



ENT 123836:2016 PG 1 of 41  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2016 Dec 08 4:15 pm FEE 114.00 BY SW  
 RECORDED FOR CITY OF DRAPER

**FIRST AMENDMENT TO  
 DEVELOPMENT AGREEMENT**

**THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT** (this "Amendment") is entered into this 12<sup>th</sup> day of April, 2016, by and between **DJ Investment Group, L.L.C.**, a Utah limited liability company, and **David K. Mast** (hereinafter collectively referred to as "DJIG"), **Wasatch Land Company**, a Utah corporation ("WLC"), and **Draper City**, a municipality and political subdivision of the State of Utah (the "City") (singularly, a "Party" or collectively, the "Parties"). Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meaning set forth in the Agreement.

**RECITALS**

**WHEREAS**, the Parties entered into that certain Master Development Agreement for the Hidden Canyon Estates, Mercer Mountain Estates, and Lakeview Heights Properties on April 13, 2015 (the "Agreement"), which is recorded as Entry No. 41579:2015 in the Official Records of Utah County, Utah, and as Entry No. 12050023, in Book 10324, at Page 310 of the official records of Salt Lake County, Utah, regarding (i) the real property described in Exhibit A attached hereto and known as Hidden Canyon Estates ("HCE"), (ii) the real property described in Exhibit B attached hereto and known as Mercer Mountain Estates ("MME"), and (iii) the real property described in Exhibit C attached hereto and known as Lakeview Heights ("LH", and collectively with HCE and MME, the "Properties").

**WHEREAS**, in connection with the development of the HCE parcel, the Parties have determined it would be beneficial to modify the boundary line of the HCE parcel to exclude a potential landslide area. To accomplish this boundary line adjustment, concurrently with the recordation of this Amendment, (i) DJIG will convey a portion of the HCE parcel back to the City to be removed from the HCE parcel, which property is depicted on Exhibit D-1 attached hereto and described on Exhibit D-2 attached hereto ("HCE DJIG Surplus Property") and (ii) the City will deed certain surplus property to WLC to be added to the HCE parcel, which property is depicted on Exhibit E-1 attached hereto and described on Exhibit E-2 attached hereto ("HCE City Surplus Property").

**WHEREAS**, in connection with the development of the MME parcel, the Parties have determined it would be beneficial to modify the boundary line of the MME parcel to exclude a potential landslide area. To accomplish this boundary line adjustment, concurrently with the recordation of this Amendment, (i) DJIG will convey a portion of the MME parcel back to the City to be removed from the MME parcel, which property is depicted on Exhibit F-1 attached hereto and described on Exhibit F-2 attached hereto ("MME DJIG Surplus Property") and (ii) the City will deed certain surplus property to DJIG to be added to the MME parcel, which property is depicted on Exhibit G-1 attached hereto and described on Exhibit G-2 attached hereto ("MME City Surplus Property").

**WHEREAS**, both Parties desire to amend the Agreement, as provided herein.

## AMDENDMENT

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Agreement Continues.** Except as expressly amended herein the Agreement and all unchanged provisions remain in full force and effect.

2. **Conveyance of Surplus Property.** Concurrently with the recordation of this Amendment, (a) DJIG shall convey (i) the HCE DJIG Surplus Property and (ii) the MME DJIG Surplus Property to the City pursuant to a special warranty deed in the form attached hereto as Exhibit H; (b) the City shall convey the HCE City Surplus Property to WLC pursuant to a special warranty deed in the form attached hereto as Exhibit I; and (c) the City shall convey the MME City Surplus Property to DJIG pursuant to a special warranty deed in the form attached hereto as Exhibit J. The City acknowledges that the MME DJIG Surplus Property, the MME City Surplus Property, the HCE DJIG Surplus Property, and the HCE City Surplus Property are legal parcels in accordance with any applicable Utah laws.

3. **HCE Parcel Description.** Exhibit A attached to the Agreement is hereby deleted in its entirety and replaced with Exhibit K attached hereto. To the extent Exhibit K attached hereto contains additional real property that was not included in Exhibit A to the Agreement, such real property shall be deemed to be part of the HCE Parcel for all purposes of the Agreement and shall be entitled to all rights and benefits applicable to the HCE Parcel under the Agreement. To the extent that Exhibit K attached hereto does not include real property that was included in Exhibit A to the Agreement prior to this modification, such real property shall no longer be subject to the terms of the Agreement.

4. **MME Parcel Description.** Exhibit B attached to the Agreement is hereby deleted in its entirety and replaced with Exhibit L attached hereto. To the extent Exhibit L attached hereto contains additional real property that was not included in Exhibit B to the Agreement, such real property shall be deemed to be part of the MME Parcel for all purposes of the Agreement and shall be entitled to all rights and benefits applicable to the MME Parcel under the Agreement. To the extent that Exhibit L attached hereto does not include real property that was included in Exhibit B to the Agreement prior to this modification, such real property shall no longer be subject to the terms of the Agreement.

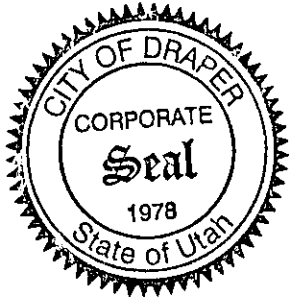
5. **Amendment to Run With the Land.** This Amendment shall be recorded in the Offices of the Utah County Recorder, shall be deemed to be a covenant running with the Property, shall encumber the same, and shall be binding on and inure to the benefit of all successors and assigns of Landowner in the ownership or development of any portion of the Property in perpetuity.

6. **Integration.** This Amendment together with the Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior

conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties hereto.

*[Signature Pages Follow]*

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.



CITY

DRAPER CITY, a municipality and political subdivision of the State of Utah

By: Troy K. Walker  
Mayor Troy K. Walker

Attest:

Rachelle Conner  
Rachelle Conner, Draper City Recorder

**DJIG**

DJ Investment Group, L.L.C.,  
a Utah limited liability company

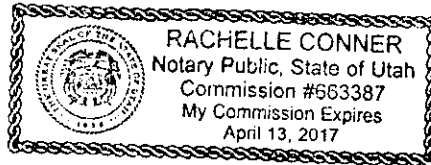
By: *David K. Mast*  
Name: *David K. Mast*  
Title: *the Member*

State of *Utah* )  
  ) :SS  
County of *Salt Lake* )

The foregoing instrument was acknowledged before me this *12<sup>th</sup>* day of *April*, 2016, by *David K. Mast*, *member* of DJ Investment Group, L.L.C., a Utah limited liability company.

*Rachelle Conner*  
NOTARY PUBLIC  
Residing at: *Draper City*

My commission expires:  
*4.13.2017*



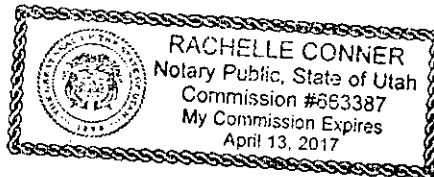
David K. Mast  
David K. Mast

State of Utah )  
  ) :SS  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2016, by David K. Mast.

Rachelle Conner  
NOTARY PUBLIC  
Residing at: Draper City

My commission expires:  
4.13.2017



WLC

WASATCH LAND COMPANY,  
a Utah corporation

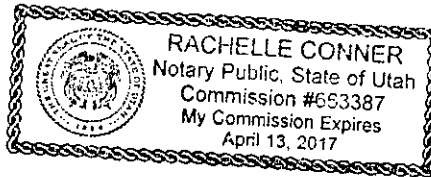
By: Steve Maddox - Member  
Name: Steve maddox  
Its: Manager

STATE OF UTAH )  
 ) ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2016, by Steve maddox, manager of Wasatch Land Company, a Utah corporation.

Rachelle Conner  
NOTARY PUBLIC  
Residing at: Draper City

My commission expires:  
4.13.2017



**EXHIBIT A**  
**Existing HCE Parcel Description**

**PARCEL 1:**

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 435.67 FEET, TO THE EAST LINE OF DRAPER CITY PARCEL #11:002:0102; THENCE ALONG SAID DRAPER CITY PROPERTY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 02°28'11" EAST 101.97 FEET; (2) SOUTH 89°34'04" WEST 60.08 FEET; (3) SOUTH 02°28'25" WEST 52.46 FEET; (4) SOUTH 89°41'36" WEST 98.39 FEET; (5) SOUTH 31°22'10" WEST 226.17 FEET TO THE NORTH RIGHT OF WAY LINE OF SUNCREST DRIVE; THENCE ALONG SAID RIGHT OF WAY 24.29 FEET ALONG THE ARC OF A 636.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 61°25'28" WEST 24.28 FEET AND CENTER BEARS SOUTH 29°40'10" WEST); THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 62°31'05" WEST, 168.45 FEET TO THE EAST LINE OF THE SALT LAKE AQUEDUCT PROPERTY; THENCE, NORTH 30°22'12" WEST, ALONG SAID AQUEDUCT PROPERTY, 1585.36 FEET TO THE SOUTH LINE OF MREC DAI EDELWEISS LLC PROPERTY; THENCE ALONG SAID MREC DAI EDELWEISS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°57'44" EAST 353.95 FEET, TO THE 1/16TH; (2) NORTH 00°12'08" EAST, ALONG THE 1/16TH LINE, 1314.84 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°44'33" EAST, ALONG THE QUARTER SECTION LINE, 1330.06 FEET TO THE CENTER OF SAID SECTION 10; THENCE SOUTH 00°08'40" WEST, ALONG THE QUARTER SECTION LINE, 836.90 FEET, TO THE NORTH LINE OF DRAPER CITY PARCEL #11:002:0090, THENCE ALONG THE BOUNDARY OF SEVERAL DRAPER CITY PARCELS THE FOLLOWING SEVEN (7) COURSES: (1) WEST 143.85 FEET; (2) SOUTH 67°24'08" WEST 150.28 FEET; (3) SOUTH 73°59'53" WEST 106.20 FEET; (4) NORTH 87°05'36" WEST 117.19 FEET; (5) NORTH 69°31'39" WEST 126.46 FEET; (6) 523.32 FEET ALONG THE ARC OF A 770.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 08°52'54" WEST 513.31 FEET AND THE CENTER BEARS SOUTH 61°38'53" EAST); (7) SOUTH 88°29'38" EAST 698.25 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00°08'40" WEST, ALONG SAID QUARTER SECTION LINE, 1220.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND THE POINT OF BEGINNING.

LESS AND EXCEPTING DRAPER CITY PROPERTY FOR UPPER CORNER CANYON ROAD RIGHT OF WAY AS SHOWN ON THE "UPPER CORNER CANYON ROAD AMENDED" PLAT, RECORDED AS 14263 DATED: JUNE 4, 2014.

CONTAINS 68.47 ACRES MORE OR LESS

**PARCEL 2:**



BEGINNING AT A POINT ON THE INTERSECTION OF THE QUARTER SECTION LINE AND THE SALT LAKE AND UTAH COUNTY LINE , SAID POINT BEING NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 2796.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°45'46" EAST, ALONG SAID COUNTY LINE, 1110.21 FEET; THENCE SOUTH 1914.37 FEET; THENCE NORTH 89°59'56" WEST 735.56 FEET TO THE EAST LINE OF DRAPER CITY PARCEL# 11:002:0090; THENCE ALONG SAID DRAPER CITY PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 341.92 FEET; (2) WEST 226.15 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 836.90 FEET TO THE CENTER OF SAID SECTION 10; THENCE NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 176.46 FEET TO THE COUNTY AND THE POINT OF BEGINNING.

CONTAINS 34.27 ACRES, MORE OR LESS.

**EXHIBIT B**  
**Existing MME Parcel Description**

A portion of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point located S89°59'52"E along the section line 1136.54 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence S89°59'52"E along the section line 340.99 feet; thence S5°09'47"E 249.40 feet; thence S0°47'17"W 129.28 feet; thence S17°08'17"E 100.65 feet; thence S41°08'43"E 117.13 feet; thence N17°29'33"E 208.07 feet; thence N18°49'34"E 158.99 feet; thence N48°10'58"E 205.15 feet; thence N54°41'41"E 132.04 feet to a point on the section line; thence S89°59'52"E along said section line 334.97 feet; thence S34°04'54"E 228.37 feet; thence S23°08'47"W 174.03 feet; S48°12'48"W 164.75 feet; thence S85°24'15"W 152.05 feet; thence S6°38'55"W 751.17 feet; thence S19°49'50"W 98.42 feet; thence S32°14'01"W 119.20 feet; thence S77°22'39"W 144.43 feet; thence S84°14'21"W 160.54 feet; thence N6°15'29"W 233.51 feet; thence along the arc of a 170.50 foot radius non-tangent curve (radius bears: N30°55'49"E) to the right 146.89 feet through a central angle of 49°21'43" (chord: N34°23'19"W 142.39 feet); thence N9°42'29"W 245.26 feet; thence along the arc of a 379.50 foot radius non-tangent curve (radius bears: S80°17'33"W) to the left 306.05 feet through a central angle of 46°12'23" (chord: N32°48'39"W 297.82 feet); thence N55°54'49"W 138.42 feet; thence along the arc of a 420.50 foot radius curve to the right 89.86 feet through a central angle of 12°14'39" (chord: N49°47'30"W 89.69 feet) thence along the arc of a 269.50 foot radius curve to the left 127.23 feet through a central angle of 27°02'57" (chord: N57°11'38"W 126.05 feet); thence N70°43'07"W 148.40 feet; thence along the arc of a 320.50 foot radius non-tangent curve (radius bears: N19°16'50"E) to the right 60.18 feet through a central angle of 10°45'30" (chord: N65°20'25"W 60.09 feet); thence N59°57'41"W 354.24 feet; thence along the arc of a 279.50 foot radius non-tangent curve (radius bears: S30°02'21"W) to the left 142.43 feet through a central angle of 29°11'50" (chord: N74°33'34"W 140.89 feet); thence N89°09'26"W 499.87 feet; thence along the arc of a 479.50 foot radius non-tangent curve (radius bears: S0°50'36"W) to the left 52.48 feet through a central angle of 6°16'15" (chord: S87°42'28"W 52.45 feet); thence S84°34'21"W 142.87 feet; thence along the arc of a 520.50 foot radius curve to the right 71.70 feet through a central angle of 7°53'33" (chord: S88°31'08"W 71.64 feet); thence N87°32'06"W 24.37 feet; thence S2°27'54"W 10.00 feet; thence N87°32'06"W 16.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve (radius bears: S2°27'42"W) to the left 23.56 feet through a central angle of 89°59'33" (chord: S47°27'55"W 21.21 feet); thence N2°27'59"E 91.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve (radius bears: S87°32'19"E) to the left 23.56 feet through a central angle of 89°59'33" (chord: S42°32'06"E 21.21 feet); thence S87°32'06"E 40.37 feet; thence along the arc of a 469.50 foot radius curve to the left 64.67 feet through a central angle of 7°53'32" (chord: N88°31'08"E 64.62 feet); thence N84°34'21"E 142.87 feet; thence along the arc of a 530.50 foot radius curve to the right 58.06 feet through a central angle of 6°16'14" (chord: N87°42'28"E 58.03 feet); thence S89°09'26"E 499.87 feet; thence along the arc of a 330.50 foot radius curve to the right 168.41 feet through a central angle of 29°11'45" (chord: S74°33'34"E 166.59 feet); thence S59°57'41"E 354.24 feet; thence along the arc of a 269.50 foot radius non-tangent curve (radius bears: N30°02'15"E) to the left 50.59 feet through a central angle of 10°45'20" (chord:

S65°20'25"E 50.52 feet); thence S70°43'07"E 148.40 feet; thence along the arc of a 320.50 foot radius non-tangent curve (radius bears: S19°16'53"W) to the right 149.03 feet through a central angle of 26°38'32" (chord: S57°23'51"E 147.69 feet); thence along the arc of a 17.00 foot radius non-tangent curve (radius bears: N45°54'30"E) to the left 28.44 feet through a central angle of 95°51'09" (chord: N87°58'56"E 25.24 feet); thence N40°02'26"E 80.39 feet; thence along the arc of a 76.00 foot radius non-tangent curve (radius bears: N49°57'31"W) to the left 69.55 feet through a central angle of 52°25'59" (chord: N13°49'29"E 67.15 feet); thence S61°56'01"W 124.40 feet; thence N56°50'44"W 120.76 feet; thence N5°57'32"E 127.44 feet; thence N24°22'20"E 200.30 feet to the point of beginning.

Contains: ±25.58 Acres

**EXHIBIT C**  
**LH Parcel Description**

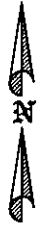
LOTS 1301, 1302, 1303, 1304, 1305, & 1306 of MAPLE HOLLOW 10, 11, & 13 at SUNCREST Subdivision, recorded Map No. 10872 of the official records of Utah County, January 3<sup>rd</sup>, 2005.

**EXHIBIT D-1**  
**HCE DJIG Surplus Property Depiction**

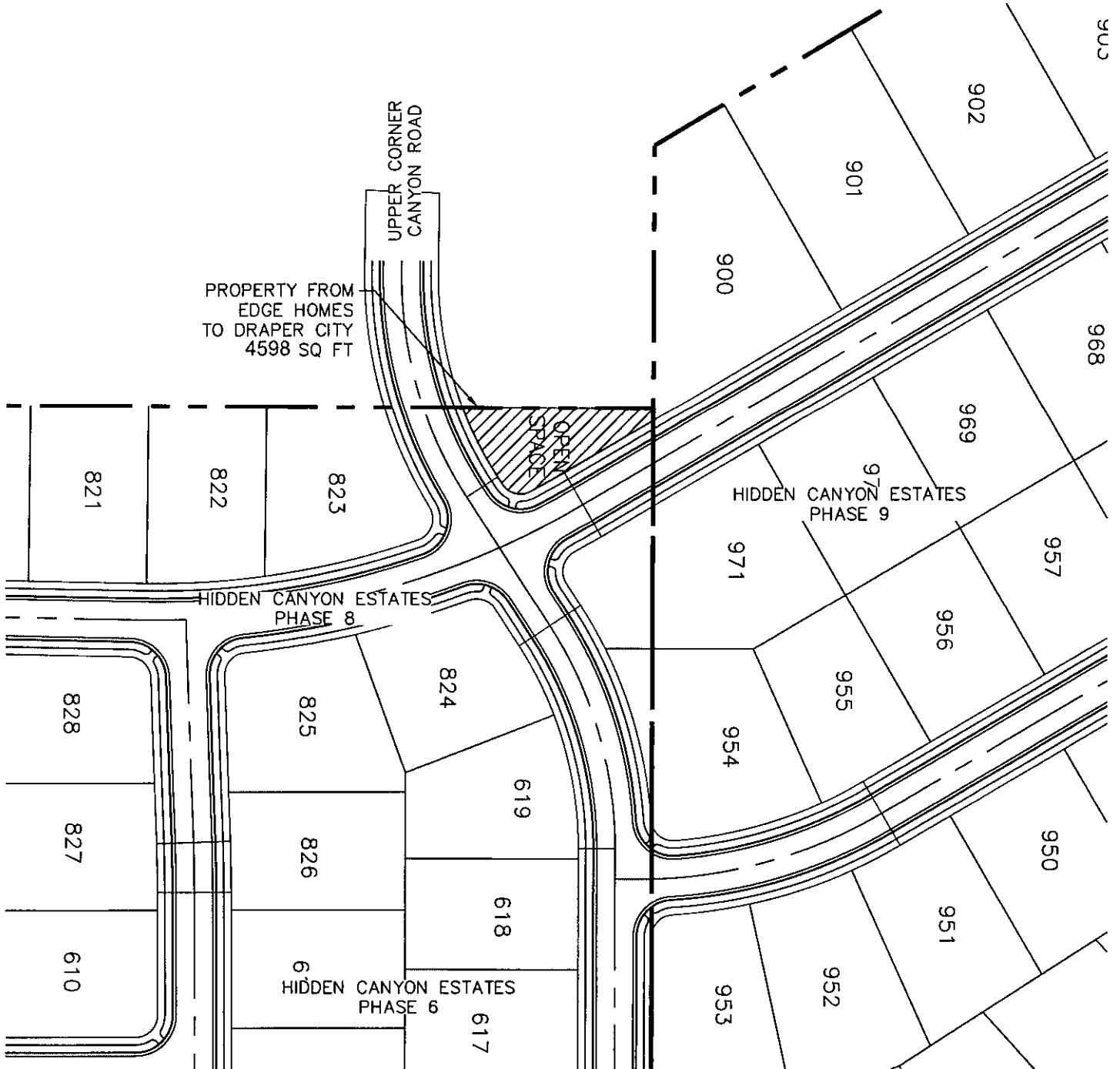
[attached]

# PROPERTY SWAP EXHIBIT D-1

ENT 123836:2016 PG 14 of 41



SCALE 1" = 100'



PROPERTY FROM  
EDGE HOMES  
TO DRAPER CITY  
4598 SQ FT

UPPER CORNER  
CANYON ROAD

OPEN  
SPACE

HIDDEN CANYON ESTATES  
PHASE 8

HIDDEN CANYON ESTATES  
PHASE 9

HIDDEN CANYON ESTATES  
PHASE 6



14751 SOUTH HERITAGE CREEK WAY  
BLUFFDALE, UTAH 84065  
801.883.8113  
WWW.WILDINGENGINEERING.COM

PROJECT NAME  
**HIDDEN CANYON ESTATES  
PROPERTY SWAP EXHIBIT D-1**

DATE  
**01/05/15**

SCALE  
**1" = 100'**

DRAWN  
**JRP**

CHECKED  
**GDW**

PROJECT #  
**15090**

SHEET  
**2 OF 2**

FILE NAME:  
G:\DATA\15090 Hidden Canyon Estates-Edge Homes\Phase 1\dwg\EXHIBITS.dwg

**EXHIBIT D-2**  
**HCE DJIG Surplus Property Description**

THE BASIS OF BEARING IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

BEGINNING AT A POINT NORTH 00°08'40" EAST 2611.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 59°45'46" WEST 69.95 FEET; THENCE 26.23 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 61°07'44" WEST 26.23 FEET); THENCE 22.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 75°17'11" WEST 20.16 FEET); THENCE NORTH 33°04'04" WEST 5.57 FEET; THENCE 52.84 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 27°00'44" WEST 52.74 FEET); THENCE SOUTH 89°44'33" EAST 129.91 FEET; THENCE SOUTH 00°08'40" WEST 8.31 FEET; TO THE POINT OF BEGINNING.

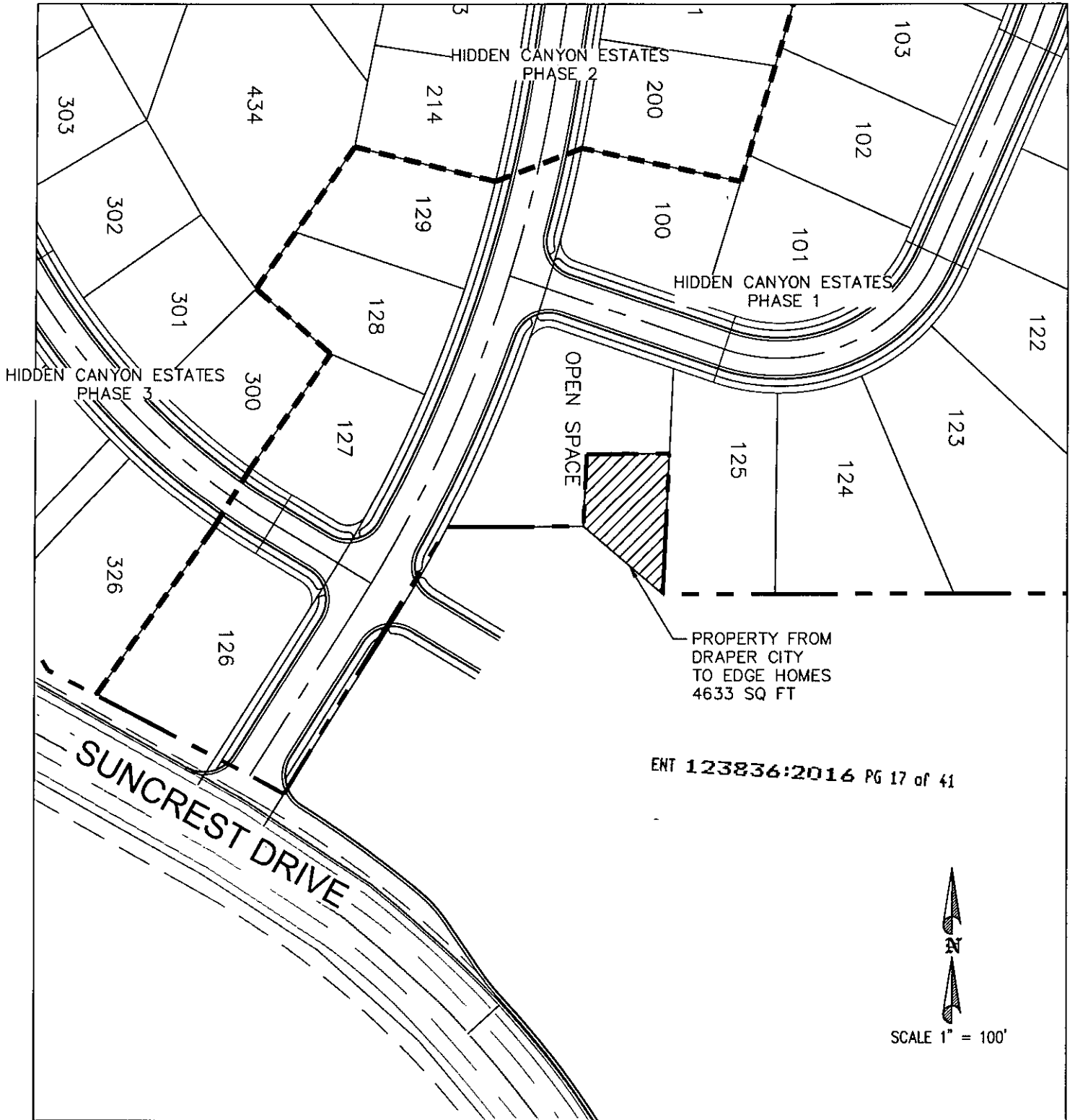
CONTAINS 4598 SQ FT

**EXHIBIT E-1**  
**HCE City Surplus Property Depiction**

[attached]



# PROPERTY SWAP EXHIBIT E-1



PROJECT NAME  
**HIDDEN CANYON ESTATES  
PROPERTY SWAP EXHIBIT E-1**

DATE  
**01/05/15**

SCALE  
**1" = 100'**

DRAWN  
**JRP**

CHECKED  
**GDW**

PROJECT #  
**15090**

SHEET  
**1 OF 2**

FILE NAME:  
G:\DATA\15090 Hidden Canyon Estates-Edge Homes\Phase 1\dwg\EXHIBITS.dwg

**EXHIBIT E-2**  
**HCE City Surplus Property Description**

All the certain real property located in Utah County, Utah, described as follows:

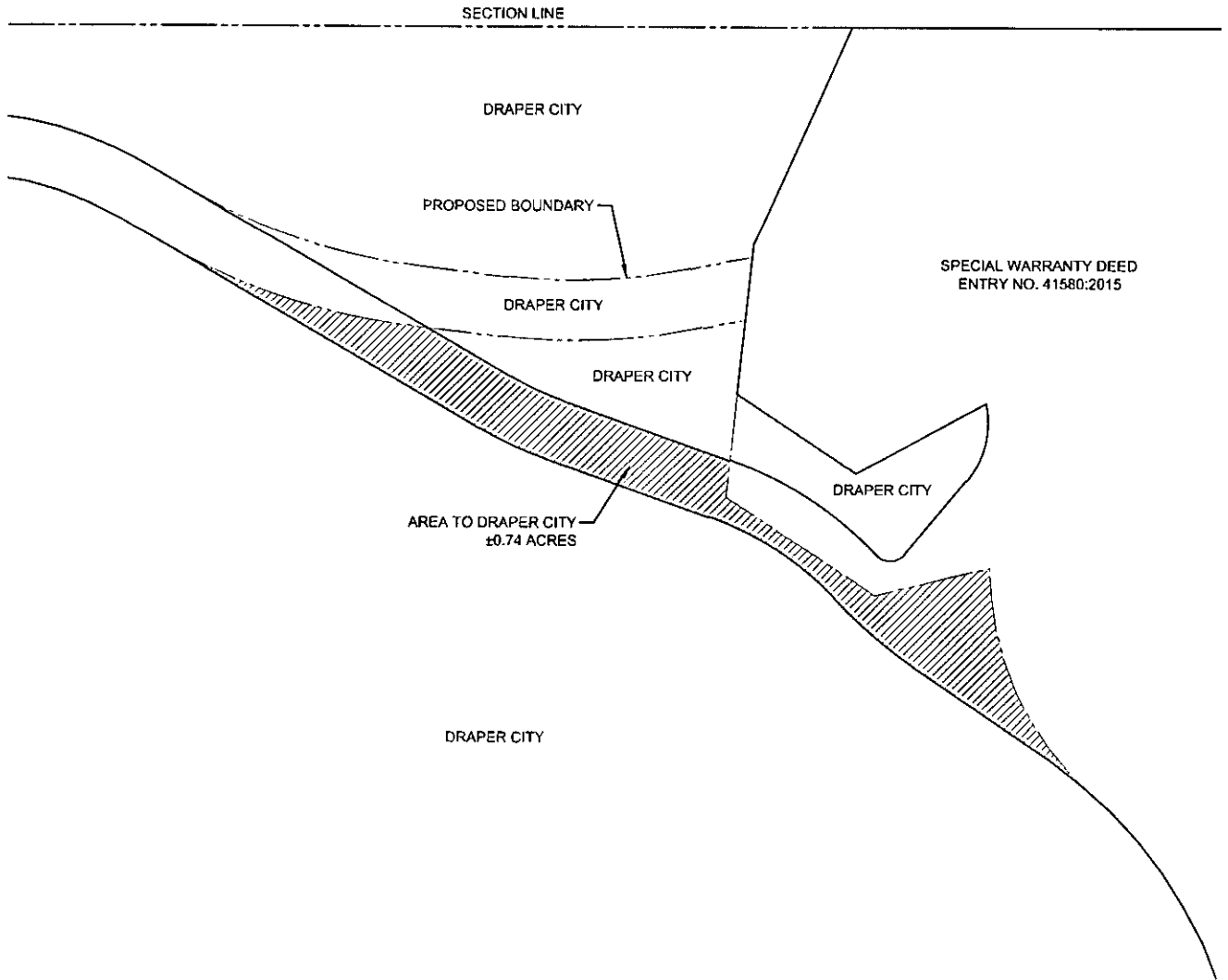
THE BASIS OF BEARING IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

BEGINNING AT A POINT SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 435.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 49°46'36" WEST 75.90 FEET; THENCE NORTH 02°28'25" EAST 52.46 FEET; THENCE NORTH 89°34'04" EAST 60.08 FEET; THENCE SOUTH 02°28'11" WEST 101.97 FEET; TO THE POINT OF BEGINNING.

CONTAINS 4633 SQ FT

**EXHIBIT F-1**  
**MME DJIG Surplus Property Depiction**

[attached]



**EXHIBIT F-1**

**EXHIBIT F-2**  
**MME DJIG Surplus Property Description**

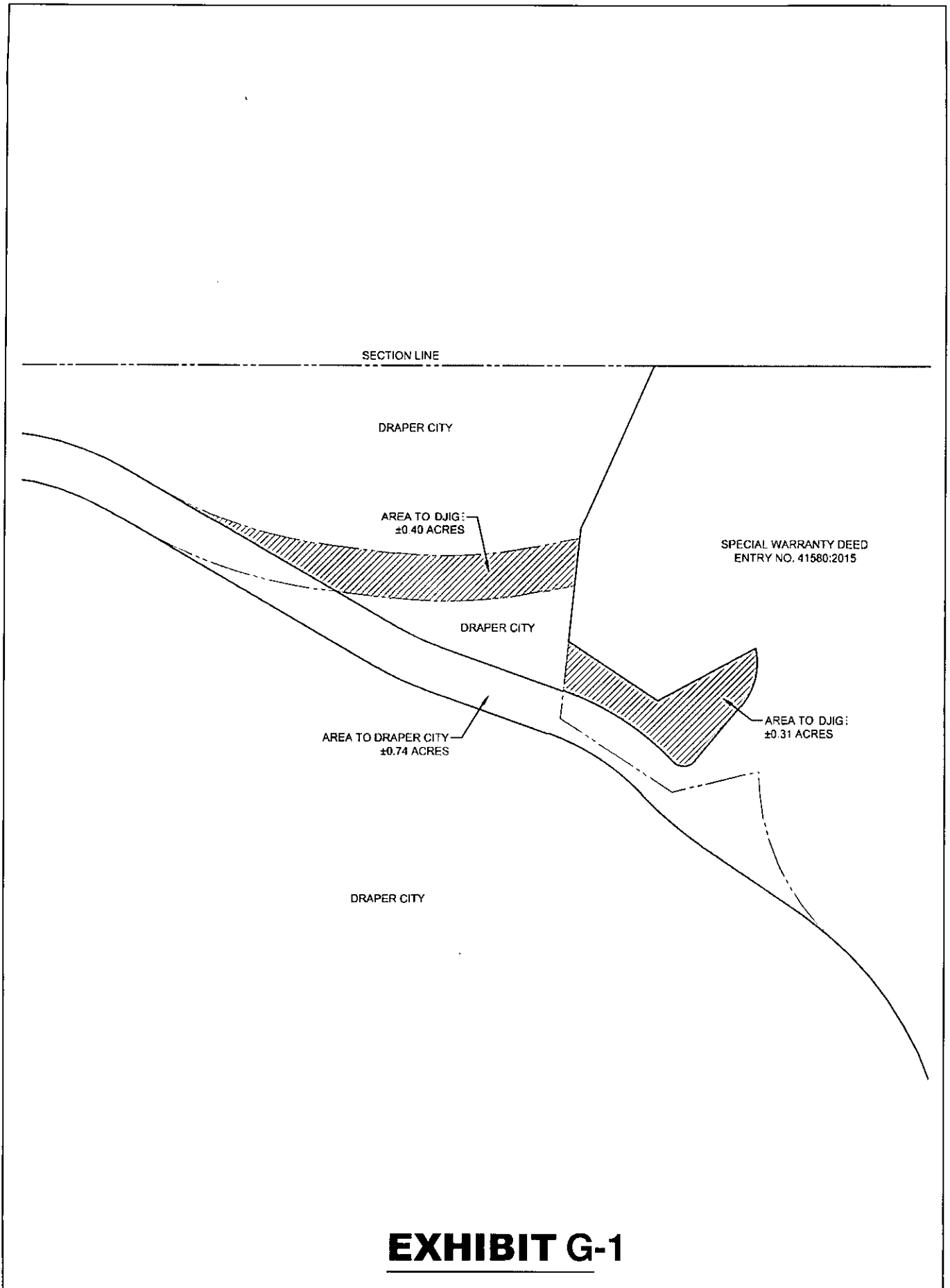
A portion of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point on the northerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County, said point being located S89°59'52"E along the section line 777.58 feet and South 253.95 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence along said line the following four (4) courses: S59°57'41"E 81.43 feet; thence along the arc of a 269.50 foot radius non-tangent curve (radius bears: N30°02'15"E) to the left 50.59 feet through a central angle of 10°45'20" (chord: S65°20'25"E 50.52 feet); thence S70°43'07"E 148.40 feet; thence along the arc of a 320.50 foot radius curve to the right 0.75 feet through a central angle of 0°08'01" (chord: S70°39'06"E 0.75 feet); thence S5°57'32"W 30.75 feet; thence S56°51'04"E 150.96 feet; thence N76°40'15"E 100.77 feet; thence along the arc of a 251.00 foot radius non-tangent curve (radius bears: S90°00'00"E) to the left 214.80 feet through a central angle of 49°01'55" (chord: S24°30'57"E 208.30 feet) to the southerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County; thence along said real property the following seven (7) courses: along the arc of a 379.50 foot radius non-tangent curve (radius bears: S40°58'05"W) to the left 45.59 feet through a central angle of 6°52'56" (chord: N52°28'23"W 45.56 feet); thence N55°54'49"W 138.42 feet; thence along the arc of a 420.50 foot radius curve to the right 89.86 feet through a central angle of 12°14'39" (chord: N49°47'30"W 89.69 feet) thence along the arc of a 269.50 foot radius curve to the left 127.23 feet through a central angle of 27°02'57" (chord: N57°11'38"W 126.05 feet); thence N70°43'07"W 148.40 feet; thence along the arc of a 320.50 foot radius non-tangent curve to the right (radius bears: N19°16'50"E) 60.18 feet through a central angle of 10°45'30" (chord: N65°20'25"W 60.09 feet); thence N59°57'41"W 313.31 feet; thence along the arc of a 551.00 foot radius non-tangent curve (radius bears: N30°02'19"E) to the left 226.57 feet through a central angle of 23°33'37" (chord: S71°44'30"E 224.98 feet); thence S83°31'18"E 12.68 feet to the point of beginning.

Contains: ±0.74 Acres

**EXHIBIT G-1**  
**MME City Surplus Property Depiction**

[attached]



**EXHIBIT G-1**

**EXHIBIT G-2**  
**MME City Surplus Property Description**

A portion of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point on the northerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County, said point being located S89°59'52"E along the section line 576.86 feet and South 137.89 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence along the arc of a 500.00 foot radius non-tangent curve (radius bears: N30°02'19"E) to the left 205.60 feet through a central angle of 23°33'37" (chord: S71°44'30"E 204.16 feet); thence S83°31'18"E 75.06 feet; thence along the arc of a 500.00 foot radius curve to the left 156.24 feet through a central angle of 17°54'13" (chord: N87°31'35"E 155.60 feet); thence N78°34'29"E 52.99 feet; thence S5°57'32"W 53.44 feet; thence S78°34'29"W 37.02 feet; thence along the arc of a 551.00 foot radius curve to the right 172.18 feet through a central angle of 17°54'13" (chord: S87°31'35"W 171.48 feet); thence N83°31'18"W 62.38 feet; thence N59°57'41"W 231.87 feet to the point of beginning.

Contains: ±0.40 Acres

Beginning at a point on the westerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County, said point being located S89°59'52"E along the section line 1040.60 feet and South 309.21 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence S56°50'44"E 120.76 feet; thence N61°56'01"E 124.40 feet; thence along the arc of a 76.00 foot radius non-tangent curve (radius bears: S77°36'29"W) to the right 69.55 feet through a central angle of 52°25'57" (chord: S13°49'28"W 67.15 feet); thence S40°02'26"W 80.38 feet; thence along the arc of a 17.00 foot radius non-tangent curve (radius bears: N49°56'38"W) to the right 28.45 feet through a central angle of 95°53'00" (chord: S87°58'00"W 25.24 feet); thence along the arc of a 320.50 foot radius non-tangent curve (radius bears: S45°55'25"W) to the left 148.28 feet through a central angle of 26°30'30" (chord: N57°19'50"W 146.96 feet); thence N5°57'32"E 56.13 feet to the point of beginning.

Contains: ±0.31 Acres



WHEN RECORDED, MAIL TO:

Draper City  
1020 East Pioneer Road  
Draper, UT 84020  
Attn: City Manager

---

**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DJ INVESTMENT GROUP, LLC**, a Utah limited liability company, as to an undivided tenant in common interest, **RICK BODELL**, as **TRUSTEE** of the **ARDEN J. BODELL REVOCABLE TRUST** dated **December 23, 2009**, as to an undivided tenant in common interest, and **DAN C. SIMONS**, an individual, as to an undivided tenant in common interest, as Grantor, grants and conveys to **DRAPER CITY**, a municipality and political subdivision of the State of Utah, as Grantee, the real property located in Utah County, Utah described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and **SUBJECT TO** all existing easements, rights of way, encumbrances and other matters of record with the office of the Utah County Recorder.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

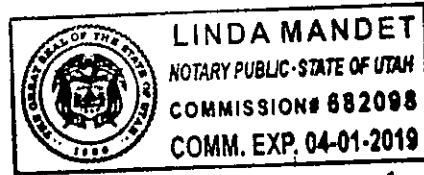
[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13<sup>th</sup>  
day of April, 2016.

D.J. Investment Group, LLC.

By: David K. Mast  
Name:  
Its: Member

STATE OF UTAH )  
COUNTY OF Salt Lake ) SS



The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2016, by David K. Mast, member of D.J. Investment, a L.L.C.

Linda Mandet  
NOTARY PUBLIC  
Residing at: Salt Lake County

My commission expires:  
4-1-19

*Rick Bodell*

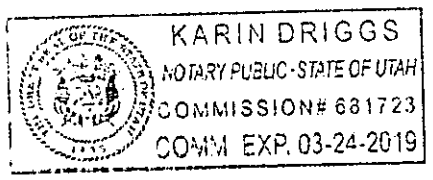
Rick Bodell, Trustee of the Arden J. Bodell  
Revocable Trust dated December 23, 2009

STATE OF UTAH )  
COUNTY OF Utah ) ss  
)

The foregoing instrument was acknowledged before me this 29 day of November, 2016, by Rick Bodell, Trustee of the Arden J. Bodell Revocable Trust dated December 23, 2009.

*Karin Driggs*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Lehi, UT

My commission expires:  
3/24/19



*Dan C. Simons*

Dan C. Simons

STATE OF UTAH )  
COUNTY OF Utah ) ss  
 )

The foregoing instrument was acknowledged before me this 5 day of ~~November~~ <sup>December</sup>, 2016, by Dan C. Simons, an individual.

*Karin Driggs*

NOTARY PUBLIC

Residing at: Lehi, UT

My commission expires: 2/24/19



Exhibit A

That certain real property located in Utah County, State of Utah, more particularly described as follows:

**HCE DJIG Surplus Property Description**

THE BASIS OF BEARING IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

BEGINNING AT A POINT NORTH 00°08'40" EAST 2611.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 59°45'46" WEST 69.95 FEET; THENCE 26.23 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 61°07'44" WEST 26.23 FEET); THENCE 22.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 75°17'11" WEST 20.16 FEET); THENCE NORTH 33°04'04" WEST 5.57 FEET; THENCE 52.84 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 27°00'44" WEST 52.74 FEET); THENCE SOUTH 89°44'33" EAST 129.91 FEET; THENCE SOUTH 00°08'40" WEST 8.31 FEET; TO THE POINT OF BEGINNING.

CONTAINS 4598 SQ FT

Exhibit I

City to WLC Special Warranty Deed

WHEN RECORDED, MAIL TO:

Draper City  
1020 East Pioneer Road  
Draper, UT 84020  
Attn: Rachele Conner

ENT 111107:2016 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Nov 07 4:16 PM FEE 16.00 BY SS  
RECORDED FOR DRAPER CITY

---

SPECIAL WARRANTY DEED

---

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DRAPER CITY**, a municipality and political subdivision of the State of Utah, as Grantor, grants and conveys to **WASATCH LAND COMPANY**, a Utah corporation, as Grantee, the real property located in Utah County, Utah described as follows (the "**Property**"):

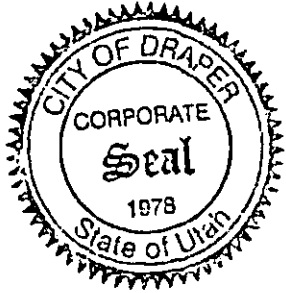
See attached Exhibit A, incorporated by reference to this document.

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances and other matters of record with the office of the Utah County Recorder.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14th  
day of April, 2016.



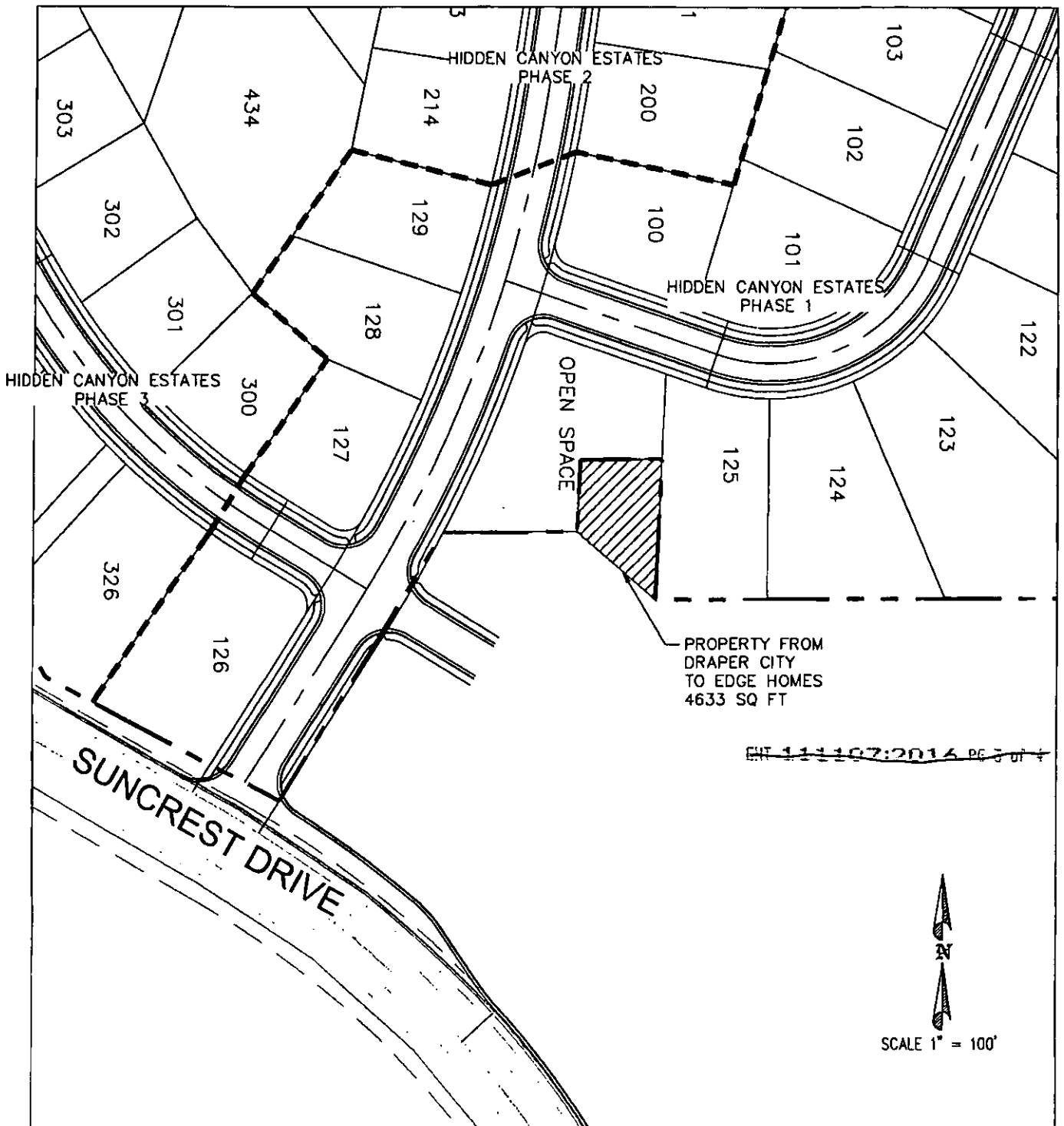
DRAPER CITY, a municipality and political  
subdivision of the State of Utah

By: Troy K. Walker  
Mayor Troy K. Walker

Attest:

Rachelle Conner  
Rachelle Conner, Draper City Recorder

# PROPERTY SWAP EXHIBIT



ENT 111107:2016 PG 3 OF 4



PROJECT NAME  
**HIDDEN CANYON ESTATES  
PROPERTY SWAP EXHIBIT**

DATE  
**01/05/15**

SCALE  
**1" = 100'**

DRAWN  
**JRP**

CHECKED  
**GDW**

PROJECT #  
**15090**

SHEET  
**1 OF 2**

FILE NAME:  
G:\DATA\15090 Hidden Canyon Estates-Edge Homes\Phase 1\dwg\EXHIBITS.dwg



**EXHIBIT A**  
**HCE City Surplus Property Description**

All the certain real property located in Utah County, Utah, described as follows:

THE BASIS OF BEARING IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

BEGINNING AT A POINT SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 435.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 49°46'36" WEST 75.90 FEET; THENCE NORTH 02°28'25" EAST 52.46 FEET; THENCE NORTH 89°34'04" EAST 60.08 FEET; THENCE SOUTH 02°28'11" WEST 101.97 FEET; TO THE POINT OF BEGINNING.

CONTAINS 4633 SQ FT

Exhibit J

**City to DJIG Special Warranty Deed**

WHEN RECORDED, MAIL TO:  
Draper City  
1020 East Pioneer Road  
Draper, UT 84020  
Attn: Rachelle Conner

ENT 111106:2016 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Nov 03 4:14 PM FEE 19.00 BY SS  
RECORDED FOR DRAPER CITY

---

**SPECIAL WARRANTY DEED**

---

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DRAPER CITY**, a municipality and political subdivision of the State of Utah, as Grantor, grants and conveys to DJ Investment Group, as Grantee, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances and other matters of record with the office of the Utah County Recorder.

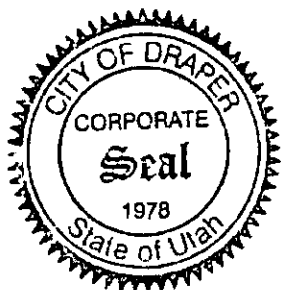
And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14<sup>th</sup>  
day of April, 2016.

DRAPER CITY, a municipality and political  
subdivision of the State of Utah

By: Troy Walker  
Mayor Troy K. Walker



Attest:

Rachelle Oonner  
Rachelle Oonner, Draper City Recorder

**EXHIBIT A**  
**MME City Surplus Property Description**

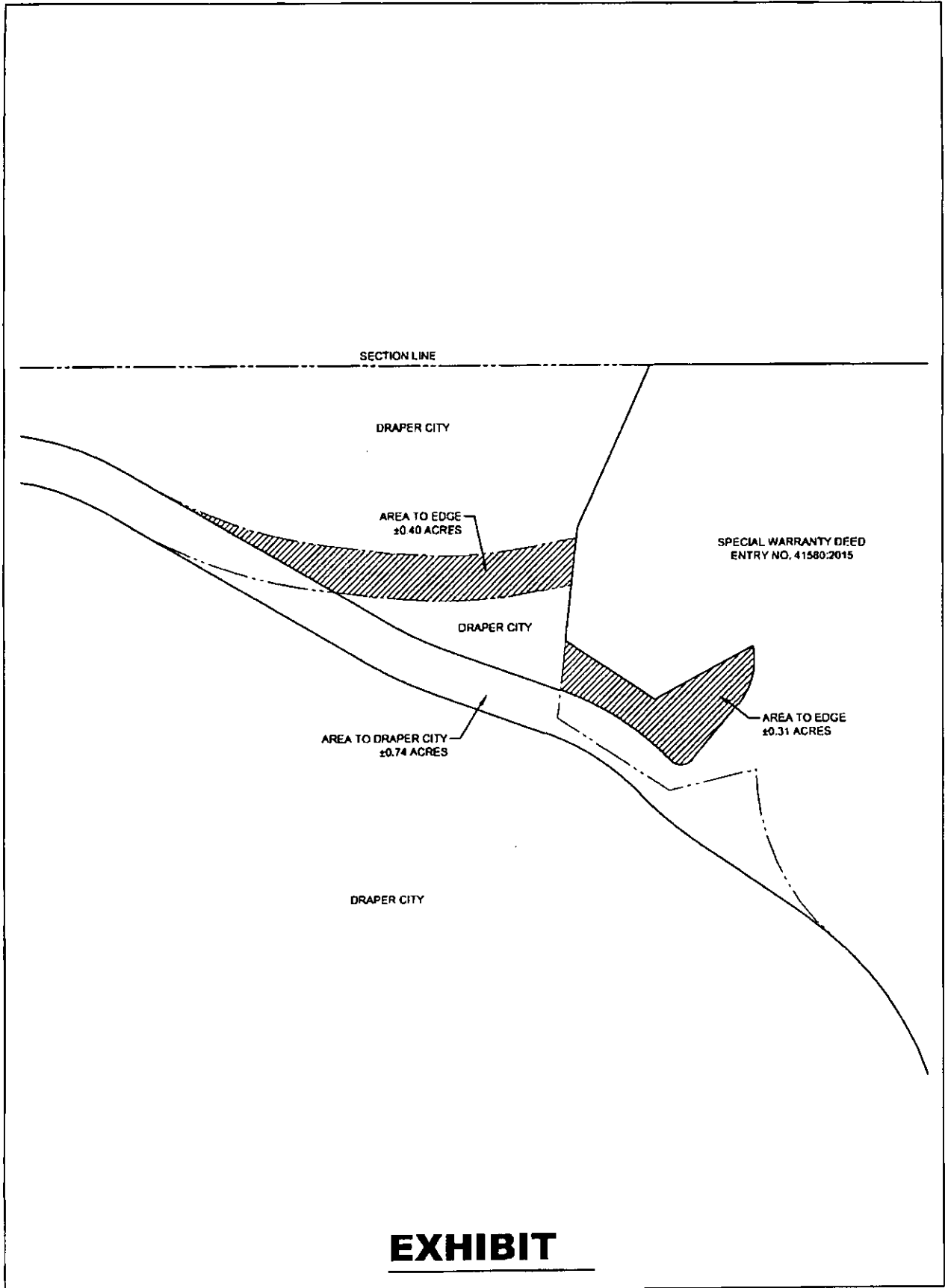
A portion of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point on the northerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County, said point being located S89°59'52"E along the section line 576.86 feet and South 137.89 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence along the arc of a 500.00 foot radius non-tangent curve (radius bears: N30°02'19"E) to the left 205.60 feet through a central angle of 23°33'37" (chord: S71°44'30"E 204.16 feet); thence S83°31'18"E 75.06 feet; thence along the arc of a 500.00 foot radius curve to the left 156.24 feet through a central angle of 17°54'13" (chord: N87°31'35"E 155.60 feet); thence N78°34'29"E 52.99 feet; thence S5°57'32"W 53.44 feet; thence S78°34'29"W 37.02 feet; thence along the arc of a 551.00 foot radius curve to the right 172.18 feet through a central angle of 17°54'13" (chord: S87°31'35"W 171.48 feet); thence N83°31'18"W 62.38 feet; thence N59°57'41"W 231.87 feet to the point of beginning.

Contains: ±0.40 Acres

Beginning at a point on the westerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County, said point being located S89°59'52"E along the section line 1040.60 feet and South 309.21 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence S56°50'44"E 120.76 feet; thence N61°56'01"E 124.40 feet; thence along the arc of a 76.00 foot radius non-tangent curve (radius bears: S77°36'29"W) to the right 69.55 feet through a central angle of 52°25'57" (chord: S13°49'28"W 67.15 feet); thence S40°02'26"W 80.38 feet; thence along the arc of a 17.00 foot radius non-tangent curve (radius bears: N49°56'38"W) to the right 28.45 feet through a central angle of 95°53'00" (chord: S87°58'00"W 25.24 feet); thence along the arc of a 320.50 foot radius non-tangent curve (radius bears: S45°55'25"W) to the left 148.28 feet through a central angle of 26°30'30" (chord: N57°19'50"W 146.96 feet); thence N5°57'32"E 56.13 feet to the point of beginning.

Contains: ±0.31 Acres



**EXHIBIT K**  
**New HCE Parcel Description**

PARCEL 1:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 435.67 FEET, TO THE EAST LINE OF DRAPER CITY PARCEL #11:002:0102; THENCE ALONG SAID DRAPER CITY PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 49°46'36" WEST 75.90 FEET; (2) SOUTH 89°41'36" WEST 98.39 FEET; (3) SOUTH 31°22'10" WEST 226.17 FEET TO THE NORTH RIGHT OF WAY LINE OF SUNCREST DRIVE; THENCE ALONG SAID RIGHT OF WAY 24.29 FEET ALONG THE ARC OF A 636.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 61°25'28" WEST 24.28 FEET AND CENTER BEARS SOUTH 29°40'10" WEST); THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 62°31'05" WEST, 168.45 FEET TO THE EAST LINE OF THE SALT LAKE AQUEDUCT PROPERTY; THENCE, NORTH 30°22'12" WEST, ALONG SAID AQUEDUCT PROPERTY, 1585.36 FEET TO THE SOUTH LINE OF MREC DAI EDELWEISS LLC PROPERTY; THENCE ALONG SAID MREC DAI EDELWEISS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°57'44" EAST 353.95 FEET, TO THE 1/16TH; (2) NORTH 00°12'08" EAST, ALONG THE 1/16TH LINE, 1314.84 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°44'33" EAST, ALONG THE QUARTER SECTION LINE, 1200.15 FEET; THENCE 52.84 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 27°00'44" EAST 52.74 FEET AND THE CENTER BEARS NORTH 69°02'35" EAST) THENCE SOUTH 33°04'04" EAST 5.57 FEET; THENCE 22.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 75°17'11" EAST 20.16 FEET AND THE CENTER BEARS NORTH 56°55'56" EAST) THENCE 26.23 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 61°07'44" EAST 26.23 FEET AND THE CENTER BEARS NORTH 27°30'18" WEST) THENCE NORTH 59°45'46" EAST 69.95 FEET; THENCE SOUTH 00°08'40" WEST, ALONG THE QUARTER SECTION LINE, 828.59 FEET, TO THE NORTH LINE OF DRAPER CITY PARCEL #11:002:0090, THENCE ALONG THE BOUNDARY OF SEVERAL DRAPER CITY PARCELS THE FOLLOWING SEVEN (7) COURSES: (1) WEST 143.85 FEET; (2) SOUTH 67°24'08" WEST 150.28 FEET; (3) SOUTH 73°59'53" WEST 106.20 FEET; (4) NORTH 87°05'36" WEST 117.19 FEET; (5) NORTH 69°31'39" WEST 126.46 FEET; (6) 523.32 FEET ALONG THE ARC OF A 770.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 08°52'54" WEST 513.31 FEET AND THE CENTER BEARS SOUTH 61°38'53" EAST); (7) SOUTH 88°29'38" EAST 698.25 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00°08'40" WEST, ALONG SAID QUARTER SECTION LINE, 1220.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND THE POINT OF BEGINNING.

LESS AND EXCEPTING DRAPER CITY PROPERTY FOR UPPER CORNER CANYON ROAD RIGHT OF WAY AS SHOWN ON THE "UPPER CORNER CANYON ROAD AMENDED" PLAT, RECORDED AS 14263 DATED: JUNE 4, 2014.

CONTAINS 68.47 ACRES MORE OR LESS

PARCEL 2:

BEGINNING AT A POINT ON THE INTERSECTION OF THE QUARTER SECTION LINE AND THE SALT LAKE AND UTAH COUNTY LINE , SAID POINT BEING NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 2796.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°45'46" EAST, ALONG SAID COUNTY LINE, 1110.21 FEET; THENCE SOUTH 1914.37 FEET; THENCE NORTH 89°59'56" WEST 735.56 FEET TO THE EAST LINE OF DRAPER CITY PARCEL# 11:002:0090; THENCE ALONG SAID DRAPER CITY PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 341.92 FEET; (2) WEST 226.15 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 836.90 FEET TO THE CENTER OF SAID SECTION 10; THENCE NORTH 00°08'40" EAST, ALONG THE QUARTER SECTION LINE, 176.46 FEET TO THE COUNTY AND THE POINT OF BEGINNING.

CONTAINS 34.27 ACRES, MORE OR LESS.

**EXHIBIT L**  
**New MME Parcel Description**

A portion of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Utah County, Utah, more particularly described as follows:

Beginning at a point located S89°59'52"E along the section line 1136.48 feet from the North 1/4 Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence S89°59'52"E along the section line 341.05 feet the northeast corner of that real property described at Entry No. 41580:2015 in the official records of Utah County; thence along said real property the following twenty-two (22) courses: S5°09'47"E 249.40 feet; thence S0°47'17"W 129.28 feet; thence S17°08'17"E 100.65 feet; thence S41°08'43"E 117.13 feet; thence N17°29'33"E 208.07 feet; thence N18°49'34"E 158.99 feet; thence N48°10'58"E 205.15 feet; thence N54°41'41"E 132.04 feet to a point on the section line; thence S89°59'52"E along said section line 334.97 feet; thence S34°04'54"E 228.37 feet; thence S23°08'47"W 174.03 feet; S48°12'48"W 164.75 feet; thence S85°24'15"W 152.05 feet; thence S6°38'55"W 751.17 feet; thence S19°49'50"W 98.42 feet; thence S32°14'01"W 119.20 feet; thence S77°22'39"W 144.43 feet; thence S84°14'21"W 160.54 feet; thence N6°15'29"W 233.51 feet; thence along the arc of a 170.50 foot radius non-tangent curve (radius bears: N30°55'49"E) to the right 146.89 feet through a central angle of 49°21'43" (chord: N34°23'19"W 142.39 feet); thence N9°42'29"W 245.26 feet; thence along the arc of a 379.50 foot radius non-tangent curve (radius bears: S80°17'33"W) to the left 260.47 feet through a central angle of 39°19'27" (chord: N29°22'11"W 255.38 feet); thence along the arc of a 251.00 foot radius curve to the right 214.80 feet through a central angle of 49°01'55" (chord: N24°30'57"W 208.30 feet); thence S76°40'15"W 100.77 feet; thence N56°51'04"W 150.96 feet; thence N5°57'32"E 150.18 feet; thence S78°34'29"W 37.02 feet; thence along the arc of a 551.00 foot radius curve to the right 172.18 feet through a central angle of 17°54'13" (chord: S87°31'35"W 171.48 feet); thence N83°31'18"W 75.06 feet; thence along the arc of a 551.00 foot radius curve to the right 226.57 feet through a central angle of 23°33'37" (chord: N71°44'30"W 224.98 feet) to a point on the southerly line of that real property described at Entry No. 41580:2015 in the official records of Utah County; thence along said real property the following nineteen courses: N59°57'41"W 40.94 feet; thence along the arc of a 279.50 foot radius non-tangent curve (radius bears: S30°02'21"W) to the left 142.43 feet through a central angle of 29°11'50" (chord: N74°33'34"W 140.89 feet); thence N89°09'26"W 499.87 feet; thence along the arc of a 479.50 foot radius non-tangent curve (radius bears: S0°50'36"W) to the left 52.48 feet through a central angle of 6°16'15" (chord: S87°42'28"W 52.45 feet); thence S84°34'21"W 142.87 feet; thence along the arc of a 520.50 foot radius curve to the right 71.70 feet through a central angle of 7°53'33" (chord: S88°31'08"W 71.64 feet); thence N87°32'06"W 24.37 feet; thence S2°27'54"W 10.00 feet; thence N87°32'06"W 16.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve (radius bears: S2°27'42"W) to the left 23.56 feet through a central angle of 89°59'33" (chord: S47°27'55"W 21.21 feet); thence N2°27'59"E 91.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve (radius bears: S87°32'19"E) to the left 23.56 feet through a central angle of 89°59'33" (chord: S42°32'06"E 21.21 feet); thence S87°32'06"E 40.37 feet; thence along the arc of a 469.50 foot radius curve to the left 64.67 feet through a central angle of 7°53'32" (chord: N88°31'08"E 64.62 feet); thence N84°34'21"E



142.87 feet; thence along the arc of a 530.50 foot radius curve to the right 58.06 feet through a central angle of  $6^{\circ}16'14''$  (chord: N $87^{\circ}42'28''$ E 58.03 feet); thence S $89^{\circ}09'26''$ E 499.87 feet; thence along the arc of a 330.50 foot radius curve to the right 168.41 feet through a central angle of  $29^{\circ}11'45''$  (chord: S $74^{\circ}33'34''$ E 166.59 feet); thence S $59^{\circ}57'41''$ E 40.94 feet; thence along the arc of a 500.00 foot radius curve to the left 205.60 feet through a central angle of  $23^{\circ}33'37''$  (chord: S $71^{\circ}44'30''$ E 204.16 feet); thence S $83^{\circ}31'18''$ E 75.06 feet; thence along the arc of a 500.00 foot radius curve to the left 156.24 feet through a central angle of  $17^{\circ}54'13''$  (chord: N $87^{\circ}31'35''$ E 155.60 feet); thence N $78^{\circ}34'29''$ E 52.99 feet to a point on that real property described at Entry No. 41580:2015 in the official records of Utah County; thence along said real property the following two (2) courses: N $5^{\circ}57'32''$ E 10.69 feet; thence N $24^{\circ}22'20''$ E 200.30 feet to the point of beginning.

Contains:  $\pm$ 25.56 Acres