



ENT 36326:2023 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 06 10:32 am FEE 648.00 BY JG
RECORDED FOR SARATOGA SPRINGS CITY

When Recorded Return To:
Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MT. SARATOGA**

A Master Planned Community

**(Highridge at Mt. Saratoga Plats B-1, B-2, C and D- ~~Flx~~ units
Ridgehorn at Mt. Saratoga Plats A-1, B and D)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga (the "**Master Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018, as Entry No. 64461:2018.
- B. Edge Homes Utah, LLC is the Declarant (by assignment/transfer) and is the owner of the real property subject to this Supplemental Declaration. Edge Homes Utah, LLC hereby consents to subjecting the Subject Property (defined below) to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Master Declaration.
- C. Under the terms of the Master Declaration, Declarant reserved the right to expand the Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Master Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided. Declarant desires to add a portion of the Additional Land as hereinafter set forth.
- D. This Supplemental Declaration shall provide notice to the Owners of Lots (condominium units) within the property identified on Exhibit A attached hereto, that all of such Lots/units are subject to the Master Declaration, and all Owners of Lots/units within such property are and shall be members of the Master Association.
- E. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Master Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

- 1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "Subject Property") is

submitted to and properly annexed into the Master Declaration and made part of the Mt. Saratoga Project.

2. Subdivision Plat. The real property described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Master Declaration, are more particularly set forth on the condominium plats (15 condominium buildings, each containing 10 condominium units) that have been or will be recorded in the office of the Utah County Recorder against the real property described in Exhibit A hereto.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Master Declaration and all supplements and amendments thereto, as well as the other written covenants recorded against the Subject Property.

4. Master Association Membership. The Owner of each Lot (condominium unit) within the Subject Property shall be a member of the Mt. Saratoga Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Master Declaration and Bylaws. Voting in the Master Association and assessment allocations shall be apportioned among the Lots within the Subject Property in accordance with the Master Declaration.

5. Reservation of Declarant's Rights. Pursuant to the Master Declaration, all rights concerning the Project reserved to Declarant in the Master Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Master Declaration.

6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 24 day of May, 2023.

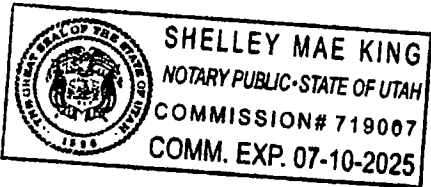
DECLARANT
EDGE HOMES UTAH, LLC
A Utah limited liability company

By: [Signature]
Name: Steve Maddox
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 24 day of May, 2023, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: [Signature]

EXHIBIT A

**SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)**

The Subject Property is located in Utah County, State of Utah, and includes the land and improvements constructed thereon in each of the following plats:

All of RIDGEHORNE AT MT. SARATOGA PLAT A-1, according to the official plat filed in the office of the Utah County Recorder, including Lots: 101 through 112, more particularly described as:

A PORTION OF THE SOUTHEAST QUARTER OF SECTIONS 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°21'55"E ALONG THE SECTION LINE 1104.84 FEET AND WEST 314.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N85°12'00"W 287.59 FEET; THENCE N04°48'00"E 95.25 FEET; THENCE N85°12'00"W 48.70 FEET; THENCE N04°48'00"E 122.34 FEET; THENCE S85°12'00"E 104.19 FEET; THENCE S83°36'37"E 40.00 FEET; S06°23'23"W 61.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.37 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°35'23", CHORD: S39°24'18"E 27.24 FEET; THENCE S85°12'00"E 159.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N49°48'00"E 21.21 FEET; THENCE S4°48'00"W 150.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.21 ACRES

All of RIDGEHORNE AT MT. SARATOGA PLAT B, according to the official plat filed in the office of the Utah County Recorder, including Lots: 201 through 282 and Parcels A through E, more particularly described as:

A PORTION OF THE SOUTHEAST QUARTER OF SECTIONS 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°21'55"E ALONG THE SECTION LINE 1575.06 FEET AND WEST 708.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S88°58'52"W 86.66 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 69.86 FEET WITH A RADIUS OF 1326.00 FEET THROUGH A CENTRAL ANGLE OF 03°01'07", CHORD: S00°38'43"W 69.85 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.97 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 87°21'17", CHORD: S41°31'21"E 26.24 FEET; THENCE S02°52'58"W 40.02 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.62 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 89°19'18", CHORD: S50°08'21"W 26.71 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 124.48 FEET WITH A RADIUS OF 1326.00 FEET THROUGH A CENTRAL ANGLE OF 05°22'43", CHORD: S08°10'04"W 124.43 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 31.85 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 96°03'26", CHORD: S37°10'17"E 28.25 FEET; THENCE S04°48'00"W 40.00 FEET; THENCE N85°12'00"W 63.64 FEET; THENCE S04°48'00"W 95.25 FEET; THENCE N85°12'00"W 275.49 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 875.44 FEET WITH A RADIUS OF 1041.50 FEET THROUGH A CENTRAL ANGLE OF 48°09'37", CHORD: N02°45'34"W 849.89 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 85.66 FEET WITH A RADIUS OF 960.50 FEET THROUGH A CENTRAL ANGLE OF 05°06'34", CHORD: N24°17'05"W 85.63 FEET; THENCE N30°49'00"E 247.86 FEET; THENCE N40°46'27"E 12.81 FEET; THENCE S47°32'45"E 373.79 FEET; THENCE S44°55'48"E 254.93 FEET; THENCE S42°16'59"E 25.14 FEET; THENCE S47°43'01"W 135.25 FEET; THENCE S42°16'59"E 38.39 FEET; THENCE S47°43'01"W 16.50 FEET; THENCE S42°16'59"E 49.50 FEET; THENCE S60°01'23"W 51.76 FEET; THENCE S04°35'55"E 105.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±8.80 ACRES

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HIGHRIDGE at Mt Saratoga PLAT B-1

A parcel of land situated in the Northwest Quarter of Section 21, and the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located S00°17'59"W along the Quarter Section Line 201.67 feet and WEST 370.46 feet from the North Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the arc of a non-tangent curve to the left 17.01 feet with a radius of 472.00 feet through a central angle of 02°03'53", chord: S04°10'21"E 17.01 feet; thence S05°12'17"E 45.53 feet; thence along the arc of a curve to the left 535.40 feet with a radius of 772.00 feet through a central angle of 39°44'08", chord: S25°04'21"E 524.73 feet; thence along the arc of a curve to the left 23.26 feet with a radius of 15.00 feet through a central angle of 88°49'46", chord: S89°21'19"E 21.00 feet to a point of reverse curve; thence along the arc of a curve to the right 98.23 feet with a radius of 796.50 feet through a central angle of 07°03'58", chord: N49°45'47"E 98.17 feet; thence S36°42'14"E 83.00 feet; thence along the arc of a non-tangent curve to the left 85.95 feet with a radius of 713.50 feet through a central angle of 06°54'07", chord: S49°50'43"W 85.90 feet; thence along the arc of a curve to the left 24.40 feet with a radius of 15.00 feet through a central angle of 93°12'03", chord: S00°12'22"E 21.80 feet; thence S43°11'37"W 48.00 feet; thence along the arc of a non-tangent curve to the left 24.40 feet with a radius of 15.00 feet through a central angle of 93°12'03", chord: S86°35'36"W 21.80 feet; thence along the arc of a curve to the left 195.70 feet with a radius of 713.50 feet through a central angle of 15°42'55", chord: S32°08'07"W 195.09 feet; thence S24°16'39"W 316.45 feet; thence N65°43'21"W 83.00 feet; thence S24°16'39"W 46.44 feet; thence along the arc of a curve to the right 80.28 feet with a radius of 55.50 feet through a central angle of 82°52'56", chord: S65°43'07"W 73.47 feet; thence N72°50'25"W 8.47 feet; thence along the arc of a curve to the right 25.16 feet with a radius of 50.00 feet through a central angle of 28°50'10", chord: N58°25'20"W 24.90 feet; thence S45°59'45"W 62.00 feet; thence along the arc of a non-tangent curve to the left 32.03 feet with a radius of 149.00 feet through a central angle of 12°19'02", chord: S50°09'46"E 31.97 feet; thence S56°19'17"E 24.12 feet; thence along the arc of a curve to the right 44.65 feet with a radius of 70.50 feet through a central angle of 36°17'01", chord: S38°10'47"E 43.90 feet to a point of cusp; thence along the arc of a non-tangent curve to the left 122.44 feet with a radius of 93.00 feet through a central angle of 75°26'07", chord: S26°57'14"W 113.79 feet to a point of reverse curve; thence along the arc of a curve to the right 38.64 feet with a radius of 74.00 feet through a central angle of 29°54'57", chord: S04°11'39"W 38.20 feet to a point of reverse curve; thence along the arc of a curve to the left 62.64 feet with a radius of 34.00 feet through a central angle of 105°34'02", chord: S33°37'53"E 54.15 feet; thence S86°24'54"E 9.26 feet; thence along the arc of a non-tangent curve to the left 6.94 feet with a radius of 541.50 feet through a central angle of 00°44'02", chord: S01°12'23"E 6.94 feet; thence West 400.32 feet; thence N11°06'36"W 299.20 feet; thence N36°50'22"W 230.72 feet; thence N58°33'25"W 213.49 feet; thence West 400.47 feet; thence N19°08'39"W 149.34 feet; thence West 586.17 feet; thence N33°39'41"E 822.97 feet; thence N00°00'19"W 252.99 feet; thence S89°00'57"E 41.52 feet; thence N00°15'47"E 73.56 feet; thence N33°57'27"E 222.35 feet; thence S49°00'27"E 408.25 feet; thence S68°16'03"E 258.99 feet; thence S20°27'20"W 53.73 feet; thence S62°23'18"E 210.45 feet; thence along the arc of a non-tangent curve to the left 31.33 feet with a radius of 544.00 feet through a central angle of 03°17'59", chord: S25°57'43"W 31.33 feet; thence S69°40'58"E 100.41 feet; thence S19°21'41"W 88.87 feet; thence S07°46'25"W 90.69 feet; thence S03°57'35"E 90.67 feet; thence S14°55'50"E 144.29 feet; thence S22°51'35"E 90.99 feet; thence S31°37'03"E 92.34 feet; thence S40°20'07"E 90.52 feet; thence S49°53'29"E 159.99 feet; thence S48°12'43"E 75.22 feet; thence N36°16'33"E 110.01 feet; thence N53°43'27"W 31.72 feet; thence N36°16'33"E 156.00 feet; thence N53°31'06"W 109.64 feet; thence N47°07'50"W 47.30 feet; thence N39°22'55"W 47.30 feet; thence N31°38'01"W 47.30 feet; thence N23°53'06"W 47.30 feet; thence N16°08'11"W 47.30 feet; thence N08°23'16"W 47.30 feet; thence N00°38'21"W 47.30 feet; thence N07°06'34"E 47.30 feet; thence N14°51'29"E 47.30 feet; thence

N22°36'24"E 47.30 feet; thence N30°21'18"E 47.30 feet; thence N34°31'33"E 52.26 feet; thence N30°12'08"E 56.73 feet; thence N86°24'47"E 143.82 feet; thence N86°51'36"E 56.00 feet to the point of beginning.

Contains: ±42.71 Acres
±1,860,454 Sq. Ft.
(73 single family lots)

HIGHRIDGE at Mt Saratoga PLAT B-2

A portion of the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located S00°17'59"W along the Quarter Section Line 174.18 feet and WEST 135.54 feet from the North Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the arc of a non-tangent curve to the left 220.22 feet with a radius of 504.00 feet through a central angle of 25°02'08", chord: S09°46'25"E 218.48 feet; thence S22°17'29"E 116.12 feet; thence S39°43'16"E 24.82 feet; thence along the arc of a non-tangent curve to the right 8.95 feet with a radius of 925.50 feet through a central angle of 00°33'14", chord: N59°55'32"E 8.95 feet; thence S29°47'51"E 34.00 feet; thence along the arc of a non-tangent curve to the left 81.64 feet with a radius of 891.50 feet through a central angle of 05°14'49", chord: S57°34'44"W 81.61 feet; thence along the arc of a curve to the left 23.18 feet with a radius of 15.00 feet through a central angle of 88°31'55", chord: S10°41'23"W 20.94 feet; thence S56°25'26"W 6.00 feet; thence S33°34'34"E 80.90 feet; thence along the arc of a non-tangent curve to the left 98.23 feet with a radius of 796.50 feet through a central angle of 07°03'58", chord: S49°45'47"W 98.17 feet to a point of reverse curve; thence along the arc of a curve to the right 23.26 feet with a radius of 15.00 feet through a central angle of 88°49'46", chord: N89°21'19"W 21.00 feet; thence along the arc of a curve to the right 535.40 feet with a radius of 772.00 feet through a central angle of 39°44'08", chord: N25°04'21"W 524.73 feet; thence N05°12'17"W 45.53 feet; thence along the arc of a curve to the right 23.24 feet with a radius of 472.00 feet through a central angle of 02°49'18", chord: N03°47'38"W 23.24 feet; thence S89°15'48"E 98.57 feet; thence along the arc of a non-tangent curve to the right 32.19 feet with a radius of 640.00 feet through a central angle of 02°52'56", chord: N02°10'11"E 32.19 feet; thence S85°56'04"E 135.92 feet to the point of beginning.

Contains: 117,699 Sq. Ft.
±2.70 Acres
(24 townhomes/flex lots)

HIGHRIDGE AT MT SARATOGA PLAT C

A parcel of land situated in the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located S00°17'59"W along the Quarter Section Line 287.08 feet and West 614.73 feet from the North Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S34°31'33"W 22.74 feet; thence S30°21'18"W 47.30 feet; thence S22°36'24"W 47.30 feet; thence S14°51'29"W 47.30 feet; thence S07°06'34"W 47.30 feet; thence S00°38'21"E 47.30 feet; thence S08°23'16"E 47.30 feet; thence S16°08'11"E 47.30 feet; thence S23°53'06"E 47.30 feet; thence S31°38'01"E 47.30 feet; thence S39°22'55"E 47.30 feet; thence S47°07'50"E 47.30 feet; thence S53°31'06"E 109.64 feet; thence S36°16'33"W 156.00 feet; thence S53°43'27"E 31.72 feet; thence

S36°16'33"W 110.01 feet; thence N48°12'43"W 75.22 feet; thence N49°53'29"W 159.99 feet; thence N40°20'07"W 90.52 feet; thence N31°37'03"W 92.34 feet; thence N22°51'35"W 90.99 feet; thence N14°55'50"W 144.29 feet; thence N03°57'35"W 90.67 feet; thence N07°46'25"E 90.69 feet; thence N19°21'41"E 88.87 feet; thence N28°18'54"E 49.94 feet; thence N34°45'07"E 47.84 feet; thence N40°04'21"E 49.53 feet; thence N34°57'24"E 30.12 feet; thence S54°56'04"E 101.14 feet; thence S54°22'20"E 56.00 feet; thence S54°52'47"E 99.66 feet; to the point of beginning.

Contains: ±5.32 Acres
±231,555 Sq. Ft.
(31 single family lots)

HIGHRIDGE at Mt Saratoga PLAT D-FLEX UNITS LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter and the Southwest Quarter of Section 16, and the Northeast Quarter and the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located S88°57'29"E along the Section Line 464.99 feet and SOUTH 2.34 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the arc of a non-tangent curve to the right 105.80 feet with a radius of 572.00 feet through a central angle of 10°35'52", chord: S60°32'06"E 105.65 feet; thence along the arc of a curve to the right 4.91 feet with a radius of 36.00 feet through a central angle of 07°48'57", chord: S51°19'41"E 4.91 feet; thence S47°25'12"E 74.32 feet; thence along the arc of a curve to the right 106.45 feet with a radius of 62.50 feet through a central angle of 97°35'24", chord: S01°22'30"W 94.04 feet; thence S50°10'12"W 54.51 feet; thence N39°49'48"W 10.00 feet; thence N44°56'43"W 128.64 feet; thence along the arc of a non-tangent curve to the right 29.49 feet with a radius of 1823.50 feet through a central angle of 00°55'36", chord: S45°31'05"W 29.49 feet; thence N43°47'53"W 18.50 feet; thence along the arc of a non-tangent curve to the right 152.21 feet with a radius of 1805.00 feet through a central angle of 04°49'54", chord: S48°23'42"W 152.17 feet; thence N45°36'53"W 182.12 feet; thence along the arc of a non-tangent curve to the right 53.83 feet with a radius of 408.50 feet through a central angle of 07°33'03", chord: S34°43'57"W 53.80 feet; thence S82°52'33"W 19.66 feet; thence along the arc of a non-tangent curve to the right 14.94 feet with a radius of 395.00 feet through a central angle of 02°09'59", chord: S41°37'50"W 14.93 feet; thence S45°36'53"E 151.06 feet; thence along the arc of a curve to the right 28.60 feet with a radius of 264.00 feet through a central angle of 06°12'24", chord: S42°30'41"E 28.58 feet; thence along the arc of a non-tangent curve to the right 28.05 feet with a radius of 1811.50 feet through a central angle of 00°53'14", chord: S53°56'29"W 28.05 feet; thence along the arc of a non-tangent curve to the left 23.93 feet with a radius of 236.00 feet through a central angle of 05°48'32", chord: N42°42'37"W 23.92 feet; thence N45°36'53"W 151.23 feet; thence along the arc of a non-tangent curve to the right 12.35 feet with a radius of 395.00 feet through a central angle of 01°47'27", chord: S47°40'17"W 12.35 feet; thence S06°09'44"W 19.64 feet; thence along the arc of a non-tangent curve to the right 101.68 feet with a radius of 408.50 feet through a central angle of 14°15'41", chord: S57°43'54"W 101.42 feet; thence N70°33'28"W 19.58 feet; thence along the arc of a non-tangent curve to the right 15.31 feet with a radius of 395.00 feet through a central angle of 02°13'16", chord: S67°59'48"W 15.31 feet; thence S19°49'27"E 158.63 feet; thence S70°10'33"W 28.00 feet; thence N19°49'27"W 159.10 feet; thence along the arc of a non-tangent curve to the right 9.35 feet with a radius of 395.00 feet through a central angle of 01°21'21", chord: S73°50'53"W 9.35 feet; thence S31°58'12"W 19.58 feet; thence along the arc of a non-tangent curve to the right 33.80 feet with a radius of 408.50 feet through a central angle of 04°44'27", chord: S78°55'13"W 33.79 feet; thence S81°17'26"W 28.92 feet; thence along the arc of a non-tangent curve to the right 77.10

feet with a radius of 504.00 feet through a central angle of 08°45'54", chord: N10°12'47"W 77.03 feet; thence N81°17'26"E 30.95 feet; thence along the arc of a curve to the left 26.07 feet with a radius of 331.50 feet through a central angle of 04°30'23", chord: N79°02'14"E 26.07 feet; thence S12°05'32"E 18.50 feet; thence along the arc of a non-tangent curve to the left 70.28 feet with a radius of 350.00 feet through a central angle of 11°30'20", chord: N71°05'27"E 70.17 feet; thence N18°00'48"E 8.22 feet; thence along the arc of a non-tangent curve to the left 18.40 feet with a radius of 344.00 feet through a central angle of 03°03'53", chord: N62°52'38"E 18.40 feet; thence N30°59'15"W 159.52 feet; thence N59°00'45"E 28.00 feet; thence S30°59'15"E 159.52 feet; thence along the arc of a non-tangent curve to the left 18.40 feet with a radius of 344.00 feet through a central angle of 03°03'53", chord: N55°08'52"E 18.40 feet; thence S79°59'17"E 8.22 feet; thence along the arc of a non-tangent curve to the left 71.06 feet with a radius of 350.00 feet through a central angle of 11°37'57", chord: N46°52'16"E 70.94 feet; thence N50°00'34"W 18.50 feet; thence along the arc of a non-tangent curve to the left 46.65 feet with a radius of 331.50 feet through a central angle of 08°03'47", chord: N37°04'58"E 46.61 feet; thence N58°57'55"W 261.77 feet; thence N33°17'37"E 78.67 feet; thence N56°48'00"W 148.00 feet; thence N33°17'37"E 18.50 feet; thence N56°48'00"W 4.84 feet; thence along the arc of a curve to the left 5.80 feet with a radius of 38.50 feet through a central angle of 08°37'38", chord: N61°06'49"W 5.79 feet; thence along the arc of a curve to the left 39.67 feet with a radius of 19.00 feet through a central angle of 119°37'45", chord: S54°45'29"W 32.85 feet; thence S84°56'37"W 40.00 feet; thence along the arc of a non-tangent curve to the left 15.59 feet with a radius of 924.50 feet through a central angle of 00°57'58", chord: N05°32'22"W 15.59 feet to a point of reverse curve; thence along the arc of a curve to the right 173.21 feet with a radius of 450.00 feet through a central angle of 22°03'16", chord: N05°00'16"E 172.15 feet; thence S73°58'06"E 13.86 feet; thence N16°01'54"E 21.12 feet; thence along the arc of a non-tangent curve to the left 15.32 feet with a radius of 2944.00 feet through a central angle of 00°17'53", chord: N59°15'43"W 15.32 feet; thence N30°35'21"E 56.00 feet; thence along the arc of a non-tangent curve to the right 141.61 feet with a radius of 3000.00 feet through a central angle of 02°42'16", chord: S58°03'31"E 141.59 feet; thence S56°42'23"E 176.82 feet; thence along the arc of a curve to the left 290.25 feet with a radius of 3000.00 feet through a central angle of 05°32'36", chord: S59°28'41"E 290.13 feet; thence S29°09'21"W 56.02 feet; thence along the arc of a non-tangent curve to the left 192.54 feet with a radius of 3056.00 feet through a central angle of 03°36'36", chord: S64°01'44"E 192.51 feet to point of beginning.

Contains: ±6.06 Acres
263,827 Sq. Ft.
(25 townhome/flex lots)

RIDGEHORNE AT MT. SARATOGA PLAT D

A portion of the Southeast Quarter of Sections 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point located N0°21'55"E along the Section Line 1247.58 feet and WEST 398.97 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W 79.67 feet; thence along the arc of a curve to the right 30.37 feet with a radius of 19.00 feet through a central angle of 91°35'23", chord: N39°24'18"W 27.24 feet; thence N06°23'23"E 61.73 feet; thence N83°36'37"W 40.00 feet; thence N85°12'00"W 104.19 feet; thence S04°48'00"W 122.34 feet; thence S85°12'00"E 48.70 feet; thence S04°48'00"W 95.25 feet; thence N85°12'00"W 273.45 feet; thence N04°48'00"E 95.25 feet; thence S85°12'00"E 63.64 feet; thence N04°48'00"E 40.00 feet; thence along the arc of a non-tangent curve to the right 31.85 feet with a radius of 19.00 feet through a central angle of 96°03'25", chord: N37°10'17"W 28.25 feet to a point of reverse curve; thence along the

arc of a curve to the left 125.22 feet with a radius of 1326.00 feet through a central angle of 05°24'39", chord: N08°09'07"E 125.17 feet to a point of reverse curve; thence along the arc of a curve to the right 29.63 feet with a radius of 19.00 feet through a central angle of 89°21'13", chord: N50°07'24"E 26.72 feet; thence N04°48'00"E 40.00 feet; thence N85°12'00"W 1.38 feet; thence along the arc of a curve to the right 28.96 feet with a radius of 19.00 feet through a central angle of 87°19'22", chord: N41°32'19"W 26.24 feet to a point of reverse curve; thence along the arc of a curve to the left 69.12 feet with a radius of 1326.00 feet through a central angle of 02°59'12", chord: N00°37'46"E 69.11 feet; thence N88°58'52"E 86.66 feet; thence N04°35'55"W 105.28 feet; thence N60°01'23"E 51.76 feet; thence N42°16'59"W 49.50 feet; thence N47°43'01"E 16.50 feet; thence N42°16'59"W 38.39 feet; thence N47°43'01"E 135.25 feet; thence S42°16'59"E 299.86 feet; thence S19°43'22"E 123.72 feet; thence S05°03'00"W 288.20 feet to the point of beginning.

Contains: ±4.82 Acres
210,064 Sq. Ft.
(55 townhome/flex lots)