

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/05/2019 01:49 PM
FEE \$0.00 Pgs: 3
DEP RTT REC'D FOR CITY OF NORTH SA
LT LAKE

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

RETURNED
SEP 05 2019

01-107-0061 ✓
01-120-0033 ✓
01-107-0060 ✓

MEMORANDUM OF AGREEMENT
AGR 2019-19A

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and **CW THE RIDGE, LLC**, a Utah limited liability company, whose address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014 ("Developer").

Developer and the City have entered into that certain "Development Agreement for The Ridge, A Planned District Development", dated the 3rd day of September, 2019 (referred to herein as the "Agreement") regarding the real property to be known as the The Ridge and more particularly described on the attached **Schedule "A"** (the "Property"). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder's Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

"CITY"

CITY OF NORTH SALT LAKE

ATTEST:

Sherrie Llewelyn
Sherrie Llewelyn, Deputy City Recorder

By: Len Arave
Len Arave, Mayor

State of Utah)
 §
County of Davis)

This instrument was acknowledged before me on September, 2019, by Len Arave as Mayor of City of North Salt Lake, a Utah municipal corporation.

[Seal]

Janalee A. Baggett
NOTARY PUBLIC

My Commission Expires: 02/06/2022



"DEVELOPER"

By: *Colin Wright*
Colin Wright, Manager

State of Utah)
 §
County of Davis)

This instrument was acknowledged before me on September 4th, 2019, by Colin Wright as Manager of CW THE RIDGE, LLC, a Utah Limited Liability company.

[Seal]



St. Heiner
NOTARY PUBLIC

My Commission Expires: 02.11.2023

SCHEDULE "A"

All property included in Davis County Parcel Identification numbers: 01-107-0061 & 01-112-0033 containing approximately 49.22 acres.

Legal Description:

A portion of the Southwest quarter of Section 12 and the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence North 00°08'43" West 2,647.75 feet along the section line to the West quarter corner of said Section 12, said point also being on the Southerly line of Eaglewood Village Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2811244 in Book 6051 at Page 367; thence South 13°37'06" East 608.86 feet along said plat and along the Westerly line of The Views at Eaglewood Village P.U.D. Village Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2770620 in Book 5868 at Page 911; thence South 18°26'57" East 490.01 feet along said plat to the Northwest corner of The Villas at Bella Vida, Phase 3 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2994702 in Book 6679 at Page 930; thence South 27°30'14" East 192.38 feet along said plat; thence South 23°41'31" East 504.09 feet along said plat and along the Westerly line of The Villas at Bella Vida, Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2604394 in Book 5301 at Page 400 and along the Westerly line of Edgewood Estates P.U.D. Phase 1 Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 1822155 in Book 3206 at Page 69 to the Northwest corner of Edgewood Estates Phase 2, Plat F Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151973 in Book 3990 at Page 1273; thence South 24°09'11" East 167.73 feet along said plat to the Northwest corner of Edgewood Estates Phase 2, Plat E Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151972 in Book 3990 at Page 1272; thence South 24°17'13" East 751.53 feet along said plat and along the Westerly line of Edgewood Estates Phase 2, Plat I Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2570069 in Book 5160 at Page 2067 and along the Westerly line of Edgewood Estates Phase 2, Plat J Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 287793 in Book 5944 at Page 852; thence South 60°28'00" West 19.82 feet; thence South 29°59'42" East 89.54 feet; thence South 0.76 feet; thence South 30°00'00" East 29.74 feet; thence South 60°00'00" West 19.11 feet; thence South 05°05'38" West 0.88 feet to the Northwest corner of Eaglepointe Estates Phase 13, Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2695680 in Book 5633 at Page 1619; thence South 32°35'35" West 612.24 feet along said plat and along the Westerly line of Eaglepointe Estates Phase 13 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2272417 in Book 4287 at Page 1113; thence South 00°06'49" West 799.12 feet along said plat to the South line of the Northwest quarter of the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'02" West 657.84 feet along the 16th section (40 acre) line to the West line of said Section 13; thence North 00°06'49" East 1,317.77 feet along the section line to the point of beginning.

Contains: 49.22 acres+/-