



W3170272

E# 3170272 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
22-Jul-21 1230 PM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation
978 Woodoak Lane
Salt Lake City, Utah 84117

SPECIAL WARRANTY DEED

IVORY LAND CORPORATION

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

IVORY DEVELOPMENT, LLC

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

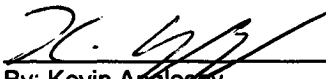
See attached Exhibit A

Parcel No. 15-061-0107

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 22 day of July, 2021.

Ivory Land Corporation

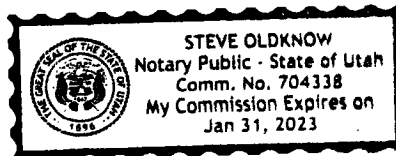

By: Kevin Anglesey
Its: Secretary

State of Utah

County of Salt Lake

On the 22 day of July, 2021, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

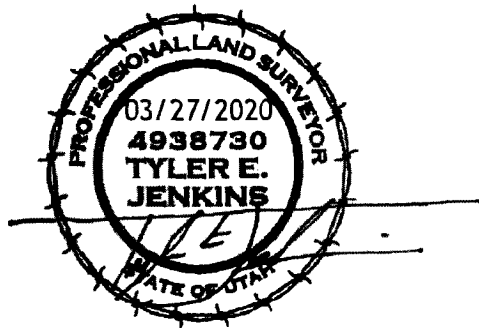


SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HAVEN PARKWAY PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF SUBJECT PARCEL, SAID POINT BEING $N00^{\circ}00'23''W$ 589.08 FEET ALONG THE EAST BOUNDARY OF HILL ACRES SUBDIVISION AND BEING FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND CONTINUEING ALONG THE EAST BOUNDARY OF HILL ACRES SUBDIVISION $N00^{\circ}00'25''W$ 569.08 FEET; THENCE $S89^{\circ}01'44''E$ 219.83 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, A DISTANCE OF 73.11 FEET, A CHORD DIRECTION OF $N22^{\circ}45'21''W$ AND A CHORD DISTANCE OF 73.11 FEET; THENCE $N68^{\circ}22'02''E$ 245.00 FEET; THENCE $N39^{\circ}36'44''E$ 68.84 FEET; THENCE $N69^{\circ}35'02''E$ 110.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1450.00 FEET, A DISTANCE OF 472.74 FEET, A CHORD DIRECTION OF $S29^{\circ}45'23''E$ AND A CHORD DISTANCE OF 470.65 FEET; THENCE $S65^{\circ}30'07''W$ 116.58 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 53.34 FEET, A CHORD DIRECTION OF $S11^{\circ}45'48''E$ AND A CHORD DISTANCE OF 52.90 FEET; THENCE $S00^{\circ}58'16''W$ 306.41 FEET; THENCE $N89^{\circ}01'44''W$ 510.00 FEET; THENCE $S78^{\circ}17'01''W$ 51.25 FEET; THENCE $N89^{\circ}01'44''W$ 139.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.88 ACRES OR 474031.74 SQFT IN AREA