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10/27/2016 02:18 PM #51-00  
Book - 10492 Pg - 9036-9039  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
4 INDEPENDENCE LLC  
1099 W SOUTH JORDAN PKWY  
SOUTH JORDAN UT 84095  
BY: SMP, DEPUTY - WI 4 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 B)

THIS SUPPLEMENTAL DECLARATION FOR INDEPENDENCE AT THE POINT (this "**Supplemental Declaration**") is made and executed effective as of the 25 day of ~~September~~<sup>SEPTEMBER</sup>, 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, as amended. 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 desires to annex 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**"), into the Master Declaration. 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. Edge Land 16, LLC, the owner of the property, has signed this Supplemental Declaration consenting to such annexation.

**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.

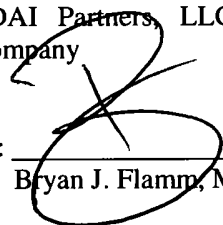
2. Incorporation; Amendment. Declarant hereby incorporates by reference the covenants, conditions and restrictions in the Master Declaration, as if repeated and fully set forth herein. Furthermore, Declarant hereby amends the Master Declaration to the extent necessary to reflect the expansion of Independence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

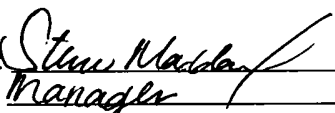
4 INDEPENDENCE, LLC, a Utah limited liability company

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

By:   
Bryan J. Flamm, Manager

CONSENTED TO BY:

EDGE LAND 16, LLC, a Utah limited liability company

By:   
Its: Manager

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

The foregoing instrument was acknowledged before me this 25 day of ~~September~~ <sup>October</sup>, 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.

Mindy Dansie  
Notary Public

My Commission Expires:  
11-19-2016



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

The foregoing instrument was acknowledged before me this 25 day of ~~September~~ <sup>October</sup>, 2016, by Steven Maddox, a Manager of Edge Land 16, LLC, a Utah limited liability company.

Karin Driggs  
Notary Public

My Commission Expires: 3/24/19

1385708



**EXHIBIT A**

**(Legal Description of the Property)**

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

**IRON HORSE, PLAT B**

A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1364.19 FEET AND SOUTH 2088.07 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S18°48'32"E 101.36 FEET; THENCE ALONG THE ARC OF A 287.00 FOOT RADIUS CURVE TO THE LEFT 32.18 FEET THROUGH A CENTRAL ANGLE OF 6°25'30" (CHORD: S22°01'17"E 32.17 FEET); THENCE S67°33'44"W 92.51 FEET; THENCE ALONG THE ARC OF A 186.00 FOOT RADIUS CURVE TO THE LEFT 52.14 FEET THROUGH A CENTRAL ANGLE OF 16°03'43" (CHORD: S59°31'52"W 51.97 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 34.23 FEET THROUGH A CENTRAL ANGLE OF 98°03'03" (CHORD: S2°28'29"W 30.20 FEET); THENCE S43°26'58"W 122.73 FEET; THENCE S46°33'02"E 59.36 FEET; THENCE S43°26'58"W 106.50 FEET; THENCE S24°37'00"W 36.54 FEET; THENCE S43°50'14"W 93.91 FEET; THENCE S46°09'46"E 63.00 FEET; THENCE N43°50'14"E 5.00 FEET; THENCE S46°09'46"E 18.00 FEET; THENCE N43°50'14"E 9.26 FEET; THENCE S46°09'46"E 33.00 FEET; THENCE S43°50'14"W 83.02 FEET; THENCE ALONG THE ARC OF A 1014.00 FOOT RADIUS CURVE TO THE RIGHT 56.38 FEET THROUGH A CENTRAL ANGLE OF 3°11'09" (CHORD: S45°25'49"W 56.37 FEET); THENCE S42°26'24"E 18.00 FEET; THENCE S41°18'24"E 73.67 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N41°18'24"W) TO THE RIGHT 420.68 FEET THROUGH A CENTRAL ANGLE OF 12°26'02" (CHORD: S54°54'37"W 419.86 FEET); THENCE N27°25'43"W 163.61 FEET; THENCE S62°34'17"W 43.00 FEET; THENCE N27°25'43"W 139.53 FEET; THENCE N62°34'17"E 305.01 FEET; THENCE N17°34'17"E 220.68 FEET; THENCE S82°17'48"E 78.60 FEET; THENCE S86°33'11"E 51.00 FEET; THENCE ALONG THE ARC OF A 169.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N86°33'11"W) TO THE LEFT 18.94 FEET THROUGH A CENTRAL ANGLE OF 6°25'10" (CHORD: N0°14'14"E 18.93 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 15.67 FEET THROUGH A CENTRAL ANGLE OF 59°50'46" (CHORD: N26°57'02"E 14.97 FEET); THENCE N33°07'35"W 5.00 FEET; THENCE ALONG THE ARC OF A 164.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N33°07'35"W) TO THE LEFT 33.57 FEET THROUGH A CENTRAL ANGLE OF 11°43'40" (CHORD: N51°00'35"E 33.51 FEET); THENCE N44°51'15"W 55.95 FEET; THENCE N43°26'58"E 85.26 FEET; THENCE N27°25'43"W 66.67 FEET; THENCE N38°06'35"E 171.63 FEET; THENCE N73°10'21"E 101.52 FEET; THENCE N46°33'58"E 32.35 FEET; THENCE N71°11'28"E 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.10± ACRES