



ENT 11076:2018 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Feb 02 4:52 pm FEE 0.00 BY CS
RECORDED FOR DRAPER CITY

When recorded mail to:
DJ Investment Group, LLC
Attn: David Mast
P.O. Box 1
Draper, Utah 84020

Special Warranty Deed

Draper City, a municipal and political subdivision of the State of Utah, **Grantor**, herby conveys and warrants against all persons claiming by, through and under **Grantor**, but not otherwise, to **DJ Investment Group, LLC** a limited liability company, **Grantee**, with address of P.O. Box 1, Draper, Utah 84020 the following described real property in Utah County, Utah:

Proposed Mercer Mountain Subdivision Boundary Legal Description:

The basis of bearing for this description is South 89°58'55" East between the found north quarter corner and the found northwest corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

A part of the Northwest and Northeast quarters of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, in Draper City, Utah County, Utah, being further described as follows:

Beginning at a point on the east right of way line of Corner Canyon Road, as recorded at the Utah County Recorder's Office as Entry No. 37726:2014, Map No. 14263, said point being

158.414 feet south and 717.605 feet west to said east right of way line and

127.74 feet North 32.13'44" East from the North Quarter corner of Said Section 15; and running

thence along said east right of way line (2) two courses as follows:

(1) North 32°13'44" East 29.579 feet to a point of curvature and

(2) northeasterly along the arc of a 1028.00 foot radius curve to the left a distance of 68.773 feet

(central angle equals 3°49'59" and long chord bears North 30°18'44" East 68.760 feet) to a non-tangent point on a curve;

thence southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 38.191 feet

(central angle equals 87°31'41" and long chord bears South 15°22'06" East 34.584 feet);

thence South 59°07'56" East 122.294 feet to a point of curvature;

thence southeasterly along the arc of a 175.00 foot radius curve to the left a distance of 2.656 feet

(central angle equals 0°52'11" and long chord bears South 59°34'01" East 2.656 feet) to a non-tangent point on a curve;

thence easterly along the arc of a 175.503 foot radius curve to the left a distance of 79.621 feet (central angle equals 25°59'37" and long chord bears South 76°32'55" East 78.940 feet);

thence South 89°32'44" East 12.318 feet to point of curvature;

thence easterly along the arc of a 12.50 foot radius curve to the left a distance of 3.272 feet (central angle equals 15°00'00" and long chord bears North 82°57'16" East 3.263 feet);

thence North 75°27'16" East 82.281 feet to a point of curvature;

thence easterly along the arc of a 37.50 foot radius curve to the right a distance of 9.817 feet (central angle equals 15°00'00" and long chord bears North 82°57'16" East 9.789 feet);

thence South 89°32'44" East 86.810 feet to a point of curvature;

thence easterly along the arc of a 37.50 foot radius curve to the right a distance of 9.817 feet (central angle equals 15°00'00" and long chord bears South 82°02'44" East 9.789 feet);

thence South 74°32'44" East 101.600 feet to a non-tangent point on a curve;

thence easterly along the arc of a 25.05 foot radius curve to the left a distance of 3.265 feet (central angle equals 7°28'04" and long chord bears South 82°02'44" East 3.263 feet) to a point of non-tangency;
 thence South 89°32'44" East 406.710 feet to a point of curvature;
 thence easterly along the arc of a 325.00 foot radius curve to the right a distance of 135.988 feet (central angle equals 23°58'26" and long chord bears South 77°33'31" East 134.998 feet);
 thence South 65°34'18" East 91.332 feet to a point of curvature;
 thence southeasterly along the arc of a 350.00 foot radius curve to the left a distance of 106.761 feet (central angle equals 17°28'37" and long chord bears South 74°18'37" East 106.347 feet);
 thence South 83°02'55" East 22.690 feet to a point of curvature;
 thence southeasterly along the arc of a 225.00 foot radius curve to the right a distance of 143.342 feet (central angle equals 36°30'06" and long chord bears South 64°47'52" East 140.930 feet);
 thence South 46°32'49" East 16.210 feet to a point of curvature;
 thence southeasterly along the arc of a 175.00 foot radius curve to the left a distance of 124.415 feet (central angle equals 40°44'03" and long chord bears South 66°54'51" East 121.812 feet);
 thence South 87°16'52" East 187.310 feet to a point of curvature;
 thence southeasterly along the arc of a 225.00 foot radius curve to the right a distance of 138.789 feet (central angle equals 35°20'32" and long chord bears South 69°36'36" East 136.599 feet);
 thence South 51°56'20" East 106.750 feet to a point of curvature;
 thence northeasterly along the arc of a 75.00 foot radius curve to the left a distance of 188.579 feet (central angle equals 144°03'50" and long chord bears North 56°01'45" East 142.684 feet);
 thence North 16°00'10" West 30.720 feet;
 thence North 76°15'23" West 189.480 feet;
 thence North 28°07'47" East 203.030 feet;
 thence North 64°18'19" East 228.980 feet to a point on the north line of said Section 15;
 thence South 89°58'55" East 600.090 feet along said north line;
 thence South 68°00'12" East 185.950 feet;
 thence South 41°05'37" East 328.080 feet;
 thence South 4°51'05" West 340.100 feet;
 thence North 84°31'36" West 40.860 feet;
 thence South 4°51'05" West 396.700 feet;
 thence South 33°41'15" East 431.480 feet;
 thence South 17°35'09" West 136.960 feet;
 thence South 50°19'21" West 131.210 feet;
 thence North 75°00'07" West 121.720 feet;
 thence North 51°36'36" West 145.930 feet;
 thence North 33°26'49" West 250.770 feet;
 thence North 28°31'00" West 86.420 feet;
 thence North 15°38'42" West 134.740 feet;
 thence North 1°37'25" East 149.780 feet;
 thence North 5°08'53" East 184.670 feet;
 thence South 48°13'14" West 102.040 feet;
 thence North 82°49'09" West 218.440 feet;
 thence North 20°59'18" West 88.050 feet;
 thence North 3°54'02" West 96.360 feet;
 thence North 1°12'51" East 260.777 feet;
 thence South 88°22'31" West 287.293 feet to a non-tangent point on a curve;
 thence southwesterly along the arc of a 125.00 foot radius curve to the right a distance of 293.187 feet (central angle equals 134°23'13" and long chord bears South 60°52'04" West 230.455 feet);

thence North 51°56'20" West 106.750 feet to a point of curvature;
 thence northwesterly along the arc of a 175.00 foot radius curve to the left a distance of 107.947 feet
 (central angle equals 35°20'32" and long chord bears North 69°36'36" West 106.243 feet);
 thence North 87°16'52" West 187.310 feet to a point of curvature;
 thence northwesterly along the arc of a 225.00 foot radius curve to the right a distance of 159.963 feet
 (central angle equals 40°44'03" and long chord bears North 66°54'51" West 156.615 feet);
 thence North 46°32'49" West 16.210 feet to a point of curvature;
 thence northwesterly along the arc of a 175.00 foot radius curve to the left a distance of 111.488 feet
 (central angle equals 36°30'06" and long chord bears North 64°47'52" West 109.612 feet);
 thence North 83°02'55" West 22.690 feet to a point of curvature;
 thence northwesterly along the arc of a 400.00 foot radius curve to the right a distance of 122.012 feet
 (central angle equals 17°28'37" and long chord bears North 74°18'37" West 121.540 feet);
 thence North 65°34'18" West 91.330 feet to a point of curvature;
 thence westerly along the arc of a 275.00 foot radius curve to the left a distance of 115.066 feet (central
 angle equals 23°58'26" and long chord bears North 77°33'31" West 114.229 feet);
 thence North 89°32'44" West 406.710 feet to a point of curvature;
 thence westerly along the arc of a 12.50 foot radius curve to the left a distance of 3.272 feet (central
 angle equals 15°00'00" and long chord bears South 82°57'16" West 3.263 feet);
 thence South 75°27'16" West 101.600 feet to a point of curvature;
 thence westerly along the arc of a 37.50 foot radius curve to the right a distance of 9.817 feet (central
 angle equals 15°00'00" and long chord bears South 82°57'16" West 9.789 feet);
 thence North 89°32'44" West 156.410 feet to a point of curvature;
 thence northwesterly along the arc of a 124.500 foot radius curve to the right a distance of 63.303 feet
 (central angle equals 29°07'57" and long chord bears North 74°58' 45" West 62.623 feet) to a point of
 non-tangency;
 thence North 60°53'06" West 90.098 feet;
 thence North 59°07'56" West 122.310 feet to a non-tangent point on a curve;
 thence westerly along the arc of a 25.00 foot radius curve to the left a distance of 38.676 feet (central
 angle equals 88°38'22" and long chord bears South 76°32'55" West 34.933 feet) to the point of
 beginning.

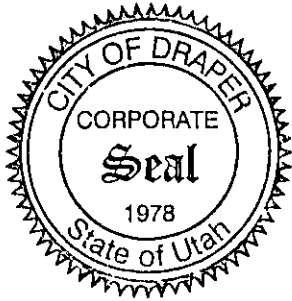
Contains: 1,117,426 sq.ft. or 25.653 acres

TOGETHER WITH all building, fixtures, and improvements thereon and water rights, rights of ways, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenance thereunto now hereafter used or enjoyed with said property or any part thereof.

SUBJECT TO all encumbrances, covenants, conditions, easements, rights of ways, reservations and restrictions now of record.

ALSO SUBJECT TO (a) that certain "Master Development Agreement for the Hidden Canyon Estates, Mercer Mountain Estates, and Lakeview Heights Property" between Grantor and Grantee et. al recorded May 14, 2015 Entry: 41579:2015 in the office of the Utah County Recorders; and (b) that certain "First Amendment to Development Agreement" between Grantor and Grantee et. al recorded December 8, 2016, Entry No. 123836:2016 in the office of the Utah County Recorder.

Witness the hand of Grantor on this 2nd Day of February 2018.



Draper City

A municipal and political subdivision of the State of Utah.

By: [Signature]
Troy k. Walker, Mayor

Attest: [Signature]
Rachelle Conner, City Recorder

State of Utah)

:ss.

County of Salt Lake)

The forgoing instrument was acknowledged before me on the 2 day of Feb, 2018 by Troy K Walker, in his capacity as Mayor of Draper City, Utah.

Notary Public Kellie Challburg

