

**Recording Requested By and  
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City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

14291940 B: 11520 P: 2613 Total Pages: 12  
09/24/2024 03:02 PM By: Mwestergard Fees: \$40.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah  
Return To: THIRD CADENCE LLC  
489 W SOUTH JORDAN PARKWAY, SUITE 200 SOUTH JORDAN, UT 84095



For Recording Purposes, Do Not Write Above This Line

**ACKNOWLEDGMENT AND INDEMNIFICATION AGREEMENT  
REGARDING HOA-MAINTAINED PUBLIC STREETS**

**City of West Jordan, Wood Ranch Development LLC, and Terraine Master Owners Association  
(for the Plat 2 Area in the Terraine West Bench Development Area, f/k/a Wood Ranch)**

**Legal Description and Assessor’s Parcel Numbers are in Exhibit A.**

This Acknowledgment and Indemnification Agreement (the “**Agreement**”) is entered into on the date the last party signed (the “**Effective Date**”), by and between the City of West Jordan, a Municipal Corporation (the “**City**”), and Wood Ranch Development, LLC, a Utah Limited Liability Company, in its capacity as a developer (the “**Developer**”), and Terraine Master Owners Association, in its capacity as the homeowners association for the “**Development**” (defined below), and thus to bind any additional or subsequent homeowners association for the Development (collectively the “**HOA**”), with each individually referred to as a “**Party**” and all collectively referred to as the “**Parties**.”

**BACKGROUND AND RECITALS**

Whereas, the City and Developer have entered into a Master Development Agreement for the Wood Ranch Development, now known as Terraine West Bench (“**MDA**” and “**Development**”), as set forth in the legal description in the MDA previously recorded at the Salt Lake County Recorder’s Office; and

Whereas, Plat 2 is a plat within the Development, with the **Legal Description and Assessor’s Parcel Numbers** set forth in **Exhibit “A”**, attached to this Agreement (“**Plat 2**” or “**Plat 2 Area**”); and

Whereas, the MDA includes a provision which requires the Developer to build and the Developer and a homeowners association to maintain certain types of HOA-maintained public streets and roadways; and

Whereas, the HOA has since been created under the laws of the State of Utah; and

Whereas, the Developer shall be building and the Developer and the HOA shall be maintaining certain types of HOA-maintained public streets and roadways in the Plat 2 Area, and the HOA shall be receiving from the City and using state B&C road funds to maintain these HOA-maintained types of public streets and roadways in the Plat 2 Area (“**HOA-Maintained Public Streets**”); and defects in street material or workmanship may occur on these HOA-Maintained Public Streets, which may cause personal injury, property damage, or similar injuries or damages; and

Acknowledgment/Indemnification Agreement for HOA-Maintained Public Streets in Terraine West Bench Plat 2

Whereas, the HOA agrees to indemnify the City with regards to “Potential Damages” (defined in Section 3 below) regarding the HOA-Maintained Public Streets everywhere in the Plat 2 Area.

### AGREEMENT

IN CONSIDERATION for and as a condition of the Parties entering into this Agreement and other valuable consideration, including but not limited to the City allowing for the use of B&C road funds by the Developer and HOA, and the City allowing for certain types of development or construction activity, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

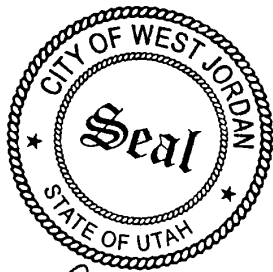
1. **Recitals Incorporated.** The Background and Recitals are incorporated herein by reference.
2. **Term and Termination.** This Agreement shall commence upon the Effective Date, as stated above, and shall continue indefinitely, as long as the HOA or any successor or additional homeowners association for the Development exists. Developer shall be released from this Agreement at the earliest time at which all the following conditions are met: (i) the HOA is functioning; (ii) the public improvements warranty period for Plat 2 has expired; (iii) the HOA has executed this Agreement.
3. **Indemnification.** HOA hereby agrees to indemnify, defend, hold harmless, and release the City, its respective affiliates, elected officials, officers, employees, and agents, from any and all actual or potential loss, claim, liability, deficiency, damage, and/or damages arising out of or related in any way to the HOA’s maintenance of the HOA-Maintained Public Streets, including but not limited to the HOA’s receipt and use of B&C road funds and any defect in street material or workmanship that may cause personal injury, property damage, or similar injuries or damages, anywhere in the Plat 2 Area (“Potential Damages”).
4. **Representations and Warranties.** The Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of any Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, and any other person, organization, or business or any law or governmental regulation.
5. **Severability.** In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions shall continue in full force and effect as valid and enforceable.
6. **Waiver.** The failure by either Party to exercise any right, power, or privilege under the terms of this Agreement will not be construed as a waiver of any subsequent or future exercise of that right, power, or privilege or the exercise of any other right, power, or privilege.
7. **Legal Fees.** In the event of a dispute resulting in legal action, the successful party will be entitled to its legal fees, including, but not limited to its attorneys’ fees.
8. **Legal and Binding Agreement.** This Agreement is legal and binding between the Parties as stated above, including against all subsequent homeowners associations in the Development.

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This Agreement may be entered into and is legal and binding in the State of Utah and in the United States. The Parties each represent that they have the authority to enter into this Agreement.

- 9. **Governing Law and Jurisdiction.** The Parties agree that this Agreement shall be governed by the laws of the State of Utah.
- 10. **Entire Agreement.** The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by all remaining Parties.

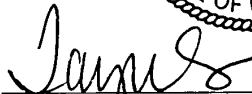
The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:



“CITY”  
CITY OF WEST JORDAN,  
a Utah municipal corporation

By (signature):   
Dirk Burton, Mayor

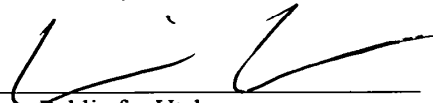
ATTEST:

  
Tangee Sloan, City Recorder

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

On this 25 day of June, 2024 before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and Tangee Sloan, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
Notary Public for Utah

*[Additional signatures on following pages.]*



Acknowledgment/Indemnification Agreement for HOA-Maintained Public Streets in Terraine West Bench Plat 2

**DEVELOPER**

Wood Ranch Development, LLC  
a Utah limited liability company

By (signature): 

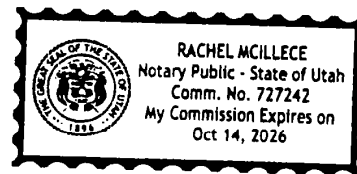
**ACKNOWLEDGMENT**

STATE OF UTAH            )  
                                      ): ss.  
County of Salt Lake    )

On this 24 day of June, 2024, before the undersigned notary public in and for the said state, personally appeared Ty McCutcheon, an individual, known or identified to me to have signed as the authorized signer for Wood Ranch Development, LLC, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
NOTARY PUBLIC



*[Additional signature on following page.]*

Acknowledgment/Indemnification Agreement for HOA-Maintained Public Streets in Terraine West Bench Plat 2

**HOA**  
Terraine Master Owners Association, Inc.  
a Utah non-profit corporation

By (signature): 

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
                                      : ss.  
County of Salt Lake    )

On this 24 day of June, 2024, before the undersigned notary public in and for the said state, personally appeared Gary Langston, an individual, known or identified to me to have signed as the authorized signer for Terraine Master Owners Association, Inc., a Utah non-profit corporation, and the person who executed the foregoing instrument and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
NOTARY PUBLIC



*[Exhibit "A" on following page.]*

Acknowledgment/Indemnification Agreement for HOA-Maintained Public Streets in Terraine West Bench Plat 2

**EXHIBIT "A"****Legal Description and Assessor's Parcel Numbers for the "Plat 2 Area"**

**Assessor's Parcel Numbers:** 20-27-100-005, 20-27-176-001, 20-27-101-001-4003, and 20-27-101-001-4002.

**Legal Description:** See below:

Terraine Plat 2

**TRACT 1**

Beginning at a point on the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 3074.867 feet along the Section Line and West 305.802 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 (Bacchus Highway) South 08°02'22" West 32.179 feet; thence North 81°04'32" West 536.807 feet; thence North 75°45'44" West 126.464 feet to a point on a 487.500 foot radius non tangent curve to the right, (radius bears South 78°45'39" East, Chord: North 12°10'51" East 16.024 feet); thence along the arc of said curve 16.024 feet through a central angle of 01°53'00" to a point of compound curvature with a 25.000 foot radius tangent curve to the right, (radius bears South 76°52'39" East, Chord: North 58°40'49" East 35.698 feet); thence along the arc of said curve 39.756 feet through a central angle of 91°06'55"; thence South 75°45'44" East 37.830 feet to a point on a 513.500 foot radius tangent curve to the left, (radius bears North 14°14'16" East, Chord: South 78°25'08" East 47.603 feet); thence along the arc of said curve 47.620 feet through a central angle of 05°18'48"; thence South 81°04'32" East 282.694 feet to a point on a 512.500 foot radius tangent curve to the right, (radius bears South 08°55'28" West, Chord: South 78°45'45" East 41.369 feet); thence along the arc of said curve 41.381 feet through a central angle of 04°37'34"; thence South 76°26'58" East 135.646 feet; thence South 80°53'58" East 89.620 feet to the point of beginning.

Property contains 0.624 acres, 27169 square feet.

Also and together with the following described tract of land:

**TRACT 2**

Beginning at a point that lies North 00°06'38" West 3163.539 feet along the Section Line and West 987.283 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 75°45'44" West 22.365 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 14°14'16" East, Chord: North 70°22'26" West 105.173 feet); thence along the arc of said curve 105.328 feet through a central angle of 10°46'35"; thence North 64°59'09" West 1042.752 feet; thence North 25°00'51" East 22.500 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 64°59'09" East, Chord: North 70°00'51" East 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence South 64°59'09" East 10.000 feet to a point on a 4.500 foot

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radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 172.048 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 91.021 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 204.294 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 339.927 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 69.467 feet to a point on a 518.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 69°02'24" East 73.316 feet); thence along the arc of said curve 73.377 feet through a central angle of 08°06'30" to a point of compound curvature with a 5.500 foot radius tangent curve to the left, (radius bears North 16°54'21" East, Chord: North 83°35'20" East 4.354 feet); thence along the arc of said curve 4.477 feet through a central angle of 46°38'02" to a point of compound curvature with a 512.500 foot radius tangent curve to the left, (radius bears North 29°43'41" West, Chord: North 60°02'48" East 4.027 feet); thence along the arc of said curve 4.027 feet through a central angle of 00°27'01" to a point of reverse curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 30°10'42" East, Chord: North 82°41'01" East 3.497 feet); thence along the arc of said curve 3.591 feet through a central angle of 45°43'26" to a point of reverse curvature with a 512.500 foot radius non tangent curve to the left, (radius bears North 15°47'40" East, Chord: South 74°48'36" East 10.814 feet); thence along the arc of said curve 10.814 feet through a central angle of 01°12'32" to a point of reverse curvature with a 25.000 foot radius tangent curve to the right, (radius bears South 14°35'08" West, Chord: South 30°44'52" East 35.149 feet); thence along the arc of said curve 38.979 feet through a central angle of 89°20'00" to a point of reverse curvature with a 512.500 foot radius tangent curve to the left, (radius bears South 76°04'52" East, Chord: South 12°39'08" West 22.658 feet); thence along the arc of said curve 22.660 feet through a central angle of 02°32'00" to the point of beginning.

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Property contains 1.141 acres.

Also and together with the following described tract of land:

### TRACT 3

Beginning at a point that lies North  $00^{\circ}06'38''$  West 3526.321 feet along the Section Line and West 974.415 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $25^{\circ}00'51''$  West 65.000 feet; thence South  $64^{\circ}59'09''$  East 99.585 feet; thence South  $25^{\circ}00'51''$  West 91.096 feet to a point on a 530.000 foot radius tangent curve to the left, (radius bears South  $64^{\circ}59'09''$  East, Chord: South  $19^{\circ}58'25''$  West 93.133 feet); thence along the arc of said curve 93.254 feet through a central angle of  $10^{\circ}04'52''$ ; thence North  $75^{\circ}45'44''$  West 4.269 feet to a point on a 470.000 foot radius tangent curve to the right, (radius bears North  $14^{\circ}14'16''$  East, Chord: North  $70^{\circ}22'26''$  West 88.270 feet); thence along the arc of said curve 88.400 feet through a central angle of  $10^{\circ}46'35''$ ; thence North  $64^{\circ}59'09''$  West 1170.954 feet to a point on a 530.000 foot radius tangent curve to the left, (radius bears South  $25^{\circ}00'51''$  West, Chord: North  $66^{\circ}40'42''$  West 31.311 feet); thence along the arc of said curve 31.316 feet through a central angle of  $03^{\circ}23'08''$ ; thence North  $25^{\circ}00'51''$  East 109.158 feet to a point on a 639.000 foot radius non tangent curve to the left, (radius bears South  $22^{\circ}12'25''$  West, Chord: North  $77^{\circ}11'55''$  West 208.848 feet); thence along the arc of said curve 209.789 feet through a central angle of  $18^{\circ}48'38''$ ; thence North  $86^{\circ}36'14''$  West 9.043 feet; thence North  $03^{\circ}23'46''$  East 100.000 feet; thence North  $09^{\circ}43'54''$  East 26.644 feet; thence North  $80^{\circ}16'06''$  West 38.311 feet; thence North  $09^{\circ}05'33''$  East 54.044 feet; thence South  $80^{\circ}54'27''$  East 20.000 feet; thence North  $09^{\circ}05'33''$  East 100.000 feet; thence South  $80^{\circ}54'27''$  East 4.000 feet; thence North  $09^{\circ}05'33''$  East 124.000 feet; thence South  $80^{\circ}54'27''$  East 355.670 feet to a point on a 210.000 foot radius tangent curve to the right, (radius bears South  $09^{\circ}05'33''$  West, Chord: South  $58^{\circ}48'01''$  East 158.064 feet); thence along the arc of said curve 162.055 feet through a central angle of  $44^{\circ}12'52''$ ; thence South  $36^{\circ}41'34''$  East 89.897 feet; thence North  $53^{\circ}18'26''$  East 113.941 feet to a point on a 455.000 foot radius tangent curve to the right, (radius bears South  $36^{\circ}41'34''$  East, Chord: North  $61^{\circ}01'48''$  East 122.287 feet); thence along the arc of said curve 122.658 feet through a central angle of  $15^{\circ}26'44''$ ; thence South  $21^{\circ}14'50''$  East 99.982 feet; thence South  $21^{\circ}07'30''$  East 20.000 feet to a point on a 329.000 foot radius non tangent curve to the left, (radius bears South  $21^{\circ}07'30''$  East, Chord: South  $64^{\circ}13'05''$  West 53.423 feet); thence along the arc of said curve 53.482 feet through a central angle of  $09^{\circ}18'50''$ ; thence South  $30^{\circ}26'20''$  East 100.398 feet; thence South  $30^{\circ}07'30''$  East 56.000 feet to a point on a 212.000 foot radius non tangent curve to the right, (radius bears South  $30^{\circ}07'30''$  East, Chord: North  $60^{\circ}47'06''$  East 6.733 feet); thence along the arc of said curve 6.734 feet through a central angle of  $01^{\circ}49'11''$ ; thence South  $36^{\circ}41'34''$  East 63.678 feet; thence South  $19^{\circ}55'00''$  East 13.764 feet; thence North  $70^{\circ}05'00''$  East 58.813 feet; thence South  $19^{\circ}55'00''$  East 20.000 feet; thence South  $27^{\circ}48'54''$  East 77.668 feet; thence South  $26^{\circ}47'56''$  East 56.000 feet to a point on a 212.000 foot radius non tangent curve to the left, (radius bears South  $26^{\circ}47'56''$  East, Chord: South  $63^{\circ}00'00''$  West 1.489 feet); thence along the arc of said curve 1.489 feet through a central angle of  $00^{\circ}24'09''$ ; thence South  $53^{\circ}00'45''$  East 98.032 feet; thence South  $64^{\circ}59'09''$  East 140.355 feet; thence South  $25^{\circ}00'51''$  West 99.000 feet; thence South  $64^{\circ}59'09''$  East 180.596 feet to the point of beginning.

Property contains 15.453 acres.

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Also and together with the following described tract of land:

#### TRACT 4

Beginning at a point that lies North 00°06'38" West 3655.859 feet along the Section Line and West 2074.674 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 64°59'09" West 193.420 feet; thence North 83°10'31" West 211.654 feet; thence North 03°23'46" East 31.402 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 14°03'41" East, Chord: North 84°40'03" East 7.588 feet); thence along the arc of said curve 7.617 feet through a central angle of 17°27'27"; thence South 86°36'14" East 10.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 03°23'46" West, Chord: South 64°06'14" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 41°36'14" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 48°23'46" East, Chord: South 64°06'14" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 86°36'14" East 105.401 feet to a point on a 481.500 foot radius tangent curve to the right, (radius bears South 03°23'46" West, Chord: South 75°47'41" East 180.598 feet); thence along the arc of said curve 181.673 feet through a central angle of 21°37'05"; thence South 64°59'09" East 48.060 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 20.000 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 19°59'09" East 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence South 25°00'51" West 22.500 feet to the point of beginning.

Property contains 0.345 acres, 15049 square feet.

Also and together with the following described tract of land:

#### TRACT 5

Beginning at a point that lies North 00°06'38" West 3786.653 feet along the Section Line and West 2498.008 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 38.142 feet; thence North 86°36'14" West 41.000 feet; thence North 03°23'46" East 38.142 feet; thence South 86°36'14" East 41.000 feet to the point of beginning.

Property contains 0.036 acres, 1564 square feet.

Also and together with the following described tract of land:

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## TRACT 6

Beginning at a point that lies North 00°06'38" West 3833.571 feet along the Quarter Section Line and West 2495.133 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 41.000 feet; thence North 03°23'46" East 257.187 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 25°53'46" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 48°23'46" East 5.757 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 41°36'14" West, Chord: North 25°53'46" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 03°23'46" East 205.314 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 86°36'14" West, Chord: North 19°06'14" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 27°49'53" West 6.663 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 62°10'07" East, Chord: North 12°13'04" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence North 03°23'46" East 51.853 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 40°51'13" East 3.649 feet); thence along the arc of said curve 3.923 feet through a central angle of 74°54'54"; thence North 78°18'41" East 11.005 feet to a point on a 226.000 foot radius tangent curve to the right, (radius bears South 11°41'19" East, Chord: North 85°24'52" East 55.893 feet); thence along the arc of said curve 56.036 feet through a central angle of 14°12'23" to a point of compound curvature with a 3.000 foot radius tangent curve to the right, (radius bears South 02°31'03" West, Chord: South 39°11'42" East 4.479 feet); thence along the arc of said curve 5.057 feet through a central angle of 96°34'30"; thence South 09°05'33" West 59.664 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 80°54'27" West, Chord: South 24°42'23" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence South 40°19'13" West 6.663 feet to a point on a 5.500 foot radius non tangent curve to the left, (radius bears South 35°54'27" East, Chord: South 31°35'33" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 09°05'33" West 150.679 feet; thence South 07°13'29" West 62.924 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 15°16'31" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 37°46'31" East 5.757 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 52°13'29" West, Chord: South 15°16'31" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 07°13'29" West 86.114 feet to a point on a 250.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 05°18'38" West 16.736 feet); thence along the arc of said curve 16.739 feet through a central angle of 03°49'43"; thence South 03°23'46" West 150.001 feet to the point of beginning.

Property contains 0.572 acres, 24937 square feet.

Also and together with the following described tract of land:

## TRACT 7

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Beginning at a point that lies North 00°06'38" West 4638.544 feet along the Section Line and West 2142.945 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 49°58'02" West 102.173 feet; thence South 09°05'33" West 177.233 feet; thence North 80°54'27" West 24.926 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears South 09°05'33" West, Chord: North 85°54'27" West 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence South 89°05'33" West 2.437 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears North 00°54'27" West, Chord: North 85°54'27" West 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence North 80°54'27" West 53.450 feet to a point on a 263.500 foot radius tangent curve to the left, (radius bears South 09°05'33" West, Chord: North 85°49'20" West 45.150 feet); thence along the arc of said curve 45.205 feet through a central angle of 09°49'46"; thence South 89°15'47" West 195.626 feet to a point on a 612.000 foot radius tangent curve to the left, (radius bears South 00°44'13" East, Chord: South 87°22'51" West 40.205 feet); thence along the arc of said curve 40.212 feet through a central angle of 03°45'53"; thence South 04°30'06" East 60.500 feet; thence South 03°23'46" West 18.269 feet; thence South 86°36'14" East 7.031 feet; thence South 03°23'46" West 85.001 feet; thence North 86°36'14" West 1.000 feet; thence South 03°23'46" West 164.392 feet; thence South 86°36'14" East 16.000 feet; thence South 03°23'46" West 83.392 feet; thence North 86°36'14" West 38.000 feet; thence South 03°23'46" West 66.000 feet; thence South 86°36'14" East 23.000 feet; thence South 03°23'46" West 145.000 feet; thence North 86°36'14" West 750.877 feet; thence North 06°19'48" East 73.916 feet to a point on a 275.000 foot radius tangent curve to the right, (radius bears South 83°40'12" East, Chord: North 33°28'17" East 250.902 feet); thence along the arc of said curve 260.538 feet through a central angle of 54°16'57"; thence North 60°36'45" East 432.141 feet; thence North 27°00'01" West 174.830 feet; thence North 62°59'59" East 176.000 feet; thence North 37°19'33" East 219.778 feet to a point on a 83.806 foot radius non tangent curve to the left, (radius bears North 28°39'45" East, Chord: South 89°18'30" East 78.614 feet); thence along the arc of said curve 81.825 feet through a central angle of 55°56'30" to a point of compound curvature with a 70.000 foot radius tangent curve to the left, (radius bears North 27°16'45" West, Chord: North 42°56'22" East 47.381 feet); thence along the arc of said curve 48.335 feet through a central angle of 39°33'47" to a point of reverse curvature with a 537.511 foot radius tangent curve to the right, (radius bears South 66°50'32" East, Chord: North 25°50'14" East 50.255 feet); thence along the arc of said curve 50.273 feet through a central angle of 05°21'32" to a point of compound curvature with a 58.000 foot radius tangent curve to the right, (radius bears South 61°29'00" East, Chord: North 36°41'30" East 16.495 feet); thence along the arc of said curve 16.551 feet through a central angle of 16°20'59"; thence East 261.213 feet; thence South 72°29'58" East 21.149 feet to a point on a 135.000 foot radius non tangent curve to the right, (radius bears South 15°43'23" West, Chord: South 48°29'51" East 117.425 feet); thence along the arc of said curve 121.482 feet through a central angle of 51°33'31"; thence South 22°43'05" East 60.714 feet to a point on a 163.425 foot radius tangent curve to the left, (radius bears North 67°16'55" East, Chord: South 34°37'35" East 67.444 feet); thence along the arc of said curve 67.932 feet through a central angle of 23°48'59" to the point of beginning.

Property contains 13.439 acres.

Also and together with the following described tract of land:

#### TRACT 8

Beginning at a point that lies North 00°06'38" West 4727.051 feet along the Section Line and West 1217.060 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and

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Meridian and running thence South 17°04'48" East 153.061 feet to a point on a 370.000 foot radius non tangent curve to the right, (radius bears North 43°06'10" West, Chord: South 58°29'25" West 148.710 feet); thence along the arc of said curve 149.730 feet through a central angle of 23°11'10"; thence South 70°05'00" West 303.339 feet to a point on a 600.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 67°37'08" West 51.603 feet); thence along the arc of said curve 51.618 feet through a central angle of 04°55'45"; thence South 23°33'25" East 85.025 feet to a point on a 515.000 foot radius non tangent curve to the left, (radius bears South 25°03'31" East, Chord: South 59°07'27" West 104.395 feet); thence along the arc of said curve 104.575 feet through a central angle of 11°38'04"; thence South 53°18'26" West 53.941 feet; thence North 36°41'34" West 29.897 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears South 53°18'26" West, Chord: North 45°45'17" West 85.050 feet); thence along the arc of said curve 85.405 feet through a central angle of 18°07'25"; thence North 35°20'57" East 90.766 feet; thence North 13°53'23" East 258.498 feet to a point on a 267.195 foot radius non tangent curve to the left, (radius bears North 15°38'15" East, Chord: North 89°16'44" East 150.512 feet); thence along the arc of said curve 152.576 feet through a central angle of 32°43'03"; thence North 72°55'12" East 342.439 feet to the point of beginning.

Property contains 3.060 acres.

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