

(EXHIBIT A)

A parcel of land being a part of Lot 4, Colony Farms Subdivision recorded January 3, 2019 as Entry No. 12912961 in Book 2019 of Plats, at Page 2 in the Office of the Salt Lake County recorder. Said parcel of land is located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the northeasterly corner of said Lot 4, Colony Farms Subdivision at a point in the westerly right of way line of 7200 West Street; thence along said westerly right-of-way line and the easterly and southerly lines of said Lot 4 the following six (6) courses: 1) S. 00°09'19" E 44.39 feet; 2) S. 26°23'43" W. 13.28 feet; 3) S. 00°06'30" E. 51.30 feet; 4) S. 10°05'11" W. 11.30 feet to a point of non-tangency with a 24.50 – foot radius curve to the right, concave northerly (Radius point bears N. 42°26'16" W.); 5) Westerly 29.99 along the arc of said curve, through a central angle of 70°07'15" to a point of compound curvature with a 163.50 – foot radius curve to the right, concave northeasterly (Radius point bears N. 27°40'22" E.); 6) Northwesterly 24.31 feet along the arc of said curve, through a central angle of 08°31'03"; thence N. 81°11'15" E. 28.38 feet; thence N. 06°15'35" E. 16.85 feet; thence N. 00°14'59" W. 65.10 feet; thence N. 52°45'33" W. 38.38 feet to the northerly line of said Lot 4; thence N. 89°56'27" E. 57.15 feet along said northerly line of Lot 4 to the **Point of Beginning**.

The above described parcel of land contains 3,540 square feet in area or 0.081 acres, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°54'03" W. along the Section line between the South Quarter and the Southwest Corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

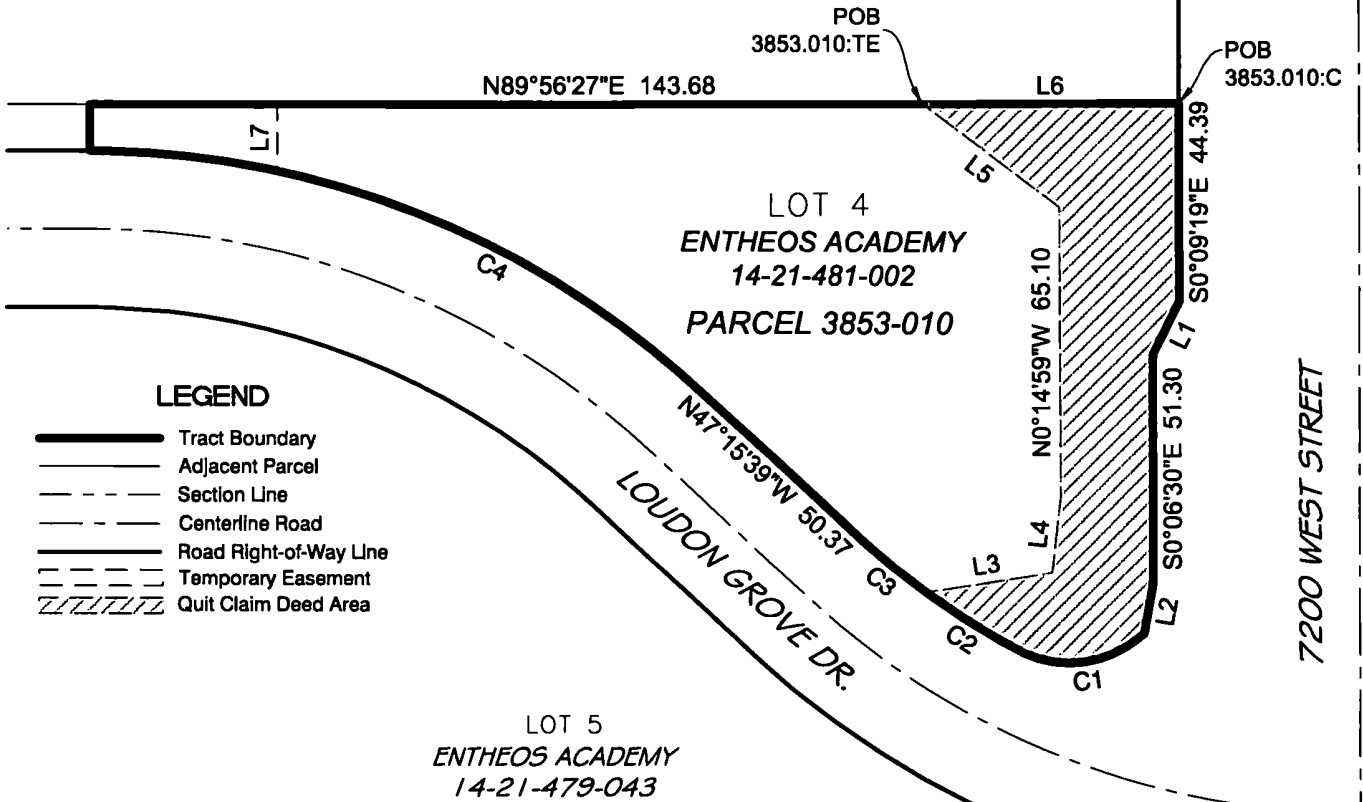
EXHIBIT "B"



0' 20' 40'
Scale in Feet
1"=40'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.28	S26° 23' 43"W
L2	11.30	S10° 05' 11"W
L3	28.38	N81° 11' 15"E
L4	16.85	N6° 15' 35"E
L5	38.38	N52° 45' 33"W
L6	57.15	N89° 56' 27"E
L7	14.91	N0° 15' 04"W

KENNECOTT UTAH COPPER LLC
14-21-426-010



LEGEND

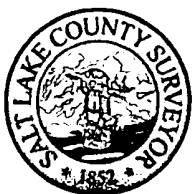
- Tract Boundary
- Adjacent Parcel
- Section Line
- Centerline Road
- Road Right-of-Way Line
- Temporary Easement
- Quit Claim Deed Area

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	29.99	24.50	70°07'15"	S82° 37' 22"W	28.15
C2	24.31	163.50	8°31'03"	N58° 04' 07"W	24.28
C3	18.69	163.50	6°32'55"	N50° 32' 08"W	18.68
C4	106.20	198.50	30°39'15"	N62° 35' 17"W	104.94

COLONY FARMS SUBDIVISION
E#12912961, B: 2019, P: 2

DATE: JUNE 15, 2020



BEAGLEY ROAD (2550 SOUTH) PROJECT
Entheos Academy

Prepared for:
MAGNA METRO TOWNSHIP

Sec. 21, T.1S, R.2W, S.L.B.&M.
Work Order No. W090319053 Real Estate No. 3853

Prepared by the Office of:

Reid J. Demman, P.L.S.
Salt Lake County Surveyor

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