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City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

14239209 B: 11490 P: 6879 Total Pages: 10  
05/10/2024 02:19 PM By: vanguyen Fees: \$94.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WEST JORDAN CITY RECORDER  
8000 S REDWOOD ROAD WEST JORDAN, UT 84088



For Recording Purposes, Do Not Write Above This Line

**ACKNOWLEDGMENT AND INDEMNIFICATION AGREEMENT**  
**REGARDING HOA-MAINTAINED PUBLIC STREETS**

**City of West Jordan, Wood Ranch Development LLC, and Terraine Master Owners Association**  
**(for the Plat 1 Area in the Terraine West Bench Development Area, f/k/a Wood Ranch)**

**Legal Description and Assessor’s Parcel Numbers are in Exhibit A.**

This Acknowledgment and Indemnification Agreement (the “**Agreement**”) is entered into on the date the last party signed (the “**Effective Date**”), by and between the City of West Jordan, a Municipal Corporation (the “**City**”), and Wood Ranch Development LLC, a Utah Limited Liability Company, in its capacity as a developer (the “**Developer**”), and Terraine Master Owners Association, in its capacity as the homeowners association for the “**Development**” (defined below), and thus to bind any additional or subsequent homeowners association for the Development (collectively the “**HOA**”), with each individually referred to as a “**Party**” and all collectively referred to as the “**Parties.**”

**BACKGROUND AND RECITALS**

Whereas, the City and Developer have entered into a Master Development Agreement for the Wood Ranch Development, now known as Terraine West Bench (“**MDA**” and “**Development**”), as set forth in the legal description in the MDA previously recorded at the Salt Lake County Recorder’s Office; and

Whereas, Plat 1 is a plat within the Development, with the **Legal Description and Assessor’s Parcel Numbers** set forth in **Exhibit “A”**, attached to this Agreement (“**Plat 1**” or “**Plat 1 Area**”); and

Whereas, the MDA includes a provision which requires the Developer to build and the Developer and a homeowners association to maintain certain types of HOA-maintained public streets and roadways; and

Whereas, the HOA has since been created under the laws of the State of Utah; and

Whereas, the Developer shall be building and the Developer and the HOA shall be maintaining certain types of HOA-maintained public streets and roadways in the Plat 1 Area, and the HOA shall be receiving from the City and using state B&C road funds to maintain these HOA-maintained types of public streets and roadways in the Plat 1 Area (“**HOA-Maintained Public Streets**”); and defects in street material or workmanship may occur on these HOA-Maintained Public Streets, which may cause personal injury, property damage, or similar injuries or damages; and

Whereas, the HOA agrees to indemnify the City with regards to “Potential Damages” (defined in Section 3 below) regarding the HOA-Maintained Public Streets everywhere in the Plat 1 Area.

## AGREEMENT

IN CONSIDERATION for and as a condition of the Parties entering into this Agreement and other valuable consideration, including but not limited to the City allowing for the use of B&C road funds by the Developer and HOA, and the City allowing for certain types of development or construction activity, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

1. **Recitals Incorporated.** The Background and Recitals are incorporated herein by reference.
2. **Term and Termination.** This Agreement shall commence upon the Effective Date, as stated above, and shall continue indefinitely, as long as the HOA or any successor or additional homeowners association for the Development exists. Developer shall be released from this Agreement at the earliest time at which all the following conditions are met: (i) the HOA is functioning; (ii) the public improvements warranty period for Plat 1 has expired; (iii) the HOA has executed this Agreement.
3. **Indemnification.** HOA hereby agrees to indemnify, defend, hold harmless, and release the City, its respective affiliates, elected officials, officers, employees, and agents, from any and all actual or potential loss, claim, liability, deficiency, damage, and/or damages arising out of or related in any way to the HOA’s maintenance of the HOA-Maintained Public Streets, including but not limited to the HOA’s receipt and use of B&C road funds and any defect in street material or workmanship that may cause personal injury, property damage, or similar injuries or damages, anywhere in the Plat 1 Area (“Potential Damages”).
4. **Representations and Warranties.** The Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of any Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, and any other person, organization, or business or any law or governmental regulation.
5. **Severability.** In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions shall continue in full force and effect as valid and enforceable.
6. **Waiver.** The failure by either Party to exercise any right, power, or privilege under the terms of this Agreement will not be construed as a waiver of any subsequent or future exercise of that right, power, or privilege or the exercise of any other right, power, or privilege.
7. **Legal Fees.** In the event of a dispute resulting in legal action, the successful party will be entitled to its legal fees, including, but not limited to its attorneys’ fees.
8. **Legal and Binding Agreement.** This Agreement is legal and binding between the Parties as stated above, including against all subsequent homeowners associations in the Development.

This Agreement may be entered into and is legal and binding in the State of Utah and in the United States. The Parties each represent that they have the authority to enter into this Agreement.

9. **Governing Law and Jurisdiction.** The Parties agree that this Agreement shall be governed by the laws of the State of Utah.

10. **Entire Agreement.** The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by all remaining Parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

“CITY”  
CITY OF WEST JORDAN,  
a Utah municipal corporation



By (signature): *Dirk Burton*  
Dirk Burton, Mayor

ATTEST:

*Tangee Sloan*  
Tangee Sloan, City Recorder

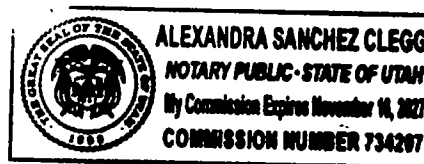
**ACKNOWLEDGMENT**

STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

On this 29<sup>th</sup> day of April, 2024 before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and Tangee Sloan, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

*Alexandra Sanchez Clegg*  
Notary Public for Utah

*[Additional signatures on following pages.]*



**DEVELOPER**  
Wood Ranch Development, LLC

By (signature): *[Handwritten Signature]*

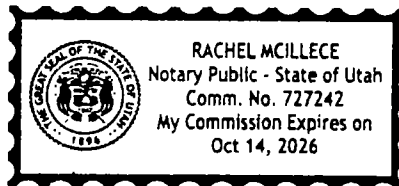
**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake         )

On this 24 day of April, 2024, before the undersigned notary public in and for the said state, personally appeared Ty McCutcheon, an individual, known or identified to me to have signed as the authorized signer for Wood Ranch Development, LLC, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

*Rachel McIlcece*  
NOTARY PUBLIC



*[Additional signature on following page.]*

**HOA**  
Terraine Master Owners Association

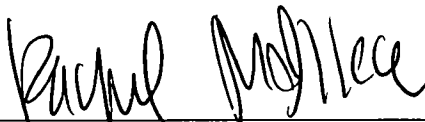
By (signature): 

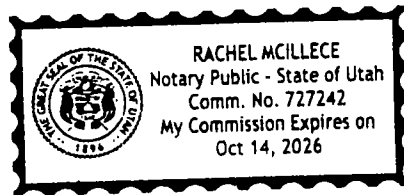
**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake            )

On this 24 day of April, 2024, before the undersigned notary public in and for the said state, personally appeared Gary Langston, an individual, known or identified to me to have signed as the authorized signer for Terraine Master Owners Association, a Utah Home Owners Association, and the person who executed the foregoing instrument and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
NOTARY PUBLIC



*[Exhibit "A" on following page.]*

**EXHIBIT "A"****Legal Description and Assessor's Parcel Numbers for the "Plat 1 Area"**

**Assessor's Parcel Numbers:** 20271260020000, 20271010014003, and 20271010014002.

**Legal Description:** See below:

Wood Ranch Plat 1

Beginning at a point on the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 4244.495 feet along the Quarter Section Line and West 138.346 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 (Bacchus Highway) South 08°02'22" West 70.000 feet; thence North 81°57'38" West 427.320 feet to a point on a 515.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 64.667 feet); thence along the arc of said curve 64.710 feet through a central angle of 07°11'57"; thence North 74°45'41" West 175.572 feet to a point on a 515.000 foot radius tangent curve to the right, (radius bears North 15°14'19" East, Chord: North 59°50'49" West 265.096 feet); thence along the arc of said curve 268.114 feet through a central angle of 29°49'43"; thence North 44°55'57" West 62.623 feet to a point on a 515.000 foot radius non tangent curve to the right, (radius bears North 42°34'23" West, Chord: South 58°45'19" West 202.323 feet); thence along the arc of said curve 203.647 feet through a central angle of 22°39'24"; thence South 70°05'00" West 303.339 feet to a point on a 455.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 61°41'43" West 132.749 feet); thence along the arc of said curve 133.225 feet through a central angle of 16°46'35"; thence South 53°18'26" West 113.941 feet; thence North 36°41'34" West 89.897 feet to a point on a 210.000 foot radius tangent curve to the left, (radius bears South 53°18'26" West, Chord: North 58°48'01" West 158.064 feet); thence along the arc of said curve 162.055 feet through a central angle of 44°12'52"; thence North 80°54'27" West 355.670 feet; thence South 09°05'33" West 124.000 feet; thence North 80°54'27" West 4.000 feet; thence South 09°05'33" West 100.000 feet; thence North 80°54'27" West 20.000 feet; thence South 09°05'33" West 54.044 feet; thence South 80°16'06" East 38.311 feet; thence South 09°43'54" West 26.644 feet; thence South 03°23'46" West 58.000 feet; thence South 03°23'46" West 42.000 feet; thence South 86°36'14" East 9.043 feet to a point on a 639.000 foot radius tangent curve to the right, (radius bears South 03°23'46" West, Chord: South 77°11'55" East 208.848 feet); thence along the arc of said curve 209.789 feet through a central angle of 18°48'38"; thence South 25°00'51" West 109.158 feet to a point on a 530.000 foot radius non tangent curve to the right, (radius bears South 21°37'44" West, Chord: South 66°40'42" East 31.311 feet); thence along the arc of said curve 31.316 feet through a central angle of 03°23'08"; thence South 64°59'09" East 1170.954 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 70°22'26" East 88.270 feet); thence along the arc of said curve 88.400 feet through a central angle of 10°46'35"; thence South 75°45'44" East 4.269 feet to a point on a 530.000 foot radius non tangent curve to the right, (radius bears South 75°04'01" East, Chord: North 19°58'25" East 93.133 feet); thence along the arc of said curve 93.254 feet through a central angle of 10°04'52"; thence North 25°00'51" East 91.096 feet; thence North 64°59'09" West 99.585 feet; thence North 25°00'51" East 85.238 feet; thence North 19°38'58" East 102.796 feet; thence South 70°21'02" East 24.000 feet; thence South 71°23'05" East 60.002 feet; thence South 18°36'55" West 30.000 feet; thence North 71°23'05" West 60.543 feet; thence South 19°38'58" West 73.915 feet; thence South 25°00'51" West 21.362 feet; thence South 64°59'09" East 135.585 feet; thence South 25°00'51" West 156.096 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 20°13'53" West 78.377 feet); thence along the arc of said curve 78.468 feet through a central angle of 09°33'57"; thence South 75°45'44" East 45.313 feet to a point on a 461.500 foot radius tangent curve to the left, (radius bears North 14°14'16" East,

Acknowledgment/Indemnification Agreement for HOA-Maintained Public Streets in Terraine West Bench Plat 1

Chord: South 78°25'08" East 42.782 feet); thence along the arc of said curve 42.798 feet through a central angle of 05°18'48"; thence South 81°04'32" East 14.575 feet; thence South 75°25'50" East 101.664 feet; thence South 81°04'32" East 183.781 feet to a point on a 471.500 foot radius tangent curve to the left, (radius bears North 08°55'28" East, Chord: South 83°53'53" East 46.435 feet); thence along the arc of said curve 46.454 feet through a central angle of 05°38'42"; thence South 86°43'14" East 136.933 feet; thence South 81°57'28" East 65.581 feet to said State Road 111 (Bacchus Highway); thence along said State Road 111 (Bacchus Highway) South 08°02'22" West 71.660 feet; thence North 80°53'58" West 89.620 feet; thence North 76°26'58" West 135.646 feet to a point on a 512.500 foot radius tangent curve to the left, (radius bears South 13°33'02" West, Chord: North 78°45'45" West 41.369 feet); thence along the arc of said curve 41.381 feet through a central angle of 04°37'34"; thence North 81°04'32" West 282.694 feet to a point on a 513.500 foot radius tangent curve to the right, (radius bears North 08°55'28" East, Chord: North 78°25'08" West 47.603 feet); thence along the arc of said curve 47.620 feet through a central angle of 05°18'48"; thence North 75°45'44" West 37.830 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 14°14'16" West, Chord: South 58°40'49" West 35.698 feet); thence along the arc of said curve 39.756 feet through a central angle of 91°06'55" to a point of compound curvature with a 487.500 foot radius tangent curve to the left, (radius bears South 76°52'39" East, Chord: South 12°09'34" West 16.389 feet); thence along the arc of said curve 16.389 feet through a central angle of 01°55'35"; thence North 75°45'44" West 25.034 feet to a point on a 512.500 foot radius non tangent curve to the right, (radius bears South 78°39'19" East, Chord: North 12°37'55" East 23.023 feet); thence along the arc of said curve 23.024 feet through a central angle of 02°34'27" to a point of reverse curvature with a 25.000 foot radius tangent curve to the left, (radius bears North 76°04'52" West, Chord: North 30°44'52" West 35.149 feet); thence along the arc of said curve 38.979 feet through a central angle of 89°20'00" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 14°35'08" East, Chord: North 74°48'36" West 10.814 feet); thence along the arc of said curve 10.814 feet through a central angle of 01°12'32" to a point of reverse curvature with a 4.500 foot radius non tangent curve to the left, (radius bears South 15°32'44" West, Chord: South 82°41'01" West 3.497 feet); thence along the arc of said curve 3.591 feet through a central angle of 45°43'26" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 30°10'42" West, Chord: South 60°02'48" West 4.027 feet); thence along the arc of said curve 4.027 feet through a central angle of 00°27'01" to a point of compound curvature with a 5.500 foot radius tangent curve to the right, (radius bears North 29°43'41" West, Chord: South 83°35'20" West 4.354 feet); thence along the arc of said curve 4.477 feet through a central angle of 46°38'02" to a point of compound curvature with a 518.500 foot radius tangent curve to the right, (radius bears North 16°54'21" East, Chord: North 69°02'24" West 73.316 feet); thence along the arc of said curve 73.377 feet through a central angle of 08°06'30"; thence North 64°59'09" West 69.467 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 25°00'51" East, Chord: North 42°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 19°59'09" West 4.343 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 70°00'51" West, Chord: North 42°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 64°59'09" West 30.000 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 87°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 70°00'51" West 4.343 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 19°59'09" West, Chord: North 87°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 64°59'09" West 339.927 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 25°00'51" East, Chord: North 42°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 19°59'09" West 4.343 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 70°00'51" West, Chord: North 42°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 64°59'09" West 30.000 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 87°29'09" West 3.444 feet); thence along the

arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 70°00'51" West 4.343 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 19°59'09" West, Chord: North 87°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 64°59'09" West 204.294 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 25°00'51" East, Chord: North 42°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 19°59'09" West 4.343 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 70°00'51" West, Chord: North 42°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 64°59'09" West 91.021 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 87°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 70°00'51" West 4.343 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 19°59'09" West, Chord: North 87°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 64°59'09" West 172.048 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 25°00'51" East, Chord: North 42°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 19°59'09" West 4.343 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 70°00'51" West, Chord: North 42°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 64°59'09" West 10.000 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: South 70°00'51" West 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence South 25°00'51" West 22.886 feet; thence North 64°59'09" West 12.500 feet; thence North 25°00'51" East 0.386 feet; thence North 64°59'09" West 12.500 feet; thence North 25°00'51" East 22.500 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears North 64°59'09" West, Chord: North 19°59'09" West 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence North 64°59'09" West 20.000 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 87°29'09" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 70°00'51" West 4.343 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 19°59'09" West, Chord: North 87°29'09" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 64°59'09" West 48.060 feet to a point on a 481.500 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 75°47'41" West 180.598 feet); thence along the arc of said curve 181.673 feet through a central angle of 21°37'05"; thence North 86°36'14" West 105.401 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 03°23'46" East, Chord: North 64°06'14" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 41°36'14" West 4.343 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 48°23'46" West, Chord: North 64°06'14" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 86°36'14" West 10.000 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 03°23'46" West, Chord: South 48°23'46" West 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence North 86°36'14" West 22.000 feet; thence North 03°23'46" East 14.000 feet; thence North 86°36'14" West 41.000 feet; thence South 03°23'46" West 14.000 feet; thence North 86°36'14" West 39.500 feet; thence North 03°23'46" East 7.500 feet; thence North 86°36'14" West 124.000 feet; thence North 03°23'46" East 145.000 feet; thence North 86°36'14" West 23.000 feet; thence North 03°23'46" East 66.000 feet; thence South 86°36'14" East 38.000 feet; thence North 03°23'46" East 83.392 feet; thence North 86°36'14" West 16.000 feet; thence North 03°23'46" East 164.392 feet; thence South 86°36'14" East 1.000 feet; thence North 03°23'46" East 85.001 feet; thence North 86°36'14" West 7.031 feet; thence North 03°23'46" East 18.269 feet; thence North 04°30'06" West 60.500 feet to a point on a 612.000 foot radius non tangent curve to the right, (radius bears South 04°30'06" East, Chord: North 87°22'51" East 40.205 feet); thence along the arc of said curve 40.212 feet through a central angle of 03°45'53"; thence North 89°15'47" East 195.626 feet to a point on a 263.500 foot



radius tangent curve to the right, (radius bears South 00°44'13" East, Chord: South 85°49'20" East 45.150 feet); thence along the arc of said curve 45.205 feet through a central angle of 09°49'46"; thence South 80°54'27" East 53.450 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears North 09°05'33" East, Chord: South 85°54'27" East 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence North 89°05'33" East 2.437 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears South 00°54'27" East, Chord: South 85°54'27" East 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence South 80°54'27" East 24.926 feet; thence North 09°05'33" East 177.233 feet; thence North 49°58'02" East 102.173 feet to a point on a 163.425 foot radius non tangent curve to the left, (radius bears North 43°27'55" East, Chord: South 61°46'15" East 85.896 feet); thence along the arc of said curve 86.916 feet through a central angle of 30°28'21"; thence South 77°00'25" East 17.965 feet to a point on a 275.163 foot radius tangent curve to the left, (radius bears North 12°59'35" East, Chord: North 88°51'03" East 134.460 feet); thence along the arc of said curve 135.835 feet through a central angle of 28°17'04"; thence North 74°42'31" East 84.515 feet to a point on a 310.245 foot radius tangent curve to the right, (radius bears South 15°17'29" East, Chord: North 87°38'25" East 138.857 feet); thence along the arc of said curve 140.043 feet through a central angle of 25°51'47"; thence South 13°53'23" West 258.498 feet; thence South 35°20'57" West 90.766 feet to a point on a 270.000 foot radius non tangent curve to the right, (radius bears South 35°11'01" West, Chord: South 45°45'17" East 85.050 feet); thence along the arc of said curve 85.405 feet through a central angle of 18°07'25"; thence South 36°41'34" East 29.897 feet; thence North 53°18'26" East 53.941 feet to a point on a 515.000 foot radius tangent curve to the right, (radius bears South 36°41'34" East, Chord: North 61°41'43" East 150.255 feet); thence along the arc of said curve 150.793 feet through a central angle of 16°46'35"; thence North 70°05'00" East 303.339 feet to a point on a 455.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 54°52'59" East 238.598 feet); thence along the arc of said curve 241.420 feet through a central angle of 30°24'03"; thence South 50°19'02" East 65.000 feet; thence South 44°55'57" East 59.482 feet to a point on a 445.000 foot radius tangent curve to the left, (radius bears North 45°04'03" East, Chord: South 59°50'49" East 229.064 feet); thence along the arc of said curve 231.671 feet through a central angle of 29°49'43"; thence South 74°45'41" East 175.572 feet to a point on a 445.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 55.877 feet); thence along the arc of said curve 55.914 feet through a central angle of 07°11'57"; thence South 81°57'38" East 427.320 feet to the point of beginning.

Property contains 15.305 acres.

Less & excepting therefrom the following described tract of land:

Beginning at a point that lies North 00°06'38" West 3833.571 feet along the Quarter Section Line and West 2495.133 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 41.000 feet; thence North 03°23'46" East 257.187 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 25°53'46" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 48°23'46" East 5.757 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 41°36'14" West, Chord: North 25°53'46" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 03°23'46" East 205.314 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 86°36'14" West, Chord: North 19°06'14" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 27°49'53" West 6.663 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 62°10'07" East, Chord: North

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12°13'04" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence North 03°23'46" East 51.853 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 40°51'13" East 3.649 feet); thence along the arc of said curve 3.923 feet through a central angle of 74°54'54"; thence North 78°18'41" East 11.005 feet to a point on a 226.000 foot radius tangent curve to the right, (radius bears South 11°41'19" East, Chord: North 85°24'52" East 55.893 feet); thence along the arc of said curve 56.036 feet through a central angle of 14°12'23" to a point of compound curvature with a 3.000 foot radius tangent curve to the right, (radius bears South 02°31'03" West, Chord: South 39°11'42" East 4.479 feet); thence along the arc of said curve 5.057 feet through a central angle of 96°34'30"; thence South 09°05'33" West 59.664 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 80°54'27" West, Chord: South 24°42'23" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence South 40°19'13" West 6.663 feet to a point on a 5.500 foot radius non tangent curve to the left, (radius bears South 35°54'27" East, Chord: South 31°35'33" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 09°05'33" West 150.679 feet; thence South 07°13'29" West 62.924 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 15°16'31" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 37°46'31" East 5.757 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 52°13'29" West, Chord: South 15°16'31" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 07°13'29" West 86.114 feet to a point on a 250.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 05°18'38" West 16.736 feet); thence along the arc of said curve 16.739 feet through a central angle of 03°49'43"; thence South 03°23'46" West 150.001 feet to the point of beginning.

Property contains 0.572 acres, 24937 square feet.

Contains 33 lots and 4 parcels