

WHEN RECORDED RETURN TO:

Matthew B. Hutchinson
HOGGAN LEE HUTCHINSON
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Park City, Utah 84060

Ent 471571 Bk 1274 Pg 1471-1486
Date: 03-DEC-2019 4:11:59PM
Fee: \$284.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: SKYRIDGE DEVELOPMENT LLC

**FIRST AMENDMENT TO DECLARATIONS OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SKYRIDGE MOUNTAIN COMMUNITY**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYRIDGE MOUNTAIN COMMUNITY (“**First Amendment**”) is made and executed by SKYRIDGE DEVELOPMENT, LLC, a Utah limited liability company (“**Declarant**”) for itself, its successors and assigns.

RECITALS

A. WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for SkyRidge Mountain Community, which was recorded in the office of the Wasatch County Recorder on June 24, 2019, as Entry No. 465020 in Book 1255 at Pages 1645-1772 (the “**Declaration**”);

B. WHEREAS, Declarant has the unilateral right to amend the Declaration under Section 18.2.2 of the Declaration; and

C. WHEREAS, the purpose of this First Amendment is to amend Exhibit “A” to subject additional land to the Declaration.

NOW, THEREFORE, Declarant hereby declares, covenants and agrees as follows:

AMENDMENT

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this First Amendment shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this First Amendment.

2. Amendment to Exhibit A to Declaration. Exhibit A to the Declaration is hereby deleted in its entirety and replaced with Exhibit “A” which is attached hereto and incorporated herein by this reference.

3. Declaration Remains in Effect. This First Amendment shall be considered a supplemental to the Declaration. Except as expressly amended by the foregoing, the Declaration

shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this First Amendment.

4. Declarant Rights. Declarant shall retain all rights of Declarant as set forth in the Declaration, and this First Amendment shall neither amend nor abrogate such rights.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Declaration of Covenants, Conditions and Restrictions for SkyRidge Mountain Community on this this 3rd day of December, 2019.

SKYRIDGE DEVELOPMENT, LLC, a Utah limited liability company

By: Tyler Aldous
Name: Tyler Aldous
Title: Manager

STATE OF Utah)
:ss.
COUNTY OF Summit)

The foregoing First Amendment to the Declaration of Covenants, Conditions and Restrictions for SkyRidge Mountain Community was acknowledged before me this 3rd day of December, 2019, by Tyler Aldous, in his capacity as the Manger of SkyRidge Development, LLC, a Utah limited liability company.

Maë Mair
NOTARY PUBLIC

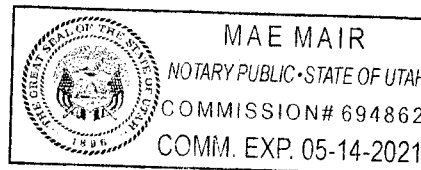


EXHIBIT A

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SKYRIDGE MOUNTAIN COMMUNITY

LEGAL DESCRIPTION OF PROPERTY

1. SKYRIDGE
URSA SUBDIVISION – PLAT 2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" WEST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS NORTH 89° 52' 22" WEST 1312.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, NORTH 0°05'22" WEST, 659.55 FEET;

THENCE NORTH 89°45'44" EAST, 581.87 FEET;

THENCE SOUTH 57°38'40" EAST, 175.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTH 32°21'24" WEST, 152.06 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 1,037.50 FEET;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'17" AN ARC DISTANCE OF 307.62 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 23° 51' 45" WEST 306.49 FEET);

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTH 15°22'06" WEST, 167.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR URSA COURT;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTH 15°22'06" WEST, 45.00 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF URSA COURT AND THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTH 15°22'06" WEST, 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR URSA COURT;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTH 15°21'56" WEST, 267.18 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 532.50 FEET;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°36'29" AN ARC DISTANCE OF 619.05 FEET (CHORD BEARS SOUTH 48° 40' 19" WEST 584.77 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY FOR URSA MINOR DRIVE.

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY ON A TANGENTIAL CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 532.50 FEET, A CENTRAL ANGLE OF 05°21'09" AND AN ARC DISTANCE OF 49.75 FEET (CHORD BEARS SOUTH 84° 39' 08" WEST 49.73 FEET) TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF URSA MINOR DRIVE AND THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY ON A TANGENTIAL CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 532.50 FEET, A CENTRAL ANGLE OF 05°21'13" AND AN ARC DISTANCE OF 49.76 FEET (CHORD BEARS NORTH 89° 59' 41" WEST 49.74 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY FOR URSA MINOR DRIVE;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY ON A TANGENTIAL CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 532.50 FEET, A CENTRAL ANGLE OF 14°14'07" AND AN ARC DISTANCE OF 132.30 FEET (CHORD BEARS NORTH 80° 12' 01" WEST 131.96 FEET);

THENCE LEAVING THE WEST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTH 16°55'03" EAST, 86.74 FEET;

THENCE NORTH 30°20'30" EAST, 182.74 FEET;

THENCE NORTH 14°20'52" WEST, 83.93 FEET;

THENCE NORTH 22°33'50" WEST, 70.06 FEET;

THENCE NORTH 42°16'45" WEST, 74.86 FEET;

THENCE NORTH 19°31'20" WEST, 94.50 FEET;

THENCE NORTH 11°31'09" EAST, 84.76 FEET;

THENCE NORTH 0°00'00" EAST, 100.80 FEET TO A POINT ON THE EAST/WEST CENTER SECTION LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE EAST/WEST CENTER SECTION LINE OF SECTION 13, SOUTH 89°52'22" EAST, 279.13 FEET TO A POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 18.77 ACRES, MORE OR LESS.

DETENTION BASIN PARCEL

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" WEST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS

NORTH 89° 52' 22" WEST 1312.37 FEET, NORTH 0°05'22" WEST, 659.55 FEET, NORTH 89°45'44" EAST, 581.87 FEET, SOUTH 57°38'40" EAST, 175.10 FEET, AND SOUTH 57°38'36" EAST, 74.99 FEET, FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE SOUTH 57°38'36" EAST, 46.96 FEET;

THENCE SOUTH 32°25'50" WEST, 180.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 905.37 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°46'33" AN ARC DISTANCE OF 280.89 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 23° 32' 34" WEST 279.76 FEET); THENCE SOUTH 14°39'17" WEST, 247.40 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 905.37 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°26'18" AN ARC DISTANCE OF 196.55 FEET (CHORD BEARS SOUTH 08° 26' 08" WEST 196.16 FEET);

THENCE NORTH 80°18'23" WEST, 65.57 FEET ON THE EAST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY NORTH 15°22'06" EAST, 485.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 962.50;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY NORTHEASTERLY ALONG SAID CURVE

THROUGH A CENTRAL ANGLE OF 16°59'17" AN ARC DISTANCE OF 285.38 FEET (CHORD BEARS NORTH 23° 51' 45" EAST 284.34 FEET);

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE FOR JORDANELLE PARKWAY NORTH 32°21'24" EAST, 152.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS.

Wasatch County Tax Serial Numbers 0XY-2040-0-013-024 through 0XY-2082-0-013-024, inclusive

Sky Ridge
 2. ORION SUBDIVISION – PLAT 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" WEST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON A CURVE THAT IS CONCAVE TO THE NORTH, ON THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY WHICH IS NORTH 89°52'22" WEST ALONG THE CENTER SECTION LINE 1556.67 FEET AND SOUTH 00° 07' 38" WEST 801.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID CURVE HAS A RADIUS OF 607.50FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'27" AN ARC DISTANCE OF 114.59 FEET (CHORD BEARS SOUTH 84° 27' 54" EAST 114.42 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'52" AN ARC DISTANCE OF 30.02 FEET (CHORD BEARS NORTH 88° 42' 57" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'49" AN ARC DISTANCE OF 30.01 FEET (CHORD BEARS NORTH 85° 53' 06" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°44'57" AN ARC DISTANCE OF 283.62 FEET (CHORD BEARS NORTH 71° 05' 44" EAST 281.05 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'52" AN ARC DISTANCE OF 30.02 FEET (CHORD BEARS NORTH 56° 18' 19" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'20" AN ARC DISTANCE OF 30.10 FEET (CHORD BEARS NORTH 53° 28' 14" EAST 30.10 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'48" AN ARC DISTANCE OF 246.31 FEET (CHORD BEARS NORTH 40° 26' 10" EAST 244.62 FEET);

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTH 28°32'27" EAST, 5.94 FEET;

THENCE SOUTH 64°34'11" EAST, 1.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 70.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°12'34" AN ARC DISTANCE OF 71.12 FEET (CHORD BEARS SOUTH 35° 27' 54" EAST 68.10 FEET);

THENCE SOUTH 06°21'37" EAST, 21.62 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 441.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°03'44" AN ARC DISTANCE OF 23.60 FEET (CHORD BEARS SOUTH 07° 53' 29" EAST 23.59 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 09°25'21" EAST, 278.57 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 470.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°57'06" AN ARC DISTANCE OF 532.80 FEET (CHORD BEARS SOUTH 22° 50' 48" WEST 504.73 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 55°18'49" WEST, 357.70 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 584.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'07" AN ARC DISTANCE OF 145.61 FEET (CHORD BEARS SOUTH 48° 10' 15" WEST 145.23 FEET) TO A POINT OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAS A CURVE 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°31'58" AN ARC DISTANCE OF 82.55 FEET (CHORD BEARS SOUTH 56° 47' 41" WEST 81.51 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 72°33'40" WEST, 48.78 FEET;

THENCE SOUTH 20°06'25" EAST, 18.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 238.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'31" AN ARC DISTANCE OF 129.15 FEET (CHORD BEARS SOUTH 04° 33' 39" EAST 127.57 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 10°59'06" WEST, 109.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 345.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'47" AN ARC DISTANCE OF 157.84 FEET (CHORD BEARS SOUTH 02° 07' 17" EAST 156.47 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 15°13'41" EAST, 60.32 FEET;

THENCE SOUTH 74°46'19" WEST, 60.00 FEET;

THENCE NORTH 15°13'41" WEST, 60.32 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 405.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'47" AN ARC DISTANCE OF 185.29 FEET (CHORD BEARS NORTH 02° 07' 17" WEST 183.68 FEET);

THENCE NORTH 10°59'06" EAST, 109.24 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 178.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'31" AN ARC DISTANCE OF 96.59 FEET (CHORD BEARS NORTH 04° 33' 39" WEST 95.41 FEET);

THENCE NORTH 20°06'25" WEST, 78.51 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 205.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'41" AN ARC DISTANCE OF 88.30 FEET (CHORD BEARS NORTH 07° 46' 05" WEST 87.62 FEET);

THENCE NORTH 04°34'16" EAST, 15.48 FEET;

THENCE NORTH 85°25'44" WEST, 21.50 FEET;

THENCE NORTH 53°11'02" WEST, 103.51 FEET;

THENCE NORTH 64°05'26" WEST, 81.63 FEET;

THENCE NORTH 47°02'07" WEST, 109.08 FEET;

THENCE NORTH 24°35'16" WEST, 109.13 FEET;

THENCE NORTH 6°58'12" WEST, 70.56 FEET;

THENCE NORTH 60°48'21" WEST, 10.00 FEET;

THENCE NORTH 29°11'39" EAST, 163.20 FEET;

THENCE NORTH 20°00'31" EAST, 97.60 FEET;

THENCE NORTH 76°15'35" EAST, 90.63 FEET;

THENCE NORTH 76°22'02" EAST, 51.77 FEET;

THENCE NORTH 86°49'57" EAST, 51.95 FEET;

THENCE NORTH 74°23'31" EAST, 64.69 FEET;

THENCE NORTH 45°13'16" EAST, 16.69 FEET;

THENCE NORTH 14°36'56" EAST, 64.38 FEET;

THENCE NORTH 19°23'56" WEST, 46.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 17.29 ACRES, MORE OR LESS.

Wasatch County Tax Serial Numbers 0XY-1001-0-013-024 through 0XY-1039-0-013-024, inclusive

SkyRidge

3. **CONSTELLATION SUBDIVISION – PLAT 3**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 18, THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" EAST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY WHICH IS NORTH 00° 01' 46" WEST 428.30 FEET ALONG THE SECTION LINE AND WEST 473.31 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 627.73 FEET;

THENCE ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°35'22" AN ARC DISTANCE OF 50.28 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 59° 42' 47" WEST 50.27 FEET);

THENCE, LEAVING THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, NORTH 32° 39' 41" WEST, 5.95 FEET;

THENCE, NORTH 37° 08' 06" EAST, 22.62 FEET;

THENCE, NORTH 27° 31' 14" WEST, 22.31 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 155.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 44' 46", AN ARC DISTANCE OF 131.87 FEET, TO THE POINT OF NON-TANGENCY (CHORD BEARS NORTH 03° 37' 46" WEST 127.93 FEET);

THENCE, NORTH 69° 15' 23" WEST, 194.08 FEET;

THENCE, NORTH 45° 05' 45" EAST, 362.07 FEET;

THENCE, SOUTH 54° 40' 30" EAST, 300.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.21 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 18' 20", AN ARC DISTANCE OF 303.27 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 37° 04' 07" EAST, 287.60 FEET);

THENCE, NORTH 04° 54' 06" EAST, 241.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 56' 17", AN ARC DISTANCE OF 178.19 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 20° 22' 14" EAST, 176.03 FEET);

THENCE, NORTH 35° 50' 23" EAST, 77.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 490.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 25' 46", AN ARC DISTANCE OF 89.19 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 30° 37' 29" EAST, 89.07 FEET);

THENCE, NORTH 25° 24' 36" EAST, 66.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 570.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 33' 14", AN ARC DISTANCE OF 204.48 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 15° 07' 59" EAST, 203.38 FEET);

THENCE, NORTH 04° 51' 23" EAST, 101.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 630.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 36' 37", AN ARC DISTANCE OF 28.70 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 06° 09' 41" EAST, 28.70 FEET);

THENCE, NORTH 07° 28' 00" EAST, 116.95 FEET;

THENCE, NORTH 82° 32' 00" WEST, 174.36 FEET;

THENCE, NORTH 01° 00' 08" WEST, 215.62 FEET;

THENCE, SOUTH 84° 28' 53" EAST, 104.46 FEET;

THENCE, NORTH 15° 58' 49" EAST, 151.78 FEET;

THENCE, NORTH 28° 24' 57" EAST, 270.44 FEET TO THE NORTH LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST;

THENCE, ALONG SAID SECTION LINE, NORTH 88° 39' 58" EAST, 470.02 FEET;

THENCE, NORTH 01° 13' 25" WEST, 108.52 FEET;

THENCE, SOUTH 82° 45' 28" EAST, 218.19 FEET;

THENCE, SOUTH 89° 06' 40" EAST, 168.11 FEET;

THENCE, NORTH 61° 24' 07" EAST, 230.00 FEET;

THENCE, NORTH 40° 34' 03" EAST, 30.25 FEET;

THENCE, SOUTH 36° 52' 14" EAST, 144.53 FEET;

THENCE, NORTH 53° 07' 46" EAST, 44.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 32' 04", AN ARC DISTANCE OF 232.30 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 76° 53' 48" EAST, 225.69 FEET);

THENCE, NORTH 10° 39' 50" EAST, 198.16 FEET;

THENCE, SOUTH 38° 22' 21" EAST, 79.40 FEET;

THENCE, SOUTH 53° 34' 34" EAST, 80.05 FEET;

THENCE, SOUTH 51° 36' 20" EAST, 167.77 FEET;

THENCE, SOUTH 53° 34' 34" EAST, 134.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 130.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 52' 48", AN ARC DISTANCE OF 88.22 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 21° 36' 31" WEST, 86.53 FEET);

THENCE, NORTH 88° 34' 50" EAST, 58.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 49' 04", AN ARC DISTANCE OF 306.99 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 60° 00' 37" EAST, 291.84 FEET);

THENCE, NORTH 78° 56' 03" EAST, 231.39 FEET;

THENCE, NORTH 47° 52' 30" EAST, 125.76 FEET;

THENCE, SOUTH 62° 51' 01" EAST, 48.81 FEET;

THENCE, SOUTH 00° 10' 44" WEST, 153.14 FEET;

THENCE, SOUTH 80° 08' 23" EAST, 153.67 FEET;

THENCE, SOUTH 46° 32' 23" EAST, 17.99 FEET;

THENCE, NORTH 43° 27' 37" EAST, 39.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 225.68 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 28' 45", AN ARC DISTANCE OF 143.69 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 61° 20' 44" EAST, 141.27 FEET);

THENCE, NORTH 10° 46' 09" WEST, 53.22 FEET;

THENCE, NORTH 63° 22' 18" EAST, 60.78 FEET;

THENCE, NORTH 90° 00' 00" EAST, 110.00 FEET;

THENCE, NORTH 89° 25' 11" EAST, 72.22 FEET;

THENCE, NORTH 82° 10' 55" EAST, 76.08 FEET;

THENCE, NORTH 71° 09' 54" EAST, 98.61 FEET;

THENCE, NORTH 60° 23' 30" EAST, 72.23 FEET;

THENCE, NORTH 52° 21' 47" EAST, 55.18 FEET;

THENCE, NORTH 44° 11' 13" EAST, 74.56 FEET;

THENCE, NORTH 36° 19' 47" EAST, 51.50 FEET;

THENCE, NORTH 37° 34' 28" EAST, 110.21 FEET;

THENCE, NORTH 45° 26' 00" EAST, 67.16 FEET;

THENCE, NORTH 24° 08' 21" EAST, 62.16 FEET;

THENCE, SOUTH 84° 46' 32" EAST, 29.83 FEET TO A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY;

THENCE, ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY SOUTH 05° 13' 28" WEST, 152.49 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 542.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 54° 17' 45", AN ARC DISTANCE OF 514.10 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 32° 22' 21" WEST, 495.07 FEET);

THENCE, CONTINUING ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY NORTH 30° 28' 47" WEST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 532.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 07° 42' 14", AN ARC DISTANCE

OF 71.60 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 63° 22' 20" WEST, 71.55 FEET);

THENCE, CONTINUING ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY SOUTH 67° 13' 28" WEST, 95.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 597.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 01° 11' 57", AN ARC DISTANCE OF 12.51 FEET TO A POINT ON THE CURVE (CHORD BEARS SOUTH 66° 37' 29" WEST, 12.51 FEET);

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 05° 57' 06", AN ARC DISTANCE OF 62.06 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 63° 02' 57" WEST, 62.04 FEET);

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 05° 57' 01", AN ARC DISTANCE OF 62.05 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 57° 05' 54" WEST, 62.02 FEET);

THENCE, LEAVING THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY NORTH 36° 00' 40" WEST, 6.08 FEET;

THENCE, NORTH 27° 30' 05" EAST, 38.67 FEET;

THENCE, NORTH 29° 55' 45" WEST, 47.81 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 170.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 36' 37", AN ARC DISTANCE OF 316.32 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 83° 14' 06" WEST, 272.62 FEET);

THENCE, SOUTH 43° 27' 39" WEST, 182.46 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 280.42;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 47' 39", AN ARC DISTANCE OF 57.72 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 49° 21' 54" WEST, 57.62 FEET);

THENCE, SOUTH 34° 42' 06" EAST, 130.78 FEET;

THENCE, SOUTH 32° 24' 02" WEST, 90.79 FEET;

THENCE, NORTH 57° 35' 58" WEST, 83.48 FEET;

THENCE, SOUTH 72° 48' 20" WEST, 77.22 FEET;

THENCE, NORTH 79° 18' 25" WEST, 230.71 FEET;

THENCE, SOUTH 72° 34' 09" WEST, 219.99 FEET;

THENCE, SOUTH 34° 17' 24" WEST, 173.73 FEET;

THENCE, NORTH 71° 24' 54" WEST, 185.46 FEET;

THENCE, NORTH 02° 46' 21" WEST, 184.76 FEET;

THENCE, NORTH 72° 38' 10" EAST, 257.69 FEET;

THENCE, NORTH 60° 12' 10" EAST, 213.66 FEET;

THENCE, NORTH 28° 11' 45" WEST, 158.73 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 220.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 48' 00", AN ARC DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 47° 05' 44" WEST, 142.52 FEET);

THENCE, SOUTH 58° 49' 15" WEST, 100.34 FEET;

THENCE, SOUTH 71° 29' 50" WEST, 87.59 FEET;

THENCE, NORTH 81° 38' 16" WEST, 208.51 FEET;

THENCE, NORTH 47° 44' 50" WEST, 195.39 FEET;

THENCE, NORTH 24° 08' 18" EAST, 110.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 00' 32", AN ARC DISTANCE OF 234.26 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 83° 38' 02" WEST, 223.35 FEET);

THENCE, SOUTH 53° 07' 46" WEST, 152.26 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 530.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 50' 12", AN ARC DISTANCE OF 405.50 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 75° 02' 52" WEST, 395.68 FEET);

THENCE, NORTH 83° 02' 01" WEST, 238.26 FEET;

THENCE, SOUTH 06° 57' 59" WEST, 110.00 FEET;

THENCE, NORTH 85° 43' 21" WEST, 196.40 FEET;

THENCE, SOUTH 52° 34' 32" WEST, 78.90 FEET;
THENCE, SOUTH 19° 09' 06" WEST, 98.41 FEET;
THENCE, SOUTH 20° 40' 52" WEST, 101.84 FEET;
THENCE, SOUTH 28° 13' 23" WEST, 93.09 FEET;
THENCE, SOUTH 17° 43' 28" WEST, 89.18 FEET;
THENCE, SOUTH 08° 23' 35" WEST, 95.46 FEET;
THENCE, SOUTH 07° 14' 47" WEST, 97.77 FEET;
THENCE, SOUTH 04° 51' 35" WEST, 104.05 FEET;
THENCE, SOUTH 07° 11' 45" WEST, 60.41 FEET;
THENCE, SOUTH 11° 52' 26" WEST, 60.39 FEET;
THENCE, SOUTH 16° 27' 35" WEST, 58.04 FEET;
THENCE, SOUTH 22° 03' 31" WEST, 86.52 FEET;
THENCE, SOUTH 25° 57' 58" WEST, 96.59 FEET;
THENCE, SOUTH 28° 38' 01" WEST, 182.48 FEET;
THENCE, SOUTH 10° 31' 16" WEST, 99.52 FEET;
THENCE, SOUTH 11° 18' 12" WEST, 64.14 FEET;
THENCE, SOUTH 05° 39' 19" WEST, 108.87 FEET;
THENCE, NORTH 85° 09' 50" WEST, 121.34 FEET;

THENCE, SOUTH 04° 54' 06" WEST, 31.60 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 01' 44", AN ARC DISTANCE OF 259.35 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 27° 24' 58" WEST, 252.73 FEET);

THENCE, SOUTH 50° 17' 18" EAST, 114.18 FEET TO A POINT ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST;

THENCE, ALONG SAID SECTION LINE SOUTH 00° 01' 46" EAST, 175.43 FEET TO A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, SAID POINT ALSO BEING THE

BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 627.73 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ} 47' 16''$, AN ARC DISTANCE OF 457.82 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING OF THIS DESCRIPTION (CHORD BEARS SOUTH $85^{\circ} 38' 28''$ WEST, 447.74 FEET).

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $2^{\circ} 44' 21''$, AN ARC DISTANCE OF 30.01 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING OF THIS DESCRIPTION (CHORD BEARS SOUTH $63^{\circ} 22' 39''$ WEST, 30.01 FEET).

CONTAINS 32.74 ACRES, MORE OR LESS.

Wasatch County Tax Serial Numbers 0XY-3083-0-013-024 through 0XY-3132-0-013-024, inclusive