14277226 B: 11512 P: 326 Total Pages: 3 08/16/2024 01:17 PM By: adavis Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To. WEST JORDAN CITY RECORDER 8000 S REDWOOD ROWEST JORDAN, UT 84088

> Julie Ann Hirschi Notary Public State Of Utah My Commission Expires 07-02-2025 719026

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder 8000 South Redwood Road West Jordan, Utah 84088

Portions of APN: <u>21-28-230-033</u>

21-28-230-034 21-28-230-035

LENDER CONSENT AND SUBORDINATION (HIDDEN COVE SUBDIVISION)

The tract of land described in Exhibit 'A' attached hereto, also known as HIDDEN COVE SUBDIVISION (the "Subdivision"), is subject to a certain Deed of Trust (the "Trust Deed") in favor of FinWise Bank, a Utah corporation. The Trust Deed is filed in the official records of the Salt Lake County Recorder under Entry No. 14186314, in Book 11462, at Page 1189. By the beneficiary's signature below, the beneficiary consents to dedication for perpetual use of the public all parcels of land shown on the Subdivision as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Trust Deed in favor of the dedication of the land to public use.

FinWise Bank, a Utah corporation

By: Slen Surregued Its: AVP	
STATE OF <u>Litah</u>) :SS COUNTY OF Salt Lake)	
On this 19th day of July Glen Turnipseed, who being Asst Vice Presidentof Fin Wise B	, 2024, personally appeared before me g by me duly sworn did say that s/he is the ank, a Utah corporation, and that the foregoing
instrument was signed in behalf of said corporation acknowledged to me that said corporation executed	on by authority of its Board of Directors, and (he

M-PAC, LLC, a Utah limited liability company

By: Manager
STATE OF
ELOISE JOHNSON NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 06/04/2025 Commission # 718714

EXHIBIT 'A'

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER OF SAID SECTION 28, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHICH IS SOUTH 688.26 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 2200 WEST STREET AND RUNNING THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 258.74 FEET; THENCE WEST 271.69 FEET TO THE EAST LINE OF THE SOUTH JORDAN CANAL, AND POINT OF A 1112.53 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 17.81 FEET THROUGH A CENTRAL ANGLE OF 00°55'02" (CHORD BEARS SOUTH 07°16'04" WEST 17.81 FEET) TO THE POINT OF A 717.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 14.14 FEET THROUGH A CENTRAL ANGLE OF 01°07'49" (CHORD BEARS SOUTH 07°09'41" WEST 14.14 FEET); THENCE NORTH 85°52'39" WEST 66.06 FEET TO THE WEST LINE OF SAID CANAL; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES, 1) ALONG THE ARC OF A 783.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.08 FEET THROUGH A CENTRAL ANGLE OF 15°04'47" (CHORD BEARS SOUTH 01°09'08" EAST 205.49 FEET), 2) SOUTH 08°41'32" EAST 124.85 FEET, 3) SOUTH 16°23'54" EAST 30.60 FEET TO THE NORTHEAST CORNER OF HOMESTEAD COVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 95-5P, PAGE 122 OF PLATS; THENCE SOUTH 89°52'36" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 424.73 FEET (WEST 487 FEET PER RECORD) TO A POINT ON A PROLONGATION OF THE WEST LINE OF HARVEST ESTATES NO. 3 PHASE 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 76-3, PAGE 52 OF PLATS; THENCE NORTH 00°08'01" WEST ALONG SAID WEST LINE A DISTANCE OF 565.22 FEET (566.63 FEET PER RECORD) TO THE SOUTH LINE OF SAID HARVEST ESTATES NO 3 PHASE 1 SUBDIVISION; THENCE NORTH 89°51'59" EAST ALONG SAID SOUTH LINE A DISTANCE OF 404.40 FEET (EAST 403.03 FEET PER RECORD) TO THE WEST LINE OF THE SOUTH JORDAN CANAL; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 51.48 FEET THROUGH A CENTRAL ANGLE OF 04°15'45" (CHORD BEARS SOUTH 01°57'11" EAST 51.47 FEET) TO THE POINT OF A 1,046.52 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 32.42 FEET THROUGH A CENTRAL ANGLE OF 01°46'29" (CHORD BEARS SOUTH 01°03'56" WEST 32.41 FEET); THENCE SOUTH 85°52'39" EAST 66.04 FEET TO THE EAST LINE OF SAID CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 1,112.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 36.96 FEET THROUGH A CENTRAL ANGLE OF 01°54'12" (CHORD BEARS NORTH 01°07'48" EAST 36.96 FEET) TO THE POINT OF A 758.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 128.73 FEET THROUGH A CENTRAL ANGLE OF 09°43'48" (CHORD BEARS NORTH 04°41'13" WEST 128.57 FEET); THENCE NORTH 89°33'00" EAST 274.36 FEET TO THE POINT OF BEGINNING.