

(EXHIBIT A)

A perpetual easement being part of an entire tract of land described as Parcel 8 in that Special Warranty Deed recorded February 13, 2019 as Entry No. 12933990 in Book 10752 at Page 7696 in the office of the Salt Lake County Recorder. Said perpetual easement is located in the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point on the easterly boundary line of said entire tract and the easterly line of the Southwest Quarter of Section 21, which is 2655.17 feet S. 89°51'17" E. along the southerly line of said Section 21 and 961.67 feet N. 00°20'01" E. from the Southwesterly Corner of said Section 21; thence N. 85°30'49" W. 212.34 feet to the point of tangency with a 643.00 – foot radius curve to the right, concave northerly; thence Westerly 344.11 feet along the arc of said curve, through a central angle of 30°39'45"; thence N. 54°51'03" W. 357.67 feet to the point of tangency with a 557.00 – foot radius curve to the left, concave southwesterly; thence Northeasterly 208.18 feet along the arc of said curve, through a central angle of 21°24'53" to the westerly boundary line of said entire tract; thence N. 00°21'10" E. 77.86 feet along said westerly boundary line to the point of non-tangency with a 633.00 – foot radius curve to the right, concave southwesterly (Radius point bears S. 12°06'12" W.); thence Southeasterly 254.61 feet along the arc of said curve, through a central angle of 23°02'45"; thence S. 54°51'03" E. 357.67 feet to the point of tangency with a 567.00 – foot radius curve to the left, concave northerly; thence Easterly 303.44 feet along the arc of said curve, through a central angle of 30°39'45"; thence S. 85°30'49" E. 206.83 feet to the easterly boundary line of said entire tract and Quarter Section line; thence S. 00°20'01" W. 76.20 feet along said lines to the **Point of Beginning**.

The above-described perpetual easement contains 85,305 square feet in area or 1.958 acres, more or less

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°51'17" E. along the Section line between the Southwest Corner and the South Quarter Corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

EXHIBIT "B"

LEGEND

- Tract Boundary
- Adjacent Parcel
- Quarter Section Line
- Perpetual Road Easement
- Perpetual Slope Easement
- Temporary Easement

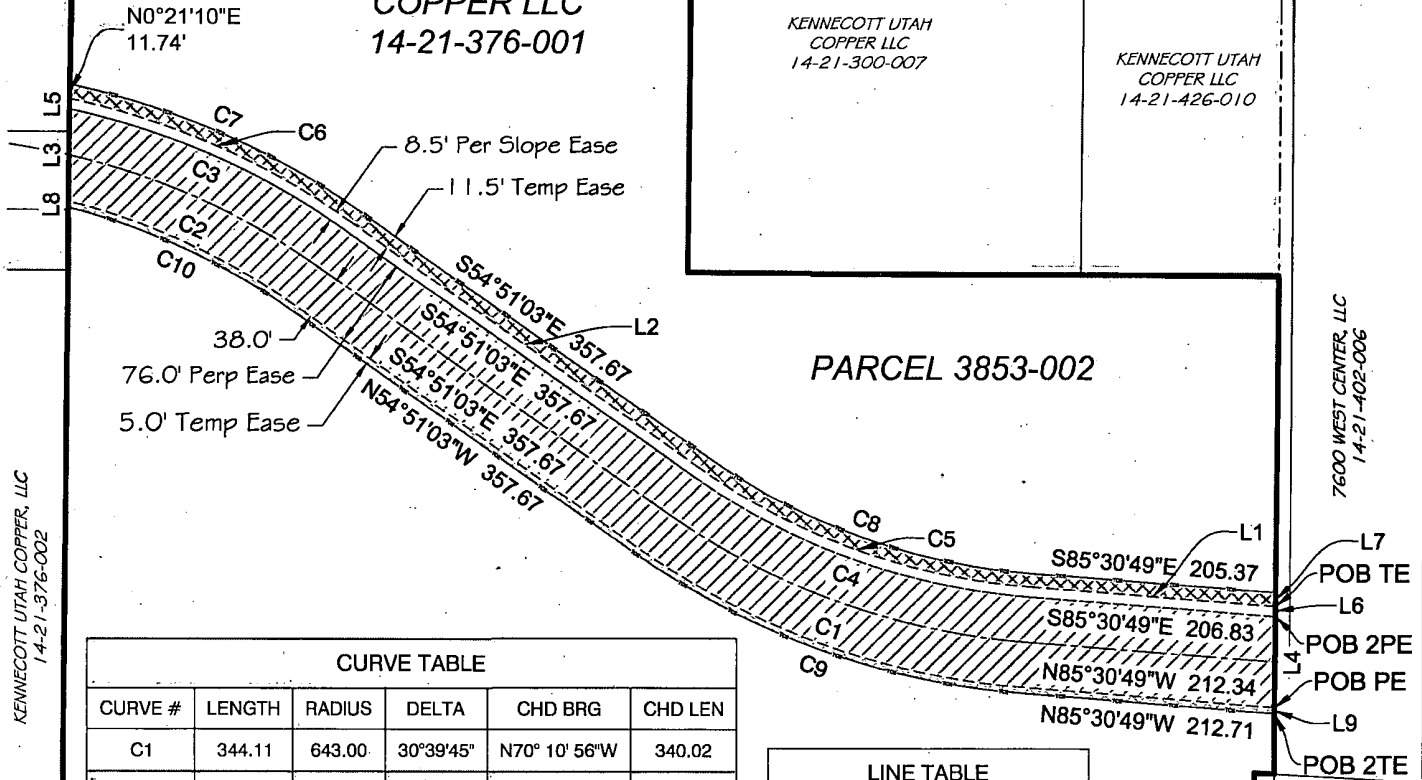


0' 75 150
Scale in Feet
1"=150'

**KENNECOTT UTAH
COPPER LLC
14-21-376-001**

KENNECOTT UTAH
COPPER LLC
14-21-300-007

KENNECOTT UTAH
COPPER LLC
14-21-426-010



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	344.11	643.00	30°39'45"	N70° 10' 56"W	340.02
C2	208.18	557.00	21°24'53"	N65° 33' 30"W	206.97
C3	254.61	633.00	23°02'45"	S66° 22' 26"E	252.90
C4	303.44	567.00	30°39'45"	S70° 10' 56"E	299.83
C5	298.89	558.50	30°39'45"	N70° 10' 56"W	295.33
C6	259.80	641.50	23°12'13"	N66° 27' 10"W	258.02
C7	266.81	653.00	23°24'38"	S66° 33' 23"E	264.96
C8	292.73	547.00	30°39'45"	S70° 10' 56"E	289.25
C9	346.79	648.00	30°39'45"	N70° 10' 56"W	342.66
C10	205.12	552.00	21°17'28"	N65° 29' 47"W	203.95

LINE TABLE

LINE #	LENGTH	BEARING
L1	206.21	N85° 30' 49"W
L2	357.67	N54° 51' 03"W
L3	77.86	N0° 21' 10"E
L4	76.20	S0° 20' 01"W
L5	8.68	N0° 21' 10"E
L6	8.52	S0° 20' 01"W
L7	11.53	S0° 20' 01"W
L8	5.14	N0° 21' 10"E
L9	5.01	S0° 20' 01"W

PAGE 3 OF 3
DATE: JUNE 8, 2020



BEAGLEY ROAD (2550 SOUTH) PROJECT
Kennecott Utah Copper Easements

Prepared for:
MAGNA METRO TOWNSHIP

Sec. 21, T.1S, R.2W, S.L.B.&M.
Work Order No. W090319053 Real Estate No. 3853

Prepared by the Office of:

Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

FIG COLONY FARMS LLC
14-21-455-001
COLONY FARMS SUBDIVISION
E#12912961, BK: 2019, PG:2

7600 WEST CENTER, LLC
14-21-402-006