

MAIL TAX NOTICE TO:

GRANTEE  
1960 SIDEWINDER DR., #205  
PARK CITY, UT 84060



WARRANTY DEED

Jordanelle Land Investors, LLC, a Utah limited liability company, grantor  
of Park City, County of Summit, State of Utah, hereby CONVEYS and WARRANTS to

Skyridge Development, LLC, a Utah limited liability company, grantee

of Park City, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration,  
the following described tract of land in Wasatch County, State of Utah, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to current general taxes, easements, restrictions, and rights of way of record.

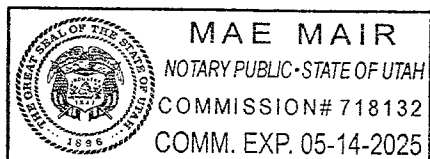
WITNESS, the hand of said grantor, this 2<sup>nd</sup> day of September, A.D. 2021.

Jordanelle Land Investors, LLC, a Utah limited  
liability company

By: Tyler Aldous, Manager

STATE OF UTAH )  
(ss  
COUNTY OF SUMMIT )

On the 2<sup>nd</sup> day of September, 2021, personally appeared before me Tyler  
Aldous, as Manager of Jordanelle Land Investors, LLC, a Utah limited liability company, the signer of  
the foregoing instrument, who duly acknowledged to me that he executed the same, for and on behalf of  
said limited liability company as Manager thereof.

  
Notary Public

**CONSTELLATION SUBDIVISION #3B - LEGAL DESCRIPTION**

**PARCEL 1**

BEGINNING AT A POINT WHICH IS NORTH 0° 01' 46" WEST 651.19 FEET, NORTH 50° 17' 18" WEST 114.18 FEET, AND SOUTH 89° 59' 35" WEST 116.77 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE NORTH 54° 40' 30" WEST 147.33 FEET;

THENCE NORTH 54° 40' 30" WEST 152.89 FEET;

THENCE NORTH 44° 57' 06" EAST 212.44 FEET;

THENCE SOUTH 37° 05' 10" EAST 131.02 FEET;

THENCE SOUTH 64° 32' 52" EAST 183.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.18 FEET. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 44' 56", AN ARC DISTANCE OF 116.71 FEET (CHORD BEARS SOUTH 36° 55' 02" WEST, 115.80 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.18 FEET;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 57' 57", AN ARC DISTANCE OF 94.15 FEET (CHORD BEARS SOUTH 59° 16' 28" WEST, 93.67 FEET) TO THE POINT OF BEGINNING.

Portions of Wasatch County Tax Serial Number: OWC-0010-0-013-024

**PARCEL 2**

BEGINNING AT A POINT WHICH IS NORTH 0° 01' 46" WEST 651.19 FEET, FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 50° 17' 18" WEST 114.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 32' 41", AN ARC DISTANCE OF 112.57 FEET (CHORD BEARS NORTH 40° 09' 30" EAST, 112.02 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE  
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 12' 48", AN ARC DISTANCE OF  
30.03 FEET (CHORD BEARS NORTH 27° 46' 45" EAST, 30.02 FEET) TO A POINT OF TANGENCY ON A CURVE  
CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE  
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 13' 09", AN ARC DISTANCE OF  
30.06 FEET (CHORD BEARS NORTH 22° 33' 46" EAST, 30.05 FEET) TO A POINT OF TANGENCY ON A CURVE  
CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE  
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 48' 52", AN ARC DISTANCE  
OF 85.33 FEET (CHORD BEARS NORTH 12° 32' 46" EAST, 85.09 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 84° 15' 54" EAST, 126.72 FEET;

THENCE SOUTH 14° 59' 03" WEST, 124.73 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE  
NORTHERLY, SAID CURVE HAS A RADIUS OF 220.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 56' 48", AN ARC  
DISTANCE OF 11.31 FEET (CHORD BEARS SOUTH 76° 29' 21" EAST, 11.31 FEET);

THENCE SOUTH 12° 02' 15" WEST, 30.00 FEET;

THENCE SOUTH 12° 02' 15" WEST, 30.00 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE  
NORTHERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 41' 47", AN ARC  
DISTANCE OF 42.50 FEET (CHORD BEARS NORTH 73° 36' 51" WEST, 42.46 FEET);

THENCE SOUTH 20° 44' 02" WEST, 121.13 FEET;

THENCE SOUTH 89° 45' 45" WEST, 37.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Wasatch County Tax Serial Number: OWC-0010-8-013-024

Portions of Wasatch County Tax Serial Number: OWC-0010-A-013-024

**CAPRICORN SUBDIVISION #7 - LEGAL DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 89°52'22" WEST ALONG THE QUARTER SECTION LINE 1510.75 FEET AND NORTH 77.35 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE NORTH 2°00'27" EAST 598.16 FEET;

THENCE SOUTH 16°03'16" EAST 263.54 FEET;

THENCE SOUTH 82°39'09" EAST 440.00 FEET;

THENCE NORTH 45°05'51" EAST 387.02 FEET TO A COMMON CORNER WITH SKYRIDGE SUBDIVISION CONSTELLATION PLAT 3;

THENCE ALONG A COMMON BOUNDARY WITH SKYRIDGE SUBDIVISION CONSTELLATION PLAT 3 THE FOLLOWING FIVE (5) COURSES: SOUTH 69°15'23" EAST 194.08 FEET, TO A POINT OF NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 155.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°44'46", AN ARC DISTANCE OF 131.87 FEET (CHORD BEARS SOUTH 3°37'46" EAST 127.93 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 27°31'14" EAST 22.31 FEET;

THENCE SOUTH 37°08'06" WEST 22.62 FEET;

THENCE SOUTH 32°39'41" EAST 5.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 627.50 FEET, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY;

THENCE ALONG THE RIGHT OF WAY FOR JORDANELLE PARKWAY THE FOLLOWING THREE (3) COURSES: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°26'34", AN ARC DISTANCE OF 355.31 FEET (CHORD BEARS SOUTH 41°11'26" WEST 350.58 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 24°58'09" WEST 261.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1037.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°57'54", AN ARC DISTANCE OF 53.69 FEET (CHORD BEARS SOUTH 23°29'12" WEST 53.68 FEET);

THENCE NORTH 60°48'21" WEST 173.19 FEET;

THENCE NORTH 71°58'20" WEST 326.00 FEET;

THENCE NORTH 76°04'07" WEST 175.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.52 ACRES, MORE OR LESS.

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**SKYRIDGE PHASE 1 SOUTH PARCEL EXCEPTION PARCEL 5 - PROPERTY LEGAL DESCRIPTION**

BEGINNING AT A POINT 28.40 FEET SOUTH 00°01'46" EAST AND 82.32 FEET NORTH 89°58'14" EAST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'24" EAST 219.21 FEET;

THENCE SOUTH 27°02'59" EAST 312.84 FEET;

THENCE NORTH 79°41'05" EAST 69.04 FEET;

THENCE SOUTH 29°07'15" EAST 260.00 FEET;

THENCE SOUTH 16°30'26" WEST 279.77 FEET;

THENCE NORTH 86°56'07" WEST 216.93 FEET;

THENCE NORTH 10°49'58" WEST 160.05 FEET;

THENCE NORTH 31°54'33" WEST 510.31 FEET;

THENCE NORTH 14°02'05" EAST 164.99 FEET TO THE POINT OF BEGINNING.

Wasatch County Tax Serial Number: OWC-0010-6-013-024