



W3088668

E# 3088668 PG 1 OF 8
Leann H. Kilts, WEBER COUNTY RECORDER
29-Sep-20 1054 AM FEE \$40.00 DEP PCI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
CW Development Group, LLC, a Utah limited liability company
1222 West Legacy Crossing Blvd., Suite 6
Centerville, UT 84014



**COTTONWOOD
TITLE**

File No.: 132910-KTF

SPECIAL WARRANTY DEED

CW Land Co., LLC, a Utah limited liability company

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

CW Development Group, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-029-0086, 08-034-0003, 08-034-0075 and 08-034-0078 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 28th day of September, 2020.

CW Land Co., LLC, a Utah limited liability company

BY: CW Development Group, LLC, a Utah limited liability company
ITS: Manager



BY: Colin H. Wright
Name: Colin H. Wright
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 28th day of September, 2020, personally appeared before me Colin H. Wright, who acknowledged themselves to be the Manager of CW Development Group, LLC, a Utah limited liability company, which is Manager of CW Land Co., LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

EXHIBIT A
Legal Description

PARCEL 1:

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH, US SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH, BEING NORTH 0D49'47" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 89D23'54" WEST 478.54 FEET ALONG SAID NORTH LINE TO A POINT OF THE EASTERLY LINE OF LAYTON CANAL PROPERTY AS IT EXISTS AT A 50.00 FOOT HALF WIDTH; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: NORTH 0D35'48" EAST 128.43 FEET TO A POINT OF CURVATURE; THENCE 99.83 FEET NORTHEASTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38D08'00" (LONG CHORD BEARS NORTH 19D39'48" EAST 98.00 FEET) TO A POINT OF TANGENCY; AND NORTH 38D43'48" EAST 910.97 FEET; THENCE SOUTH 89D42'13" EAST 1206.77 FEET; THENCE SOUTH 0D50'44" WEST 943.64 FEET TO AND ALONG THE WEST LINE OF MEADOWS AT WEST HAVEN PUD AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER TO A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH; THENCE NORTH 89D25'05" WEST 1318.64 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 33.00 FEET NORTH 0D49'47" EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 89D23'54" WEST 478.54 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE NORTH 0D35'48" EAST 35.18 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE EASTERLY 240.40 FEET ALONG THE ARC OF A 9461.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89D19'02" EAST FOR A DISTANCE OF 240.39 FEET); THENCE NORTH 51D30'06" EAST 47.99 FEET; THENCE NORTH 0D23'36" EAST 11.16 FEET; THENCE SOUTH 88D27'49" EAST 35.00 FEET; THENCE SOUTH 0D23'36" WEST 9.25 FEET; THENCE SOUTH 44D49'07" EAST 43.11 FEET THENCE SOUTH 88D27'49" EAST 378.75 FEET; THENCE NORTH 49D10'02" EAST 38.58 FEET; THENCE SOUTH 88D27'49" EAST 88.00 FEET; THENCE SOUTH 46D05'08" EAST 38.57 FEET; THENCE SOUTH 88D27'49" EAST 277.74 FEET; THENCE NORTH 89D47'25" EAST 206.59 FEET; THENCE NORTH 48D36'23" EAST 45.45 FEET; THENCE SOUTH 89D23'35" EAST 47.00 FEET; THENCE SOUTH 49D27'20" EAST 37.49 FEET; THENCE SOUTH 89D25'13" EAST 336.51 FEET TO THE WESTERLY BOUNDARY LINE OF MEADOWS AT WEST HAVEN P.U.D., AS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 0D50'44" WEST 32.05 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89D25'05" WEST 1318.64 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

LESS & EXCEPTING: COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 760.99 FEET NORTH 0D49'49" EAST ALONG THE SECTION LINE AND 51.40 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 38D43'48" EAST 266.26 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 1, (BOOK 73 PAGE 62) THENCE SOUTH

89D42'13" EAST 1206.77 FEET ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 2 (BOOK 74 PAGE 87) AND CAMBRIDGE ESTATES PHASE 3 (BOOK 75 PAGE 58) THENCE SOUTH 00D50'44" WEST 667.41 FEET, THENCE WEST 343.31 FEET, THENCE NORTH 11.00 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH, THENCE NORTHWESTERLY ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.99 FEET (CENTRAL ANGLE EQUAL 90D00'00" AND LONG CHORD BEARS NORTH 45D00'00" WEST 19.80 FEET) THENCE NORTH 00D01'59" EAST 199.86 FEET TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG THE ARC OF AN 88.11 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 138.43 FEET (CENTRAL ANGLE EQUALS 90'00'46" AND LONG CHORD BEARS NORTH 44D58'24" WEST 124.63 FEET) THENCE SOUTH 89D59'24" WEST 656.97 FEET TO A POINT OF A NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH, THENCE WESTERLY ALONG THE ARC OF A 215.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 150.45 FEET (CENTRAL ANGLE EQUALS 40D00'00" AND LONG CHORD BEARS NORTH 70D00'00" WEST 147.41 FEET) 359.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.33 FEET (CENTRAL ANGLE EQUALS 02D26'37" AND LONG CHORD BEARS NORTH 51D13'18" WEST 15.33 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: SALT POINT ROAD DEDICATION. DED PLAT 87-034 AND 035.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT IN THE CENTERLINE OF 4000 SOUTH STREET WEST ALONG THE SECTION LINE 3666.5 FEET FROM THE SOUTHEAST CORNER OF SECTION 3; THENCE WEST 99.0 FEET; THENCE NORTH 264 FEET; THENCE EAST 99.0 FEET; THENCE SOUTH 264 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 4000 SOUTH STREET. SITUATE IN WEBER COUNTY, STATE OF UTAH.

LESS AND EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1641.60 FEET NORTH 89D23'54" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 0D36'06" EAST (DEED = NORTH) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 0D27'18" WEST 14.73 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EASTERLY 417.17 FEET ALONG THE ARC OF A 9359.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 89D41'59" EAST FOR A DISTANCE OF 417.14 FEET); THENCE NORTH 43D43'41" EAST 33.75 FEET; THENCE NORTH 88D43'41" EAST 59.51 FEET; THENCE SOUTH 45D39'45" EAST 33.59 FEET; THENCE NORTH 88D43'41" EAST 137.94 FEET, THENCE NORTH 89D54'52" EAST 401.98 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE SOUTH 0D35'48" WEST 33.99 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) NORTH 89D23'54" WEST 450.85 FEET; THENCE (2) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (3) NORTH 89D23'54" WEST 99.00 FEET; THENCE (4) NORTH 0D36'06" EAST 33.00 FEET; THENCE (5) NORTH 89D23'54" WEST 115.50 FEET; THENCE (6) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (7) NORTH 89D23'54" WEST 82.50 FEET; THENCE (8) NORTH 0D36'06" EAST 33.00 FEET;

THENCE (9) NORTH 89D23'54" WEST 60.00 FEET; THENCE (10) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (11) NORTH 89D23'54" WEST 181.50 FEET; THENCE (12) NORTH 0D36'06" EAST 33.00 FEET; THENCE (13) NORTH 89D23'54" WEST 74.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, IN WEST HAVEN, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH, BEING 924.26 FEET NORTH 89D23'54" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 0D39'09" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 0D39'09" EAST 465.29 FEET; THENCE SOUTH 89D20'51" EAST 226.39 FEET; THENCE SOUTH 51D16'12" EAST 248.28 FEET TO THE WESTERLY LINE OF LAYTON CANAL AS IT EXISTS AT A 50.00 FOOT HALF-WIDTH; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES: SOUTH 38D43'48" WEST 36.86 FEET TO A POINT OF CURVATURE, 166.39 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38D08'00" (LONG CHORD BEARS SOUTH 19D39'48" WEST 163.33 FEET); AND SOUTH 0D35'48" WEST 128.42 FEET TO THE NORTH LINE OF 4000 SOUTH STREET; THENCE NORTH 89D23'54" WEST 346.02 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1641.60 FEET NORTH 89D23'54" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 0D36'06" EAST (DEED = NORTH) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 0D27'18" WEST 14.73 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EASTERLY 417.17 FEET ALONG THE ARC OF A 9359.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 89D41'59" EAST FOR A DISTANCE OF 417.14 FEET); THENCE NORTH 43D43'41" EAST 33.75 FEET; THENCE NORTH 88D43'41" EAST 59.51 FEET; THENCE SOUTH 45D39'45" EAST 33.59 FEET; THENCE NORTH 88D43'41" EAST 137.94 FEET, THENCE NORTH 89D54'52" EAST 401.98 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE SOUTH 0D35'48" WEST 33.99 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) NORTH 89D23'54" WEST 450.85 FEET; THENCE (2) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (3) NORTH 89D23'54" WEST 99.00 FEET; THENCE (4) NORTH 0D36'06" EAST 33.00 FEET; THENCE (5) NORTH 89D23'54" WEST 115.50 FEET; THENCE (6) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (7) NORTH 89D23'54" WEST 82.50 FEET; THENCE (8) NORTH 0D36'06" EAST 33.00 FEET; THENCE (9) NORTH 89D23'54" WEST 60.00 FEET; THENCE (10) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (11) NORTH 89D23'54" WEST 181.50 FEET; THENCE (12) NORTH 0D36'06" EAST 33.00 FEET; THENCE (13) NORTH 89D23'54" WEST 74.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 358.17 FEET NORTH 00D49'49" EAST ALONG THE SECTION LINE AND 491.72 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WEST 224.29 FEET, THENCE NORTH 132.00 FEET, THENCE WEST 220.27 FEET, THENCE NORTH 62D03'39" WEST 69.00 FEET TO A POINT OF A NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 62D03'39" WEST, THENCE NORTHERLY ALONG THE ARC OF A 215.53 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.10 FEET (CENTRAL ANGLE

EQUALS 27D56'21" AND LONG CHORD BEARS NORTH 13D58'11" EAST 104.06 FEET, THENCE NORTH 122.59 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES WEST, THENCE NORTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.85 FEET (CENTRAL ANGLE EQUALS 90D00'00" AND LONG CHORD BEARS NORTH 45D00'00" WEST 26.87 FEET) THENCE EAST 53.50 FEET, THENCE SOUTH 5.00 FEET, THENCE EAST 672.86 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A 290.50 FOOT RADIUS CURE TO THE RIGHT A DISTANCE OF 86.40 FEET (CENTRAL ANGLE EQUALS 17D02'25" AND LONG CHORD BEARS SOUTH 81D28'47" EAST 86.08FEET) THENCE SOUTH 38D43'48" WEST 498.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 266.29 FEET NORTH 00D49'49" EAST ALONG THE SECTION LINE AND 555.40 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89D54'39" WEST 319.91 FEET; THENCE NORTH 00D05'21" WEST 223.45 FEET; THENCE EAST 160.98 FEET; THENCE SOUTH 132.00 FEET; THENCE EAST 224.29 FEET TO SAID NORTHWESTERLY LINE OF THE LAYTON CANAL; THENCE SOUTH 38D43'48" WEST 56.37 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES SOUTH 51D16'14" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.72 FEET (CENTRAL ANGLE EQUALS 12D46'09" AND LONG CHORD BEARS SOUTH 32D20'41" WEST 55.60 FEET) ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 266.29 FEET NORTH 00D49'49" EAST ALONG THE SECTION LINE AND 555.40 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 64D02'23" EAST; THENCE TWO (2) COURSES ALONG SAID NORTHWESTERLY LINE AS FOLLOWS: (1) SOUTHERLY ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 110.67 FEET (CENTRAL ANGLE EQUALS 25D21'47" AND LONG CHORD BEARS SOUTH 13D16'43" WEST 109.77 FEET); AND (2) SOUTH 00D35'48" WEST 94.41 FEET TO THE NORTH RIGHT OF WAY LINE OF 4000 SOUTH STREET AS RECENTLY WIDENED; THENCE SOUTH 89D54'39" WEST 293.40 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00D05'21" WEST 201.20 FEET; THENCE NORTH 89D54'39" EAST 319.91 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: IN WEST HAVEN, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH, BEING 33.00 FEET NORTH 0D49'47" EAST ALONG THE QUARTER SECTION LINE AND 924.56 FEET NORTH 89D23'54" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, AND RUNNING THENCE NORTH 89D23'54" WEST 104.83 FEET ALONG SAID NORTH LINE, THENCE NORTH 0D36'06" EAST 231.00 FEET, THENCE NORTH 89D23'54" WEST 99.00 FEET, THENCE SOUTH 0D36'06" WEST 231.00 FEET TO SAID NORTH LINE OF 4000 SOUTH STREET, THENCE NORTH 89D23'54" WEST 115.50 FEET ALONG SAID NORTH LINE, THENCE NORTH 0D36'06" EAST 231.00 FEET, THENCE NORTH 89D23'54" WEST 82.50 FEET, THENCE SOUTH 0D36'06" WEST 231 FEET TO SAID NORTH LINE OF 4000 SOUTH STREET, THENCE NORTH 89D23'54" WEST 60.00 FEET ALONG SAID NORTH LINE, THENCE NORTH 0D36'06" EAST 231.00 FEET, THENCE NORTH 89D23'50" WEST 165.00 FEET, THENCE NORTH 0D36'06" EAST 8.25 FEET THENCE NORTH 89D23'50" WEST 90.47 FEET, THENCE NORTH 0D39'07" EAST 1057.55

FEET, THENCE SOUTH 89D19'34" EAST 717.52 FEET, THENCE SOUTH 0D39'09" WEST 1295.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1641.60 FEET NORTH 89D23'54" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 0D36'06" EAST (DEED = NORTH) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 0D27'18" WEST 14.73 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EASTERLY 417.17 FEET ALONG THE ARC OF A 9359.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 89D41'59" EAST FOR A DISTANCE OF 417.14 FEET); THENCE NORTH 43D43'41" EAST 33.75 FEET; THENCE NORTH 88D43'41" EAST 59.51 1 FEET; THENCE SOUTH 45D39'45" EAST 33.59 FEET; THENCE NORTH 88D43'41" EAST 137.94 FEET, THENCE NORTH 89D54'52" EAST 401.98 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE SOUTH 0D35'48" WEST 33.99 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) NORTH 89D23'54" WEST 450.85 FEET; THENCE (2) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (3) NORTH 89D23'54" WEST 99.00 FEET; THENCE (4) NORTH 0D36'06" EAST 33.00 FEET; THENCE (5) NORTH 89D23'54" WEST 115.50 FEET; THENCE (6) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (7) NORTH 89D23'54" WEST 82.50 FEET; THENCE (8) NORTH 0D36'06" EAST 33.00 FEET; THENCE (9) NORTH 89D23'54" WEST 60.00 FEET; THENCE (10) SOUTH 0D36'06" WEST 33.00 FEET; THENCE (11) NORTH 89D23'54" WEST 181.50 FEET; THENCE (12) NORTH 0D36'06" EAST 33.00 FEET; THENCE (13) NORTH 89D23'54" WEST 74.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 4000 SOUTH STREET (SR 37) AS RECENTLY WIDENED, SAID POINT BEING 1202.53 FEET NORTH 89D23'49" WEST ALONG THE SECTION LINE AND 78.03 FEET NORTH 0D36'11" EAST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE TWO (2) COURSES ALONG SAID NORTH RIGHT OF WAY LINE AS FOLLOWS: (1) SOUTH 43D43'00" WEST 32.56 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 01D34'38" WEST, THENCE WESTERLY ALONG THE ARC OF A 9359.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 417.17 FEET (CENTRAL ANGLE EQUALS 02D33'14" AND LONG CHORD BEARS SOUTH 89D41'59" WEST 417.14 FEET), THENCE NORTH 0D39'09" EAST 668.53 FEET, THENCE SOUTH 89D23'54" EAST 18.79 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A 279.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 95.61 FEET (CENTRAL ANGLE EQUALS 19D35'55" AND LONG CHORD BEARS NORTH 80D48'08" EAST 95.14 FEET) THENCE NORTH 71D00'11" EAST 35.74 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 73.11 FEET (CENTRAL ANGLE EQUALS 18D59'49" AND LONG CHORD BEARS NORTH 80D30'05" EAST 72.77 FEET), THENCE DUE EAST 429.60 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.85 FEET (CENTRAL ANGLE EQUALS 90D00'00" AND LONG CHORD BEARS SOUTH 45D00'00" EAST 26.87 FEET), THENCE DUE SOUTH 122.59 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES SOUTH 89D59'56" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF A 215.49 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 185.96 FEET (CENTRAL ANGLE EQUALS 49D26'36" AND LONG CHORD BEARS SOUTH 24D43'14" WEST 180.24 FEET), THENCE SOUTH 49D26'28" WEST 83.93 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A 284.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 244.67 FEET (CENTRAL ANGLE EQUALS 49D16'26" AND LONG CHORD BEARS SOUTH 24D48'15" WEST 237.20

FEET), THENCE SOUTH 00D10'02" WEST 89.55 FEET, THENCE SOUTH 13D38'50" EAST 17.14 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPTING: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 809.54 FEET NORTH 00D48'49" EAST ALONG THE SECTION LINE AND 140.34 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WESTERLY ALONG THE ARC OF A 359.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.98 FEET (CENTRAL ANGLE EQUALS 21D21'14" CENTER BEARS SOUTH 21D21'14" WEST AND LONG CHORD BEARS NORTH 79D19'23" WEST 133.21 FEET), THENCE WEST 672.86 FEET, THENCE SOUTH 5.00 FEET, THENCE WEST 483.10 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ALONG THE ARC OF A 279.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 92.67 FEET (CENTRAL ANGLE EQUALS 18D59'49" AND LONG CHORD BEARS SOUTH 80D30'05" WEST 92.25 FEET), THENCE SOUTH 71D00'11" WEST 35.74 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 75.42 FEET (CENTRAL ANGLE EQUALS 19D35'55" AND LONG CHORD BEARS SOUTH 80D48'08" WEST 75.06 FEET), THENCE NORTH 89D23'54" WEST 18.89 FEET TO THE EAST BOUNDARY LINE OF STONE CREEK VILLAGE PHASE 2, (BOOK 80, PAGE 44), THENCE NORTH 00D40'05" EAST 554.48 FEET ALONG SAID EAST BOUNDARY LINE, THENCE SOUTH 89D19'40" EAST 1780.92 FEET TO SAID NORTHWESTERLY LINE OF LAYTON CANAL, THENCE FIVE (5) COURSES ALONG SAID NORTHWESTERLY LINE AS FOLLOWS: (1) SOUTH 08D07'47" WEST 180.41 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 81D52'09" WEST (2) SOUTHWESTERLY ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.07 FEET (CENTRAL ANGLE EQUALS 30D35'53" AND LONG CHORD BEARS SOUTH 23D25'48" WEST 55.41 FEET) (3) SOUTH 38D43'48" WEST 213.10 FEET (4) NORTH 51D16'12" WEST 5.00 FEET AND (5) SOUTH 38D43'48" WEST 156.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 358.17 FEET NORTH 00D49'49" EAST ALONG THE SECTION LINE AND 491.72 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WEST 224.29 FEET, THENCE NORTH 132.00 FEET, THENCE WEST 220.27 FEET, THENCE NORTH 62D03'39" WEST 69.00 FEET TO A POINT OF A NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 62D03'39" WEST, THENCE NORTHERLY ALONG THE ARC OF A 215.53 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.10 FEET (CENTRAL ANGLE EQUALS 27D56'21" AND LONG CHORD BEARS NORTH 13D58'11" EAST 104.06 FEET, THENCE NORTH 122.59 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES WEST, THENCE NORTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.85 FEET (CENTRAL ANGLE EQUALS 90D00'00" AND LONG CHORD BEARS NORTH 45D00'00" WEST 26.87 FEET), THENCE EAST 53.50 FEET, THENCE SOUTH 5.00 FEET, THENCE EAST 672.86 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A 290.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 86.40 FEET (CENTRAL ANGLE EQUALS 17D02'25" AND LONG CHORD BEARS SOUTH 81D28'47" EAST 86.08 FEET) THENCE SOUTH 38D43'48" WEST 498.85 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION WITHIN SALT POINT ROAD DEDICATION. DED PLAT 87-34 AND 035.