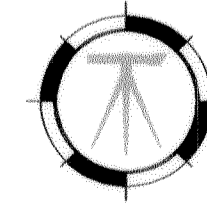
**Greenerhills
 Subdivision Plat**

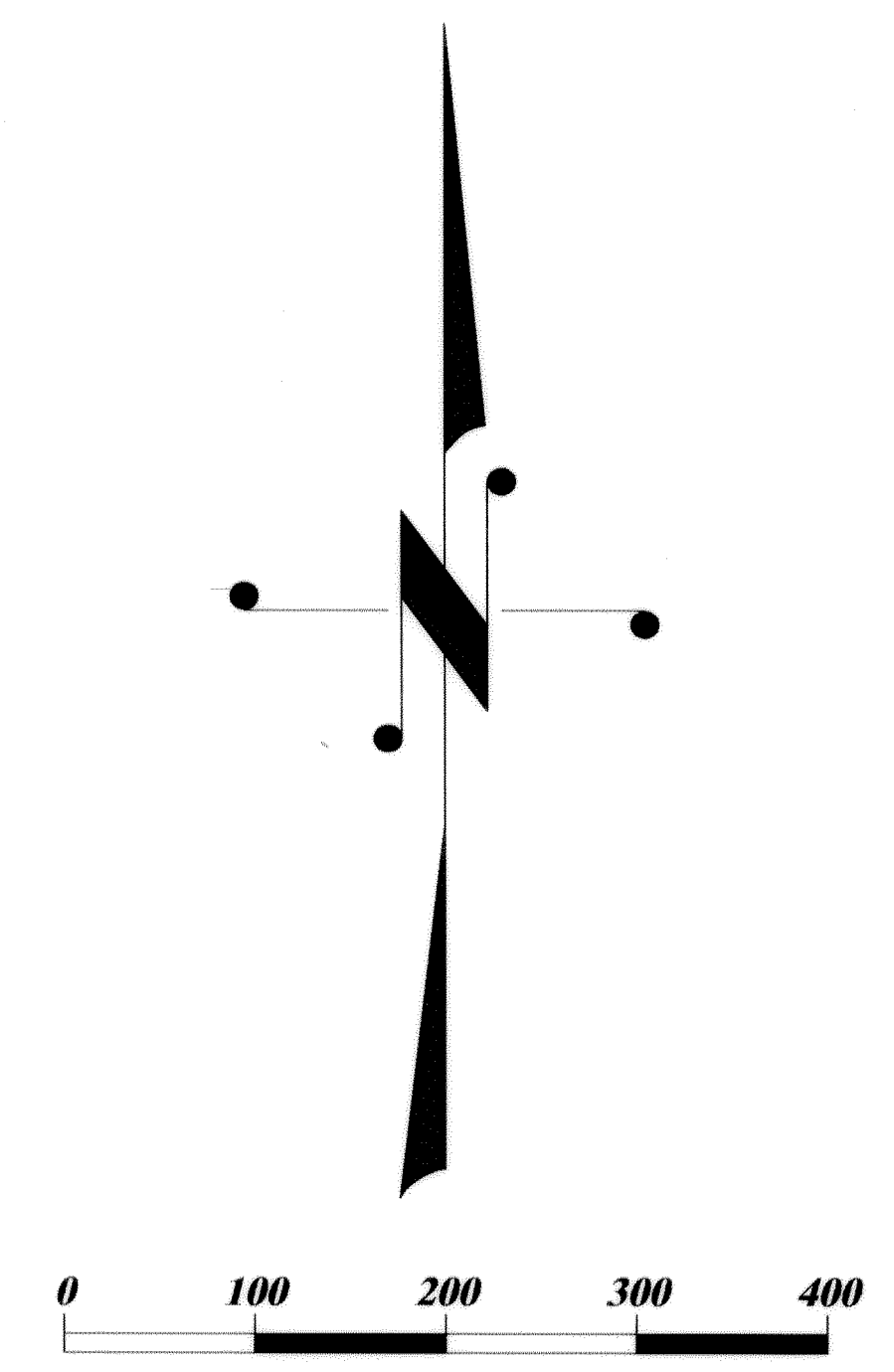
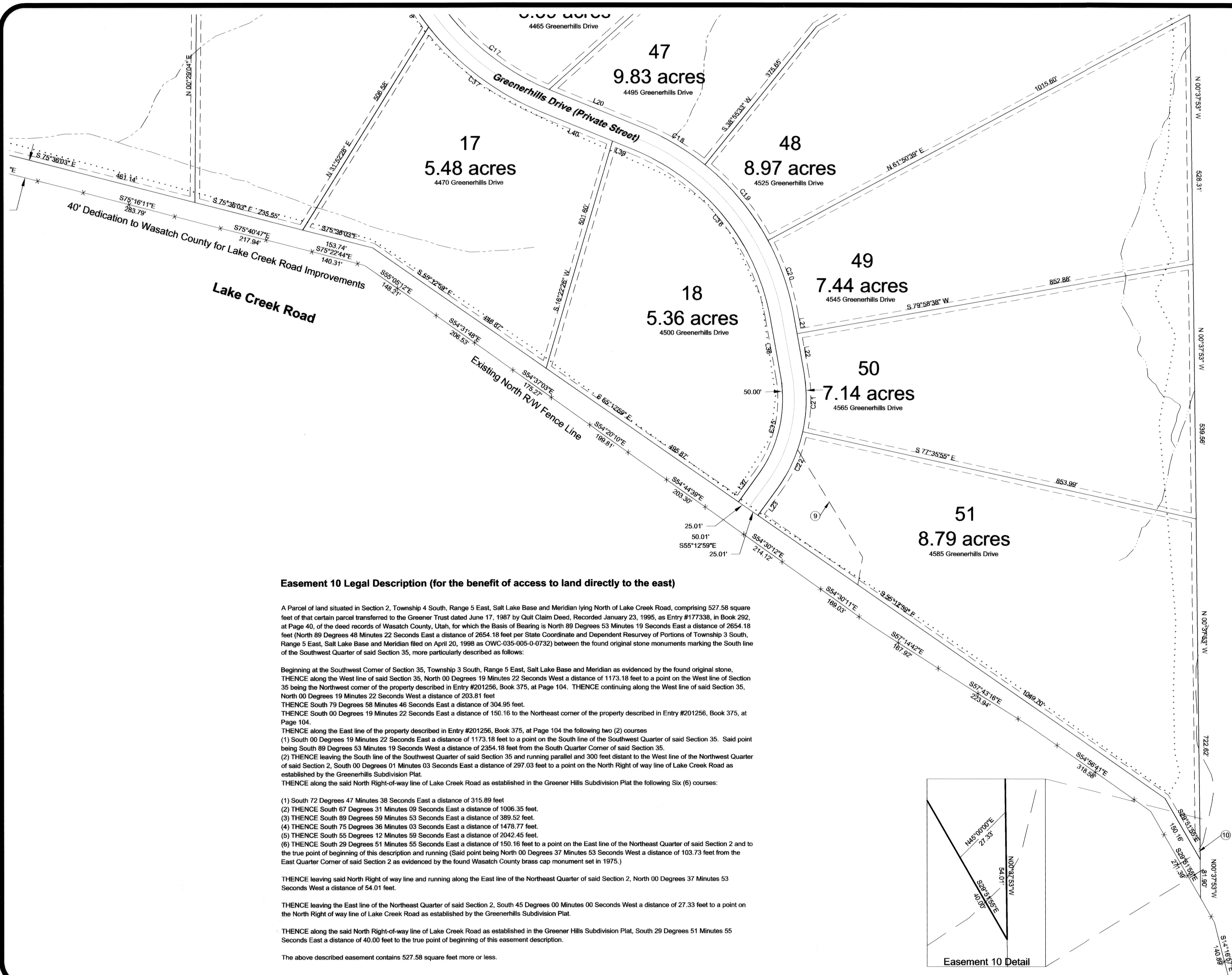
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Easement 10 Legal Description (for the benefit of access to land directly to the east)

A Parcel of land situated in Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying North of Lake Creek Road, comprising 527.58 square feet of that certain parcel transferred to the Greener Trust dated June 17, 1987 by Quit Claim Deed, Recorded January 23, 1995, as Entry #177338, in Book 292, at Page 40, of the deed records of Wasatch County, Utah, for which the Basis of Bearing is North 89 Degrees 53 Minutes 19 Seconds East a distance of 2654.18 feet (North 89 Degrees 48 Minutes 22 Seconds East a distance of 2654.18 feet per State Coordinate and Dependent Resurvey of Portions of Township 3 South, Range 5 East, Salt Lake Base and Meridian filed on April 20, 1998 as OWC-035-005-0-0732) between the found original stone monuments marking the South line of the Southwest Quarter of said Section 35, more particularly described as follows:

Beginning at the Southwest Corner of Section 35, Township 3 South, Range 5 East, Salt Lake Base and Meridian as evidenced by the found original stone, THENCE along the West line of said Section 35, North 00 Degrees 19 Minutes 22 Seconds West a distance of 1173.18 feet to a point on the West line of Section 35 being the Northwest corner of the property described in Entry #201256, Book 375, at Page 104. THENCE continuing along the West line of said Section 35, North 00 Degrees 19 Minutes 22 Seconds West a distance of 203.81 feet THENCE South 79 Degrees 58 Minutes 46 Seconds East a distance of 304.95 feet THENCE South 00 Degrees 19 Minutes 22 Seconds East a distance of 150.16 to the Northeast corner of the property described in Entry #201256, Book 375, at Page 104.

THENCE along the East line of the property described in Entry #201256, Book 375, at Page 104 the following two (2) courses
 (1) South 00 Degrees 19 Minutes 22 Seconds East a distance of 1173.18 feet to a point on the South line of the Southwest Quarter of said Section 35. Said point being South 89 Degrees 53 Minutes 19 Seconds West a distance of 2354.18 feet from the South Quarter Corner of said Section 35.
 (2) THENCE leaving the South line of the Southwest Quarter of said Section 35 and running parallel and 300 feet distant to the West line of the Northwest Quarter of said Section 2, South 00 Degrees 01 Minutes 03 Seconds East a distance of 297.03 feet to a point on the North Right of way line of Lake Creek Road as established by the Greenerhills Subdivision Plat.
 THENCE along the said North Right-of-way line of Lake Creek Road as established in the Greener Hills Subdivision Plat the following Six (6) courses:

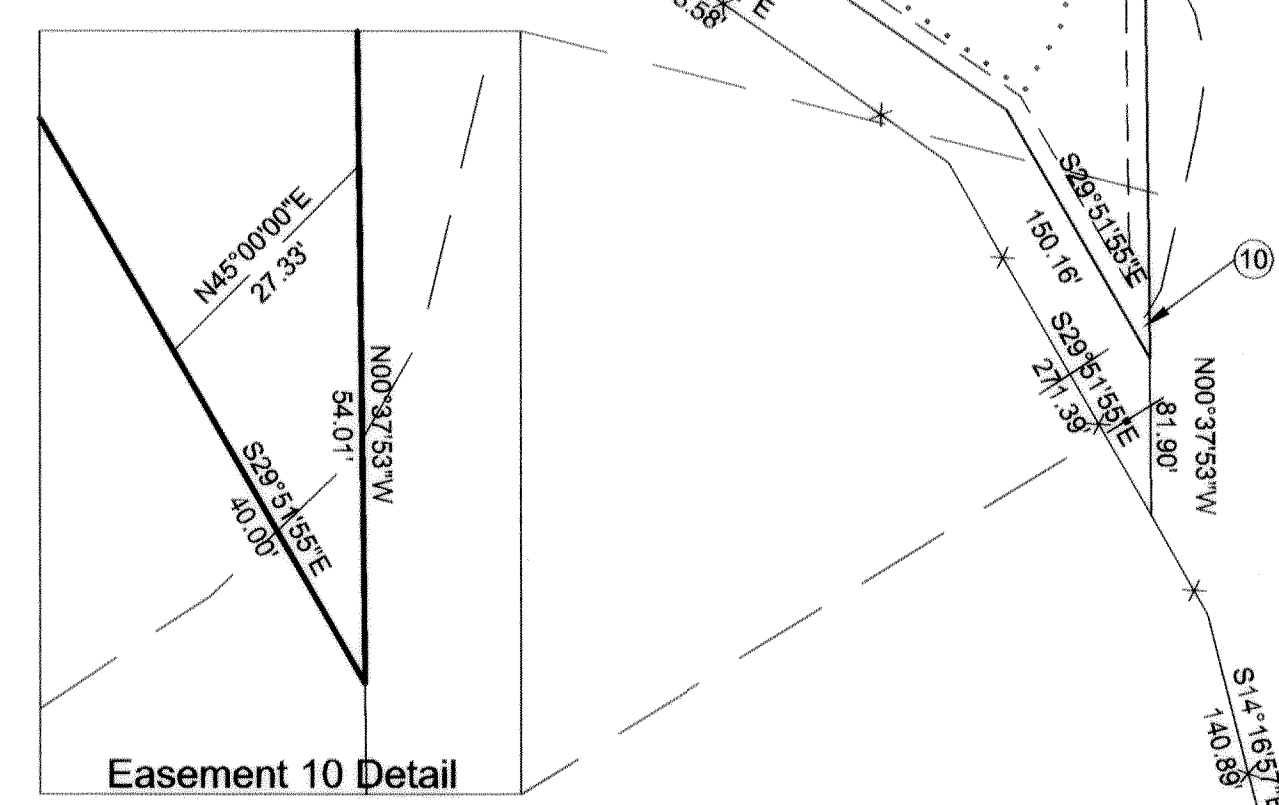
- (1) South 72 Degrees 47 Minutes 36 Seconds East a distance of 315.89 feet
- (2) THENCE South 67 Degrees 31 Minutes 09 Seconds East a distance of 1006.35 feet.
- (3) THENCE South 89 Degrees 59 Minutes 53 Seconds East a distance of 389.52 feet.
- (4) THENCE South 75 Degrees 36 Minutes 03 Seconds East a distance of 1478.77 feet.
- (5) THENCE South 55 Degrees 12 Minutes 59 Seconds East a distance of 2042.45 feet.
- (6) THENCE South 29 Degrees 51 Minutes 55 Seconds East a distance of 150.16 feet to a point on the East line of the Northeast Quarter of said Section 2 and to the true point of beginning of this description and running (Said point being North 00 Degrees 37 Minutes 53 Seconds West a distance of 103.73 feet from the East Quarter Corner of said Section 2 as evidenced by the found Wasatch County brass cap monument set in 1975.)

THENCE leaving said North Right of way line and running along the East line of the Northeast Quarter of said Section 2, North 00 Degrees 37 Minutes 53 Seconds West a distance of 54.01 feet.

THENCE leaving the East line of the Northeast Quarter of said Section 2, South 45 Degrees 00 Minutes 00 Seconds West a distance of 27.33 feet to a point on the North Right of way line of Lake Creek Road as established by the Greenerhills Subdivision Plat.

THENCE along the said North Right-of-way line of Lake Creek Road as established in the Greener Hills Subdivision Plat, South 29 Degrees 51 Minutes 55 Seconds East a distance of 40.00 feet to the true point of beginning of this easement description.

The above described easement contains 527.58 square feet more or less.

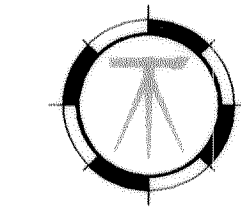


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