

12699426
1/17/2018 4:51:00 PM \$97.00
Book - 10639 Pg - 3473-3489
ADAM GARDINER
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 17 P.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
CalAtlantic Homes of Utah, Inc.
1099 West South Jordan Parkway
South Jordan, Utah 84095
Attention: Matthew Anderson

Assessor's Parcel Number(s): 33-14-176-047; 33-14-176-046; 33-14-176-045;
33-14-176-044; 33-14-176-043; 33-14-176-042; 33-14-176-053; 33-14-176-057;
33-14-176-058; 33-14-176-059; 33-14-176-060; 33-14-176-067; 33-14-176-066;
33-14-176-065; 33-14-176-064; 33-14-176-063; 33-14-176-062; 33-14-176-061;
33-14-176-068; 33-14-176-069; 33-14-176-070; 33-14-258-013; 33-14-258-014;
33-14-258-015; 33-14-258-016; 33-14-258-017; 33-14-258-018; 33-14-258-019;
33-14-258-012; 33-14-258-011; 33-14-258-010; 33-14-258-009; 33-14-258-008;
33-14-258-007; 33-14-258-006; 33-14-258-005; 33-14-258-003; 33-14-327-001;
33-14-200-035; 33-14-200-042; 33-14-253-003; 33-14-300-021; 33-15-400-007;
33-15-400-013

11e18 9174m-3

Space above this line for Recorder's Use

MEMORANDUM OF PURCHASE AGREEMENT

By this Memorandum of Purchase Agreement dated January 17, 2018 (this "Memorandum"), **4 INDEPENDENCE, LLC**, a Utah limited liability company ("Seller"), and CALATLANTIC HOMES OF UTAH, INC., a Delaware corporation ("Buyer"), agree as follows:

1. Seller and Buyer have entered into that certain Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions dated as of January 17, 2018 ("Purchase Agreement") pursuant to which Seller has agreed to sell and Buyer has agreed to buy that certain real property located in the County of Salt Lake ("County") in the State of Utah, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), on the terms and conditions more particularly set forth therein.
2. The Purchase Agreement expires on April 30, 2019.
3. It is understood that the purpose of this Memorandum is to give notice of the Purchase Agreement and the parties' rights and obligations thereunder. In addition, this Memorandum is to give notice of Buyer's interest in Property pursuant to the provisions of the Utah Marketable Record Title Act, Utah Code Ann. §§ 57-9-4 and -5.
4. The parties shall record this Memorandum in the Official Records of Salt Lake County, State of Utah.
5. All rights and obligations of Seller and Buyer hereunder are governed by the terms, covenants, conditions, limitations and restrictions contained in the Purchase Agreement.

6. This Memorandum shall terminate and be of no further force and effect as of the sooner to occur of (a) the closing of the transactions contemplated by the Purchase Agreement as evidenced by the recordation of a special warranty deed conveying the Property to Buyer, or (b) the recordation of a quitclaim deed executed by Buyer. Buyer and Seller shall reasonably cooperate promptly to record such documents or instruments as may be reasonably necessary or desirable to effectuate the release and discharge of this Memorandum of record in the Official Records of Salt Lake County, State of Utah, upon and after the termination of this Memorandum in accordance with the Purchase Agreement or the terms hereof.

7. This Memorandum may be executed in any number of counterparts, provided each of the parties hereto executes at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Memorandum.


[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, this Memorandum was executed as of the date and year first above written.

SELLER:

4 INDEPENDENCE, LLC, a Utah limited liability company

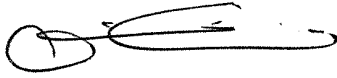
By: DAI Partners, LLC, a Utah limited liability company, its Manager

By:  _____
Bryan J. Flamm, Manager

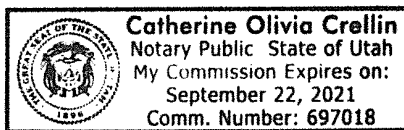
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of January, 2018, by Bryan J. Flamm, as Manager of DAI Partners, LLC, a Utah limited liability company, as manager of 4 Independence, LLC, a Utah limited liability company, on behalf of the company.

WITNESS my hand and official seal.


Signature  _____

(Seal)



BUYER:

CALATLANTIC HOMES OF UTAH, INC.,
a Delaware corporation

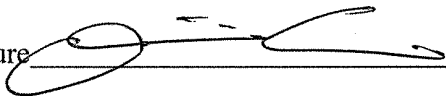
By: 
Name: David Prolo
Its: Division President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of January, 2018, by David Prolo, as Division President of CalAtlantic Homes of Utah, Inc., a Delaware corporation, on behalf of the company.

WITNESS my hand and official seal.

(Seal)

Signature 

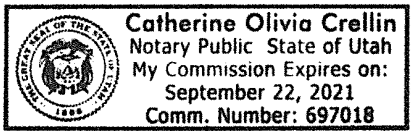


EXHIBIT "A"

DESCRIPTION OF PROPERTY

That certain real property located in the City of Bluffdale, County of Salt Lake, State of Utah, and more particularly described as follows:

Lot 731, 732, 733, 734, 735, 736, 739, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771 and 773, INDEPENDENCE AT THE POINT, PLAT N-2, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, State of Utah.

PROPOSED INDEPENDENCE AT THE POINT, PLAT N-3

A PORTION OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°32'53"W ALONG THE SECTION LINE 194.97 FEET AND SOUTH 2597.12 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S32°29'38"E 92.68 FEET; THENCE S32°27'55"E 60.00 FEET; THENCE ALONG THE ARC OF A 1120.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S32°27'55"E) TO THE LEFT 222.99 FEET THROUGH A CENTRAL ANGLE OF 11°24'28" (CHORD: S51°49'51"W 222.63 FEET); THENCE N43°52'23"W 60.00 FEET; THENCE N41°03'29"W 81.46 FEET; THENCE N48°56'31"E 119.94 FEET; THENCE N54°13'54"E 49.41 FEET; THENCE N46°49'20"E 78.97 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13, SECTION 14 AND GOVERNMENT LOT 5, OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR SUBJECT PARCELS BEING SOUTH 89°46'54" WEST 2684.79 FEET (MEASURED) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AN APPROPRIATELY STAMPED SALT LAKE COUNTY BRASS CAP MONUMENT, THENCE SOUTH 11°21'38" WEST 1334.98 FEET COINCIDENT WITH THE WEST BOUNDARY OF THAT PARTICULAR PARCEL OF LAND OWNED IN FEE SIMPLE PORTER'S POINT LLC DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 10552730, IN BOOK 9655, AT PAGE 4777 OF THE SALT LAKE COUNTY RECORDS. THENCE SOUTH 82°49'57" EAST 64.51 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE DRAPER IRRIGATION CANAL PARCEL TRANSFERRED TO MT. JORDAN LTD BY THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 7105086, IN BOOK 8112, AT PAGE 706 OF SAID RECORDS, DEPICTED ON THAT CERTAIN RECORD OF SURVEY PERFORMED BY MC NEIL ENGINEERING, CERTIFIED BY DALE BENNETT AND FILED AS MAP S1999-10-0708 WITH SAID COUNTY SURVEYOR; THENCE THE FOLLOWING TWENTY ONE (21) COURSES COINCIDENT WITH THE BOUNDARY OF SAID CANAL,

- 1) NORTH 16°17'57" EAST 167.20 FEET TO A POINT OF CURVATURE;
- 2) NORTHEASTERLY 264.97 FEET ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 73°42'03" EAST) THROUGH A CENTRAL ANGLE OF 28°29'02" TO A POINT OF TANGENCY;
- 3) NORTH 44°46'59" EAST 259.00 FEET;
- 4) NORTH 34°57'14" EAST 805.53 FEET;
- 5) NORTH 27°35'54" EAST 108.23 FEET;
- 6) NORTH 20°59'08" EAST 432.80 FEET;
- 7) NORTH 29°29'26" EAST 448.17 FEET;
- 8) NORTH 37°12'44" EAST 661.29 FEET TO A POINT OF CURVATURE;
- 9) NORTHEASTERLY 197.72 FEET ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°47'16" EAST) THROUGH A CENTRAL ANGLE OF 21°15'15" TO A POINT OF TANGENCY;
- 10) NORTH 58°27'59" EAST 718.62 FEET;
- 11) SOUTH 31°32'01" EAST 49.50 FEET;
- 12) SOUTH 58°27'59" WEST 718.62 FEET TO A POINT OF CURVATURE;
- 13) SOUTHWESTERLY 179.36 FEET ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 31°32'01" EAST) THROUGH A CENTRAL ANGLE OF 21°15'15" TO A POINT OF TANGENCY;
- 14) SOUTH 37°12'44" WEST 657.95 FEET;
- 15) SOUTH 29°29'26" WEST 441.15 FEET;
- 16) SOUTH 20°59'08" WEST 431.98 FEET;
- 17) SOUTH 27°35'54" WEST 114.27 FEET;
- 18) SOUTH 34°57'14" WEST 812.96 FEET;
- 19) SOUTH 44°46'59" WEST 263.26 FEET TO A POINT OF CURVATURE;
- 20) SOUTHERLY 240.37 FEET ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 45°13'01" EAST) THROUGH A CENTRAL ANGLE OF 28°29'02" TO A POINT OF

TANGENCY;

21) SOUTH 16°17'57" WEST 148.56 FEET TO THE SOUTHWEST CORNER OF BLUFFDALE HEIGHTS COMMERCIAL PARK PHASE 1, RECORDED IN BOOK 2008 AT PAGE 294 OF SAID COUNTY RECORDS AND THE NORTHWEST CORNER OF THAT PARTICULAR PARCEL OF LAND DEPICTED ON THAT CERTAIN RECORDS OF SURVEY PERFORMED BY BOUNDARY CONSULTANTS AND CERTIFIED BY DAVID E. HAWKES FILED WITH THE COUNTY SURVEYOR AS MAP S2010-06-0294; THENCE THE FOLLOWING SIX (6) COURSES COINCIDENT WITH THE SOUTH BOUNDARIES OF BLUFFDALE HEIGHTS COMMERCIAL PARK PHASE 1, BLUFFDALE HEIGHTS COMMERCIAL PARK PHASE 2 RECORDED IN BOOK 2008P AT PAGE 205 AND SILVERLEAF INDUSTRIAL PARK PLAT A RECORDED IN BOOK 2004P AT PAGE 008 OF SAID COUNTY RECORDS;

1) SOUTH 82°22'32" EAST 588.78 FEET;

2) NORTH 17°30'08" EAST 59.14 FEET;

3) NORTHERLY 71.30 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 72°29'52" EAST) THROUGH A CENTRAL ANGLE OF 05°50'10" TO A POINT OF COMPOUND CURVATURE;

4) EASTERLY 72.27 FEET ALONG THE ARC OF 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 66°39'42" EAST) THROUGH A CENTRAL ANGLE OF 92°00'55" TO A POINT OF REVERSE CURVATURE;

5) EASTERLY 63.98 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 25°21'13" EAST) THROUGH A CENTRAL ANGLE OF 13°19'49" TO A POINT OF TANGENCY;

6) SOUTH 77°58'36" EAST 389.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARTICULAR PARCEL OF LAND OWNED IN FEE SIMPLE BY GENEVA ROCK PRODUCTS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY 7137991, IN BOOK 8145, AT PAGE 1122 OF SAID COUNTY RECORDS;

THENCE THE FOLLOWING NINE (9) COURSES COINCIDENT WITH SAID WESTERLY BOUNDARY

1) SOUTH 30°08'53" WEST 131.59 FEET TO A POINT OF CURVATURE;

2) SOUTHERLY 191.59 FEET ALONG THE ARC OF AN 800.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 59°51'07" WEST) THROUGH A CENTRAL ANGLE OF 13°43'18" TO A POINT OF TANGENCY;

3) SOUTH 43°52'11" WEST 631.35 FEET TO A POINT OF CURVATURE;

4) SOUTHERLY 211.77 FEET ALONG THE ARC OF AN 800.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 46°07'50" EAST) THROUGH A CENTRAL ANGLE OF 15°10'01" TO A POINT OF TANGENCY;

5) SOUTH 28°42'10" WEST 63.79 FEET TO A POINT OF CURVATURE;

6) SOUTHWESTERLY 419.21 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 61°17'50" WEST) THROUGH A CENTRAL ANGLE OF 48°02'18" TO A POINT OF TANGENCY;

7) SOUTH 76°44'28" WEST 153.74 FEET;

8) NORTH 36°29'55" WEST 646.39 FEET;

9) NORTH 22°29'55" WEST 59.95 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFORESAID DRAPER IRRIGATION CANAL;

THENCE THE FOLLOWING ELEVEN (11) COURSES COINCIDENT WITH THE COMMON BOUNDARY OF SAID DRAPER IRRIGATION CANAL AND GENEVA ROCK PRODUCTS PARCEL,

1) SOUTH 43°28'59" WEST 145.50 FEET;

2) SOUTH 38°41'59" WEST 714.22 FEET;

3) SOUTH 37°15'59" WEST 413.00 FEET TO A POINT OF CURVATURE;

4) SOUTHWESTERLY 161.58 FEET ALONG THE ARC OF A 316.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 52°44'01" WEST) THROUGH A CENTRAL ANGLE OF 29°15'00" TO A POINT OF TANGENCY;

- 5) SOUTH 66°30'59" WEST 340.70 FEET;
- 6) SOUTH 62°30'59" WEST 1084.39 FEET;
- 7) SOUTH 74°30'59" WEST 737.87 FEET;
- 8) SOUTH 82°00'59" WEST 711.83 FEET;
- 9) NORTH 85°59'01" WEST 946.62 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
- 10) SOUTH 00°00'09" WEST 84.88 FEET COINCIDENT WITH SAID SECTION LINE TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
- 11) SOUTH 89°35'18" WEST 788.29 FEET TO THE EAST RIGHT OF WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE NORTH 07°17'19" EAST 376.75 FEET COINCIDENT WITH SAID RAILROAD RIGHT OF WAY TO THE NORTHWEST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS PARCEL 5 IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 7105086, IN BOOK 8112, AT PAGE 706 OF SAID COUNTY RECORDS;
THENCE SOUTH 77°09'51" EAST 73.69 FEET COINCIDENT WITH THE NORTH LINE OF SAID PARCEL 5;
THENCE NORTH 15°33'32" EAST 304.66 FEET TO A POINT ON THE EAST BOUNDARY OF THE EAST JORDAN CANAL, SAID LOCATION BEING DETERMINED FROM FIELD MEASUREMENTS OF SAID CANAL AND OFFSETTING THE CENTER LINE THEREOF 33.00 FEET EACH SIDE;
THENCE THE FOLLOWING SIXTY (60) COURSES COINCIDENT WITH SAID EASTERLY RIGHT OF WAY
 - 1) NORTH 16°18'55" EAST 34.14 FEET TO A POINT OF CURVATURE;
 - 2) EASTERLY 65.75 FEET ALONG THE ARC OF A 52.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 73°41'05" EAST) THROUGH A CENTRAL ANGLE OF 72°26'57" TO A POINT OF COMPOUND CURVATURE;
 - 3) EASTERLY 95.04 FEET ALONG THE ARC OF A 297.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°14'08" EAST) THROUGH A CENTRAL ANGLE OF 18°20'05" TO A POINT OF TANGENCY;
 - 4) SOUTH 72°54'03" EAST 123.21 FEET;
 - 5) SOUTH 68°29'56" EAST 96.84 FEET;
 - 6) SOUTH 74°56'13" EAST 204.50 FEET;
 - 7) SOUTH 76°15'58" EAST 30.36 FEET TO THE WEST LINE OF SAID SECTION 14;
 - 8) SOUTH 76°15'58" EAST 99.82 FEET TO A POINT OF CURVATURE;
 - 9) SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 117.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 13°44'02" WEST) THROUGH A CENTRAL ANGLE OF 38°09'03" TO A POINT OF TANGENCY;
 - 10) SOUTH 38°06'55" EAST 20.60 FEET;
 - 11) SOUTH 43°17'07" EAST 90.22 FEET;
 - 12) SOUTH 53°21'04" EAST 41.88 FEET TO A POINT OF CURVATURE;
 - 13) EASTERLY 114.74 FEET ALONG THE ARC OF A 208.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 36°38'56" EAST) THROUGH A CENTRAL ANGLE OF 31°36'25" TO A POINT OF TANGENCY;
 - 14) SOUTH 84°57'29" EAST 22.15 FEET TO A POINT OF CURVATURE;
 - 15) NORTHEASTERLY 147.89 FEET ALONG THE ARC OF A 318.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 05°02'31" EAST) THROUGH A CENTRAL ANGLE OF 26°38'45" TO A POINT OF TANGENCY;
 - 16) NORTH 68°23'46" EAST 52.63 FEET;
 - 17) NORTH 59°54'42" EAST 83.77 FEET;
 - 18) NORTH 57°17'41" EAST 109.08 FEET;

- 19) NORTH 43°36'10" EAST 146.67 FEET;
- 20) NORTH 46°53'33" EAST 68.18 FEET TO A POINT OF CURVATURE;
- 21) EASTERLY 147.87 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°06'27" EAST) THROUGH A CENTRAL ANGLE OF 43°00'28" TO A POINT OF TANGENCY;
- 22) NORTH 89°54'01" EAST 106.28 FEET TO A POINT OF CURVATURE;
- 23) EASTERLY 132.19 FEET ALONG THE ARC OF A 553.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°05'59" WEST) THROUGH A CENTRAL ANGLE OF 13°41'46" TO A POINT OF REVERSE CURVATURE;
- 24) NORTHEASTERLY 24.68 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 13°47'46" EAST) THROUGH A CENTRAL ANGLE OF 07°10'41" TO A POINT OF TANGENCY;
- 25) NORTH 83°22'56" EAST 47.56 FEET TO A POINT CURVATURE;
- 26) NORTHERLY 154.54 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 06°37'04" WEST) THROUGH A CENTRAL ANGLE OF 61°04'02" TO A POINT OF TANGENCY;
- 27) NORTH 22°18'54" EAST 53.39 FEET;
- 28) NORTH 14°59'50" EAST 23.11 FEET;
- 29) NORTH 17°12'42" EAST 43.73 FEET;
- 30) NORTH 20°41'04" EAST 48.44 FEET;
- 31) NORTH 27°00'29" EAST 37.54 FEET;
- 32) NORTH 40°08'40" EAST 97.05 FEET TO A POINT OF CURVATURE;
- 33) NORTHWESTERLY 107.76 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 49°51'20" WEST) THROUGH A CENTRAL ANGLE OF 66°23'30" TO A POINT OF TANGENCY;
- 34) NORTH 26°14'50" WEST 145.67 FEET TO A POINT OF CURVATURE;
- 35) NORTHERLY 38.33 FEET ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 63°45'10" EAST) THROUGH A CENTRAL ANGLE OF 61°00'32" TO A POINT OF COMPOUND CURVATURE;
- 36) NORTHEASTERLY 129.84 FEET ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 55°14'18" EAST) THROUGH A CENTRAL ANGLE OF 30°07'04" TO A POINT OF REVERSE CURVATURE;
- 37) NORTHERLY 86.61 FEET ALONG THE ARC OF A 378.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 25°07'14" WEST) THROUGH A CENTRAL ANGLE OF 13°07'42" TO A POINT OF COMPOUND CURVATURE;
- 38) NORTHERLY 88.15 FEET ALONG THE ARC OF A 268.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 38°14'56" WEST) THROUGH A CENTRAL ANGLE OF 18°50'45" TO A POINT OF COMPOUND CURVATURE;
- 39) NORTHERLY 216.46 FEET ALONG THE ARC OF A 426.52 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 57°05'41" WEST) THROUGH A CENTRAL ANGLE OF 29°04'39" TO A POINT OF COMPOUND CURVATURE;
- 40) NORTHERLY 79.49 FEET ALONG THE ARC OF A 293.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°10'20" WEST) THROUGH A CENTRAL ANGLE OF 15°32'40" TO A POINT OF TANGENCY;
- 41) NORTH 11°43'00" WEST 126.28 FEET;
- 42) NORTH 04°56'30" WEST 146.29 FEET;
- 43) NORTH 19°20'47" WEST 78.65 FEET TO A POINT OF CURVATURE;
- 44) NORTHWESTERLY 135.77 FEET ALONG THE ARC OF A 458.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 70°39'13" WEST) THROUGH A CENTRAL ANGLE OF 16°59'05" TO A POINT OF REVERSE CURVATURE;

45) NORTHERLY 93.80 FEET ALONG THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 53°40'08" EAST) THROUGH A CENTRAL ANGLE OF 27°59'31" TO A POINT OF TANGENCY;
46) NORTH 08°20'21" WEST 109.00 FEET;
47) NORTHWESTERLY 27.41 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 81°39'39" WEST) THROUGH A CENTRAL ANGLE OF 10°28'10" TO A POINT OF TANGENCY;
48) NORTH 18°48'32" WEST 177.80 FEET TO A POINT OF CURVATURE;
49) NORTHERLY 114.50 FEET ALONG THE ARC OF A 117.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 71°11'28" EAST) THROUGH A CENTRAL ANGLE OF 56°04'20" TO A POINT OF TANGENCY;
50) NORTH 37°15'48" EAST 198.36 FEET;
51) NORTH 22°11'09" EAST 151.65 FEET;
52) NORTH 06°12'20" EAST 103.55 FEET;
53) NORTH 10°29'22" EAST 156.99 FEET;
54) NORTH 09°01'33" WEST 134.33 FEET;
55) NORTH 17°45'19" WEST 122.06 FEET TO A POINT OF CURVATURE;
56) NORTHWESTERLY 133.77 FEET ALONG THE ARC OF A 239.45 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 72°14'41" WEST) THROUGH A CENTRAL ANGLE OF 32°00'27" TO A POINT OF TANGENCY;
57) NORTH 47°47'33" WEST 57.08 FEET;
58) NORTH 44°03'00" WEST 127.63 FEET;
59) NORTH 35°56'32" WEST 192.35 FEET;
60) NORTH 38°01'57" WEST 43.50 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;
THENCE NORTH 89°32'53" EAST 1109.31 FEET COINCIDENT WITH SAID SECTION LINE TO THE NORTH QUARTER CORNER THEREOF; THENCE NORTH 89°46'54" EAST 2684.79 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING SUBDIVISIONS:

INDEPENDENCE AT THE POINT PHASE 1, PLAT "A",
INDEPENDENCE AT THE POINT PHASE 1, PLAT "B" PUD,
INDEPENDENCE AT THE POINT PHASE 1, PLAT "C",
INDEPENDENCE AT THE POINT PLAT "C-1",
INDEPENDENCE AT THE POINT PLAT "D-1",
INDEPENDENCE AT THE POINT PLAT "D-2",
INDEPENDENCE AT THE POINT PLAT "D-3",
INDEPENDENCE AT THE POINT PLAT "D-4",
INDEPENDENCE AT THE POINT PLAT "D-5",
INDEPENDENCE AT THE POINT PLAT "D-6",
INDEPENDENCE AT THE POINT PLAT "D-7",
INDEPENDENCE AT THE POINT PLAT "D-8",
INDEPENDENCE AT THE POINT PLAT "E" PUD,
INDEPENDENCE AT THE POINT PLAT "E-2" PUD,
INDEPENDENCE AT THE POINT PLAT "E-3" PUD,
INDEPENDENCE AT THE POINT PLAT "E-4" PUD,
INDEPENDENCE AT THE POINT PLAT "E-5" PUD,
INDEPENDENCE AT THE POINT PLAT "E-6",

INDEPENDENCE AT THE POINT PLAT "F",
INDEPENDENCE AT THE POINT PLAT "G-1",
INDEPENDENCE AT THE POINT PLAT "G-2",
INDEPENDENCE AT THE POINT PLAT "G-3",
INDEPENDENCE AT THE POINT PLAT "H-1",
INDEPENDENCE AT THE POINT PLAT "I-1 AMD",
INDEPENDENCE AT THE POINT PLAT "I-2",
INDEPENDENCE AT THE POINT PLAT "I-3",
INDEPENDENCE AT THE POINT PLAT "K",
INDEPENDENCE AT THE POINT PLAT "K-2",
INDEPENDENCE AT THE POINT PLAT "L",
INDEPENDENCE AT THE POINT PLAT "M-1",
INDEPENDENCE AT THE POINT PLAT "N-1",
INDEPENDENCE AT THE POINT PLAT "N-2",
IRON HORSE, PLAT "A", P.U.D.,
IRON HORSE, PLAT "B", P.U.D.,
IRON HORSE, PLAT "C", P.U.D.,
COBALT VILLAGE, PLAT "A",
COBALT VILLAGE, PLAT "B",

ALSO LESS AND EXCEPTING THEREFROM TWO (2) PARCELS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 27, 2011 AS ENTRY NO. 11303322 IN BOOK 9977 AT PAGE 3211, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) COMMERCIAL LOT 1

LOCATED IN THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHASE 2, BLUFFDALE HEIGHTS COMMERCIAL PARK SUBDIVISION, SAID POINT BEING LOCATED S89°39'36"E ALONG THE SECTION LINE 437.36 FEET AND SOUTH 1,388.39 FEET FROM THE NORTHWEST CORNER OF SECTION 13, T4S, R1W, S.L.B.&M.; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION OF THE FOLLOWING FIVE (5) COURSES: N17°30'08"E 59.14 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT 71.30 FEET THROUGH A CENTRAL ANGLE OF 5°50'10" (CHORD BEARS: N20°25'13"E 71.27 FEET); THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 72.27 FEET THROUGH A CENTRAL ANGLE OF 92°00'55" (CHORD BEARS: N69°20'45"E 64.75 FEET); THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 63.98 FEET THROUGH A CENTRAL ANGLE OF 13°19'49" (CHORD BEARS: S71°18'42"E 63.84 FEET); THENCE S77°58'36"E 151.97 FEET; THENCE S21°55'35"W 190.97 FEET; THENCE N78°50'19"W 251.49 FEET; THENCE N9°21'41"E 35.02 FEET TO THE POINT OF BEGINNING.

2) COMMERCIAL LOT 2

LOCATED IN THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PHASE 2, BLUFFDALE HEIGHTS

COMMERCIAL PARK SUBDIVISION, SAID POINT BEING LOCATED S89°39'36"E ALONG THE SECTION LINE 749.72 FEET AND SOUTH 1,292.62 FEET FROM THE NORTHWEST CORNER OF SECTION 13, T4S, R1W, S.L.B.&M.; THENCE S77°58'36"E ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION 237.74 FEET; THENCE ALONG THAT REAL PROPERTY AT ENTRY NO. 7137991:1998 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER THE FOLLOWING THREE (3) COURSES: S30°08'53"W 131.59 FEET; THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE RIGHT 191.59 FEET THROUGH A CENTRAL ANGLE OF 13°43'18" (CHORD BEARS: S37°00'32"W 191.13 FEET); THENCE S43°52'11"W 443.27 FEET; THENCE N21°55'35"E 685.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 3, 2014 AS ENTRY NO. 11798925 IN BOOK 10209 AT PAGE 181, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13 & THE EAST HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°39'39"E ALONG THE SECTION LINE 668.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N27°35'54"E 15.13 FEET; THENCE N20°59'08"E 432.80 FEET; THENCE N29°29'26"E 448.17 FEET; THENCE N37°12'44"E 661.29 FEET; THENCE ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE RIGHT 197.72 FEET THROUGH A CENTRAL ANGLE OF 21°15'15" (CHORD: N47°50'22"E 196.59 FEET); THENCE N58°27'59"E 679.71 FEET TO A POINT ON THE WESTERLY LINE OF PONY EXPRESS ROAD; THENCE ALONG SAID LINE AND THE ARC OF A 1225.92 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S67°48'45"E) TO THE LEFT 80.14 FEET THROUGH A CENTRAL ANGLE OF 3°44'45" (CHORD: S20°18'53"W 80.13 FEET); THENCE S58°27'59"W 616.69 FEET; THENCE ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE LEFT 179.36 FEET THROUGH A CENTRAL ANGLE OF 21°15'15" (CHORD: S47°50'22"W 178.33 FEET); THENCE S37°12'44"W 657.95 FEET; THENCE S29°29'26"W 441.15 FEET; THENCE S20°59'08"W 431.98 FEET; THENCE S27°35'54"W 114.27 FEET; THENCE S34°57'14"W 812.96 FEET; THENCE S44°46'59"W 263.26 FEET; THENCE ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE LEFT 240.37 FEET THROUGH A CENTRAL ANGLE OF 28°29'02" (CHORD: S30°32'28"W 237.90 FEET); THENCE S16°17'57"W 148.56 FEET; THENCE S82°22'32"E 24.04 FEET; THENCE ALONG THE ARC OF A 4997.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S64°24'58"E) TO THE LEFT 15.88 FEET THROUGH A CENTRAL ANGLE OF 0°10'56" (CHORD: S25°29'34"W 15.88 FEET); THENCE ALONG THE ARC OF A 1456.00 FOOT RADIUS CURVE TO THE RIGHT 597.26 FEET THROUGH A CENTRAL ANGLE OF 23°30'10" (CHORD: S37°09'12"W 593.08 FEET); THENCE ALONG THE ARC OF A 1944.00 FOOT RADIUS CURVE TO THE LEFT 267.89 FEET THROUGH A CENTRAL ANGLE OF 7°53'44" (CHORD: S44°57'25"W 267.68 FEET); THENCE S22°29'55"E 9.31 FEET; THENCE S43°28'59"W 145.50 FEET; THENCE S38°41'59"W 714.22 FEET; THENCE S37°15'59"W 413.00 FEET; THENCE ALONG THE ARC OF A 316.50 FOOT RADIUS CURVE TO THE RIGHT 161.58 FEET THROUGH A CENTRAL ANGLE OF 29°15'00" (CHORD: S51°53'29"W 159.83 FEET); THENCE S66°30'59"W 340.70 FEET; THENCE S62°30'59"W 754.75 FEET; THENCE N24°32'46"W 162.30 FEET; THENCE N65°27'14"E 637.70 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS CURVE TO THE LEFT 850.30 FEET THROUGH A CENTRAL ANGLE OF 25°07'56" (CHORD: N52°53'17"E 843.50 FEET); THENCE N40°19'19"E 944.12 FEET; THENCE ALONG THE ARC OF A 2061.50 FOOT RADIUS CURVE TO THE RIGHT

308.81 FEET THROUGH A CENTRAL ANGLE OF 8°34'59" (CHORD: N44°36'48"E 308.53 FEET); THENCE ALONG THE ARC OF A 1338.50 FOOT RADIUS CURVE TO THE LEFT 379.31 FEET THROUGH A CENTRAL ANGLE OF 16°14'13" (CHORD: N40°47'11"E 378.04 FEET); THENCE S22°50'18"E 18.51 FEET; THENCE N24°00'19"E 17.48 FEET; THENCE N24°28'18"E 130.59 FEET; THENCE S82°49'57"E 50.75 FEET; THENCE N16°17'57"E 167.20 FEET; THENCE ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE RIGHT 264.97 FEET THROUGH A CENTRAL ANGLE OF 28°29'02" (CHORD: N30°32'28"E 262.25 FEET); THENCE N44°46'59"E 259.00 FEET; THENCE N34°57'14"E 805.53 FEET; THENCE N27°35'54"E 93.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 11, 2015 AS ENTRY NO. 12130950 IN BOOK 10360 AT PAGE 9837, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INDEPENDENCE AT THE POINT, PARK:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF PLAT D-6, INDEPENDENCE AT THE POINT SUBDIVISION, SAID POINT BEING S89°46'54"W ALONG THE SECTION LINE 2268.72 FEET AND SOUTH 885.60 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: S37°54'39"W 150.00 FEET; THENCE S52°05'21"E 62.92 FEET TO A POINT OF THE WESTERLY LINE OF PLAT D-8, INDEPENDENCE AT THE POINT SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING SIX (6) COURSES: S37°54'39"W 155.00 FEET; THENCE N52°05'21"W 33.02 FEET; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT 29.52 FEET THROUGH A CENTRAL ANGLE OF 8°27'20" (CHORD: N47°51'41"W 29.49 FEET); THENCE ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE LEFT 206.74 FEET THROUGH A CENTRAL ANGLE OF 45°33'31" (CHORD: N66°24'47"W 201.34 FEET); THENCE N89°11'33"W 22.57 FEET; THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE RIGHT 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N44°11'33"W 7.07 FEET); THENCE N0°48'27"E 224.89 FEET; THENCE N89°46'54"E 139.16 FEET; THENCE S52°05'21"E 188.79 FEET; THENCE N30°26'01"E 100.86 FEET; THENCE S52°05'21"E 70.12 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 15, 2016 AS ENTRY NO. 12240635 IN BOOK 10411 AT PAGE 5348, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH, AND ALSO BEING A PART AND PORTION OF THAT CERTAIN PROPERTY AS SHOWN ON THE RECORD OF SURVEY MAP NO. S02-04-0232 ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID PROPERTY WHICH IS 3640.46 FEET SOUTH 00°07'58" EAST ALONG THE SECTION LINE AND 2710.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 14 (BASIS OF BEARINGS BEING SOUTH 89°46'54" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14), AND RUNNING THENCE ALONG SAID PROPERTY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 62°30'54" WEST 190.60 FEET; 2) SOUTH 74°30'54" WEST 737.86 FEET; 3) SOUTH 82°00'54" WEST 315.51 FEET TO A POINT ON A 1936.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE 323.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°34'07" (CHORD BEARS NORTH 70°14'17" EAST 323.10 FEET); THENCE NORTH 65°27'14" EAST 899.44 FEET; THENCE SOUTH 24°32'51" EAST 169.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2016 AS ENTRY NO. 12440733 IN BOOK 10514 AT PAGE 3357, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPOSED INDEPENDENCE AT THE POINT, PLAT Q

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF INDEPENDENCE AT THE POINT SUBDIVISION, PLAT E-5, SAID POINT BEING LOCATED S89°46'54"W ALONG THE SECTION LINE 975.45 FEET AND SOUTH 1268.13 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S22°43'34"E ALONG SAID PLAT 648.80 FEET TO THE NORTHERLY LINE OF THE BLUFFDALE CITY PARCEL DESCRIBED AT ENTRY NO. 11855824 IN THE RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A 2061.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S47°18'24"E) TO THE LEFT 85.33 FEET THROUGH A CENTRAL ANGLE OF 2°22'18" (CHORD: S41°30'27"W 85.32 FEET); THENCE S40°19'19"W 604.10 FEET TO THE NORTHEAST CORNER OF THE IRON HORSE SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: THENCE N49°40'41"W 107.17 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 128.62 FEET THROUGH A CENTRAL ANGLE OF 24°33'56" (CHORD: N37°23'43"W 127.64 FEET); THENCE N67°33'44"E 13.01 FEET; THENCE ALONG THE ARC OF A 287.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N64°45'58"E) TO THE RIGHT 32.18 FEET THROUGH A CENTRAL ANGLE OF 6°25'30" (CHORD: N22°01'17"W 32.17 FEET); THENCE N18°48'32"W 141.24 FEET; THENCE ALONG THE ARC OF A 313.00 FOOT RADIUS CURVE TO THE LEFT 138.16 FEET THROUGH A CENTRAL ANGLE OF 25°17'27" (CHORD: N31°27'15"W 137.04 FEET); THENCE N47°06'40"E 2.51 FEET; THENCE ALONG THE ARC OF A 23.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N47°06'40"E) TO THE RIGHT 13.12 FEET THROUGH A CENTRAL ANGLE OF 31°59'17" (CHORD: N26°53'42"W 12.95 FEET); THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE LEFT 20.49 FEET THROUGH A CENTRAL ANGLE OF 41°11'18" (CHORD: N31°29'42"W 20.05 FEET); THENCE N52°05'21"W 101.26 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 15.47 FEET THROUGH A CENTRAL ANGLE OF 35°27'02" (CHORD: N34°21'50"W 15.22 FEET) TO THE

File No. 1725918MT

EASTERLY LINE OF HERITAGECREST WAY; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N37°54'39"E 409.71 FEET; THENCE ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT 304.19 FEET THROUGH A CENTRAL ANGLE OF 26°00'47" (CHORD: N50°55'02"E 301.58 FEET); THENCE ALONG THE ARC OF A 1430.00 FOOT RADIUS CURVE TO THE LEFT 102.35 FEET THROUGH A CENTRAL ANGLE OF 4°06'03" (CHORD: N61°52'24"E 102.33 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE CORRECTIVE SPECIAL WARRANTY DEED RECORDED MARCH 17, 2017 AS ENTRY NO. 12497176 IN BOOK 10538 AT PAGE 8516, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED S89°46'54"W ALONG THE SECTION LINE 2645.00 FEET AND SOUTH 3417.78 FEET FROM THE NORTHEAST CORNER OF SECTION 14; TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S24°32'41"E 162.30 FEET; THENCE S62°30'59"W 139.04 FEET; THENCE N24°32'46"W 169.42 FEET; THENCE N65°27'14"E 138.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 28, 2017 AS ENTRY NO. 12504684 IN BOOK 10542 AT PAGE 2843, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHASE 2, BLUFFDALE HEIGHTS COMMERCIAL PARK SUBDIVISION, SAID POINT BEING LOCATED S89°39'39"E ALONG THE SECTION LINE 437.36 FEET AND SOUTH 1388.40 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S9°21'41"W 35.02 FEET; THENCE S78°50'19"E 251.49 FEET; THENCE S21°55'35"W 323.69 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S52°12'07"W) TO THE LEFT 257.13 FEET THROUGH A CENTRAL ANGLE OF 27°47'48" (CHORD: N51°41'47"W 254.61 FEET); THENCE N65°35'41"W 4.07 FEET; THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE RIGHT 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N20°35'41"W 7.07 FEET); THENCE N24°24'19"E 115.72 FEET; THENCE ALONG THE ARC OF A 354.00 FOOT RADIUS CURVE TO THE LEFT 42.65 FEET THROUGH A CENTRAL ANGLE OF 6°54'11" (CHORD: N20°57'13"E 42.62 FEET); THENCE N17°30'08"E 75.71 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED JULY 5, 2017 AS ENTRY NO. 12569801 IN BOOK 10574 AT PAGE 9292, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HARMON DAY DRIVE RIGHT-OF-WAY

PROPOSED INDEPENDENCE AT THE POINT, COBALT VILLAGE, PLAT C

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 37.94 FEET AND SOUTH 2644.41 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S27°25'43"E 20.00 FEET; THENCE S27°27'59"E 90.66 FEET; THENCE ALONG THE ARC OF A 8.00 FOOT RADIUS CURVE TO THE RIGHT 12.57 FEET THROUGH A CENTRAL ANGLE OF 90°00'03" (CHORD: S17°32'02"W 11.31 FEET); THENCE S27°27'56"E 22.00 FEET; THENCE N62°32'04"E 51.08 FEET; THENCE S27°27'56"E 79.86 FEET; THENCE S62°31'39"W 35.43 FEET; THENCE N87°27'59"W 20.00 FEET; THENCE S62°31'39"W 7.59 FEET; THENCE S27°27'59"E 66.00 FEET; THENCE S62°31'39"W 56.60 FEET; THENCE N27°27'59"W 18.00 FEET; THENCE S62°31'39"W 12.28 FEET; THENCE S32°32'01"W 20.00 FEET; THENCE S62°32'01"W 221.28 FEET; THENCE N80°18'44"W 16.51 FEET; THENCE S62°24'32"W 14.68 FEET; THENCE N28°41'37"W 38.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N28°27'11"W) TO THE LEFT 23.30 FEET THROUGH A CENTRAL ANGLE OF 89°00'48" (CHORD: N17°02'25"E 21.03 FEET); THENCE N27°27'59"W 62.78 FEET; THENCE ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT 12.48 FEET THROUGH A CENTRAL ANGLE OF 22°00'31" (CHORD: N38°28'14"W 12.41 FEET); THENCE N49°28'30"W 10.18 FEET; THENCE ALONG THE ARC OF A 47.50 FOOT RADIUS CURVE TO THE RIGHT 12.44 FEET THROUGH A CENTRAL ANGLE OF 15°00'28" (CHORD: N41°58'16"W 12.41 FEET); THENCE ALONG THE ARC OF A 173.00 FOOT RADIUS CURVE TO THE LEFT 20.45 FEET THROUGH A CENTRAL ANGLE OF 6°46'22" (CHORD: N37°51'13"W 20.44 FEET); THENCE N41°14'24"W 37.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.09 FEET THROUGH A CENTRAL ANGLE OF 92°00'03" (CHORD: N87°14'25"W 21.58 FEET); THENCE ALONG THE ARC OF A 1120.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S43°14'27"E) TO THE RIGHT 309.09 FEET THROUGH A CENTRAL ANGLE OF 15°48'44" (CHORD: N54°39'55"E 308.11 FEET); THENCE N62°34'17"E 73.93 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2017 AS ENTRY NO. 12649170 IN BOOK 10615 AT PAGE 2190, OF THE OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPOSED INDEPENDENCE AT THE POINT, COBALT VILLAGE, PLAT D

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF NOELL NELSON DRIVE, SAID POINT BEING LOCATED N89°46'54"E ALONG THE SECTION LINE 522.09 FEET AND SOUTH 2791.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S27°25'43"E ALONG SAID NOELL NELSON DRIVE 65.75 FEET; THENCE N62°34'17"E 23.00 FEET; THENCE S27°25'43"E 139.53 FEET; THENCE

File No. 1725918MT

N62°34'17"E 43.00 FEET; THENCE S27°25'43"E 163.61 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N28°52'22"W) TO THE RIGHT 146.39 FEET THROUGH A CENTRAL ANGLE OF 4°19'36" (CHORD: S63°17'26"W 146.35 FEET); THENCE S65°27'14"W 114.14 FEET; THENCE N27°27'59"W 121.30 FEET; THENCE N62°32'01"E 11.50 FEET; THENCE ALONG THE ARC OF A 8.00 FOOT RADIUS CURVE TO THE LEFT 12.57 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N17°32'01"E 11.31 FEET); THENCE N27°27'59"W 54.92 FEET; THENCE S62°32'01"W 81.24 FEET; THENCE N61°43'27"W 32.28 FEET; THENCE N75°34'18"W 38.00 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N75°34'18"W) TO THE LEFT 15.36 FEET THROUGH A CENTRAL ANGLE OF 41°53'41" (CHORD: N6°31'08"W 15.02 FEET); THENCE N27°27'59"W 86.92 FEET; THENCE N62°32'01"E 48.00 FEET; THENCE N27°27'59"W 17.54 FEET; THENCE N57°27'59"W 20.00 FEET; THENCE N27°28'16"W 10.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90°01'07" (CHORD: N17°32'18"E 21.22 FEET); THENCE N62°32'52"E 109.83 FEET; THENCE ALONG THE ARC OF A 31.00 FOOT RADIUS CURVE TO THE RIGHT 17.92 FEET THROUGH A CENTRAL ANGLE OF 33°06'59" (CHORD: N79°06'21"E 17.67 FEET); THENCE ALONG THE ARC OF A 67.50 FOOT RADIUS CURVE TO THE LEFT 39.01 FEET THROUGH A CENTRAL ANGLE OF 33°06'59" (CHORD: N79°06'21"E 38.47 FEET); THENCE N62°32'52"E 60.78 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°01'05" (CHORD: S72°26'25"E 28.29 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE EAST JORDAN CANAL.