

When Recorded Return To:

Bluffdale City Planning  
2222 West 14400 South  
Bluffdale, Utah 84065

13031409  
7/17/2019 1:10:00 PM \$80.00  
Book - 10804 Pg - 4465-4490  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 26 P.

### NOTICE OF APPROVAL OF LOT LINE ADJUSTMENT

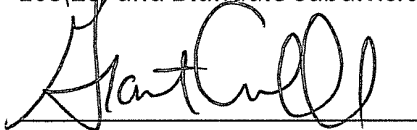
Pursuant to Utah Code Ann. § 10-9a-608(5) (2010), the City of Bluffdale hereby approves the adjustment of lot lines as shown in Exhibit A attached hereto, observing that the lot line adjustment will not result in the violation of any land use ordinance.

The descriptions of both the original parcels and the parcels created by the exchange of title are set forth in Exhibit A. Notice is given that this Notice of Approval of Lot Line Adjustment does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.

Dated this 27<sup>th</sup> day of June, 2019.

#### The City of Bluffdale

Acting as Land Use Authority pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(23) and Bluffdale Subdivision Ordinance § 12-2-4.



Grant E. Crowell  
City Planner / Economic Development Director



NAME OF PARTY 1

NAME OF PARTY 2

**City Acknowledgement**

STATE OF UTAH )  
 :SS  
 COUNTY OF SALT LAKE)

On the 27 day of June, 2019, personally appeared before me Grant E. Crowell, who being duly sworn, did say that he is the Land Use Authority for the City of Bluffdale, a municipal corporation of the State of Utah, pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(23) and Bluffdale Subdivision Ordinance § 11.9.1, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Grant E. Crowell acknowledged to me that the City executed the same.

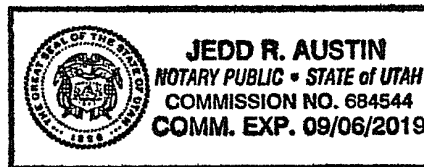
Caitlyn Miller  
Notary Public



**PERSONAL ACKNOWLEDGEMENTS**

On the 28 day of June 2019, personally appeared before me NAME OF PARTY 1, who acknowledged before me that he executed the foregoing document for the purposes stated in it.

Jedd R. Austin  
Notary Public



On the \_\_\_ day of \_\_\_\_\_ 2019, personally appeared before me NAME OF PARTY 2, who acknowledged before me that she executed the foregoing document for the purposes stated in it.

\_\_\_\_\_  
Notary Public

**Exhibit A**

**Lot Line Adjustment Map and Legal Descriptions**

**EN SIGN**  
 THE STANDARD IN SURVEYING

**SALT LAKE CITY**  
 3500 S 500  
 84206, UT 84070  
 Phone: 801.555.6529

**LAYTON**  
 Phone: 801.547.1100

**TODDLE**  
 Phone: 435.843.9390

**CEDAR CITY**  
 Phone: 435.866.1450

**RICHFIELD**  
 Phone: 435.894.2943

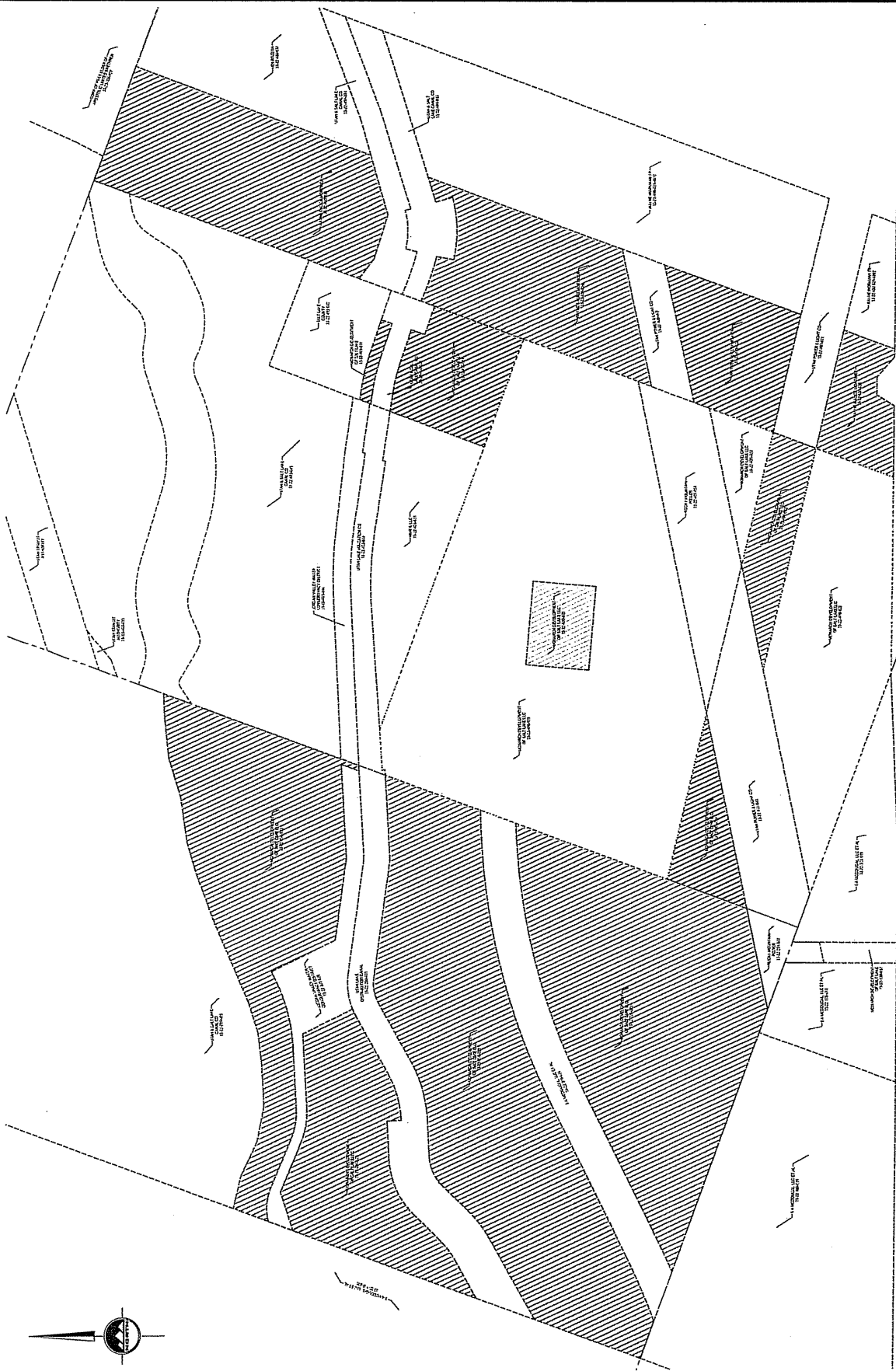
WWW.ENSIGNMG.COM

BRINGHURST STATION  
 16475 SOUTH 1700 WEST  
 BLUFFDALE, UTAH

**LOT LINE ADJUSTMENT EXHIBIT  
 CURRENT CONDITION**

DATE: 02/15/2011  
 BY: [Redacted]  
 FOR: [Redacted]

**1 OF 1**



**Tax Id Parcel No. 33-22-200-029 – Current Condition**

All of the Southwest Quarter of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and that part of the Southeast Quarter of the Northeast Quarter of said Section 22, lying West of the West boundary line of the Utah and Salt Lake Canal.

LESS AND EXCEPTING therefrom the Old Salt Lake & Utah Railroad Corporation Right of Way as the same is disclosed by that certain Receiver's Deed recorded December 14, 1973 as Entry No. 2588184 in Book 3476 at Page 432 and re-recorded April 22, 1976 as Entry No. 2807094 in Book 4175 at Page 395 of Official Records.

ALSO LESS AND EXCEPTING therefrom that certain tract of land conveyed to Utah Lake Irrigation Company, a Corporation (the Utah Lake Distribution Canal Right of Way), by Instrument recorded July 26, 1913 as Entry No. 312537 in Book 7-K at Page 370 of Official Records.

ALSO LESS AND EXCEPTING A tract of land being part of an entire tract located in Government Lot 3, being part of the South Half of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said entire tract being described in that certain Warranty Deed recorded in Book 9377 at Page 9356 as Entry Number 9902733, described as follows:

Beginning at the Southeast corner of Section 22, Township 4 South, Range 1 West of the Salt Lake Base and Meridian, said corner being formerly marked by a Salt Lake County aluminum cap in concrete located North 35°16'56" East 22.18 feet from a 1947 GLO Brass Cap, said corner also being located North 89°49'38" East 2637.59 feet from a 1947 GLO Brass Cap marking the South quarter corner of said Section 22, thence North 00°11'24" West 2,619.54 feet along the East line of said section to the East Quarter corner of said Section 22 being marked by a Salt Lake County brass cap, said brass cap being located North 35°16'59" East 11.57 feet from a 1947 GLO brass cap, thence North 00°10'52" West 20.46 feet along the East line of said Section 22 to the southeast corner of said entire tract, thence North 89°57'24" West 1249.81 feet along the South boundary of said entire tract to a point 50.00 feet easterly of the Easterly right-of-way of the Utah Lake Distribution Canal as described in Book 7-K at Page 370 as Entry Number 312537, and the point of BEGINNING and running thence North 89°57'24" West 54.38 feet to said easterly right of way; thence along said easterly right of way the following three (3) courses: (1) North 23°07'16" West 223.41 feet; (2) North 12°12'16" West 333.86 feet to a point on a 194.38 foot radius curve to the left; and (3) Northwesterly 123.83 feet along the arc of said curve through a central angle of 36°30'00", said arc having a chord bearing North 30°27'16" West 121.75 feet; thence North 43°20'16" East 171.60 feet to a point 30.00 feet perpendicularly distant westerly from the westerly right of way line of the Utah and Salt Lake Canal, a 200-foot wide right of way held in fee title in accordance with that certain indenture recorded August 1, 1889, in Book 2W at Pages 274-276 of deeds in the Salt Lake County Recorder's office; thence parallel with said westerly right of way the following three (3) courses: (1) North 23°19'03" West 215.04 feet to a point on a 230.00 foot radius curve to the right; (2) Northerly 103.39 feet along the arc of said curve through a central angle of 25°45'23", said arc having a chord bearing North 10°26'22" West 102.52 feet; and (3) North 02°26'20" East 149.48 feet; thence North 38°09'42" West 114.54 feet to the North boundary of said entire tract; thence South 89°58'33" East 74.53 feet to a point on said westerly right of way of the Utah and Salt Lake Canal, said point also being on a non-tangent 150.00 foot radius curve to the right from which the radius point bears South 55°31'09" West; thence along said westerly right of way the following five (5) courses: (1) Southerly 96.66 feet along the arc of said curve through a central angle of 36°55'12", said arc having a chord bearing South 16°01'15" East 94.99 feet; (2) South 02°26'20" West 149.48 feet to a point on a 200.00 foot radius curve to the left; (3) Southerly 89.91 feet along the arc of said curve through a central angle

of 25°45'23", said arc having a chord bearing South 10°26'22" East 89.15 feet; (4) South 23°19'03" East 179.09 feet to a point on a 500.00 foot radius curve to the left; and (5) Southeasterly 226.71 feet along the arc of said curve through a central angle of 25°58'45", said arc having a chord bearing South 36°18'26" East 224.77 feet; thence South 43°20'16" West 203.35 feet to a point 50.00 feet perpendicularly distant easterly from said easterly right of way of the Utah Lake Distribution Canal; thence parallel with said easterly right of way the following two (2) courses: (1) South 12°12'16" East 262.62 feet; (2) South 23°07'16" East 240.03 feet to the point of BEGINNING. As Deeded by Warranty Deed recorded October 24, 2014, as Entry No. 11935278, in Book 10269 at Page 8968, of Official Records.

Also Less and Excepting therefrom the following: Beginning at the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22), and running thence North 45.00 feet; thence South 70°24'00" West 76.83 feet; thence North 31°35'54" West 61.34 feet; thence North 70°24'00" East 110.94 feet; thence North 144.06 feet; thence South 31°35'54" East 297.85 feet; thence North 89°39'19" West 156.06 feet to the point of beginning. As Deeded by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of Official Records.

ALSO LESS AND EXCEPTING therefrom that any portion of said property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records and described in the following three (3) descriptions: Beginning at the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence North 45.00 feet; thence South 70°24'00" West 76.83 feet; thence North 31°35'54" West 61.34 feet; thence North 70°24'00" East 110.94 feet; thence North 144.06 feet; thence South 31°35'54" East 297.85 feet; thence North 89°39'19" West 156.06 feet to the point of beginning.

AND

Beginning at a point being South 488.23 feet along the section line and East 455.82 feet from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 31°35'54" East 973.00 feet; thence North 89°34'05" West 217.04 feet; thence North 31°35'54" West 459.65 feet; thence North 06°48'00" West 438.69 feet to the point of beginning.

AND

Beginning at a point being South 97.41 feet along the section line from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 32°01'00" East 648.63 feet; thence South 06°48'00" East 12.55 feet; thence North 31°35'54" West 659.15 feet; thence North 1.01 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-020 – Current Condition**

The Northwest Quarter of the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

TOGETHER WITH all rights reserved unto Kay A. Schroeder and Helen P. Schroeder, his wife, recited in that certain Warranty Deed between Kay A. Schroeder and Helen P. Schroeder, as Grantors and Utah Power & Light Company, a corporation, as Grantee, recorded December 9, 1963, as Entry No. 1964616, in Book 2131 at Page 101, of Official Records, which deed recites: "Reserving to the Grantors, their heirs, successors and assigns, the right to cross over said premises for ingress and egress to adjoining premises owned by Grantors, provided, that such right shall be limited to those areas not occupied by poles, towers, or similar improvements to be hereafter placed thereon by the Grantee."

LESS AND EXCEPTING therefrom any portion thereof lying within the bounds of the Utah Lake Irrigation Company Canal as conveyed to the Utah Lake Irrigation Company by Deed recorded March 13, 1913 as Entry No. 307033 in Book 8-U of Deeds at page 476 and by Deed recorded September 23, 1913 as Entry No. 314853 in Book 8-G of Deeds at page 575 of Official Records.

ALSO LESS AND EXCEPTING therefrom that portion of said property conveyed to Utah Power and Light Company, a Corporation, by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of Official Records, and described as follows: Beginning on the North boundary line of the Grantor's land at a point 2605 feet South and 395 feet East, more or less, from the North One Quarter corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence South 06°48' East 1335.01 feet to the South boundary line of said Grantors' land, thence West 130.92 feet along said South boundary line, thence North 06°48' West 661.05 feet, thence North 32°01' West 615.55 feet to the West boundary line of said Grantors' land, thence North 147.30 feet along said West boundary line to the North boundary line of said Grantors' land, thence East 377.46 feet along said North boundary line to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of said property conveyed to the State Road Commission of Utah by Deed recorded February 8, 1968 as Entry No. 2233091 in Book 2631, at page 40 of Official Records, and described as follows: A parcel of land in fee for a highway known as Project No. 0136, being part of an entire tract of property, in the NW1/4SE1/4 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at the Southwest corner of said NW1/4SE1/4; thence North 510 feet, more or less, along the West boundary line of said entire tract to a point 100.0 feet perpendicularly distant easterly from the center line of said project: South 19°36' East 540 feet, more or less, to the South boundary line of said entire tract; thence West 178 feet, more or less, along said South boundary line to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of said property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records and described in the following three (3) descriptions: Beginning at the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence North 45.00 feet; thence South 70°24'00" West 76.83 feet; thence North 31°35'54" West 61.34 feet; thence North 70°24'00" East 110.94 feet; thence North 144.06 feet;

thence South 31°35'54" East 297.85 feet; thence North 89°39'19" West 156.06 feet to the point of beginning.

AND

Beginning at a point being South 488.23 feet along the section line and East 455.82 feet from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 31°35'54" East 973.00 feet; thence North 89°34'05" West 217.04 feet; thence North 31°35'54" West 459.65 feet; thence North 06°48'00" West 438.69 feet to the point of beginning.

AND

Beginning at a point being South 97.41 feet along the section line from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 32°01'00" East 648.63 feet; thence South 06°48'00" East 12.55 feet; thence North 31°35'54" West 659.15 feet; thence North 1.01 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of said property contained in Quit Claim Deed recorded August 31, 2001, as Entry No. 7991759, in Book 8496 at Page 1671, of official Records, and described as follows: BEGINNING North along the section line 1895.3 feet and East 877.14 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 15°09'15" West 241.45 feet; thence North 74°50'45" East 180.41 feet; thence South 15°09'15" East 241.45 feet; thence South 74°50'45" West 180.41 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-032 – Current Condition**

Beginning at a point on the Westerly boundary line of the Utah Power and Light Tax Parcel 33-22-400-009, said point being North 975.00 feet and West 1632.91 feet from the Southeast Corner of Section 22, Township 4 South, Range 1 West, Salt Lake base and Meridian, thence along said Westerly line North 31°55'00" West 406.45 feet, thence West 240.70 feet to the Easterly boundary line of the Utah Power and Light Corridor Tax Parcel 33-22-400-008, thence along said Easterly line South 06°48'00" East 347377 feet, thence East 414.44 feet to the point of beginning,

**Tax Id Parcel No. 33-22-400-021 – Current Condition**

BEGINNING North along the section line 1895.3 feet and East 877.14 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake base and Meridian, and running thence North 15°09'15" West 241.45 feet; thence North 74°50'45" East 180.41 feet; thence South 15°09'15" East 241.45 feet; thence South 74°50'45" West 180.41 feet to the point of beginning.

TOGETHER WITH a 20 foot right of way with 10 feet on either side of the following described center line: BEGINNING at a point on the Easterly side of the Camp Williams Highway, said point being North along the section line 1539.91 feet, and East 105.24 feet from the South quarter corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 75°41'50" East 507.68 feet; thence North 44°24'25" East 101.34 feet; thence North 11°52'25" East 249.65 feet; thence North 03°52'50" East 137.64 feet; thence North 32°57'25" East 64.26 feet; thence North 81°35'10" East



53.63 feet; thence South 50°05'55" East 54.85 feet; thence South 12°41'15" East 5.25 feet. TOGETHER WITH all rights reserved unto Kay A. Schroeder and Helen P. Schroeder, his wife, recited in that certain Warranty Deed between Kay A. Schroeder and Helen P. Schroeder, as Grantors and Utah Power & Light Company, a corporation, as Grantee, recorded December 9, 1963, as Entry No. 1964616, in Book 2131 at Page 101, of Official Records, which deed recites: "Reserving to the Grantors, their heirs, successors and assigns, the right to cross over said premises for ingress and egress to adjoining premises owned by Grantors, provided, that such right shall be limited to those areas not occupied by poles, towers, or similar improvements to be hereafter placed thereon by the Grantee."

**Tax Id Parcel No. 33-22-400-036 – Current Condition**

Beginning at a point 80 rods North of the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 160 rods; thence South 345 feet; thence East 160 rods; thence North 345 feet to the point of beginning.

TOGETHER WITH all rights reserved unto Kurt A. Schroeder and Irene H. Schroeder, his wife, recited in that certain Warranty Deed between Kurt A. Schroeder and Irene H. Schroeder, as Grantors and Utah Power & Light Company, a corporation, as Grantee, recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, which deed recites: "Reserving to the Grantors, their heirs, successors and assigns, the right to cross over said premises for ingress and egress to adjoining premises owned by Grantors, provided, that such right shall be limited to those areas not occupied by poles, towers, or similar improvements to be hereafter placed thereon by the Grantee."

ALSO TOGETHER WITH a Drive Access Easement as reserved on that certain Warranty Deed recorded May 8, 2009, as Entry No. 10697519, in Book 9720 at Page 7859, of Official Records and described as follows: Beginning North 991.78 feet and West 739.48 feet from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence South 36°04'04" East 24.74 feet; thence West 72.51 feet; thence North 39°22'22" West 64.68 feet; thence East 77.12 feet; thence South 36°04'04" East 37.11 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the Utah Lake Distribution Canal, and the Utah & Salt Lake Canal.

ALSO LESS AND EXCEPTING therefrom that portion deeded to Utah Power & Light Company, a corporation, in Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, and described as follows: Beginning on the North boundary line of the Grantors' land at a point 1328 feet North and 534 feet East, more or less, from the South One Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Meridian, thence South 6°48' East 823.7 feet, thence South 6°15' West 452.7 feet to the easterly boundary line of Redwood Road (State Highway No. 68), thence North 19°40' West 297.4 feet along said easterly boundary line of Redwood road (State Highway No. 68), thence North 6°15' East 170.3 feet and North 6°48' West 824.3 feet, being parallel to and 130 feet perpendicularly distant westerly from the above-described easterly boundary line of this tract of land, to the North boundary line of said Grantors' land, thence East 130.9 feet along said North boundary line to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded to Utah Power & Light Company, a Corporation, in Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records, and described as follows: Beginning at the North boundary line of the Grantors' land

and the West line of the Grantee's Right of Way at a point 1320 feet North and 1718.2 feet West from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 31°55' East 406.45 feet along said West Right of Way line to the South boundary line of said Grantors' land, thence West 129.59 feet along said South boundary line; thence North 31°55' West 406.45 feet to the North boundary line of said Grantors' land thence East 129.59 feet along said North boundary line to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded by Warranty Deed recorded December 11, 1996, as Entry No. 6525557, in Book 7554 at Page 1852, of Official Records and described as follows: Beginning at the Southwest corner of the Donald Rozema property, said corner being North 975.00 feet, more or less from the South Quarter corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 254.00 feet, more or less, to the Westerly Right of Way line of the Camp Williams Highway; thence South 19°36'00" East along said Right of Way line 269.62 feet more or less, to the South boundary of the Donald Rozema property; thence West along said boundary 90.43 feet more or less to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded to the Utah Department of Transportation, by Warranty Deed recorded September 11, 2008, as Entry No. 10517487, in Book 9641 at Page 8289, of Official Records, and described as follows: A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the SW1/4SE1/4 of Section 22, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the intersection of the existing easterly highway right of way line of SR-068 as shown on the right of way plans for Project S-0136(4) and dated as of May 15, 1968, on file in the Office of the Utah Department of Transportation, and the Westerly line of said entire tract, which point is 1116.27 feet North 00°01'20" West along the West line of said SE1/4 and 255.79 feet North 89°58'40" East from the South Quarter corner of said Section 22, and running thence South 78°02'52" East 58.57 feet to a point 151.18 feet perpendicularly distant easterly from the centerline of said project No. 0068, opposite Engineer Station 852+50.03; thence South 19°25'43" East 50.00 feet to a point 151.20 feet perpendicularly distant easterly from the centerline of said Project No. 0068, opposite Engineer Station 852+00.03; thence South 20°36'42" West 77.72 feet to the said existing easterly right of way line of SR-068; thence North 19°25'43" West along said existing easterly right of way line of SR-068, 140.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Warranty Deed between Wayne M. Mortimer and Alice L. Mortimer, as Grantors and Wayne M. Mortimer, as Grantees, recorded April 1, 2009, as Entry No. 10663459, in Book 9705 at Page 3978, in the Office of the Salt Lake County Recorder and described as follows: Beginning at a point on the Westerly boundary line of the Utah Power and Light Tax Parcel No. 33-22-400-009, said point being North 975.00 feet and West 1632.91 feet from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence along said Westerly line North 31°55'00" West 406.45 feet; thence West 240.70 feet to the Easterly boundary line of the Utah Power and Light Corridor Tax Parcel No. 33-22-400-008; thence along said Easterly line South 06°48'00" East 347.44 feet; thence East 414.44 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Quit Claim Deed recorded September 22, 2009, as Entry No. 10802266, in Book 9764 at Page 7694, of Official Records, and described as follows: A parcel of land being part of four entire tracts located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tracts are described in that Quit Claim Deed recorded in Book 8263 Pages 6050 through 6051, that Warranty Deed recorded in Book 8858 Page

8046-8047, that Warranty Deed recorded in Book 8667 Page 8800, and that Warranty Deed recorded in Book 6364 Page 1333, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows: Beginning North 65.38 feet from the Southeast corner of said Section 22, said point being on a 582.84 foot radius curve to the left, thence northwesterly 154.48 feet along the arc of said curve (chord bearing North 30°33'59" West 154.03 feet) to a point of non tangency with a 602.57 foot radius curve to the left, thence northwesterly 144.33 feet along the arc of said curve (chord bearing North 57°03'20" West 143.99 feet), thence North 65°20'17" West 85.27 feet; thence North 24°39'43" East 18.52 feet to a point of non tangency with a 534.80 foot radius curve to the right, thence northwesterly 171.39 feet along the arc of said curve (chord bearing North 65°02'45" West 170.66 feet), thence South 34°08'07" West 33.00 feet to a point of non tangency with a 95.77 foot radius curve to the right, thence northwesterly 62.57 feet along the arc of said curve (chord bearing North 38°01'59" West 61.46 feet), thence North 06°43'36" West 36.82 feet to a point of non tangency with a 608.53 foot radius curve to the left, thence northerly 131.40 feet along the arc of said curve (chord bearing North 11°35'41" West 131.15 feet), thence North 32°51'46" West 90.50 feet; thence North 52°16'04" East 18.30 feet to a point of non-tangency with a 1234.00 foot radius curve to the left, thence northwesterly 142.41 feet along the arc of said curve (chord bears North 41°02'18" West 142.33 feet), thence North 40°27'23" West 97.89 feet; thence North 39°22'22" West 286.15 feet; thence North 54°59'33" East 16.48 feet to a point of non-tangency with a 237.82 foot radius curve to the right, thence northwesterly 114.16 feet along the arc of said curve (chord bearing North 21°15'22" West, 113.06 feet); thence South 84°05'58" West 33.02 feet to a point of non-tangency with an 817.83 foot radius curve to the right, thence northerly 131.59 feet along the arc of said curve (chord bearing North 01°17'28" West 131.45 feet) to the north boundary line of said entire tracts, thence East 132.16 feet along said north boundary line, thence South 16°33'08" West 75.69 feet, thence South 03°06'05" East 132.35 feet, thence South 36°04'04" East 282.14 feet; thence South 40°27'23" East 94.68 feet to a point on a 1284.00 foot non-tangent radius curve to the right, thence southeasterly 146.35 feet along the arc of said curve (chord bears South 41°00'09" East 146.27 feet) to a point of non tangency with a 398.19 foot compound radius curve to the right, thence southeasterly along the arc of said curve 198.66 feet (chord bears South 21°50'27" East 196.61 feet) to a point of non tangency with a 118.77 foot radius curve to the left, thence southeasterly 97.11 feet along the arc of said curve (chord bearing South 33°52'16" East 94.42 feet) to a point of non tangency with a 474.80 foot radius curve to the left, thence southeasterly 140.32 feet along the arc of said curve (chord bearing South 65°45'37" East 139.81 feet) to a point of non tangency with a 897.52 foot radius curve to the right, thence southeasterly 193.22 feet along the arc of said curve (chord bearing South 58°15'13" East 192.85 feet); thence East 88.65 feet to the east boundary line of said entire tracts, thence running along said east line South 219.62 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-041 – Current Condition**

Beginning 80 rods North and 40 rods West from the Southeast Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 20 rods; thence West 40 rods, thence South 20 rods, thence East 40 rods to the point of beginning.

Excepting therefrom any portion thereof lying within the bounds of the Utah Lake Irrigation Company Canal as conveyed to the Utah Lake Irrigation Company by Deed recorded March 13, 1913 as Entry No. 307033 in Book 8-U of Deeds at page 476 of Official Records.

LESS AND EXCEPTING: A parcel of land being part of an entire tract located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tract is described in that Warranty Deed recorded in Book 9335, Page 6621-6623, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

BEGINNING at the Southeasterly corner of said entire tract which point is 1313.95 feet North 00°13'51" East (Record = 80 rods North) along the Section Line and 657.63 feet North 89°35'26" West (Record = 40 rods West) of the Southeast corner of said Section 22; thence North 89°35'26" West (Record = West) 252.25 feet along a Southerly boundary line of said entire tract to an easterly boundary line of the Utah Lake Irrigation Company Canal described in that Warranty Deed recorded in Book 8U, at Page 476, Salt Lake County Recorder's Office and shown on the Record of Survey by Tyler E. Jenkins, filed in the office of the Salt Lake County Surveyor, as Survey No. S2007-11-0952; thence Northerly along said Easterly boundary line of Utah Lake Irrigation Company Canal the following (5) courses: (1) North 01°42'00" West 91.29 feet; (2) South 88°18'00" West 33.00 feet; (3) North 01°42'00" West 100.00 feet to a point of tangency with a 625.88 foot radius curve to the left; (4) Northwesterly 111.45 feet along the arc of said curve (chord bears North 06°48'04" West 111.30 feet) having a central angle of 10°12'10"; (5) North 11°54'00" West 28.42 feet to the Northerly boundary line of said entire tract; thence South 89°36'41" East (Record = East) 310.91 feet along said Northerly boundary line to the Northeasterly corner of said entire tract; thence South 00°10'04" West 328.25 feet (Record = South 20 rods) along the Easterly boundary of said entire tract to the point of beginning.

LESS AND EXCEPTING FROM THE ABOVE LESS AND EXCEPTING THE FOLLOWING:

BEGINNING at a point on the Easterly boundary line of the Utah Lake Irrigation Company Canal described in that Warranty Deed recorded in Book 8U, at Page 476, Salt Lake County Recorder's Office and shown on the Record of Survey by Tyler E. Jenkins, filed in the office of the Salt Lake County Surveyor, as Survey No. S2007-11-0952; which point is 1405.17 feet North 00°13'51" East (Record = North) along the Section line and 912.95 feet North 89°35'26" West of the Southeast corner of said Section 22; thence Northerly along said Easterly boundary line of Utah Lake Irrigation Company Canal the following four (4) courses: (1) South 88°18'00" West 33.00 feet; (2) North 01°42'00" West 100.00 feet to a point of tangency with a 625.88 foot radius curve to the left; (3) Northwesterly 111.45 feet along the arc of said curve (chord bears North 06°48'04" West 111.30 feet) having a central angle of 10°12'10"; (4) North 11°54'00" West 28.42 feet to the Northerly boundary line of said entire tract; thence South 89°36'41" East (Record = East) 33.77 feet along said Northerly boundary line; thence South 11°54'00" East 21.23 feet to a point of tangency with a 658.88 foot radius curve to the right; thence Southeasterly 117.33 feet along the arc of said curve (chord bears South 06°48'04" East 117.17 feet) having a central angle of 10°12'10"; thence South 01°42'00" East 100.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Quit Claim Deed recorded September 22, 2009, as Entry No. 10802266, in Book 9764 at Page 7694, of Official Records, and described as follows: A parcel of land being part of four entire tracts located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tracts are described in that Quit Claim Deed recorded in Book 8263 Pages 6050 through 6051, that Warranty Deed recorded in Book 8858 Page 8046-8047, that Warranty Deed recorded in Book 8667 Page 8800, and that Warranty Deed recorded in Book 6364 Page 1333, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows: Beginning North 65.38 feet from the Southeast corner of said Section 22, said point being on a 582.84 foot radius curve to the left, thence northwesterly 154.48 feet along the arc of said curve (chord bearing North 30°33'59" West 154.03 feet) to a point of non tangency with a 602.57 foot radius curve to the left, thence northwesterly 144.33 feet along the arc of said curve (chord bearing North 57°03'20" West 143.99 feet), thence North 65°20'17" West 85.27 feet; thence North 24°39'43" East 18.52 feet to a point of non tangency with a 534.80 foot radius curve to the right, thence northwesterly 171.39 feet along the arc of said curve (chord bearing North 65°02'45" West 170.66 feet), thence South 34°08'07" West 33.00 feet to a point of non tangency with a 95.77 foot radius curve to the

right, thence northwesterly 62.57 feet along the arc of said curve (chord bearing North 38°01'59" West 61.46 feet), thence North 06°43'36" West 36.82 feet to a point of non tangency with a 608.53 foot radius curve to the left, thence northerly 131.40 feet along the arc of said curve (chord bearing North 11°35'41" West 131.15 feet), thence North 32°51'46" West 90.50 feet; thence North 52°16'04" East 18.30 feet to a point of non-tangency with a 1234.00 foot radius curve to the left, thence northwesterly 142.41 feet along the arc of said curve (chord bears North 41°02'18" West 142.33 feet), thence North 40°27'23" West 97.89 feet; thence North 39°22'22" West 286.15 feet; thence North 54°59'33" East 16.48 feet to a point of non-tangency with a 237.82 foot radius curve to the right, thence northwesterly 114.16 feet along the arc of said curve (chord bearing North 21°15'22" West, 113.06 feet); thence South 84°05'58" West 33.02 feet to a point of non-tangency with an 817.83 foot radius curve to the right, thence northerly 131.59 feet along the arc of said curve (chord bearing North 01°17'28" West 131.45 feet) to the north boundary line of said entire tracts, thence East 132.16 feet along said north boundary line, thence South 16°33'08" West 75.69 feet, thence South 03°06'05" East 132.35 feet, thence South 36°04'04" East 282.14 feet; thence South 40°27'23" East 94.68 feet to a point on a 1284.00 foot non-tangent radius curve to the right, thence southeasterly 146.35 feet along the arc of said curve (chord bears South 41°00'09" East 146.27 feet) to a point of non tangency with a 398.19 foot compound radius curve to the right, thence southeasterly along the arc of said curve 198.66 feet (chord bears South 21°50'27" East 196.61 feet) to a point of non tangency with a 118.77 foot radius curve to the left, thence southeasterly 97.11 feet along the arc of said curve (chord bearing South 33°52'16" East 94.42 feet) to a point of non tangency with a 474.80 foot radius curve to the left, thence southeasterly 140.32 feet along the arc of said curve (chord bearing South 65°45'37" East 139.81 feet) to a point of non tangency with a 897.52 foot radius curve to the right, thence southeasterly 193.22 feet along the arc of said curve (chord bearing South 58°15'13" East 192.85 feet); thence East 88.65 feet to the east boundary line of said entire tracts, thence running along said east line South 219.62 feet to the point of beginning.

Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all right of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated June 25, 1941 and recorded November 5, 1941 as Entry No. 917034 in Book 291 at Page 202 of the Official Records.

**Tax Id Parcel No. 33-22-401-002 – Current Condition**

Beginning at a point being South 6659.84 feet along the section line and East 345.37 feet from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of section being North along the section line 2619.39 feet from the South quarter corner of said Section 22); and running thence South 31°35'54" East 309.94 feet; thence South 06°48'00" East 392.80 feet; thence North 89°34'05" West 131.04 feet; thence North 06°48'00" West 657.67 feet to the point of beginning.

**Tax Id Parcel No. 33-22-401-004 – Current Condition**

Beginning at a point being South 89°39'19" East 156.06 feet along the section line from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of section being North along the section line 2619.39 feet from the South quarter corner of said Section 22); and running

thence South 89°39'19" East 241.84 feet; thence South 06°48'00" East 489.27 feet; thence North 31°35'54" West 572.11 feet to the point of beginning.



**SALT LAKE CITY**  
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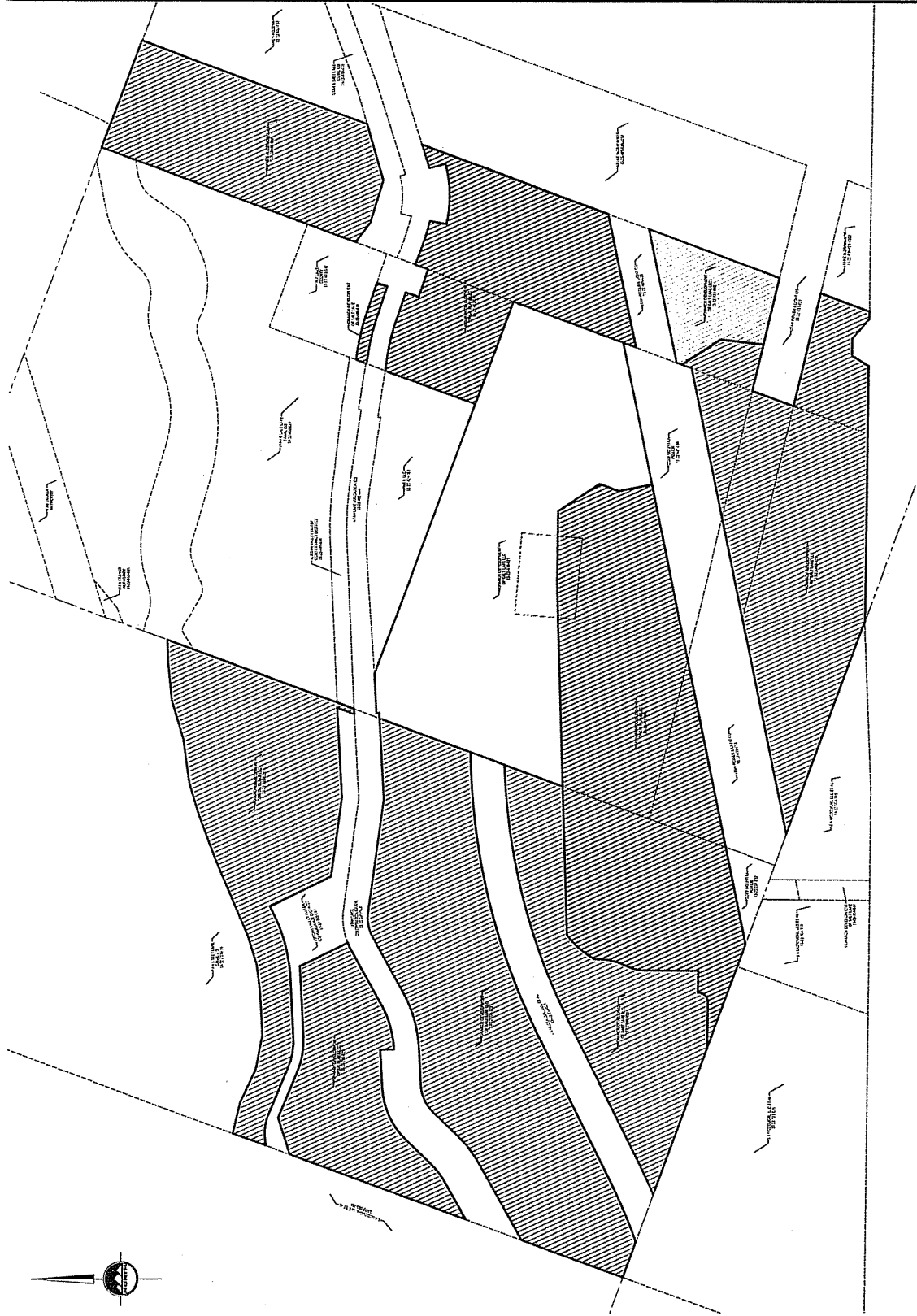
16475 SOUTH 1700 WEST, SALT LAKE CITY, UT 84119

**BRINGHURST STATION**  
 16475 SOUTH 1700 WEST  
 BLUFFDALE, UTAH

**LOT LINE ADJUSTMENT EXHIBIT ADJUSTED CONDITION**

NO.	AREA	AREA (SQ. FT.)	PERCENT
1	AREA 1	10,000	10.00
2	AREA 2	20,000	20.00
3	AREA 3	30,000	30.00
4	AREA 4	40,000	40.00
5	AREA 5	50,000	50.00
6	AREA 6	60,000	60.00
7	AREA 7	70,000	70.00
8	AREA 8	80,000	80.00
9	AREA 9	90,000	90.00
10	AREA 10	100,000	100.00

1 OF 1



**Tax Id Parcel No. 33-22-200-029 – Adjusted Condition**

All of the Southwest Quarter of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and that part of the Southeast Quarter of the Northeast Quarter of said Section 22, lying West of the West boundary line of the Utah and Salt Lake Canal.

LESS AND EXCEPTING therefrom the Old Salt Lake & Utah Railroad Corporation Right of Way as the same is disclosed by that certain Receiver's Deed recorded December 14, 1973 as Entry No. 2588184 in Book 3476 at Page 432 and re-recorded April 22, 1976 as Entry No. 2807094 in Book 4175 at Page 395 of Official Records.

ALSO LESS AND EXCEPTING therefrom that certain tract of land conveyed to Utah Lake Irrigation Company, a Corporation (the Utah Lake Distribution Canal Right of Way), by Instrument recorded July 26, 1913 as Entry No. 312537 in Book 7-K at Page 370 of Official Records.

ALSO LESS AND EXCEPTING A tract of land being part of an entire tract located in Government Lot 3, being part of the South Half of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said entire tract being described in that certain Warranty Deed recorded in Book 9377 at Page 9356 as Entry Number 9902733, described as follows:

Beginning at the Southeast corner of Section 22, Township 4 South, Range 1 West of the Salt Lake Base and Meridian, said corner being formerly marked by a Salt Lake County aluminum cap in concrete located North 35°16'56" East 22.18 feet from a 1947 GLO Brass Cap, said corner also being located North 89°49'38" East 2637.59 feet from a 1947 GLO Brass Cap marking the South quarter corner of said Section 22, thence North 00°11'24" West 2,619.54 feet along the East line of said section to the East Quarter corner of said Section 22 being marked by a Salt Lake County brass cap, said brass cap being located North 35°16'59" East 11.57 feet from a 1947 GLO brass cap, thence North 00°10'52" West 20.46 feet along the East line of said Section 22 to the southeast corner of said entire tract, thence North 89°57'24" West 1249.81 feet along the South boundary of said entire tract to a point 50.00 feet easterly of the Easterly right-of-way of the Utah Lake Distribution Canal as described in Book 7-K at Page 370 as Entry Number 312537, and the point of BEGINNING and running thence North 89°57'24" West 54.38 feet to said easterly right of way; thence along said easterly right of way the following three (3) courses: (1) North 23°07'16" West 223.41 feet; (2) North 12°12'16" West 333.86 feet to a point on a 194.38 foot radius curve to the left; and (3) Northwesterly 123.83 feet along the arc of said curve through a central angle of 36°30'00", said arc having a chord bearing North 30°27'16" West 121.75 feet; thence North 43°20'16" East 171.60 feet to a point 30.00 feet perpendicularly distant westerly from the westerly right of way line of the Utah and Salt Lake Canal, a 200-foot wide right of way held in fee title in accordance with that certain indenture recorded August 1, 1889, in Book 2W at Pages 274-276 of deeds in the Salt Lake County Recorder's office; thence parallel with said westerly right of way the following three (3) courses: (1) North 23°19'03" West 215.04 feet to a point on a 230.00 foot radius curve to the right; (2) Northerly 103.39 feet along the arc of said curve through a central angle of 25°45'23", said arc having a chord bearing North 10°26'22" West 102.52 feet; and (3) North 02°26'20" East 149.48 feet; thence North 38°09'42" West 114.54 feet to the North boundary of said entire tract; thence South 89°58'33" East 74.53 feet to a point on said westerly right of way of the Utah and Salt Lake Canal, said point also being on a non-tangent 150.00 foot radius curve to the right from which the radius point bears South 55°31'09" West; thence along said westerly right of way the following five (5) courses: (1) Southerly 96.66 feet along the arc of said curve through a central angle of 36°55'12", said arc having a chord bearing South 16°01'15" East 94.99 feet; (2) South 02°26'20" West 149.48 feet to a point on a 200.00 foot radius curve to the left; (3) Southerly 89.91 feet along the arc of said curve through a central angle



of 25°45'23", said arc having a chord bearing South 10°26'22" East 89.15 feet; (4) South 23°19'03" East 179.09 feet to a point on a 500.00 foot radius curve to the left; and (5) Southeasterly 226.71 feet along the arc of said curve through a central angle of 25°58'45", said arc having a chord bearing South 36°18'26" East 224.77 feet; thence South 43°20'16" West 203.35 feet to a point 50.00 feet perpendicularly distant easterly from said easterly right of way of the Utah Lake Distribution Canal; thence parallel with said easterly right of way the following two (2) courses: (1) South 12°12'16" East 262.62 feet; (2) South 23°07'16" East 240.03 feet to the point of BEGINNING. As Deeded by Warranty Deed recorded October 24, 2014, as Entry No. 11935278, in Book 10269 at Page 8968, of Official Records.

ALSO LESS AND EXCEPTING therefrom the following: Beginning at the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22), and running thence North 45.00 feet; thence South 70°24'00" West 76.83 feet; thence North 31°35'54" West 61.34 feet; thence North 70°24'00" East 110.94 feet; thence North 144.06 feet; thence South 31°35'54" East 297.85 feet; thence North 89°39'19" West 156.06 feet to the point of beginning. As Deeded by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of Official Records.

ALSO LESS AND EXCEPTING therefrom that any portion of said property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records and described in the following three (3) descriptions: Beginning at the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence North 45.00 feet; thence South 70°24'00" West 76.83 feet; thence North 31°35'54" West 61.34 feet; thence North 70°24'00" East 110.94 feet; thence North 144.06 feet; thence South 31°35'54" East 297.85 feet; thence North 89°39'19" West 156.06 feet to the point of beginning.

AND

Beginning at a point being South 488.23 feet along the section line and East 455.82 feet from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 31°35'54" East 973.00 feet; thence North 89°34'05" West 217.04 feet; thence North 31°35'54" West 459.65 feet; thence North 06°48'00" West 438.69 feet to the point of beginning.

AND

Beginning at a point being South 97.41 feet along the section line from the center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said center of Section being North along the section line 2619.39 feet from the South quarter corner of said Section 22), and running thence South 32°01'00" East 648.63 feet; thence South 06°48'00" East 12.55 feet; thence North 31°35'54" West 659.15 feet; thence North 1.01 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom the any portion of the property described as the following: Beginning at a point being North 252.73 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North

along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 334.47 feet along the section line; thence Southeasterly 35.27 feet along the arc of a 460.00 foot radius curve to the left (center bears North 74°59'40" East and the chord bears South 17°12'06" East 35.26 feet with a central angle of 04°23'33"); thence South 19°23'53" East 104.17 feet; thence Southeasterly 47.12 feet along the arc of a 30.00 foot radius curve to the left (center bears North 70°36'07" East and the chord bears South 64°23'53" East 42.43 feet with a central angle of 90°00'00"); thence South 19°23'53" East 66.00 feet; thence North 70°36'07" East 161.00 feet; thence Northeasterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and the chord bears North 82°06'06" East 46.65 feet with a central angle of 22°59'59"); thence South 86°23'54" East 21.70 feet; thence Northeasterly 84.69 feet along the arc of a 183.00 foot radius curve to the left (center bears North 03°36'06" East and the chord bears North 80°20'40" East 83.93 feet with a central angle of 26°30'52"); thence Southeasterly 110.20 feet along the arc of a 263.47 foot radius curve to the right (center bears South 09°07'39" West and the chord bears South 68°53'27" East 109.39 feet with a central angle of 23°57'49"); thence South 21°46'57" East 1,055.76 feet; thence South 19°19'20" East 215.18 feet; thence South 36°19'38" West 148.61 feet; thence North 89°14'00" West 60.27 feet; thence South 58°24'06" West 101.09 feet to the property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records; thence North 31°35'54" West 1,409.08 feet along said Rocky Mountain Power Property and the Utah Power & Light Company Parcel defined by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of Official Records to the point of beginning.

**Tax Id Parcel No. 33-22-400-020 – Adjusted Condition**

Beginning at a point on the Utah Power & Light Company Parcel defined by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of Official Records, said point also being South 98.42 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence South 31°35'54" East 1,428.62 feet along said Utah Power & Light Company Parcel and the property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records to the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 31.21 feet along said South line; thence South 37°11'42" West 138.60 feet; thence South 76°33'20" West 128.33 feet to the Utah Power & Light Company Parcel defined by Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records; thence North 06°48'00" West 142.95 feet along said Utah Power & Light Company Parcel; thence North 89°34'05" West 131.00 feet along said Utah Power & Light Company Parcel and the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 06°48'00" East 347.77 feet along said Utah Power & Light Company Parcel; thence North 89°34'05" West 155.37 feet to the Utah Department of Transportation Parcel establishing the easterly right of way line of SR-068 defined by Warranty Deed recorded September 11, 2008, as Entry No. 10517487, in Book 9641 at Page 8289, of Official Records; thence North 19°23'53" West 23.00 feet along said easterly right of way line of SR-068; thence North 20°38'37" East 77.72 feet along said easterly right of way line of SR-068; thence North 19°23'48" West 50.00 feet along said easterly right of way line of SR-068; thence North 78°00'57" West 58.57 feet along said

easterly right of way line of SR-068; thence North 19°23'53" West 767.47 feet along said easterly right of way line of SR-068; thence North 680.86 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-021 – Adjusted Condition**

Beginning at a point being South 89°39'19" East 674.37 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence South 89°39'19" East 583.64 feet along said section line to the Utah Lake Irrigation Company Canal Property as conveyed by that certain Deed recorded March 13, 1913 as Entry No. 307033 in Book 8-U of Deeds at page 476 and by Deed recorded September 23, 1913 as Entry No. 314853 in Book 8-G of Deeds at page 575 of Official Records; thence South 23°11'00" East 15.32 feet along said Utah Lake Irrigation Company Canal Property; thence North 66°50'16" East 8.27 feet along said Utah Lake Irrigation Company Canal Property; thence South 23°11'00" East 116.51 feet along said Utah Lake Irrigation Company Canal Property to the MMR II, LLC Property as conveyed by that certain Warranty Deed recorded July 13, 2018 as Entry No. 12810173 in Book 10693 at Page 3919-3920, also being the West line of the Northeast Quarter of the Southeast Quarter of said Section 22; thence South 00°07'36" West 1,194.01 feet along said West line to the South line of the Northeast Quarter of the Southeast Quarter of said Section 22; thence North 89°34'05" West 349.28 feet along said South line to the property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records; thence North 31°35'54" West 433.76 feet along said Rocky Mountain Power Property; thence North 58°24'06" East 101.09 feet; thence South 89°14'00" East 60.27 feet; thence North 36°19'38" East 148.61 feet; thence North 19°19'20" West 215.18 feet; thence North 21°46'57" West 612.13 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-036 – Adjusted Condition**

Beginning at a point 80 rods North of the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 160 rods; thence South 345 feet; thence East 160 rods; thence North 345 feet to the point of beginning.

TOGETHER WITH all rights reserved unto Kurt A. Schroeder and Irene H. Schroeder, his wife, recited in that certain Warranty Deed between Kurt A. Schroeder and Irene H. Schroeder, as Grantors and Utah Power & Light Company, a corporation, as Grantee, recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, which deed recites: "Reserving to the Grantors, their heirs, successors and assigns, the right to cross over said premises for ingress and egress to adjoining premises owned by Grantors, provided, that such right shall be limited to those areas not occupied by poles, towers, or similar improvements to be hereafter placed thereon by the Grantee."

ALSO TOGETHER WITH a Drive Access Easement as reserved on that certain Warranty Deed recorded May 8, 2009, as Entry No. 10697519, in Book 9720 at Page 7859, of Official Records and described as follows: Beginning North 991.78 feet and West 739.48 feet from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence South 36°04'04" East 24.74 feet;

thence West 72.51 feet; thence North 39°22'22" West 64.68 feet; thence East 77.12 feet; thence South 36°04'04" East 37.11 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the Utah Lake Distribution Canal, and the Utah & Salt Lake Canal.

ALSO LESS AND EXCEPTING therefrom that portion deeded to Utah Power & Light Company, a corporation, in Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, and described as follows: Beginning on the North boundary line of the Grantors' land at a point 1328 feet North and 534 feet East, more or less, from the South One Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Meridian, thence South 6°48' East 823.7 feet, thence South 6°15' West 452.7 feet to the easterly boundary line of Redwood Road (State Highway No. 68), thence North 19°40' West 297.4 feet along said easterly boundary line of Redwood road (State Highway No. 68), thence North 6°15' East 170.3 feet and North 6°48' West 824.3 feet, being parallel to and 130 feet perpendicularly distant westerly from the above-described easterly boundary line of this tract of land, to the North boundary line of said Grantors' land, thence East 130.9 feet along said North boundary line to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded to Utah Power & Light Company, a Corporation, in Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records, and described as follows: Beginning at the North boundary line of the Grantors' land and the West line of the Grantee's Right of Way at a point 1320 feet North and 1718.2 feet West from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 31°55' East 406.45 feet along said West Right of Way line to the South boundary line of said Grantors' land, thence West 129.59 feet along said South boundary line; thence North 31°55' West 406.45 feet to the North boundary line of said Grantors' land thence East 129.59 feet along said North boundary line to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded by Warranty Deed recorded December 11, 1996, as Entry No. 6525557, in Book 7554 at Page 1852, of Official Records and described as follows: Beginning at the Southwest corner of the Donald Rozema property, said corner being North 975.00 feet, more or less from the South Quarter corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 254.00 feet, more or less, to the Westerly Right of Way line of the Camp Williams Highway; thence South 19°36'00" East along said Right of Way line 269.62 feet more or less, to the South boundary of the Donald Rozema property; thence West along said boundary 90.43 feet more or less to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded to the Utah Department of Transportation, by Warranty Deed recorded September 11, 2008, as Entry No. 10517487, in Book 9641 at Page 8289, of Official Records, and described as follows: A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the SW1/4SE1/4 of Section 22, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the intersection of the existing easterly highway right of way line of SR-068 as shown on the right of way plans for Project S-0136(4) and dated as of May 15, 1968, on file in the Office of the Utah Department of Transportation, and the Westerly line of said entire tract, which point is 1116.27 feet North 00°01'20" West along the West line of said SE1/4 and 255.79 feet North 89°58'40" East from the South Quarter corner of said Section 22, and running thence South 78°02'52" East 58.57 feet to a point 151.18 feet perpendicularly distant easterly from the

centerline of said project No. 0068, opposite Engineer Station 852+50.03; thence South 19°25'43" East 50.00 feet to a point 151.20 feet perpendicularly distant easterly from the centerline of said Project No. 0068, opposite Engineer Station 852+00.03; thence South 20°36'42" West 77.72 feet to the said existing easterly right of way line of SR-068; thence North 19°25'43" West along said existing easterly right of way line of SR-068, 140.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Warranty Deed between Wayne M. Mortimer and Alice L. Mortimer, as Grantors and Wayne M. Mortimer, as Grantees, recorded April 1, 2009, as Entry No. 10663459, in Book 9705 at Page 3978, in the Office of the Salt Lake County Recorder and described as follows: Beginning at a point on the Westerly boundary line of the Utah Power and Light Tax Parcel No. 33-22-400-009, said point being North 975.00 feet and West 1632.91 feet from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence along said Westerly line North 31°55'00" West 406.45 feet; thence West 240.70 feet to the Easterly boundary line of the Utah Power and Light Corridor Tax Parcel No. 33-22-400-008; thence along said Easterly line South 06°48'00" East 347.44 feet; thence East 414.44 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Quit Claim Deed recorded September 22, 2009, as Entry No. 10802266, in Book 9764 at Page 7694, of Official Records, and described as follows: A parcel of land being part of four entire tracts located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tracts are described in that Quit Claim Deed recorded in Book 8263 Pages 6050 through 6051, that Warranty Deed recorded in Book 8858 Page 8046-8047, that Warranty Deed recorded in Book 8667 Page 8800, and that Warranty Deed recorded in Book 6364 Page 1333, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows: Beginning North 65.38 feet from the Southeast corner of said Section 22, said point being on a 582.84 foot radius curve to the left, thence northwesterly 154.48 feet along the arc of said curve (chord bearing North 30°33'59" West 154.03 feet) to a point of non tangency with a 602.57 foot radius curve to the left, thence northwesterly 144.33 feet along the arc of said curve (chord bearing North 57°03'20" West 143.99 feet), thence North 65°20'17" West 85.27 feet; thence North 24°39'43" East 18.52 feet to a point of non tangency with a 534.80 foot radius curve to the right, thence northwesterly 171.39 feet along the arc of said curve (chord bearing North 65°02'45" West 170.66 feet), thence South 34°08'07" West 33.00 feet to a point of non tangency with a 95.77 foot radius curve to the right, thence northwesterly 62.57 feet along the arc of said curve (chord bearing North 38°01'59" West 61.46 feet), thence North 06°43'36" West 36.82 feet to a point of non tangency with a 608.53 foot radius curve to the left, thence northerly 131.40 feet along the arc of said curve (chord bearing North 11°35'41" West 131.15 feet), thence North 32°51'46" West 90.50 feet; thence North 52°16'04" East 18.30 feet to a point of non-tangency with a 1234.00 foot radius curve to the left, thence northwesterly 142.41 feet along the arc of said curve (chord bears North 41°02'18" West 142.33 feet), thence North 40°27'23" West 97.89 feet; thence North 39°22'22" West 286.15 feet; thence North 54°59'33" East 16.48 feet to a point of non-tangency with a 237.82 foot radius curve to the right, thence northwesterly 114.16 feet along the arc of said curve (chord bearing North 21°15'22" West, 113.06 feet); thence South 84°05'58" West 33.02 feet to a point of non-tangency with an 817.83 foot radius curve to the right, thence northerly 131.59 feet along the arc of said curve (chord bearing North 01°17'28" West 131.45 feet) to the north boundary line of said entire tracts, thence East 132.16 feet along said north boundary line, thence South 16°33'08" West 75.69 feet, thence South 03°06'05" East 132.35 feet, thence South 36°04'04" East 282.14 feet; thence South 40°27'23" East 94.68 feet to a point on a 1284.00 foot non-tangent radius curve to the right, thence southeasterly 146.35 feet along the arc of said curve (chord bears South 41°00'09" East 146.27 feet) to a point of non tangency with a 398.19 foot compound radius curve to the right, thence southeasterly along the arc of said curve 198.66 feet (chord bears South

21°50'27" East 196.61 feet) to a point of non tangency with a 118.77 foot radius curve to the left, thence southeasterly 97.11 feet along the arc of said curve (chord bearing South 33°52'16" East 94.42 feet) to a point of non tangency with a 474.80 foot radius curve to the left, thence southeasterly 140.32 feet along the arc of said curve (chord bearing South 65°45'37" East 139.81 feet )to a point of non tangency with a 897.52 foot radius curve to the right, thence southeasterly 193.22 feet along the arc of said curve (chord bearing South 58°15'13" East 192.85 feet); thence East 88.65 feet to the east boundary line of said entire tracts, thence running along said east line South 219.62 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom the any portion of the property described as the following: Beginning at a point being South 363.56 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 70°36'07" East 142.13 feet to the Utah Power & Light Company Parcel defined by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of Official Records; thence South 31°35'54" East 1,172.75 feet along said Utah Power & Light Company Parcel and the property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records to the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 31.21 feet along said South line; thence South 37°11'42" West 138.60 feet; thence South 76°33'20" West 128.33 feet to the Utah Power & Light Company Parcel defined by Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records; thence North 06°48'00" West 142.95 feet along said Utah Power & Light Company Parcel; thence North 89°34'05" West 131.00 feet along said Utah Power & Light Company Parcel and the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 06°48'00" East 347.77 feet along said Utah Power & Light Company Parcel; thence North 89°34'05" West 155.37 feet to the Utah Department of Transportation Parcel establishing the easterly right of way line of SR-068 defined by Warranty Deed recorded September 11, 2008, as Entry No. 10517487, in Book 9641 at Page 8289, of Official Records; thence North 19°23'53" West 23.00 feet along said easterly right of way line of SR-068; thence North 20°38'37" East 77.72 feet along said easterly right of way line of SR-068; thence North 19°23'48" West 50.00 feet along said easterly right of way line of SR-068; thence North 78°00'57" West 58.57 feet along said easterly right of way line of SR-068; thence North 19°23'53" West 767.47 feet along said easterly right of way line of SR-068; thence North 1.40 feet along said easterly right of way line of SR-068; thence North 19°24'06" West 6.69 feet along said easterly right of way line of SR-068; thence North 22°14'09" West 384.58 feet along said easterly right of way line of SR-068; thence North 70°36'07" East 156.65 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom the any portion of the property described as the following: Beginning at a point on the Utah Power & Light Company Parcel defined in that certain Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, said point also being South 1,659.60 feet along the section line and South 89°34'05" East 595.40 feet along the from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 06°48'00" West 204.82 feet along said Utah Power & Light Company Parcel; thence North 76°33'20" East 128.33 feet; thence North 37°11'42" East 138.60 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 16.14 feet along said South line to the property conveyed to Utah Power &

Light Company in that certain Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records; thence South 31°55'00" East 408.38 feet along said Utah Power & Light Company Property; thence North 89°34'05" West 416.41 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom the any portion of the property described as the following: Beginning at a point on the Utah Power & Light Company Property defined in that certain Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records, said point also being South 1,659.60 feet along the section line and South 89°34'05" East 1,141.42 feet along the from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 31°55'00" West 408.38 feet along said Utah Power & Light Property the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 703.75 feet along said South line to the Utah & Salt Lake Canal Company Property; thence Southeasterly 137.97 feet along the arc of a 875.58 foot radius curve to the left (center bears South 86°52'20" East and the chord bears South 01°23'11" East 137.83 feet with a central angle of 09°01'43") along said Utah & Salt Lake Canal Company Property; thence South 79°35'37" West 50.10 feet along said Utah & Salt Lake Canal Company Property; thence Southeasterly 181.75 feet along the arc of a 378.59 foot radius curve to the left (center bears North 82°29'50" East and the chord bears South 21°15'22" East 180.01 feet with a central angle of 27°30'24") along said Utah & Salt Lake Canal Company Property; thence North 54°59'25" East 50.00 feet along said Utah & Salt Lake Canal Company Property; thence South 37°22'22" East 75.36 feet along said Utah & Salt Lake Canal Company Property; thence North 89°34'05" West 593.86 feet to the point of beginning.

**Tax Id Parcel No. 33-22-400-041 – Adjusted Condition**

Beginning 80 rods North and 40 rods West from the Southeast Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 20 rods; thence West 40 rods, thence South 20 rods, thence East 40 rods to the point of beginning.

AND

Beginning at a point on the Utah Power & Light Company Property defined in that certain Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records, said point also being South 1,659.60 feet along the section line and South 89°34'05" East 1,141.42 feet along the from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 31°55'00" West 408.38 feet along said Utah Power & Light Property the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 703.75 feet along said South line to the Utah & Salt Lake Canal Company Property; thence Southeasterly 137.97 feet along the arc of a 875.58 foot radius curve to the left (center bears South 86°52'20" East and the chord bears South 01°23'11" East 137.83 feet with a central angle of 09°01'43") along said Utah & Salt Lake Canal Company Property; thence South 79°35'37" West 50.10 feet along said Utah & Salt Lake Canal Company Property; thence Southeasterly 181.75 feet along the arc of a 378.59 foot radius curve to the left (center bears North 82°29'50" East and the chord bears South 21°15'22" East 180.01 feet with a central angle of 27°30'24") along said Utah & Salt Lake Canal Company Property; thence North 54°59'25" East 50.00 feet along said Utah & Salt Lake Canal Company

Property; thence South 37°22'22" East 75.36 feet along said Utah & Salt Lake Canal Company Property; thence North 89°34'05" West 593.86 feet to the point of beginning.

Excepting therefrom any portion thereof lying within the bounds of the Utah Lake Irrigation Company Canal as conveyed to the Utah Lake Irrigation Company by Deed recorded March 13, 1913 as Entry No. 307033 in Book 8-U of Deeds at page 476 of Official Records.

LESS AND EXCEPTING: A parcel of land being part of an entire tract located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tract is described in that Warranty Deed recorded in Book 9335, Page 6621-6623, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

BEGINNING at the Southeasterly corner of said entire tract which point is 1313.95 feet North 00°13'51" East (Record = 80 rods North) along the Section Line and 657.63 feet North 89°35'26" West (Record = 40 rods West) of the Southeast corner of said Section 22; thence North 89°35'26" West (Record = West) 252.25 feet along a Southerly boundary line of said entire tract to an easterly boundary line of the Utah Lake Irrigation Company Canal described in that Warranty Deed recorded in Book 8U, at Page 476, Salt Lake County Recorder's Office and shown on the Record of Survey by Tyler E. Jenkins, filed in the office of the Salt Lake County Surveyor, as Survey No. S2007-11-0952; thence Northerly along said Easterly boundary line of Utah Lake Irrigation Company Canal the following (5) courses: (1) North 01°42'00" West 91.29 feet; (2) South 88°18'00" West 33.00 feet; (3) North 01°42'00" West 100.00 feet to a point of tangency with a 625.88 foot radius curve to the left; (4) Northwesterly 111.45 feet along the arc of said curve (chord bears North 06°48'04" West 111.30 feet) having a central angle of 10°12'10"; (5) North 11°54'00" West 28.42 feet to the Northerly boundary line of said entire tract; thence South 89°36'41" East (Record = East) 310.91 feet along said Northerly boundary line to the Northeasterly corner of said entire tract; thence South 00°10'04" West 328.25 feet (Record = South 20 rods) along the Easterly boundary of said entire tract to the point of beginning.

LESS AND EXCEPTING FROM THE ABOVE LESS AND EXCEPTING THE FOLLOWING:

BEGINNING at a point on the Easterly boundary line of the Utah Lake Irrigation Company Canal described in that Warranty Deed recorded in Book 8U, at Page 476, Salt Lake County Recorder's Office and shown on the Record of Survey by Tyler E. Jenkins, filed in the office of the Salt Lake County Surveyor, as Survey No. S2007-11-0952; which point is 1405.17 feet North 00°13'51" East (Record = North) along the Section line and 912.95 feet North 89°35'26" West of the Southeast corner of said Section 22; thence Northerly along said Easterly boundary line of Utah Lake Irrigation Company Canal the following four (4) courses: (1) South 88°18'00" West 33.00 feet; (2) North 01°42'00" West 100.00 feet to a point of tangency with a 625.88 foot radius curve to the left; (3) Northwesterly 111.45 feet along the arc of said curve (chord bears North 06°48'04" West 111.30 feet) having a central angle of 10°12'10" (4) North 11°54'00" West 28.42 feet to the Northerly boundary line of said entire tract; thence South 89°36'41" East (Record = East) 33.77 feet along said Northerly boundary line; thence South 11°54'00" East 21.23 feet to a point of tangency with a 658.88 foot radius curve to the right; thence Southeasterly 117.33 feet along the arc of said curve (chord bears South 06°48'04" East 117.17 feet) having a central angle of 10°12'10"; thence South 01°42'00" East 100.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING that parcel described in Quit Claim Deed recorded September 22, 2009, as Entry No. 10802266, in Book 9764 at Page 7694, of Official Records, and described as follows: A parcel of land being part of four entire tracts located in the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said entire tracts are described in that Quit Claim Deed



recorded in Book 8263 Pages 6050 through 6051, that Warranty Deed recorded in Book 8858 Page 8046-8047, that Warranty Deed recorded in Book 8667 Page 8800, and that Warranty Deed recorded in Book 6364 Page 1333, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows: Beginning North 65.38 feet from the Southeast corner of said Section 22, said point being on a 582.84 foot radius curve to the left, thence northwesterly 154.48 feet along the arc of said curve (chord bearing North 30°33'59" West 154.03 feet) to a point of non tangency with a 602.57 foot radius curve to the left, thence northwesterly 144.33 feet along the arc of said curve (chord bearing North 57°03'20" West 143.99 feet), thence North 65°20'17" West 85.27 feet; thence North 24°39'43" East 18.52 feet to a point of non tangency with a 534.80 foot radius curve to the right, thence northwesterly 171.39 feet along the arc of said curve (chord bearing North 65°02'45" West 170.66 feet), thence South 34°08'07" West 33.00 feet to a point of non tangency with a 95.77 foot radius curve to the right, thence northwesterly 62.57 feet along the arc of said curve (chord bearing North 38°01'59" West 61.46 feet), thence North 06°43'36" West 36.82 feet to a point of non tangency with a 608.53 foot radius curve to the left, thence northerly 131.40 feet along the arc of said curve (chord bearing North 11°35'41" West 131.15 feet), thence North 32°51'46" West 90.50 feet; thence North 52°16'04" East 18.30 feet to a point of non-tangency with a 1234.00 foot radius curve to the left, thence northwesterly 142.41 feet along the arc of said curve (chord bears North 41°02'18" West 142.33 feet), thence North 40°27'23" West 97.89 feet; thence North 39°22'22" West 286.15 feet; thence North 54°59'33" East 16.48 feet to a point of non-tangency with a 237.82 foot radius curve to the right, thence northwesterly 114.16 feet along the arc of said curve (chord bearing North 21°15'22" West, 113.06 feet); thence South 84°05'58" West 33.02 feet to a point of non-tangency with an 817.83 foot radius curve to the right, thence northerly 131.59 feet along the arc of said curve (chord bearing North 01°17'28" West 131.45 feet) to the north boundary line of said entire tracts, thence East 132.16 feet along said north boundary line, thence South 16°33'08" West 75.69 feet, thence South 03°06'05" East 132.35 feet, thence South 36°04'04" East 282.14 feet; thence South 40°27'23" East 94.68 feet to a point on a 1284.00 foot non-tangent radius curve to the right, thence southeasterly 146.35 feet along the arc of said curve (chord bears South 41°00'09" East 146.27 feet) to a point of non tangency with a 398.19 foot compound radius curve to the right, thence southeasterly along the arc of said curve 198.66 feet (chord bears South 21°50'27" East 196.61 feet) to a point of non tangency with a 118.77 foot radius curve to the left, thence southeasterly 97.11 feet along the arc of said curve (chord bearing South 33°52'16" East 94.42 feet) to a point of non tangency with a 474.80 foot radius curve to the left, thence southeasterly 140.32 feet along the arc of said curve (chord bearing South 65°45'37" East 139.81 feet) to a point of non tangency with a 897.52 foot radius curve to the right, thence southeasterly 193.22 feet along the arc of said curve (chord bearing South 58°15'13" East 192.85 feet); thence East 88.65 feet to the east boundary line of said entire tracts, thence running along said east line South 219.62 feet to the point of beginning.

Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all right of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated June 25, 1941 and recorded November 5, 1941 as Entry No. 917034 in Book 291 at Page 202 of the Official Records.

**Tax Id Parcel No. 33-22-401-002 – Adjusted Condition**

Beginning at a point on the Utah Power & Light Company Parcel defined in that certain Warranty Deed recorded December 6, 1963, as Entry No. 1964436, in Book 2130 at Page 509, of Official Records, said

point also being South 1,659.60 feet along the section line and South 89°34'05" East 595.40 feet along the from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 06°48'00" West 204.82 feet along said Utah Power & Light Company Parcel; thence North 76°33'20" East 128.33 feet; thence North 37°11'42" East 138.60 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89°34'05" East 16.14 feet along said South line to the property conveyed to Utah Power & Light Company in that certain Warranty Deed recorded September 13, 1979, as Entry No. 3336197, in Book 4943 at Page 261, of Official Records; thence South 31°55'00" East 408.38 feet along said Utah Power & Light Company Property; thence North 89°34'05" West 416.41 feet to the point of beginning.

**Tax Id Parcel No. 33-22-401-004 – Adjusted Condition**

Beginning at a point being North 252.73 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence North 334.47 feet along the section line; thence Southeasterly 35.27 feet along the arc of a 460.00 foot radius curve to the left (center bears North 74°59'40" East and the chord bears South 17°12'06" East 35.26 feet with a central angle of 04°23'33"); thence South 19°23'53" East 104.17 feet; thence Southeasterly 47.12 feet along the arc of a 30.00 foot radius curve to the left (center bears North 70°36'07" East and the chord bears South 64°23'53" East 42.43 feet with a central angle of 90°00'00"); thence South 19°23'53" East 66.00 feet; thence North 70°36'07" East 161.00 feet; thence Northeasterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and the chord bears North 82°06'06" East 46.65 feet with a central angle of 22°59'59"); thence South 86°23'54" East 21.70 feet; thence Northeasterly 84.69 feet along the arc of a 183.00 foot radius curve to the left (center bears North 03°36'06" East and the chord bears North 80°20'40" East 83.93 feet with a central angle of 26°30'52"); thence Southeasterly 110.20 feet along the arc of a 263.47 foot radius curve to the right (center bears South 09°07'39" West and the chord bears South 68°53'27" East 109.39 feet with a central angle of 23°57'49"); thence South 21°46'57" East 1,055.76 feet; thence South 19°19'20" East 215.18 feet; thence South 36°19'38" West 148.61 feet; thence North 89°14'00" West 60.27 feet; thence South 58°24'06" West 101.09 feet to the property conveyed to Rocky Mountain Power, by Special Warranty Deed recorded October 26, 2016, as Entry No. 12398125, in Book 10492 at Page 3531, of official Records, and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999-5001 of Official Records; thence North 31°35'54" West 1,409.08 feet along said Rocky Mountain Power Property and the Utah Power & Light Company Parcel defined by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of Official Records to the point of beginning.