



**DESCRIPTION OF GOLF COURSE PROPERTY**

Beginning at a the Northwest Corner of the SW1/4 of the NE1/4 of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian as marked by a Duchesne County monument; Thence South 00°12'27" East 1330.44 feet to the Center Quarter Corner of said Section as marked by a Duchesne County monument; Thence South 00°08'45" East 1327.15 feet to the Southwest Corner of the NW1/4 of the SE1/4 of said Section; Thence South 00°03'16" West 96.74 feet along the West line of the SW1/4 of said SE1/4 to the intersection of the extension of a pipe fence; Thence the following sixteen courses along said fence:

South 61°52'31" East 249.20 feet,  
 South 53°16'28" East 136.39 feet,  
 South 27°01'21" East 83.11 feet,  
 South 04°30'19" East 130.67 feet,  
 South 14°46'14" East 191.65 feet,  
 South 41°22'25" East 190.16 feet,  
 South 81°12'16" East 99.35 feet,  
 South 54°57'18" East 83.95 feet,  
 South 18°58'30" East 82.43 feet,  
 South 39°07'02" East 104.52 feet,  
 South 77°16'38" East 165.50 feet,  
 South 72°52'59" East 103.46 feet,  
 South 82°55'02" East 71.21 feet,  
 North 85°36'06" East 69.36 feet,  
 South 54°57'11" East 89.08 feet,  
 South 89°22'44" East 21.66 feet to the East line of said SW1/4 of said SE1/4;  
 Thence North 00°05'49" West 364.98 feet along said East line to a pipe fence;  
 Thence the following eleven courses along said fence:

South 83°34'51" East 263.68 feet to the Southwest Corner of Lot 22, Riviera Villas Subdivision;  
 North 26°11'38" West 22.98 feet,  
 North 46°22'21" West 17.38 feet,  
 North 68°01'53" West 18.01 feet,  
 South 57°24'08" West 64.91 feet,  
 North 18°31'51" West 93.88 feet,  
 North 34°37'24" West 84.68 feet,  
 North 00°25'51" West 163.39 feet,  
 North 26°28'23" East 90.25 feet,  
 North 10°53'58" West 173.69 feet,  
 North 39°23'36" West 65.68 feet to the Southwest Corner of Lot 11, said Riviera Villas Subdivision;  
 Thence the following five courses along said Subdivision:

North 39°23'36" West 34.86 feet (North 39°45'29" West, by record),  
 North 40°59'48" West 108.74 feet (North 41°21'40" West, by record),  
 North 49°13'43" West 309.04 feet (North 49°35'36" West, by record),  
 North 52°52'44" East 164.39 feet (North 52°30'51" East, by record),  
 North 43°34'29" East 23.24 feet (North 43°12'37" East, by record),  
 Thence North 03°56'11" East 65.63 feet,  
 Thence North 54°15'44" East 91.53 feet,  
 Thence North 45°44'35" East 47.43 feet,  
 Thence North 39°12'21" East 41.67 feet,  
 Thence North 33°23'25" East 58.87 feet,  
 Thence North 19°10'59" East 63.18 feet,  
 Thence North 00°54'10" West 30.99 feet,  
 Thence North 17°56'50" West 41.97 feet,  
 Thence North 24°34'52" West 54.23 feet to the Northwest Corner of Lot 11, said Riviera Villas Subdivision, said point being the Southwest Corner of the Lewis Cooper property as described in Warranty Deed, entry no. 298278 in the County Recorder's Office;  
 Thence North 24°28'19" West 23.71 feet along the West line of said Cooper property;  
 Thence North 67°22'41" West 52.86 feet along said West line;  
 Thence North 53°52'23" West 98.32 feet along said West line to the Southwest Corner of Lot 7, Cooper Subdivision, Phase 1;  
 Thence the following five courses along the West line of said Subdivision:

North 53°54'10" West 41.65 feet (North 54°19'00" West, by record),  
 North 39°00'01" West 142.04 feet (North 39°24'51" West, by record),  
 North 67°58'54" West 90.49 feet (North 68°33'44" West, by record),  
 North 40°36'52" West 141.37 feet (North 41°01'42" West, by record),  
 North 13°11'01" West 24.30 feet (North 13°35'51" West, by record) to the Southwest Corner of the Roger Dart Property described on a Warranty Deed, entry no. 305296 in the County Recorder's Office;  
 Thence North 13°22'25" West 92.60 feet (Northwesterly 92 feet, more or less, by record) to the Southwest Corner of Lot 10, Amended Rocky Top Subdivision;  
 Thence the following five courses along the West and North line of said subdivision:

South 11°00'46" West 408.20 feet (North 11°25'36" West, by record),  
 South 89°30'25" East 620.95 feet (South 89°55'15" East, by record),  
 South 78°38'50" East 76.31 feet (South 79°33'42" East, by record),  
 South 71°01'48" East 88.14 feet (South 71°26'37.6" East, by record),  
 South 51°48'21" East 127.04 feet (South 52°13'11" East, by record);  
 Thence South 80°04'42" East 59.96 feet;  
 Thence South 00°29'35" West 196.73 feet to the South line of the SE1/4 of the NE1/4 of said Section;  
 Thence North 89°28'37" East 729.24 feet along said South line;  
 Thence North 00°07'10" East 514.52 feet to the Southwest Corner of Lot 1, Canyon View Estates Subdivision;  
 Thence South 32°02'14" West 421.43 feet (North 32°27'57" West, by record) along the West line of said Subdivision;  
 Thence North 71°34'17" West 467.41 feet (North 72°00'00" West, by record) along said West line;  
 Thence North 63°16'06" West 63.89 feet,  
 Thence North 78°45'25" West 150.76 feet,  
 Thence North 88°02'51" West 86.47 feet;  
 Thence North 88°34'43" West 46.32 feet to the East line of the SW1/4 of the NE1/4 of said Section and the Southeast Corner of the Lynn Snow property described on a Quit-Claim Deed, entry no. 300556 in the County Recorder's Office;  
 Thence the following eight courses along the South line of said Snow property:

North 88°53'46" West 302.83 feet,  
 North 70°16'29" West 148.53 feet,  
 North 67°12'47" West 102.26 feet,  
 North 52°37'39" West 108.74 feet,  
 North 49°25'32" West 139.03 feet,  
 North 32°24'14" West 97.36 feet,  
 North 17°42'24" West 136.02 feet,  
 North 26°03'45" West 50.84 feet,  
 Thence North 00°23'03" East 38.81 feet along said Snow property to the North line of the SW1/4 of the NE1/4 of said Section;  
 Thence North 82°21'03" West 447.75 feet along said North line to the Point of Beginning, containing 81.73 acres

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 61°52'31" E	249.20'
L2	S 53°16'28" E	136.39'
L3	S 27°01'21" E	83.11'
L4	S 04°30'19" E	130.67'
L5	S 14°46'14" E	191.65'
L6	S 41°22'25" E	190.16'
L7	S 81°12'16" E	99.35'
L8	S 54°57'18" E	83.95'
L9	S 18°58'30" E	82.43'
L10	S 39°07'02" E	104.52'
L11	S 77°16'38" E	165.50'
L12	S 72°52'59" E	103.46'
L13	S 82°55'02" E	71.21'
L14	N 85°36'06" E	69.36'
L15	N 54°57'11" E	89.08'
L16	S 89°22'44" E	21.66'
L17	S 83°34'51" E	21.17'
L18	N 26°11'38" W	22.98'
L19	N 46°22'21" W	17.38'
L20	N 68°01'53" W	18.01'
L21	S 57°24'08" W	64.91'
L22	N 18°31'51" W	93.88'
L23	N 34°37'24" W	84.68'
L24	N 00°25'51" W	163.39'
L25	N 26°28'23" E	90.25'
L26	N 10°53'58" W	173.69'
L27	N 39°23'36" W	65.68'
L28	N 39°23'36" W	34.96'
L29	N 40°59'48" W	108.74'
L30	N 43°34'29" E	23.24'
L31	N 03°56'11" E	65.63'
L32	N 54°15'44" E	91.53'
L33	N 45°44'35" E	47.43'
L34	N 39°12'21" E	41.67'
L35	N 33°23'25" E	58.87'
L36	N 19°10'59" E	63.18'
L37	N 00°54'10" W	30.99'
L38	N 17°56'50" W	41.97'
L39	N 24°34'52" W	54.23'
L40	N 24°28'19" W	23.71'
L41	N 53°21'48" W	52.86'
L42	N 67°22'41" W	52.86'
L43	N 53°52'23" W	98.32'
L44	N 53°54'10" W	41.65'
L45	N 38°00'01" W	142.04'
L46	N 67°58'54" W	90.49'
L47	N 40°36'52" W	141.37'
L48	S 78°38'50" E	76.31'
L49	S 71°01'48" E	88.14'
L50	S 51°48'21" E	127.04'
L51	S 56°00'47" E	59.96'
L52	N 63°16'06" W	63.89'
L53	N 78°45'25" W	150.76'
L54	N 88°02'51" W	86.47'
L55	N 88°34'43" W	46.32'
L56	N 67°12'47" W	102.26'
L57	N 52°37'39" W	108.74'
L58	N 49°25'32" W	139.03'
L59	N 32°24'14" W	97.36'
L60	N 17°42'24" W	136.02'
L61	N 26°03'45" W	50.84'
L62	N 00°23'03" E	38.81'

**PARCEL A**  
 Mark Dennis  
 Commencing at the Northwest Corner of the SE1/4 of the NE1/4 of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian; Thence South 0°24'06" East, by record 553.80 feet along the West line of said SE1/4 to the Southwest Corner of the Mark Dennis property as described on a Warranty Deed, entry no. 325837 in the County Recorder's Office; Thence South 88°53'43" East (South 89°16'49" East, by record) 46.32 feet along the South line of said property to the TRUE POINT OF BEGINNING;  
 Thence North 0°00'57" West (North 0°24'06" West, by record) 51.00 feet along said property line;  
 Thence South 77°22'02" East (South 77°45'08" East, by record) 313.45 feet to the West line of Lot 8, Canyon View Estates Subdivision;  
 Thence South 18°25'43" West (North 18°00'00" East, by record) to the Southwest Corner of said Lot 8;  
 Thence North 63°16'06" West 63.89 feet;  
 Thence North 78°45'25" West 150.76 feet;  
 Thence North 88°02'51" West 86.47 feet to the TRUE POINT OF BEGINNING, containing 0.25 acres.

**PARCEL B**  
 Lot 2, Rocky Top  
 Beginning at the Southeast Corner of Lot 2, Rocky Top Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence North 0°29'35" East (North 0°04'45" East, by record) 120.00 feet to the Northeast Corner of said Lot 2;  
 Thence South 56°00'47" East 59.96 feet;  
 Thence South 0°29'35" West 86.91 feet to the extension of the South line of said Lot 2;  
 Thence North 88°30'25" West (North 88°55'15" West, by record) 50.00 feet to the Point of Beginning, containing 0.12 acres.

**PARCEL C**  
 Lot 1, Rocky Top  
 Beginning at the Northeast Corner of Lot 1, Rocky Top Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence South 89°30'25" East (South 89°55'15" East, by record) 50.00 feet along the extension of the North line of said Lot 1;  
 Thence South 0°29'35" West 109.81 feet to the South line of the SE1/4 of the NE1/4 of said Section 17;  
 Thence North 89°28'37" West 50.00 feet along said South line to the East line of said Lot 1;  
 Thence North 0°29'35" East 109.45 feet, (North 0°04'45" East 110.00 feet, by record) to the Point of Beginning, containing 0.13 acres.

**PARCEL D**  
 Lot 11, Riviera Villas  
 Beginning at the Northeast Corner of Lot 11, Riviera Villas Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence South 0°00'25" West (South 0°21'27" East, by record) 50.00 feet to the beginning of a curve to the left, said curve having a central angle of 80°10'54" and a radius of 50.00 feet;  
 Thence Southwesterly 69.97 feet along said curve to the Southeast Corner of said Lot 11;  
 Thence North 80°10'30" West (North 80°32'22" West, by record) 77.63 feet along the South line of said Lot 11 and extension thereof;  
 Thence North 17°56'50" West 31.71 feet;  
 Thence North 24°34'52" West 54.23 feet to the Northwest Corner of said Lot 11;  
 Thence South 89°32'51" East (South 89°54'27" East, by record) 158.11 feet to the Point of Beginning, containing 10702 square feet.

**PARCEL E**  
 Lot 12, Riviera Villas  
 Beginning at the Southwest Corner of Lot 12, Riviera Villas Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence North 61°14'10" West 28.21 feet;  
 Thence North 19°10'59" East 63.18 feet;  
 Thence North 0°56'11" West 30.99 feet;  
 Thence North 17°56'50" West 10.26 feet to the extension of the North line of said Lot 12;  
 Thence South 80°10'30" East 77.63 feet (South 80°32'22" East, by record) to the Northeast Corner of said Lot 12;  
 Thence Southeastly 52.20 feet along a curve to the left;  
 Thence Southeastly 17.45 feet along a curve to the right;  
 Thence South 0°00'25" West (South 0°21'27" East, by record) 17.49 feet to the Southwest Corner of said Lot 12;  
 Thence South 0°00'25" West (South 0°21'27" East, by record) 10.00 feet along the East line of Lot 13;  
 Thence South 83°12'08" West (South 82°50'16" West, by record) 93.79 feet to the Point of Beginning, containing 9492 square feet.

**PARCEL F**  
 Lot 13, Riviera Villas  
 Beginning at the Northwest Corner of Lot 13, Riviera Villas Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence North 83°12'08" East (North 82°50'16" East, by record) 93.79 feet;  
 Thence South 0°00'25" West 22.19 feet along the East line of said Lot 13 to the PC of a curve to the right having a central angle of 40°27'28" and a radius of 50.00 feet;  
 Thence Southerly 35.31 feet along said curve and along said East line;  
 Thence South 40°27'28" West (South 40°06'01" West, by record) 63.70 feet to the Southeast Corner of said Lot 13;  
 Thence South 40°27'53" West (South 40°06'01" West, by record) 20.00 feet along the East line of Lot 14;  
 Thence North 49°32'08" West (North 49°53'59" West, by record) 110.38 feet;  
 Thence North 33°23'25" East 58.87 feet;  
 Thence South 61°14'10" East 28.21 feet to the Point of Beginning, containing 10816 square feet.

**PARCEL G**  
 Lot 14, Riviera Villas  
 Beginning at a point which is South 40°27'53" West (South 40°06'01" West, by record) 20.00 feet from the Northeast corner of Lot 14 Riviera Villas Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence South 40°27'53" West (South 40°06'01" West, by record) 88.89 feet along the East line of said Lot 14 and the east line of Lot 15;  
 Thence North 49°32'08" West (North 49°53'59" West, by record) 114.13 feet;  
 Thence North 45°44'35" East 47.43 feet;  
 Thence North 39°12'21" East 41.67 feet;  
 Thence South 49°32'08" East (South 49°53'59" East, by record) 110.38 feet to the Point of Beginning, containing 9873 square feet.

**PARCEL H**  
 Lot 15, Riviera Villas  
 Beginning at a point which is South 40°27'53" West (South 40°06'01" West, by record) 20.00 feet from the Northeast corner of Lot 15 Riviera Villas Subdivision, located in Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
 Thence South 40°27'53" West (South 40°06'01" West, by record) 141.63 feet along the East line of said Lot 15 and the East line of Lot 16;  
 Thence North 49°32'08" West (North 49°53'59" West, by record) 96.89 feet;  
 Thence North 3°56'11" East 65.63 feet;  
 Thence North 54°15'44" East 91.53 feet;  
 Thence South 49°32'08" West (South 49°32'08" East, by record) 114.13 feet to the Point of Beginning, containing 17255 square feet.

**PARCEL I**  
 Beginning at a point on the West line of the SW1/4 of the SE1/4 of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian, said point being South 0°03'16" West 96.74 feet from the Northwest Corner of said SW1/4;  
 Thence South 00°03'16" West 928.68 feet along said West line to the Northwest Corner of that parcel described on page 132, Book 291 of deeds on file in the Duchesne County Recorder's office;  
 Thence South 89°28'56" East 175.00 feet along the North line of said parcel;  
 Thence North 00°02'46" East 288.91 feet along the East line of said parcel to the South line of said Section;  
 Thence South 89°28'56" East 1132.39 feet along said South line to the Southeast Corner of said SW1/4 of said SE1/4;  
 Thence North 00°05'49" West 256.35 feet along the East line of said SW1/4 to a pipe fence;  
 Thence the following sixteen courses along said pipe fence:

North 89°22'44" West 21.66 feet,  
 South 54°57'11" West 89.08 feet,  
 South 85°36'06" West 69.36 feet,  
 North 82°55'02" West 71.21 feet,  
 North 72°52'59" West 103.46 feet,  
 North 39°07'02" West 104.52 feet,  
 North 18°58'30" West 82.43 feet,  
 South 54°57'18" West 83.95 feet,  
 North 81°12'16" West 99.35 feet,  
 North 14°46'14" West 191.65 feet,  
 North 04°30'19" West 130.67 feet,  
 North 27°01'21" West 83.11 feet,  
 North 61°52'31" West 249.20 feet along said pipe fence and extension thereof to the Point of Beginning, containing 16.00 acres.

**SURVEYOR'S CERTIFICATE**

This is to certify that I have surveyed the parcel of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

*Joseph D. Allred*  
 JERRY D. ALLRED, LICENSED LAND SURVEYOR,  
 CERTIFICATE NO. 148951 (UTAH)

PROPERTY SURVEY FOR  
**ROOSEVELT CITY CORP.**  
 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
 UINTAH SPECIAL BASE AND MERIDIAN

County Surveyor's File # 884

JERRY D. ALLRED AND ASSOCIATES  
 SURVEYING CONSULTANTS  
 121 NORTH CENTER ST.—P.O. BOX 975  
 DUCHESNE, UTAH 84021  
 (435) 738-5352

SEC 17 SEC 16  
 SEC 20 SEC 21

1 APRIL 1999 99-122-001