

12307053
6/24/2016 10:52:00 AM \$48.00
Book - 10445 Pg - 3695-3697
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Please Mail to:

4 Independence, LLC
c/o Bryan J. Flamm
1099 West South Jordan Parkway
South Jordan, UT 84095

**SUPPLEMENTAL DECLARATION
FOR INDEPENDENCE AT THE POINT**
(Confirming Expansion of Master Declaration to Include
Property Comprising All of Iron Horse Plat C)

THIS SUPPLEMENTAL DECLARATION FOR INDEPENDENCE AT THE POINT (this "*Supplemental Declaration*") is made and executed effective as of the 22 day of June, 2016, by 4 Independence, LLC, a Utah limited liability company, with an address of 1099 West South Jordan Parkway, South Jordan, Utah 84095 ("*Declarant*").

RECITALS

A. Declarant previously recorded that certain Declaration of Covenants, Conditions Easements and Restrictions for Independence at the Point (the "*Master Declaration*") on October 17, 2012, as Entry No. 11493945, in Book 10067, at Page(s) 3032 et seq., of the Official Records of the Salt Lake County, Utah Recorder. The Master Declaration subjects the Independence at the Point development project to certain covenants, conditions and restrictions. Capitalized terms not otherwise defined in this Supplemental Declaration shall have the meaning ascribed to such terms in the Master Declaration.

B. Article XVI of the Master Declaration grants Declarant the right to expand Independence at the Point at any time and from time to time by adding to Independence at the Point the Additional Land (as defined in the Master Declaration), or a portion or portions thereof, by recording a Supplemental Declaration containing the information required under Section 16.3 of the Master Declaration.

C. Declarant is the owner of all of that certain real property located in Bluffdale City, Salt Lake County, Utah, more particularly described on Exhibit A attached hereto (the "*Annexed Property*"). The Annexed Property comprises a portion of the Additional Land described in the Master Declaration. Pursuant to this Supplemental Declaration, Declarant is adding the Annexed Property to Independence at the Point.

DECLARATION

1. Annexation of the Annexed Property. Declarant for itself, its successors, and assigns, hereby declares that all of the real property, residential dwellings, utilities, streets and other improvements (now existing or hereafter constructed or installed) located on or providing any access and service to the Annexed Property shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Master Declaration, and that the provisions of the Master Declaration and this Supplemental Declaration shall run with the land and be binding upon all persons who hereafter become the Owner of any Lot, Parcel and/or other interest in the Annexed

Property. Furthermore, Owners of Lots or Parcels within the Annexed Property shall be Members of the Master Association.

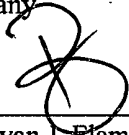
2. Incorporation; Amendment. Declarant hereby incorporates by reference the covenants, conditions and restrictions in the Master Declaration, as if repeated and fully set forth herein. Furthermore, Declarant hereby amends the Master Declaration to the extent necessary to reflect the expansion of Independence at the Point to include the Annexed Property.

3. Severability. Any determination by any court of competent jurisdiction that any provision of this Supplemental Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration effective as of the date first set forth above.


4 INDEPENDENCE, LLC, a Utah limited liability company

By: DAI Partners, LLC, a Utah limited liability company

By: 
Bryan J. Flamm, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 22 day of June, 2016, by Bryan J. Flamm, a Manager of DAI Partners, LLC, a Utah limited liability company, the Manager of 4 Independence, LLC, a Utah limited liability company.


Notary Public

My Commission Expires: 11-19-16



EXHIBIT A

(Legal Description of the Property)

The following real property located in the City of Bluffdale, Salt Lake County, State of Utah:

INDEPENDENCE AT THE POINT, IRON HORSE PLAT C

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°46'54" WEST ALONG THE SECTION LINE 1331.48 FEET AND SOUTH 2218.92 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: NORTH 64°53'15" EAST) TO THE LEFT 128.62 FEET THROUGH A CENTRAL ANGLE OF 24°33'56" (CHORD: SOUTH 37°23'43" EAST 127.64 FEET); THENCE SOUTH 49°40'41" EAST 107.17 FEET; THENCE SOUTH 40°19'19" WEST 340.02 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS CURVE TO THE RIGHT 283.23 FEET THROUGH A CENTRAL ANGLE OF 8°22'17" (CHORD: SOUTH 44°30'27" WEST 282.98 FEET); THENCE NORTH 41°18'24" WEST 73.67 FEET; THENCE NORTH 42°26'24" WEST 18.00 FEET; THENCE ALONG THE ARC OF A 1014.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: NORTH 42°58'37" WEST) TO THE LEFT 56.38 FEET THROUGH A CENTRAL ANGLE OF 3°11'09" (CHORD: NORTH 45°25'49" EAST 56.37 FEET); THENCE NORTH 43°50'14" EAST 83.02 FEET; THENCE NORTH 46°09'46" WEST 33.00 FEET; THENCE SOUTH 43°50'14" WEST 9.26 FEET; THENCE NORTH 46°09'46" WEST 18.00 FEET; THENCE SOUTH 43°50'14" WEST 5.00 FEET; THENCE NORTH 46°09'46" WEST 63.00 FEET; THENCE NORTH 43°50'14" EAST 93.91 FEET; THENCE NORTH 24°37'00" EAST 36.54 FEET; THENCE NORTH 43°26'58" EAST 106.50 FEET; THENCE NORTH 46°33'02" WEST 59.36 FEET; THENCE NORTH 43°26'58" EAST 122.73 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: NORTH 43°26'58" EAST) TO THE RIGHT 34.23 FEET THROUGH A CENTRAL ANGLE OF 98°03'03" (CHORD: NORTH 2°28'29" EAST 30.20 FEET); THENCE ALONG THE ARC OF A 186.00 FOOT RADIUS CURVE TO THE RIGHT 52.14 FEET THROUGH A CENTRAL ANGLE OF 16°03'43" (CHORD: NORTH 59°31'52" EAST 51.97 FEET); THENCE NORTH 67°33'44" EAST 79.49 FEET TO THE POINT OF BEGINNING.