

# DAGGETT COUNTY COMMISSION

## ORDINANCE NO. 11 -24

**AN ORDINANCE ADOPTING THE *DUTCH JOHN COMMUNITY DEVELOPMENT PROJECT AREA PLAN*, AS APPROVED BY THE DAGGETT COUNTY REDEVELOPMENT AGENCY, AND DIRECTING THAT NOTICE OF THE ADOPTION OF THE PLAN BE GIVEN AS REQUIRED BY STATUTE.**

WHEREAS the Daggett County Redevelopment Agency (the "Agency"), having prepared a Draft Community Development Project Area Plan (the "Draft Plan") for the Dutch John Community Development Project Area, the legal description and map of which is attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") §§ 17C-4-102 & -103, and having held the required public hearing on the Draft Plan on September 7, 2011, pursuant to UCA § 17C-4-102(1)(d), adopted the Draft Plan as the Official Community Development Project Area Plan for the Dutch John Community Development Project Area; and

WHEREAS the Utah Community Development and Renewal Agencies Act (the "Act") mandates that, before a community development project area plan approved by an agency under UCA § 17C-4-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-4-105(1); and

WHEREAS the Act also requires certain notice to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE DAGGETT COUNTY COMMISSION AS FOLLOWS:**

1. The County Commission hereby adopts the *Dutch John Community Development Project Area Plan*, as approved by the Agency on this same date, as the Official Community Development Project Area Plan for the Dutch John Community Development Project Area (the "Official Plan").
2. The County and Agency Staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106(1)(a)(i), substantially in the form attached hereto as **EXHIBIT B**, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2)(a).
3. Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

Ent 025524 Bk 75 Pg 799  
Date: 12-OCT-2011 9:12:14AM  
Fee: None  
Filed By: CF  
KERI PALLESEN, Recorder  
DAGGETT COUNTY  
For: DAGGETT COUNTY

4. This ordinance shall take effect immediately upon publication of the notice described under Section 2 above.

**APPROVED AND ADOPTED** this September 7, 2011.

COUNTY CLERK



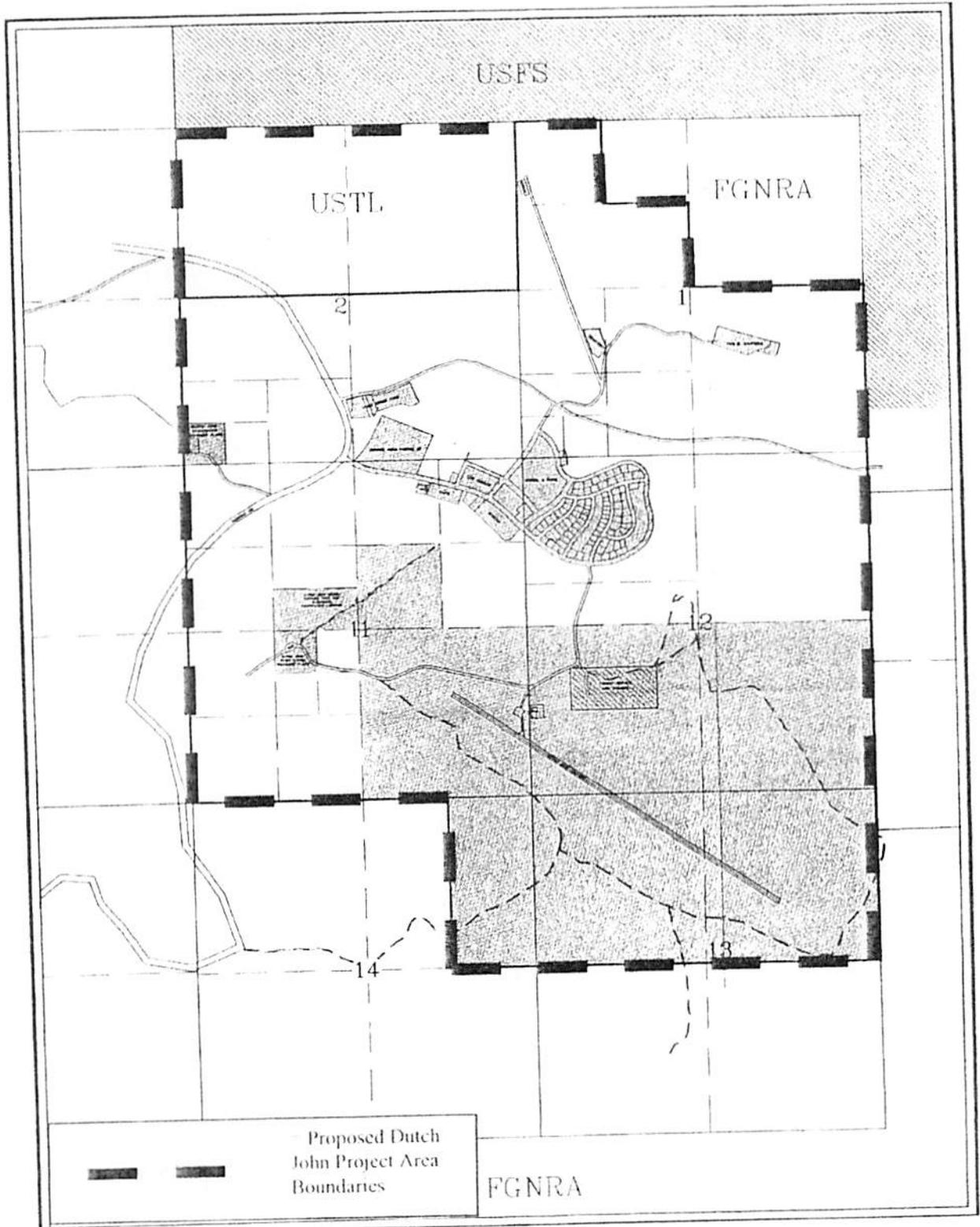
DAVID M. KEENE  
Agrest  
COUNTY CLERK  
STATE OF UTAH  
County Clerk

*David M. Keene*

*Jerry H. H. H.*  
Chair

EXHIBIT A

Project Area Legal Description and Map



## Project Area Property Description

All of the North ¼ of Section 2, Township 2 North, Range 22 East (N1/2 Sec. 2, T2N, R22E)

**Section 1, T2N, R22E, SLB&M:** ALL OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4), NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4), SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2 SW1/4 SW1/4), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4 SW1/4), AND THE SOUTHEAST QUARTER (SE1/4), SECTION 1, T2N, R22E, S.L.B.&M. (AS RECORDED AS A UNITED STATES PATENT IN BOOK 0053 PAGE 0609 IN THE DAGGETT COUNTY RECORDER'S OFFICE NOVEMBER 8, 2000 AND AS DEPICTED ON SHEETS 1 THROUGH 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AND PREPARED BY THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, DATED APRIL 30, 1999, AND RECORDED IN BOOK 51 AT PAGES 393-397 IN DAGGETT COUNTY, UTAH). Including a portion of land depicted as Parcel III as recorded in Book 53 at Pages 728-732 in Daggett County, Utah, described more specifically: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4 SW1/4) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE, 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH.

Excepting therefrom the following parcel being more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N0°02'23"W 81.80 FEET ALONG THE WEST LINE OF SAID SECTION 1, TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF THE SIXTH AVENUE AS DEPICTED ON THE HEREIN ABOVE REFERENCED PLAT MAPS OF THE TOWNSITE OF DUTCH JOHN; THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG THE RIGHT-OF-WAY BOUNDARY LINE OF SIXTH AVENUE AND NORTH BOULEVARD; NORTHEASTERLY 460.23 FEET ALONG THE ARC OF A 2825.79 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS N31°28'22"E 459.73 FEET), SOUTHEASTERLY 534.37 FEET ALONG THE ARC OF A 512.47 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S40°30'46"E 510.49' FEET, THENCE S10°38'26"E 86.32' TO A POINT IN THE SOUTH LINE OF SAID SECTION 1; THENCE S89°54'22"W 587.53 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF SECTION 1 TO THE POINT OF BEGINNING. CONTAINING 5.84 ACRES, MORE OR LESS, AFTER SAID EXCEPTION.

Also Excepting therefrom any portion of the following described parcel (As recorded as a united states patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000 and as depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a Telephone Communication Area and described more specifically as follows:

BEGINNING AT A POINT LYING S88°29'56"E 590.82 FEET FROM THE SOUTHWEST (ORIGINAL DESCRIPTION REFERS TO SOUTH"EAST" CORNER OF SAID SECTION 1) CORNER OF SAID SECTION 1, THENCE N10°38'26"W 103.05 FEET, THENCE N11°32'37"W 16.16 FEET, THENCE N77°33'11"E 104.55 FEET, THENCE S17°01'28"E 123.26 FEET, THENCE S79°21'34"W 117.95 FEET TO THE POINT OF BEGINNING;

Also Excepting therefrom any portion of the following described parcel (As depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a "TV" Communication Area and described more specifically as follows:

BEGINNING AT A POINT LYING S88°29'56"E 590.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N79°21'34"E 117.95', THENCE S02°34'13"W 126.15', THENCE S79°21'34"W 89.12' THENCE N10°38'26"W 103.05' TO THE POINT OF BEGINNING.

Also Excepting Parcels deceded to Ron. B. Campbell (5.19 and 1 acres for storage units) described more specifically:

BEGINNING AT A POINT S78°46'32"E 3115.82' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED S71°30'59"E 325.39', THENCE S80°08'46"W 139.25', THENCE S59°28'01"E 199.55', THENCE N71°49'42"W 592.83' THENCE N18°28'42"E 299.99' TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.1891 ACRES MORE OR LESS. PARCEL ACCESS IS DEPENDENT UPON THE PUBLIC ROAD ROW.

BEGINNING AT A POINT S77°33'52"E 3962.24' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED S74°06'47"E 150.00', THENCE S20°10'17"W 222.98', THENCE N71°49'42"W 310.51', THENCE N59°28'01"E 63.44' THENCE N80°08'46"E 139.25', THENCE N20°10'17"E 103.84' TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.00 ACRES MORE OR LESS. PARCEL ACCESS IS DEPENDENT UPON THE PUBLIC ROAD ROW.

**Also Excepting the parcel created for use as the Dutch John Memorial Park (Cemetery) described more specifically:**

BEGINNING AT A POINT WHICH BEARS N26°35'07"W 263.75' FROM THE BRASS CAP SET FOR THE SOUTHEAST CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 1, T2N, R22E, S.L.B.&M., THENCE AROUND THE DUTCH JOHN MEMORIAL PARK BOUNDARY FOR THE FOLLOWING 11 DISTANCE AND BEARING CALLS: N44°59'10"W 84.59', S89°50'09"W 22.67', N19°00'35"W 25.79', N19°02'45"W 388.94', N89°58'56"E 262.73', S34°43'56"W 16.97', S16°44'46"E 250.69', S53°10'20"E 26.46', S22°50'17"W 97.31', S12°17'25"W 33.34', N89°53'42"W 24.03', S44°59'43"W 84.56' TO THE POINT OF BEGINNING. CONTAINS 2.1737 ACRES MORE OR LESS. BASIS OF BEARINGS IS ASSUMED TO BEAR N00°00'39"E BETWEEN THE SE CORNER AND THE NE CORNER OF THE SAID NW ¼ OF THE SW ¼ OF SECTION 1.

**Also Excepting the parcel created for use as the Dutch John Corrals described more specifically:**

BEGINNING AT A POINT N03°40'32"E 1453.06' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED N73°00'35"E 120.00', THENCE N16°59'26"W 250.00', THENCE S73°00'35"W 120.00', THENCE S16°59'26"E 250.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.689 ACRES MORE OR LESS.

**Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled Easements, Right-of-Ways, and Reservations.**

**Section 2, T2N, R22E, SLB&M: ALL OF THE SOUTH HALF (S1/2) OF SECTION TWO (2), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-TWO (22) EAST, SALT LAKE BASE AND MERIDIAN, DAGGETT COUNTY, UTAH, CONTAINING THREE HUNDRED TWENTY (320) ACRES MORE OR LESS.**

**Also Excepting therefrom a parcel for use as the Dutch John Wastewater Treatment Plant Facility and described more specifically:**

**ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4 SW1/4), SECTION 2, T2N, R22E, S.L.B.&M.**

**Also Excepting therefrom a portion of Parcel #7 for use as a Service Area and described more specifically:**

BEGINNING AT A POINT LABELED ON THE TOWNSITE PLAT OF DUTCH JOHN AS A #3 GALVANIZED PIPE IN CONCRETE, SAID POINT BEARS N74°05'44"W 1444.62' FROM THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S23°11'55"W 653.50' TO A POINT LABELED #4 GALVANIZED PIPE IN CONCRETE ON THE DUTCH JOHN TOWNSITE PLAT, THENCE S23°11'55"W 10.16' TO THE NORTH RIGHT-OF-WAY LINE OF THE SAID DUTCH JOHN SOUTH BLVD. AND AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5318', DELTA ANGLE OF 5°04'46", LENGTH OF 471.454'. AND WITH A LONG CHORD BEARING OF N80°03'49"W LENGTH OF 471.20', THENCE N82°36'11"W 70.90' ALONG A TANGENT, THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 1182.00', DELTA ANGLE OF 22°14'37", LENGTH OF 458.88', WITH A LONG CHORD BEARING N71°28'52"W 456.01', THENCE N60°21'11"W 23.17' ALONG A TANGENT, THENCE N38°53'11"E 354.77' TO AN EXISTING PROPERTY SURVEY POINT,

THENCE N27°43'18"E 494.11' TO AN EXISTING PROPERTY SURVEY POINT LABELED ON THE DUTCH JOHN TOWNSITE PLAT AS #2 GALVANIZED PIPE IN CONCRETE, THENCE S66°14'38"W 869.51' TO THE POINT OF BEGINNING. CONTAINS 16.212 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 SE1/4 BEARS N0°02'10"W.

Also Excepting the four (4) parcels deeded to Trout Creek Flies, LLC described more specifically:

BEGINNING IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S27°56'05"E 320.56' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SECTION 2, THENCE S19°46'33"W 295.00'; THENCE N75°42'55"E 199.66'; THENCE N79°09'47"E 61.00' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE WEST LINE OF THE NW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH IS TAKEN FROM THE DUTCH JOHN PLAT DATED 1958 AND ASSUMED TO BEAR N00°04.0'W. CONTAINS 1.99 ACRES MORE OR LESS.

BEGINNING AT A POINT IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S27°56'05"E 320.56' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 2, THENCE N81°54'08"E 61.27'; THENCE S19°46'33"E 354.33'; THENCE S86°57'31"W 62.65'; THENCE N19°46'33"W 348.69' TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.484 ACRES MORE OR LESS. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M., WHICH IS ASSUMED TO BEAR N00°04'00"W.

BEGINNING AT A POINT IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S37°31'05"E 346.18' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 2; THENCE N83°54'08"E 92.63'; THENCE S19°46'33"E 275.63'; THENCE S65°55'40"W 20.06'; THENCE S31°55'18"W 89.20'; THENCE N19°46'33"W 354.33' TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.639 ACRES MORE OR LESS.

BEGINNING AT A POINT IN THE SW 1/4 SE 1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S47°27'48"E 417.75' FROM THE NORTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 2, THENCE N84°58'34"E 33.92', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1061.52', LENGTH OF 342.33', DELTA ANGLE OF 18°28'38", AND CHORD WHICH BEARS N75°44'15"E 340.85' MORE OR LESS TO THE END OF THE CURVE, THENCE N66°29'56"E 256.24', THENCE S23°30'04"E 344.14', THENCE S57°13'23"W 53.45', THENCE S67°34'24"W 81.44', THENCE N74°51'14"W 169.93', THENCE S76°42'46"W 185.13', THENCE S72°29'09"W 194.55', THENCE N19°33'39"W 258.07' TO THE POINT OF BEGINNING, CONTAINS 4.00 ACRES MORE OR LESS. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH IS ASSUMED TO BEAR N89°54'36"W.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations.**

**Section 11, T2N, R22E, SLB&M:** ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4), NORTHEAST QUARTER OF THE NORTHEAST OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4), SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S1/2 NE1/4 SW1/4), SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4), SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4), NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (N1/2 SE1/4 NW1/4), AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4), SECTION ELEVEN (11), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-TWO (22) EAST, OF THE SALT LAKE MERIDIAN, UTAH, AS SHOWN ON SHEETS 1 THROUGH 5 OF THAT CERTAIN SET of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, dated April 30, 1999, and recorded in Book 51 at Pages 393-397 in Daggett County, Utah).

Including Parcel IV as recorded in Book 53 at pages 730-731 described more specifically:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE

NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE S89°45'40"E 1251.66 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID SECTION 11 TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SIXTH AVENUE AS DEPICTED ON THE HEREIN ABOVE REFERENCED PLAT MAPS OF THE TOWNSITE OF DUTCH JOHN; THENCES SOUTHWESTERLY 370.95 FEET ALONG THE ARC OF A 2825.79 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S41°58'28"W 370.68 FEET); THENCE N66°15'23"W 659.16 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF DAVIS STREET; THENCE SOUTH 23°43'22"W 393.39 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SEVENTH AVENUE; THENCE N74°42'00"W 22.28 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 6, AS DEPICTED ON SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID PARCEL 6; NORTH 23°43'22"E 149.65 FEET, N66°16'01"W 100.08 FEET, S23°38'40"W 164.46 FEET TO A POINT IN THE NORTH BOUNDARY OF SOUTH BOULEVARD; THENCE N74°42'00"W 128.10 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE N0°03'30"E 309.21 FEET, MORE OR LESS TO THE POINT OF THE BEGINNING; CONTAINING 5.08 ACRES, MORE OR LESS.

**Including Parcel V as recorded in Book 53 at page 731 described more specifically:**

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 11, Township 2 North, Range 22 East, of the Salt Lake Meridian, Utah, and being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE NORTH 89°48'48"W 1316.23 FEET ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4; THENCE N0°03'51"E 691.10 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT IN THE SOUTHERLY BOUNDARY OF PARCEL 5 OF SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE S71°57'44"E 301.36 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 5; THENCE N17°41'07"E 234.01 FEET ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 5 TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD; THENCE EASTERLY 77.86 FEET ALONG THE ARC OF A 1397.40 FOOT CURVE TO THE RIGHT ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD (THE CHORD BEARS S72°53'27"E 77.85 FEET) TO THE NORTHWEST CORNER OF PARCEL 4 OF SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE THE NEXT TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY OF PARCEL 4, S29°21'20"W 159.46 FEET, S45°19'48"E 244.25 FEET TO THE SOUTHWEST CORNER OF BLOCK 10 AS SAID BLOCK IS DEPICTED ON SHEET 4 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AMENDED BLOCKS 1, 4, 5, 6, 7, 10 AND PARCEL 3, RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, ON OCTOBER 4, 2000, IN BOOK 53 AT PAGE 555; THENCE THE NEXT FOUR (4) COURSES AND DISTANCES ALONG THE BOUNDARY OF BLOCK 10; S44°42'35" 1.88 FEET, S45°18'27"E 638.17 FEET, S89°56'28"E 103.96 FEET, N44°46'15"E 222.34 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SOUTH BOULEVARD; THENCE SOUTHEASTERLY 101.65 FEET ALONG THE ARC OF A 5750.94 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S47°24'50"E 101.65 FEET) TO A POINT OF INTERSECTION OF THE RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD AND THE WEST BOUNDARY LINE OF SECTION 11; THENCE S0°03'30"E 130.43 FEET ALONG THE WEST LINE OF SECTION 11, MORE OR LESS TO THE POINT OF BEGINNING; CONTAINING 11.32 ACRES, MORE OR LESS.

**Also Excepting therefrom any portion of Parcel #7 for use as a Service Area and described more specifically:**

BEGINNING AT A POINT LABELED ON THE TOWNSITE PLAT OF DUTCH JOHN AS A #3 GALVANIZED PIPE IN CONCRETE, SAID POINT BEARS N74°05'44"W 1444.62' FROM THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S23°11'55"W 653.50' TO A

POINT LABELED #4 GALVANIZED PIPE IN CONCRETE ON THE DUTCH JOHN TOWNSITE PLAT, THENCE S23°11'55"W 10.16' TO THE NORTH RIGHT-OF-WAY LINE OF THE SAID DUTCH JOHN SOUTH BLVD. AND AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5318', DELTA ANGLE OF 5°04'46", LENGTH OF 471.454'. AND WITH A LONG CHORD BEARING OF N80°03'49"W LENGTH OF 471.20', THENCE N82°36'11"W 70.90' ALONG A TANGENT, THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 1182.00', DELTA ANGLE OF 22°14'37", LENGTH OF 458.88', WITH A LONG CHORD BEARING N71°28'52"W 456.01', THENCE N60°21'11"W 23.17' ALONG A TANGENT, THENCE N38°53'11"E 354.77' TO AN EXISTING PROPERTY SURVEY POINT, THENCE N27°43'18"E 494.11' TO AN EXISTING PROPERTY SURVEY POINT LABELED ON THE DUTCH JOHN TOWNSITE PLAT AS #2 GALVANIZED PIPE IN CONCRETE, THENCE S66°14'38"W 869.51' TO THE POINT OF BEGINNING. CONTAINS 16.212 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 SE1/4 BEARS N0°02'10"W.

**Also Excepting** therefrom any portion of the following described Parcel 5:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL SAID POINT LYING S59°18'00"E 131.83 FEET FROM THE CENTER POINT OF SOUTH BOULEVARD AND SEVENTH AVENUE AS SAID CENTER POINT IS DEPICTED ON SHEET 3 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AND PREPARED BY THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, DATED APRIL 30, 1999, AND RECORDED IN BOOK 51 AT PAGES 393-397 IN DAGGETT COUNTY, UTAH; THENCE FROM SAID NORTHEAST CORNER S17°41'07"W 234.01 FEET, THENCE N71°57'44"W 505.27 FEET, THENCE N19°15'10"E 209.92 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY BOUNDARY OF SOUTH BOULEVARD, THENCE ALONG SAID SOUTH BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: S74°58'31"E 54.74 FEET AND S74°42'00"E 440.03 FEET TO THE POINT OF BEGINNING.

**Also Excepting** the parcel deeded to Utah State Parks and Recreation and described more specifically as follows:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BLVD. STREET-CURVE #B1 AND WHICH BEARS S76°34'55"W 1499.167' FROM THE BLM BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S19°15'12"W 209.92' - 17 FOOT WEST OF THE EXISTING WESTERLY CHAINLINK FENCELINE OF THE U.S.F.S. PARCEL 5, THENCE N76°54'43"W 148.39', THENCE N13°30'20"E 209.02' TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BLVD. STREET, THENCE S76°30'12"E 169.41' ALONG A CHORD OF A CURVE (PART OF CURVE #B1) TO THE POINT OF BEGINNING. CONTAINS 0.764 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS N00°02.3'W ON SHEET 1 OF 5 OF THE DUTCH JOHN TOWN SITE SURVEY. THERE IS A COMMON UTILITY AND ROAD RIGHT-OF-WAY FOR POWERLINES AND OTHER UTILITIES ALONG THE NORTH 50' OF THE PARCEL.

NOTE: 17' DISTANCE BETWEEN THIS LOT AND THE FOREST SERVICE TRACT TO THE EAST IS FILL SLOPE AREA THAT LIES WEST OF THE FOREST SERVICE FENCE AND IS 0.08 ACRES OF LAND.

**Also Excepting** any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations.**

**Section 12, T2N, R22E, SLB&M:** ALL OF THE NORTHEAST QUARTER (NE1/4), SECTION 12, T2N, R22E, S.L.B.&M. (as recorded as a United States Patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000) and as depicted on Sheets 1 through 5 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, dated April 30, 1999, and recorded in Book 51 at Pages 393-397 in Daggett County, Utah).

PARCEL 1 -

including THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 S1/2 NW1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH.

**PARCEL II -**

including A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N1/2 S1/2 NW1/4) OF SAID SECTION 12; THENCE S89°59'04"E 2653.62 FEET ALONG THE SOUTH LINE OF SAID N1/2 S1/2 NW1/4; THENCE N0°08'59"W 1972.76 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12; THENCE S89°56'38"W 1326.17 FEET ALONG THE NORTH LINE OF SAID SECTION 12; THENCE S89°54'22"W 736.78 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO A POINT IN THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF NORTH BOULEVARD AS DEPICTED ON SHEET 2 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN, DATED APRIL 30, 1999 AND RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, IN BOOK 51 AT PAGES 393-397; THENCE THE NEXT NINE (9) COURSES AND DISTANCES ALONG THE NORTH BOULEVARD AND SOUTH BOULEVARD RIGHT-OF-WAY BOUNDARY LINES; S10°38'26"E 130.77 FEET, SOUTHEASTERLY 447.56 FEET ALONG THE ARC OF A 251.48 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S61°37'32"E 390.79 FEET), N67°23'22"E 575.23 FEET, NORTHEASTERLY 737.19 FEET ALONG THE ARC OF A 336.55 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S49°51'47"E 598.40 FEET), SOUTHERLY 256.96 FEET ALONG THE ARC OF A 537.96 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S00°47'57"E 254.52 FEET, S14°28'59"E 157.48 FEET, SOUTHERLY 647.34 FEET ALONG THE ARC OF A 555.87 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S18°52'44"W 611.37 FEET), SOUTHWESTERLY 1553.52 FEET ALONG THE ARC OF AN 1180.92 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S89°55'39"W 1443.89 FEET), NORTHWESTERLY 448.22 FEET ALONG THE ARC OF A 5750.94 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS N50°09'11"W 448.10 FEET) TO A POINT IN THE WEST LINE OF SAID SECTION 12; THENCE S00°03'30"E 130.43 FEET ALONG SAID WEST LINE OF SAID SECTION 12; THENCE CONTINUING ALONG SAID WEST LINE S00°03'30"E 660.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 56.06 ACRES, MORE OR LESS.

Excepting therefrom any portion of the following described parcel (As recorded as a united states patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000 and as depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a Telephone Communication Area and described more specifically as follows: Beginning at a point lying S88°29'56"E 590.82 feet from the Southwest (original description refers to south"east" corner of said section 1) corner of said Section 1, thence N10°38'26"W 103.05 feet, thence N11°32'37"W 16.16 feet, thence N77°33'11"E 104.55 feet, thence S17°01'28"E 123.26 feet, thence S79°21'34"W 117.95 feet to the point of beginning;

Also Excepting therefrom any portion of the following described parcel (As depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a "TV" Communication Area and described more specifically as follows: Beginning at a point lying S88°29'56"E 590.82 feet from the Southwest corner of said Section 1, THENCE N79°21'34"E 117.95', THENCE S02°34'13"W 126.15', THENCE S79°21'34"W 89.12' THENCE N10°38'26"W 103.05' TO THE POINT OF BEGINNING.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations.**

**Easements, Right-Of Ways, and Reservations**

Excepting therefrom any portion of the following described roadways, alleyways, utilityways, easements, and rights of ways.:

ALL STREETS, ROADS, AND ALLEYWAYS INCLUDING THE RIGHTS-OF-WAY THERETO, INCLUDING ALL CURBS, GUTTERS, SIDEWALKS, UTILITIES, FIRE HYDRANTS, STREET LIGHTING AND ANY APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NORTH BOULEVARD, NORTH CENTER STREET, SOUTH BOULEVARD, SOUTH CENTER STREET, DAVIS STREET, FIRST AVENUE, SECOND AVENUE, THIRD AVENUE, FOURTH AVENUE, FIFTH AVENUE, SIXTH AVENUE AND SEVENTH AVENUE, AND THE ALLYWAY IN BLOCK 3, INCLUDING ANY OTHER UNNAMED STREETS, ROADS OR ALLEYWAYS AS SAID

STREETS, ROADS AND ALLEYWAYS ARE DEPICTED ON THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN DATED APRIL 30, 1999, AND RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, IN BOOK 51 AT PAGES 393-397; ALSO AS DEPICTED ON THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AMENDED, RECORDED OCTOBER 4, 2000, IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, AT ENTRY NUMBER 020133 IN BOOK 0053 AT PAGE 0558, DAGGETT COUNTY, UTAH.

Subject to any portion of the Permits, Leases, and/or easements as listed in Exhibit C of the United States Patent in Book 0053 Pages 609-616 in the Daggett County Recorder's Office November 8, 2000.

Subject to any portion of the Forest Service, USDA, reserved easements as described in Exhibit D of the United States Patent in Book 0053 Pages 609-616 in the Daggett County Recorder's Office November 8, 2000.

Subject to any and all existing public utility easements as recorded in the official records of Daggett County, Utah from the date of this plat and any easements recorded from the day of this plat to the sale of such property as described in this land transfer plat in the official records of Daggett County, Utah.

Reserving unto the United States all mineral deposits, EXCEPT sand and gravel, in the real property conveyed to the Grantee without limitation, substances subject to the disposition under the general mining laws, the general mineral leasing laws, the Geothermal Steam Act, and to it, its permittees, licensees, lessees, and mining claimants, the right to prospect for, mine and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including the ingress and egress rights.

## EXHIBIT B

### Notice of Adoption of Ordinance \_\_\_\_ by the Daggett County Commission

Pursuant to Utah Code Section 17C-4-106(1), the Daggett County Commission provides this notice with respect to Ordinance \_\_\_\_, approved on September 7, 2011, adopting the Dutch John Community Development Project Area Plan, as approved by the Daggett County Redevelopment Agency (the "Agency"), as the Official Community Development Project Area Plan for the Dutch John Community Development Project Area (the "Plan"), and directing that the notice of adoption be given as required by law. Ordinance \_\_\_\_ and the Plan shall become effective upon publication of this notice (the "Effective Date"), at which time the Agency may proceed to implement the Plan. The Plan is available for general public inspection at the office of the Daggett County Redevelopment Agency located at 95 North 1<sup>st</sup> West in Manila, Utah, during regular office hours of 7:00 am to 6:00 pm, Monday through Thursday.

For a period of 30 days after the Effective Date of the Plan, any person in interest may contest the Plan or the procedure used to adopt it if the Plan or procedure fails to comply with applicable statutory requirements. After the 30 days expire, no person may contest the Plan or procedure used to adopt it for any cause.