



ENT 36329:2023 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 06 10:35 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

**NOTICE OF REINVESTMENT FEE COVENANT
OF MT. SARATOGA VILLAGES 3 & 5 COMMON SSOCIATION**

**(Highridge at Mt. Saratoga Plats B-1, B-2, C and D; and
Ridgehorn at Mt. Saratoga Plats A-1, B and D-FLEX UNITS)**

Pursuant to Utah Code Ann. § 57-1-46(6), the **Mt. Saratoga Villages 3 & 5 Common Association** (the "**Sub-Master Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A hereto (the "**Burdened Property**"), which is subject to the provisions and restrictions set forth in the *Declaration of Covenants, Conditions, and Restrictions for Mt. Saratoga Villages 3 & 5 Common Association* recorded with the Utah County Recorder's Office on August 2, 2022, as Entry No. 86672:2022, and any amendments or supplements thereto (the "**Sub-Master Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Sub-Master Declaration, the transferee (other than the Declarant) is required to pay a reinvestment fee to the Sub-Master Association in the amount established by the Sub-Master Association's Board of Directors in accordance with Article V, Section 5.15 of the Sub-Master Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8). In no event shall the amount of the Reinvestment Fee exceed the maximum rate/amount permitted by applicable law.

NOW THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing or conveyance of a Burdened Property within the Highridge at Mt. Saratoga Condominiums Project that:

1. The name and address of the payee and beneficiary of the Reinvestment Fee Covenant is:

Mt. Saratoga Villages 3 & 5 Common Association
(a/k/a Mt. Saratoga Sub-Master Association)
c/o FCS Property Management
12227 Business Park Dr., Suite 200
Draper, Utah 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the land of the Burdened Property and be binding on successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenants in favor of the Sub-Master Association on the

Burdened Property, but not reinvestment fees owed to a master association or a neighborhood association within the Mt. Saratoga master planned community.

- 4. The duration of the Reinvestment Fee Covenant is perpetual, except as the same may be amended or terminated through a vote as provided for in the amendment provisions of the Sub-Master Declaration.
- 5. The purpose of the Reinvestment Fee Covenant is to assist the Sub-Master Association in paying the costs and expenses of (a) common planning, common areas and facilities, and infrastructure; (b) obligations arising from any environmental covenants; (c) community programming; (d) resort facilities; (e) open space and related improvements; (f) recreational amenities and facilities; (g) common expenses of the Sub-Master Association; and (h) funding Sub-Master Association reserves. The Reinvestment Fees may be used by the Sub-Master Association for any and all purposes authorized under applicable Utah law.
- 6. The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall be used to benefit the Burdened Property and the Sub-Master Association's management, repair, and maintenance of the same.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Sub-Master Association to be effective upon recordation with the Utah County Recorder.

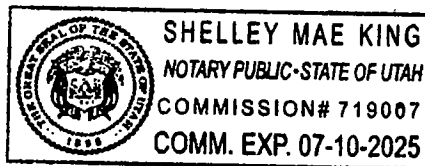
DECLARANT
EDGE HOMES UTAH, LLC
A Utah limited liability company

STATE OF UTAH)
) ss.
COUNTY OF Utah)

By: *Steve Maddox*
Name: *Steve Maddox*
Title: *Manager*

On the 2 day of June, 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: *Shelley King*

EXHIBIT A
SUBJECT PROPERTY/BURDENED PROPERTY
(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)