



## EXHIBIT A

### Legal Description of the Property

Real property in County of Salt Lake, State of Utah, described as follows:

#### **Mountain Ridge Subdivision**

#### **Takedown 1B excluding Paladin ROW Description**

A parcel of land situate in the Southeast Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of the Provo Reservoir Canal, said point being North 89°50'58" West 1,199.53 feet along the section line and South 1,378.61 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line of the Provo Reservoir Canal the following five (5) courses:

- (1) Southeasterly 86.01 feet along the arc of a 798.00 foot radius curve to the left (center bears North 60°10'14" East and the chord bears South 32°55'03" East 85.97 feet with a central angle of 06°10'32");
  - (2) South 36°00'19" East 348.59 feet;
  - (3) South easterly 221.54 feet along the arc of a 758.00 foot radius curve to the left (center bears North 53°59'40" East and the chord bears South 44°22'42" East 220.75 feet with a central angle of 16°44'44");
  - (4) South 52°45'04" East 91.47 feet;
  - (5) Southeasterly 48.08 feet along the arc of a 531.50 foot radius curve to the right (center bears South 37°14'55" West and the chord bears South 50°09'35" East 48.07 feet with a central angle of 05°11'00");
- thence South 42°25'55" West 161.32 feet;  
thence South 43°43'13" East 80.34 feet;  
thence South 89°59'43" West 620.95 feet;  
thence South 00°00'17" East 86.00 feet;  
thence South 02°34'18" East 53.05 feet;  
thence South 00°00'17" East 90.00 feet to a point on the Northerly Boundary Line of Park House Phase 2, South Herriman Subdivision, Amending Lot B and B-1 and the Meadows at Rosecrest Subdivision Phase 1, Amending Lot D, recorded as Entry No. 12246382 in Book 2016P at Page 72 in the Office of the Salt Lake County Recorder;  
thence South 89°59'43" West 692.85 feet along said North Boundary Line;  
thence North 00°00'17" West 25.81 feet;  
thence Northeasterly 209.44 feet along the arc of a 300.00 foot radius curve to the right (center bears North 89°59'44" East and the chord bears North 19°59'43" East 205.21 feet with a central angle of 39°59'58");  
thence North 39°59'43" East 8.97 feet;  
thence Northeasterly 143.48 feet along the arc of a 300.00 foot radius curve to the left (center bears North 50°00'18" West and the chord bears North 26°17'39" East 142.11 feet with a central angle of 27°24'07");  
thence South 77°24'25" East 30.28 feet;  
thence Southeasterly 43.97 feet along the arc of a 200.00 foot radius curve to the left (center bears North 12°35'35" East and the chord bears South 83°42'21" East 43.89 feet with a central angle of 12°35'52");  
thence North 89°59'43" East 451.38 feet;  
thence North 00°00'17" West 179.60 feet;  
thence Northwesterly 54.35 feet along the arc of a 86.50 foot radius curve to the left (center bears South 89°59'43" West and the chord bears North 18°00'18" West 53.46 feet with a central angle of 36°00'02");

**EXHIBIT A (cont.)**

**Legal Description of the Property**

thence North 36°00'19" West 143.48 feet;  
thence Northwesterly 120.72 feet along the arc of a 1,213.50 foot radius curve to the right  
(center bears North 53°59'41" East and the chord bears North 33°09'19" West 120.67 feet with a central  
angle of 05°42'00");  
thence North 59°41'41" East 140.00 feet;  
thence Northwesterly 21.07 feet along the arc of a 1,073.50 foot radius curve to the right  
(center bears North 59°41'41" East and the chord bears North 29°44'34" West 21.07 feet with a central  
angle of 01°07'29");  
thence North 60°49'10" East 101.14 feet;  
thence South 26°48'02" East 9.67 feet;  
thence North 60°10'14" East 172.15 feet to the point of beginning.

Contains 594,474 Square Feet or 13.647 Acres  
*Cked by JIB 18 Feb. 2021*

**Mountain Ridge Subdivision**

**Takedown 1B Paladin ROW Description**

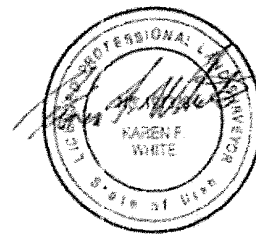
A parcel of land situate in the Southeast Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake  
Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 1,385.07 feet along the section line and South 2,015.38  
feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and  
Meridian; and running

thence South 00°00'17" East 26.50 feet;  
thence South 89°59'43" West 451.38 feet;  
thence Northwesterly 43.97 feet along the arc of a 200.00 foot radius curve to the right (center  
bears North 00°00'17" West and the chord bears North 83°42'21" West 43.89 feet with a central angle  
of 12°35'52");  
thence North 77°24'25" West 30.28 feet;  
thence Northeasterly 36.58 feet along the arc of a 300.00 foot radius curve to the left (center  
bears North 77°24'25" West and the chord bears North 09°05'59" East 36.56 feet with a central angle of  
06°59'13");  
thence South 84°23'38" East 30.00 feet;  
thence Southeasterly 22.88 feet along the arc of a 15.00 foot radius curve to the left (center  
bears South 84°23'38" East and the chord bears South 38°06'00" East 20.73 feet with a central angle of  
87°24'44");  
thence Southeasterly 24.83 feet along the arc of a 173.50 foot radius curve to the left (center  
bears North 08°11'38" East and the chord bears South 85°54'20" East 24.81 feet with a central angle of  
08°11'55");  
thence North 89°59'43" East 451.38 feet to the point of beginning.

Contains 14,261 Square Feet or 0.327 Acres

*Cked by JIB 18 Feb 2021*



**EXHIBIT A (cont.)**

**Legal Description of the Property**

**Mountain Ridge Subdivision**

**Takedown Parcel 1B excluding Slip Lanes Description**

A parcel of land situate in the South Half of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,021.86 feet along the section line and South 437.15 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 130.90 feet;  
thence Southeasterly 80.34 feet along the arc of a 170.00 foot radius curve to the left (center bears East and the chord bears South 13°32'20" East 79.60 feet with a central angle of 27°04'40");  
thence South 27°04'40" East 78.72 feet;  
thence Southeasterly 97.89 feet along the arc of a 230.00 foot radius curve to the right (center bears South 62°55'20" West and the chord bears South 14°53'04" East 97.16 feet with a central angle of 24°23'12");  
thence North 88°16'44" West 60.24 feet;  
thence Southwesterly 24.67 feet along the arc of a 15.00 foot radius curve to the right (center bears South 85°44'47" West and the chord bears South 42°52'15" West 21.98 feet with a central angle of 94°14'56");  
thence South 89°59'43" West 301.92 feet;  
thence Southwesterly 149.02 feet along the arc of a 426.50 foot radius curve to the left (center bears South 00°00'17" East and the chord bears South 79°59'08" West 148.26 feet with a central angle of 20°01'09");  
thence Northwesterly 20.38 feet along the arc of a 15.00 foot radius curve to the right (center bears North 20°01'26" West and the chord bears North 71°06'12" West 18.85 feet with a central angle of 77°50'28");  
thence North 32°10'59" West 9.79 feet;  
thence South 57°49'01" West 53.00 feet;  
thence Southwesterly 23.90 feet along the arc of a 15.00 foot radius curve to the right (center bears South 57°49'01" West and the chord bears South 13°27'55" West 21.45 feet with a central angle of 91°17'48");  
thence Southwesterly 5.60 feet along the arc of a 426.50 foot radius curve to the left (center bears South 30°53'11" East and the chord bears South 58°44'15" West 5.60 feet with a central angle of 00°45'09");  
thence South 58°21'40" West 111.48 feet;  
thence South 64°04'18" West 70.35 feet;  
thence South 58°21'40" West 15.54 feet;  
thence Northwesterly 126.59 feet along the arc of a 1,005.00 foot radius curve to the left (center bears South 51°33'19" West and the chord bears North 42°03'12" West 126.50 feet with a central angle of 07°13'01");  
thence North 45°39'42" West 433.72 feet;  
thence Northwesterly 311.79 feet along the arc of a 795.00 foot radius curve to the right (center bears North 44°20'18" East and the chord bears North 34°25'35" West 309.80 feet with a central angle of 22°28'15");  
thence North 63°00'41" East 51.61 feet;

**EXHIBIT A (cont.)**

**Legal Description of the Property**

thence Northeasterly 67.41 feet along the arc of a 326.50 foot radius curve to the right (center bears South 26°59'19" East and the chord bears North 68°55'35" East 67.29 feet with a central angle of 11°49'48");

thence Southeasterly 265.90 feet along the arc of a 676.12 foot radius curve to the left (center bears North 66°52'17" East and the chord bears South 34°23'42" East 264.19 feet with a central angle of 22°31'59");

thence South 45°39'42" East 81.22 feet;

thence Northeasterly 118.55 feet along the arc of a 333.15 foot radius curve to the right (center bears South 20°28'27" East and the chord bears North 79°43'11" East 117.92 feet with a central angle of 20°23'15");

thence East 196.43 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence North 85.90 feet;

thence East 148.19 feet;

thence North 4.14 feet;

thence East 315.90 feet;

thence South 4.14 feet;

thence East 155.19 feet to the point of beginning.

Contains 424,315 Square Feet or 9.741 Acres  
*Checked by JJB 18 Feb. 2021*

**Mountain Ridge Subdivision**

**Takedown Parcel 1B Slip Lane Description**

A parcel of land situate in the South Half of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,714.63 feet along the section line and South 986.35 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 58°21'40" West 30.22 feet to the Easterly Right-of-Way Line of Sentinel Ridge Boulevard;

thence along said Easterly Right-of-Way Line of Sentinel Ridge Boulevard the following three (3) courses:

(1) Northwesterly 119.23 feet along the arc of a 975.00 foot radius curve to the left (center bears South 51°20'41" West and the chord bears North 42°09'30" West 119.15 feet with a central angle of 07°00'23");

(2) North 45°39'42" West 433.72 feet;

(3) Northwesterly 321.56 feet along the arc of a 825.00 foot radius curve to the right (center bears North 44°20'18" East and the chord bears North 34°29'44" West 319.53 feet with a central angle of 22°19'57");

thence North 63°00'41" East 30.06 feet;

thence Southeasterly 311.79 feet along the arc of a 795.00 foot radius curve to the left (center bears North 66°48'33" East and the chord bears South 34°25'35" East 309.80 feet with a central angle of 22°28'15");

thence South 45°39'42" East 433.72 feet;

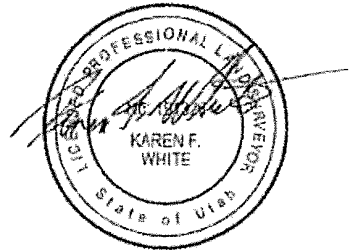
**EXHIBIT A (cont.)**

**Legal Description of the Property**

thence Southeasterly 126.59 feet along the arc of a 1,005.00 foot radius curve to the right (center bears South 44°20'18" West and the chord bears South 42°03'12" East 126.50 feet with a central angle of 07°13'01") to the point of beginning.

Contains 26,199 Square Feet or 0.601 Acres

*Cked by JJB 18 Feb. 2021*





### Owners Covenant for Subdivision Exception - SLR and Edge Homes Second Take-Down Herriman-4811-7976-6486 ver. 2.pdf

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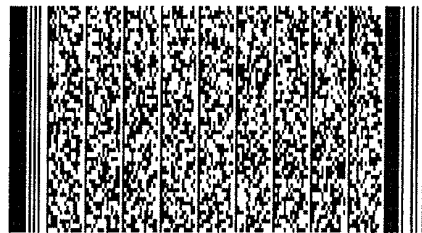
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#### E-Signature Summary

**E-Signature 1: R. Steven Romney (RSR)**  
February 09, 2021 14:38:12 -8:00 [3D2FBD8155B6] [73.20.31.187]  
romneys@slreserve.com (Principal) (Personally Known)

**E-Signature Notary: Marilyn F. Nielson (MFN)**  
February 09, 2021 14:38:12 -8:00 [EAA67F8D2DA1] [104.254.200.109]  
nielsonm@slreserve.com  
I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



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