



ENT 43340:2017 PG 1 of 8  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 May 04 3:47 pm FEE 0.00 BY HA  
RECORDED FOR LEHI CITY CORPORATION



# LEHI CITY

## ORDINANCE NO. 03-2016

### AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 2100 NORTH 3600 WEST

WHEREAS, IVORY Development/BOYER Development owners of approximately 686 acres of property located at approximately 2100 North 3600 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the current zone designation of the property is C(Commercial), BP(Business Park) and TH-5(Transitional Holding) and said applicant seeks to have said parcel designated as PC (Planned Community); and

WHEREAS, following a public hearing on November 12, 2015 the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded a recommendation that the City Council adopt the proposed amendments; and

WHEREAS, January 12, 2016.the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of November 12, 2015 and the recommendation of the Planning Commission; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

#### PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended from A-1(Agriculture) to R-1-22 (Residential/Agriculture). However, this ordinance shall not be published and take effect until the water dedication requirement has been met as required in Sec. 27-040-G of the Lehi City Development Code.

#### PART II:

A. If a provision of this Ordinance #03-2016 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.


B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.


C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

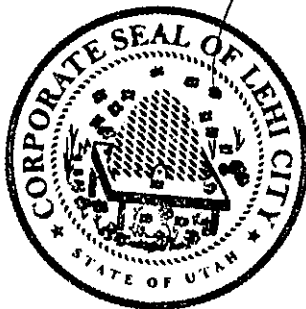
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 27 day of October 2015.

ATTEST

  
Bert Wilson, Mayor

  
Marilyn Banasky, City Recorder



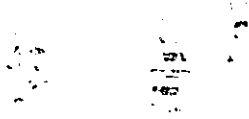


Exhibit "A"

Legal Description for Ivory/Boyer Development Zone Change

**LEGAL DESCRIPTIONS  
PREPARED FOR IVORY DEVELOPMENT  
HOLBROOK FARMS  
(August 5, 2015)**

**ZONING DESCRIPTIONS**

**PARCEL 1: 58-021-0154 and 58-021-0168 (HOLBROOK PARCEL 1)**

A portion of that real property described in Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at the Northwest corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°51'33" East along the section line 1,317.36 feet to the West 1/16<sup>th</sup> Corner between said Section 3, Township 5 South, Range 1 West and Section 34, Township 4 South, Range 1 West; thence North 89°51'42" East along the section line 1,317.36 feet to the North quarter corner of said Section 3; thence North 89°51'40" East along the section line 2,382.69 feet to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South 12°09'54" East along said Deed 1,157.56 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 161.96 feet to the North line of that real property conveyed to the Utah Department of Transportation (UDOT), as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said Deed 462.87 feet; thence South 00°07'33" East along said Deed 40.16 feet to 40 acre (1/16<sup>th</sup> section line) of said Section 3; thence South 89°52'42" West along said line 4,808.48 feet to the West line of said Section 3; thence North 00°25'59" East along the section line 1,332.74 feet to the point of beginning.

**PARCEL 2: 58-021-0170 (HOLBROOK PARCEL 2 (WEST))**

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 89.97 feet and West 16.50 feet from the East quarter corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'46" West along said Deed parallel with, and 90.00 feet North of the quarter section line 187.21 feet to the Westerly line of said Deed 26241:2009; thence along said Deed and the Easterly line of the Welby-Jacob Canal the following 4 (four) courses and distances: North 08°05'14" West 427.76 feet; thence North 13°44'46" East 157.83 feet; thence North 03°43'46" East 369.48 feet; thence North 28°11'14" West 293.38 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence North 89°52'33" East along said Deed 325.57 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 1,204.47 feet to the beginning.

**Parcel 3: 58-021-0171 (HOLBROOK PARCEL 2 (EAST))**

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 90.05 feet and East 16.50 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°03'14" East parallel with, and 16.50 feet Easterly of the section line 1,204.59 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North 01°01'38"

West) 19.24 feet through a central angle of  $01^{\circ}03'35''$  (chord: North  $88^{\circ}26'34''$  East 19.24 feet) to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South  $12^{\circ}09'54''$  East along said Deed 1,231.86 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South  $89^{\circ}48'50''$  West along said Deed parallel with, and 90.00 feet North of the quarter section line 279.95 feet to the point of beginning.

**PARCEL 4: 58-021-0172 (LLC PARCEL 1 (WEST))**

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South  $89^{\circ}51'40''$  West along the section line 16.50 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  $00^{\circ}03'14''$  West along said Deed parallel with, and 16.50 feet Westerly of the section line 1,132.16 feet; thence North  $12^{\circ}09'54''$  West 1,157.56 feet along the Westerly line of said Deed 134469:2008 of the official records of Utah County to the North line of said Section 3; thence North  $89^{\circ}51'40''$  East along the section line 245.00 feet to the point of beginning.

**PARCEL 5: 58-021-0173 (LLC PARCEL 1 (EAST))**

A portion of that real property described in Deed Entry No. 134469:2008 and Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601, located North  $89^{\circ}49'32''$  East along the section line 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $89^{\circ}49'32''$  East along the section line 85.16 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 4 (four) courses and distances: South  $00^{\circ}13'07''$  West 22.25 feet; thence South  $89^{\circ}46'53''$  East 22.76 feet; thence South  $50^{\circ}54'16''$  East 31.14 feet to a right-of-way marker; thence South  $12^{\circ}01'39''$  East 1,169.83 feet to the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 3 (three) courses and distances: South  $37^{\circ}29'45''$  West 68.65 feet; thence South  $77^{\circ}58'22''$  West 157.32 feet; thence along the arc of a 960.00 foot radius non-tangent curve (radius bears: North  $12^{\circ}01'17''$  West) 182.81 feet through a central angle of  $10^{\circ}54'38''$  (chord: South  $83^{\circ}26'02''$  West 182.53 feet) to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North  $00^{\circ}03'14''$  East parallel with, and 16.50 feet Easterly of the section line 1,293.99 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

**PARCEL 6: 58-021-0135 (LLC PARCEL 2)**

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North  $00^{\circ}03'14''$  East along the section line 90.00 feet and North  $89^{\circ}48'50''$  East 296.46 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North  $12^{\circ}09'54''$  West along the West line of said Deed Entry No. 134469:2008 of the official records 1,231.86 feet to the Southerly line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 2 (two) courses and distances: Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North  $02^{\circ}05'17''$  West) 180.45 feet through a central angle of  $09^{\circ}56'28''$  (chord: North  $82^{\circ}56'29''$  East 180.22 feet); thence North  $77^{\circ}58'22''$  East 158.65 feet; thence South  $60^{\circ}40'46''$  East 67.78 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 7 (seven) courses and distances: South  $12^{\circ}01'39''$  East 26.56 feet to a right-of-way marker; thence South  $08^{\circ}08'16''$  East 250.62 feet; thence South

12°01'39" East 244.59 feet; thence South 04°16'38" East 111.23 feet to a right-of-way marker; thence South 12°01'39" East 344.57 feet; thence South 20°33'29" East 101.12 feet to a right-of-way marker; thence South 12°01'39" East 172.89 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South 89°48'50" West along said Deed parallel with, and 90.00 feet North of the quarter section line 377.15 feet to the point of beginning.

**PARCEL 7: 58-021-0174 (LLC PARCEL 3)**

A portion of that real property described in Deed Entry No. 134470:2008, and all of that real property described in Deed Entry No. 134471:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Redwood (SR-68) Road located North 89°49'32" East along the section line 305.96 feet and South 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East along the section line 376.75 feet to the Westerly line of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 15°39'02" East 10.91 feet; thence South 12°06'53" East 1,382.75 feet; thence South 19°38'44" West 29.73 feet; thence South 49°11'36" East 58.14 feet; thence South 25°05'31" East 311.36 feet; thence South 27°57'59" East 147.18 feet; thence South 75°52'40" East 148.02 feet; thence South 89°53'02" East 2,191.59 feet along said Deed and along the North line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence South 87°16'06" East along said Deed 430.52 feet to the West line of the Southeast quarter of the Northeast quarter of said Section 2 and the Westerly line of that real property described in Deed Entry No. 63126:2003 (Parcel 7) of the official records of Utah County; thence South 00°04'52" East along the West line of the Southeast quarter of the Northeast quarter of said section 73.64 feet to the Northeast corner of Parcel 6 described in said Deed; thence South 89°51'07" West along the North line of said Deed 1,324.72 feet to the Easterly line of said Deed 134470:2008; thence South 00°01'06" East along said Deed 527.61 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 10 (ten) courses and distances: West 245.22 feet to a right-of-way marker; thence North 86°29'09" West 381.72 feet to a right-of-way marker; thence South 83°02'09" West 148.09 feet; thence North 24.56 feet; thence West 34.00 feet; thence South 26.63 feet to a right-of-way marker; thence West 283.48 feet; thence North 87°35'19" West 189.29 feet; thence North 82°39'15" West 260.62 feet; thence South 87°44'14" West 288.12 feet to a right-of-way marker at the Easterly line of Redwood (SR-58) Road; thence along said Easterly line the following 8 (eight) courses and distances: North 15°47'04" West 218.39 feet to a right-of-way marker; thence North 12°01'21" West 763.19 feet; thence North 06°16'38" West 109.89 feet; thence North 12°01'21" West 427.48 feet; thence North 77°58'21" East 5.00 feet to a right-of-way marker; thence North 12°01'21" West 400.00 feet; thence North 10°37'21" West 491.21 feet; thence North 15°24'22" West 116.94 feet to the point of beginning.

**PARCEL 8: 58-021-0175 (HOLBROOK PARCEL 3)**

A portion of that real property described in Deed Entry No. 134191:2004, and all of that real property described in Deed Entry No. 134466:2008 and Deed Entry No. 134467:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 89°49'32" East along the section line 682.71 feet and South 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East parallel with, and 16.50 feet Southerly of the section line 1,969.06 feet; thence North 89°57'58" East parallel with, and 16.50 feet Southerly of the section line 2,626.77 feet to the Westerly line of that real property described in Warranty Deed recorded December 7, 1915 at Entry No. 6601; thence South 00°08'15" East parallel with, and 16.50 feet Westerly of the East line of the section 1,314.04 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 2; thence South 89°53'24" West along said line 1,306.44 feet to the Northwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence South 00°04'52" East 592.50 feet along the West line of said Southeast quarter of the Northeast quarter to the South line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence North 87°16'06" West along said Deed 430.52 feet; thence North 89°53'02" West along said Deed 2,191.59 feet; thence North 75°52'40" West 148.02 feet along said Deed, and along the Southerly and Westerly lines of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 6 (six) courses and distances: North 27°57'59" West 147.18 feet; thence North 25°05'31" West

311.36 feet; thence North 49°11'36" West 58.14 feet; thence North 19°38'44" East 29.73 feet; thence North 12°06'53" West 1,382.75 feet; thence North 15°39'02" West 10.91 feet to the point of beginning.

**PARCEL 9: 58-005-0063 (HOLBROOK PARCEL 4)**

A portion of the Southwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 89°57'58" East along the section line 16.50 feet and N0°10'17"E 16.50 feet from the South quarter corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°10'17" East parallel with, and 16.50 feet Easterly of the quarter section line 1,310.80 feet to the South line of the Northwest quarter of the Southeast quarter of said section; thence North 89°53'50" East along the 40 acre (1/16<sup>th</sup> section) line 1,304.65 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence South 00°09'03" West along the 40 acre (1/16<sup>th</sup> section) line 1,312.37 feet to the South line of Section 35; thence South 89°57'58" West along the section line 1,305.12 feet to the point of beginning.

**PARCEL 10: 58-021-0166 (LLC PARCEL 4)**

A portion of that real property described in Deed Entry No. 134472:2008 of the official records of Utah County, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North and Westerly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 00°08'15" West along the section line 75.27 feet and West 16.50 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the Northerly right-of-way line of 2100 North the following 4 (four) courses and distances: North 89°38'26" West 44.53 feet; thence South 43°56'02" West 75.53 feet to a right-of-way marker; thence Northwesterly along the arc of a 14,814.50 foot radius non-tangent curve (radius bears: North 00°46'06" East) 1,075.96 feet through a central angle of 04°09'41" (chord: North 87°09'04" West 1,075.72 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15,185.50 foot radius curve to the left 136.82 feet through a central angle of 00°30'58" (chord: North 85°19'43" West 136.82 feet) to the Easterly line of that real property described in Deed Entry No. 63126:2003 (Parcel 6) of the official records of Utah County; thence North 00°04'52" West along said Deed 576.06 feet to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence North 89°51'07" East 1,307.10 feet along the South line of said North half of the Southeast quarter of the Northeast quarter; thence South 00°08'15" East 589.94 feet parallel with, and 16.50 feet Westerly of the East line of said section to the point of beginning.

**PARCEL 11: 58-020-0224 (LLC PARCEL 5)**

A portion of that real property described in Deed Entry No. 134473:2008 and Deed Entry No. 134475:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 1, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North located North 00°08'15" West along the section line 19.76 feet and East 1,333.31 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°01'58" West 651.43 feet; thence along the South line of that real property described in Deed Entry No. 26240:2009 of the official records of Utah County the following 3 (three) courses and distances: North 89°42'39" East 983.95 feet; thence North 39°36'04" East 37.64 feet; thence North 89°59'26" East 618.00 feet to the Westerly line of Deed Entry No. 134475:2008; thence North 02°29'07" East along said Deed and extension thereof 405.52 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 67°23'54" East along said Deed and extension thereof 678.18 feet; thence along the extension of, and along the Easterly line of said Deed Entry No. 134475:2008 the following 4 (four) courses and distances: South 34°45'18" East 360.33 feet; thence South 42°47'22" East 473.33 feet; thence South 00°03'43" East 380.43 feet; thence South 15°37'26" West 339.25 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 7 (seven) courses and distances: West 1,015.64 feet; thence North 00°05'54" East 56.52 feet; thence South 88°07'24" West 47.54 feet; thence South 74°33'16" West 226.01 feet to a right-of-way marker; thence North 89°05'00" West 180.35 feet; thence along the arc of a 12,539.00 foot radius curve to the left 200.62 feet through central angle of 00°55'00" (chord: North 89°32'30" West 200.62 feet) to a right-of-way marker; thence West 1,043.39 feet to the point of beginning.

**PARCEL 12: 58-006-0259 (HOLBROOK PARCEL 5)**

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located North 00°07'50" East along the section line 16.50 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 2,052.04 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 12 (twelve) courses and distances: North 88°00'27" East 567.11 feet; thence South 16°18'35" East 484.38 feet; thence South 30°45'52" East 153.78 feet; thence South 01°56'29" East 196.16 feet; thence South 13°28'44" East 397.08 feet; thence South 45°45'07" East 467.35 feet; thence South 88°47'16" East 121.58 feet; thence South 01°00'28" West 114.51 feet; thence South 45°57'46" East 165.10 feet; thence South 00°04'08" East 329.17 feet; thence South 89°55'18" East 52.72 feet; thence South 00°09'05" East 2.35 feet; thence South 89°53'09" West parallel with, and 16.50 feet Northerly of the section line 1,511.45 feet to the point of beginning.

**PARCEL 13: 58-020-0225 and 58-021-0167 (HOLBROOK PARCEL 6)**

A portion of that real property described in Deed Entry No. 134191:2004 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 53187:2007 of the official records of Utah County located in the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 00°08'15" East along the section line 16.47 feet and East 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East parallel with, and 16.50 feet Southerly of the section line 1,495.04 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 00°09'05" East 421.32 feet; thence South 59°30'01" East 219.99 feet; thence South 50°21'09" East 274.81 feet; thence South 89°35'35" East 581.25 feet; thence South 35°13'44" East 716.19 feet; thence South 16°17'58" East 251.45 feet; thence North 67°23'54" East 4.36 feet to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning. TOGETHER WITH that portion lying North of a common boundary line as described in that certain Boundary Line Agreement recorded April 9, 2015 as Entry No. 29270:2015 of the official records of Utah County.