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BRENDA NELSON, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Anaya Gayle
Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101

RELEASE AND EXTINGUISHMENT OF EASEMENT

THIS RELEASE AND EXTINGUISHMENT OF EASEMENT (the "Release") is made this 19th day of March, 2024, by Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation, its successors and assigns ("RMP").

WHEREAS, Wasatch Peaks Ranch, LLC, a Delaware limited liability company ("WPR"), granted RMP a non-exclusive blanket easement executed on April 19, 2022 and recorded in the official records of the Morgan County Recorder, Morgan County, Utah ("Official Records") on May 3, 2022 as Document No. 160857 in Book 391, Page 556 (the "RMP Easement") for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power substations, transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation supporting towers, poles, fences, props, guys and anchors, wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets (collectively, the "Electric Facilities"), on, over, or under the surface of the real property owned by WPR and located in Morgan County, Utah more particularly described in the RMP Easement as the RMP Easement Area;

WHEREAS, the RMP Easement allows WPR to limit the RMP Easement Area to those areas designated as "utility easement areas" or "UEA" on one or more plats recorded in the Official Records (collectively herein, "UEA");

WHEREAS, WPR recorded Wasatch Peaks Ranch Plat 3A in the Official Records on November 8, 2023, as Entry No. 164599, in Book 404, Page 811 and Wasatch Peaks Ranch North Village Condominium, Plat A, in the Official Records on February 16, 2024, as Entry No. 165235, in Book 407, Page 4 ("Plats");

WHEREAS, the RMP Easement Area, as further described in Exhibit A, attached hereto and incorporated by reference, has, pursuant to the recordation of the Plats, been limited to the UEA, or, if the as-built Electric Facilities reside outside the boundaries of the UEA, those areas in which the as-built Electric Facilities reside;

WHEREAS, the RMP Easement requires that if WPR so limits the RMP Easement Area, RMP shall execute a release and full extinguishment of the RMP Easement as to the property that is outside of the RMP Easement Area ("Released Area"), such Released Area being further described in Exhibit B, attached hereto and incorporated by reference; and

WHEREAS, WPR has requested and RMP desires now to execute and record this Release so as to effectively limit the property burdened by the RMP Easement to only the RMP Easement Area, as limited by recordation of the Plats.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties:

1. **Release and Extinguishment.** RMP hereby releases and extinguishes all of its interest, title, right, and privileges pursuant to the RMP Easement, over, or under the Released Area as further described. The RMP Easement Area, as described herein, shall continue to be burdened by the RMP Easement in perpetuity as an easement in gross benefitting RMP. RMP acknowledges and consents that the RMP Easement shall, from the record date thereof, be construed to burden only the RMP Easement Area as described herein, and the description of the RMP Easement Area in the RMP Easement shall no longer be of any force or effect whatsoever.

2. **Priority.** This Release does not in any way change or affect the priority of record title established by the RMP Easement, and shall, for all purposes be construed to have the same record date as the RMP Easement and shall have priority over any and all instruments filed of record subsequent to the RMP Easement.

3. **Relocation.** RMP acknowledges and agrees that it shall not relocate the RMP Easement Area unless it has first obtained WPR's signed, written consent, which consent may be withheld in WPR's sole and absolute discretion.

4. **Maintenance and Repair.** To the extent RMP accesses and uses the RMP Easement Area for the purposes permitted hereunder, RMP shall, at its sole cost and expense, return the RMP Easement Area to the same or better condition as prior to RMP's use thereof.

5. **Miscellaneous Provisions.**

a. **Governing Law.** The validity and effect of this Release shall be determined in accordance with the laws of the State of Utah without regard to its choice of law principles.

b. **Severability.** If any provision of this Release or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of any other provision of this Release, or the applicability of such provision to persons or circumstances other than those to which it is held invalid or unenforceable, and each provision of this Release shall be valid and enforced to the fullest extent permitted by law.

c. **Headings for Convenience.** All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Release.

[Remainder of this page is intentionally blank. Signature page follows.]

EXHIBIT A

Legal Description of the RMP Easement Area

A tract of land located in Sections 27, 34 and 35 of Township 5 North, Range 1 East, Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 26, 27 and 35 of Township 4 North, Range 1 East, the Northwest Quarter of Section 19, Township 4 North Range 2 East and Sections 2, 3 and 11 of Township 3 North, Range 1 East Salt Lake Base and Meridian, Morgan County, Utah, said tract being more particularly described as follows:

Beginning at the Northwest Corner of said Section 35, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence, along the north line of said Section 35, South 89°27'09" East 599.96 feet to the land condemned for the Gateway Canal in Book R of deeds, Pages 119 through 122 and the land deeded to Weber Basin Water Conservancy District in Book 292 at Page 1337 and Book 297 at Page 794; thence, along the said Weber Basin Water Conservancy District land and Gateway Canal the following sixteen (16) courses: 1) South 0°02'27" East 100.00 feet; 2) South 89°27'08" East 342.77 feet; 3) South 16°51'46" West 184.70 feet; 4) South 61°03'35" West 146.60 feet; 5) South 17°38'14" West 525.18 feet; 6) South 03°23'01" West 605.82 feet; 7) South 77°11'13" East 777.08 feet; 8) North 19°14'48" East 105.30 feet; 9) South 76°00'27" East 1,000.39 feet; 10) North 23°37'19" East 445.13 feet; 11) South 71°17'20" East 928.88 feet; 12) North 23°28'35" East 561.30 feet; 13) South 71°29'49" East 1,458.42 feet; 14) North 32°17'18" East 347.72 feet; 15) easterly 61.24 feet along the arc of a 680.00 foot non-tangent curve to the left, through a central angle of 5°09'35", (chord bears North 87°39'44" East 61.22 feet), 16) North 85°04'56" East 47.50 feet to the east line of said Section 35, Township 5 North, Range 1 East; thence, along said east line, South 00°05'04" East 4,026.96 feet to the Northwest Corner of said Section 1, Township 4 North, Range 1 East; thence, along said north line, South 89°40'39" East 808.50 feet; thence South 00°27'25" West 5,413.58 feet to the south line of said Section 1; thence, along said south line, North 89°45'46" West 808.49 feet to the Northwest Corner of said Section 12, Township 4 North, Range 1 East; thence, along the west line of said Section 12, South 00°11'58" West 1,320.00 feet to the south line of North Half of the North Half of said Section 12; thence, along said south line, South 89°41'38" East 5,313.91 feet to the east line of said Section 12; thence, along said east line, South 00°11' 22" West 1,326.37 feet to the East Quarter Corner of said Section 12, thence, continuing along said east line, South 00°11'24" West 2,662.32 feet to the Northeast Corner of said Section 13, Township 4 North, Range 1 East; thence, along the east line of said Section 13, South 00°09'33" West 5,360.38 feet to the Northwest Corner of said Section 19, Township 4 North, Range 2 East, thence, along the north line of said Section 19, North 89°27'31" East 2,730.99 to the North Quarter Corner of said Section 19; thence, along the east line of the northwest quarter of said Section 19, South 00°03'37" East 2,637.79 feet to the south line of the northwest quarter of said Section 19; thence, along said south line, South 89°25'07" West 2,739.67 feet to the East Quarter Corner of said Section 24, Township 4 North, Range 1 East; thence, along the east line of said Section 24, North 00°07'41" East 1,319.90 feet to the south line of the north half of the north half of said Section 24; thence, along said south line, North 88°04'34" West 5,279.87 feet to the east line of said Section 23, Township 4 North, Range 1 East; thence, along said east line, South 00°01'33" West 1,315.89, to the East Quarter Corner of said Section 23; thence, continuing along the east line of said Section 23, South 00°01'33" West 2,669.07 feet to the Southeast Corner of said Section 23; thence, along the south line of said Section 23, South 89°27'47" West 2,638.30 feet to the North Quarter Corner of said Section 26 T4N, R1E; thence, along the east line of the northwest quarter of said Section 26, South 00°58'38" West 2,662.65 feet to the center of said Section 26, Township 4 North, Range 1 East; thence, along the north line of the southeast quarter of said Section 26, North 89°36'45" East 1,324.93 feet to east line of the west half of the southeast quarter of said Section 26; thence, along said east line, South 00°51'17" West 2,665.96 feet to the south line of said Section 26; thence, along said south line, South 89°45'39" West 1,330.56 feet to the South Quarter Corner of said Section 26; thence South 01°13'13" East 5327.16 feet to the South Quarter Corner of said Section 35 T4N, R1E; thence, along the south line of said Section 35, South 89°58'36" East 2634.39 feet to the Northeast Corner of Section 2, T3S, R1E; thence along the east line of said Section 2, South 02°11'27" West 5359.87 feet (record= South 01°58' West 81.18 chains), more or less, to the Northeast Corner of Section 11, T3N, R1E; thence, along the east line of said Section 11, South 01°27'28" East 5298.60 feet (record= South 01°42' East 80.26 chains), more or less, to the Southeast Corner of said

Exhibit A

Section 11; thence, along the south line of said Section 11, North 89°44'07" West 5285.28 feet (record= North 89°57' West 80.08 chains), more or less, to the Southwest Corner of said Section 11; thence, along the west line of said Section 11, North 01°09'07" West 5295.84 feet (record= North 01°22' West 80.24 chains), more or less, to the Southeast Corner of Section 3, T3N, R1E; thence, along the south line of said Section 3, North 89°46'07" West 5244.68 feet (record = North 89°59" West 79.60 chains), more or less, to the Southwest Corner of said Section 3; thence, along the west line of said Section 3, North 01°46'18" East 5331.73 feet (record= North 01°35' East 80.85 chains), more or less, to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, South 89°51'40" East 2637.73 feet to the North Quarter Corner of said Section 3; thence, continuing along the said north line of Section 3, South 89°53'03" East 2634.50 feet, to the Southwest Corner of Section 35, T4N, R1E; thence, along the west line of said Section 35, North 01°30'19" West 2656.38 feet to the West Quarter Corner of said Section 35; thence, along the north line of the Southwest Quarter of said Section 35, North 89°54'25" East 1324.01 feet, to the west line of the east half of the Northwest Quarter of Section 35; thence, along the said west line, North 01°21'46" West 2659.61 feet, to the south line of Section 26, T4N, R1E; thence, along the said south line, South 89°45'39" West 1330.56 feet to the Southeast Corner of said Section 27, Township 4 North, Range 1 East; thence, along the south line of said Section 27, South 89°00'27" West 2,655.30 feet to the South Quarter Corner of said Section 27; thence, continuing along said south line, South 89°00'27" West 2,655.30 feet to the Southwest Corner of said Section 27; thence, along the west line of said Section 27, North 01°28'49" East 5,314.29 feet to the Northwest Corner of said Section 27; thence, along said north line, North 89°01'14" East 1,321.75 feet to the west line of the east half of the west half of said Section 22, Township 4 North, Range 1 East; thence, along said west line, North 00°05'50" West 5312.13 feet to the south line of said Section 15, Township 4 North, Range 1 East; thence, along the said south line, South 89°02'14" West 1,320.83 feet to the Southwest Corner of said Section 15; thence, along the west line of said Section 15, North 00°05'39" West 5312.52 feet to the Southeast Corner of said Section 9, Township 4 North, Range 1 East; thence, along said south line, North 89°42'37" West 4,824.90 feet to where said south line crosses the top of the mountain; thence, along the top of the mountain the following nineteen (19) courses: 1) North 63°52'18" West 29.02 feet, 2) North 76°43'01" West 39.61 feet, 3) North 61°14'43" West 25.60 feet, 4) North 39°27'22" West 23.03 feet, 5) North 03°40'41" West 47.37 feet, 6) North 22°40'41" West 36.47 feet, 7) North 09°27'25" West 23.48 feet, 8) North 09°44'47" East 48.90 feet, 9) North 45°30'50" West 53.85 feet, 10) North 54°08'15" West 77.08 feet, 11) North 20°19'51" West 90.11 feet, 12) North 50°06'34" West 103.87 feet, 13) North 30°58'31" West 196.36 feet, 14) North 10°42'44" West 54.53 feet, 15) North 06°30'04" East 56.90 feet, 16) North 08°14'34" East 74.77 feet, 17) North 09°49'45" West 80.92 feet, 18) North 27°17'17" West 58.91 feet, 19) North 44°32'48" West 55.75 feet to the west line of said Section 9; thence, along said west line, North 00°36'55" West 747.66 feet to the afore said top of the mountain; thence, along said top of the mountain, the following twelve (12) courses: 1) North 19°00'58" East 119.93 feet, 2) North 30°36'05" East 150.40 feet, 3) North 46°35'55" East 224.76 feet, 4) North 29°59'34" East 306.25 feet, 5) North 30°40'16" East 337.88 feet, 6) North 48°06'58" East 117.76 feet, 7) North 43°19'09" East 150.38 feet, 8) North 27°49'42" East 183.94 feet, 9) North 55°32'25" West 389.50 feet, 10) North 46°31'04" West 380.82 feet, 11) North 30°43'15" West 333.30 feet, 12) North 60°14'27" West 157.19 feet to the afore said west line of Section 9, thence, along said west line, North 00°36'55" West 1,431.15 feet to the north line of said Section 9; thence, along said north line, South 89°57'29" East 1,344.24 feet to the west line of the east half of the southwest quarter of said Section 4, Township 4 North, Range 1 East; thence, along said west line, North 00°18'57" West 2,658.65 feet to the north line of the southwest quarter of said Section 4; thence, along said north line, North 89°47'24" East 1,320.18 feet to the northwest quarter of the northeast quarter of said Section 4; thence, along the north line of the said northeast quarter of Section 4, North 89°47'24" East 2,667.70 feet to the West Quarter of said Section 3, Township 4 North, Range 1 East; thence, along the west line of said Section 3, North 00°07'26" East 2,676.19 feet to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, North 89°31'45" East 1,362.10 feet to the west line of the east half of the west half of said Section 34, Township 5 North, Range 1 East; thence, along the said west line, North 00°13'30" East 5,411.31 feet to the north line of said Section 34; thence, along said north line, North 89°16'20" East 453.61 feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following two (2) courses: 1) South 53°22'40" East 297.66 feet, 2) North 49°44'20" East 283.70 feet to the aforesaid north line of Section 34; thence, along said north line, North 89°16'20" East 417.40 feet to the South Quarter Corner of said Section 27, Township 5 North, Range 1 East; thence, along the west line of the southeast quarter of said Section 27, North 00°18'58" East 95.17

Exhibit A

feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following twelve (12) courses: 1) easterly 236.17 feet along the arc of a 350.00 non-tangent radius curve to the left, through a central angle of 38°39'44" (chord bears South 79°23'30" East 231.72 feet); 2) North 81°16'38" East 259.80 feet, 3) northeasterly 232.22 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 38°00'57", (chord bears North 62°16'07" East 227.99 feet), 4) North 43°15'38" East 153.09 feet, 5) northeasterly 35.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 40°16'44", (chord bears North 63°24'16" East 34.43 feet), 6) North 83°32'38" East 254.70 feet, 7) easterly 116.38 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 19°03'03", (chord bears North 74°01'10" East 115.84 feet, 8) North 64°29'38" East 189.48 feet, 9) easterly 28.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 32°15'27", (chord bears North 80°37'55" East 27.78 feet, 10) South 83°14'22" East 676.10 feet, 11) easterly 59.57 feet along the arc of a 1150.00 foot radius curve to the left, through a central angle of 2°58'05", (chord bears South 84°43'19" East 59.56 feet), 12) South 86°12'22" East 553.41 feet to the east line of said Section 27 T5N R1E; thence, along said east line, South 00°06'34" West 358.28 feet to the Point of Beginning.

Less and excepting: The Northeast Quarter of Section 14, Township 4 North, Range 1 East, Salt Lake Base and Meridian.

Also, less and excepting any and all "Building Activity Envelopes" as such may be depicted on current or future plats subdividing any portion of the RMP Easement Area into lots to be separately conveyed to individual owners and recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah.

Exhibit A

EXHIBIT B**Released Area**

The land more particularly described in Wasatch Peaks Ranch Plat 3A, recorded in the Morgan County, Utah records on the 8th day of November, 2023, as Entry No. 164599, in Book 404, Page 811, and more particularly described as follows:

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11 AND THE WEST HALF AND SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT D40 OF FINAL PLAT WASATCH PEAKS RANCH 2A, AS RECORDED ON MAY 1, 2023 IN BOOK 399 PAGE 1278 AS ENTRY NO. 163354, IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 3423.56 FEET NORTH 89°22'17" WEST AND 4832.63 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHEAST CORNER BEING A 3" ALUMINUM CAP MONUMENT SET BY THE MORGAN COUNTY SURVEYOR IN 2021 AND RUNNING THENCE SOUTH 29°55'24" EAST 372.70 FEET; THENCE SOUTH 25°42'36" EAST 386.08 FEET; THENCE SOUTH 11°33'04" EAST 802.46 FEET; THENCE NORTH 69°53'34" EAST 284.06 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 14, SOUTH 00°05'48" WEST 1774.73 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE, ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, SOUTH 89°32'34" EAST 600.21 FEET; THENCE SOUTH 02°58'46" EAST 368.62 FEET; THENCE SOUTH 11°47'52" EAST 448.21 FEET; THENCE NORTH 79°24'15" EAST 392.93 FEET; THENCE SOUTH 26°49'59" EAST 175.76 FEET; THENCE SOUTHERLY 290.80 FEET ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°29'56", CHORD BEARS SOUTH 16°05'01" EAST 289.10 FEET; THENCE SOUTH 05°20'03" EAST 145.13 FEET; THENCE SOUTHERLY 105.60 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°31'29", CHORD BEARS SOUTH 11°05'47" EAST 105.42 FEET; THENCE SOUTH 16°51'32" EAST 370.45 FEET; THENCE SOUTHERLY 345.34 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°39'20", CHORD BEARS SOUTH 03°58'08" WEST 337.78 FEET; THENCE SOUTH 24°47'48" WEST 99.76 FEET; THENCE SOUTH 75°32'25" WEST 544.34 FEET; THENCE NORTH 81°26'45" WEST 629.49 FEET; THENCE SOUTH 87°03'59" WEST 50.00 FEET; THENCE SOUTHWESTERLY 145.18 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°31'55", CHORD BEARS SOUTH 20°49'57" WEST 141.05 FEET; THENCE SOUTH 44°35'54" WEST 35.28 FEET; THENCE SOUTHWESTERLY 36.85 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°53'35", CHORD BEARS SOUTH 53°02'42" WEST 36.72 FEET; THENCE SOUTH 61°29'29" WEST 384.86 FEET; THENCE NORTH 49°37'43" WEST 514.89 FEET; THENCE SOUTH 43°41'53" WEST 89.19 FEET; THENCE NORTH 16°06'15" WEST 1262.32 FEET; THENCE NORTH 52°49'05" EAST 620.52 FEET; THENCE NORTH 37°10'55" WEST 21.22 FEET; THENCE NORTHWESTERLY 100.87 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°10'00",

Exhibit B

CHORD BEARS NORTH 31°05'55" WEST 100.68 FEET; THENCE NORTH 25°00'55" WEST 83.15 FEET; THENCE NORTHWESTERLY 102.63 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°05'36", CHORD BEARS NORTH 34°03'43" WEST 102.21 FEET; THENCE NORTH 43°06'31" WEST 61.37 FEET; THENCE NORTHWESTERLY 32.60 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°40'26", CHORD BEARS NORTH 37°46'18" WEST 32.55 FEET; THENCE NORTH 32°26'05" WEST 62.34 FEET; THENCE NORTHWESTERLY 91.56 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°58'11", CHORD BEARS NORTH 53°25'11" WEST 89.53 FEET; THENCE NORTH 09°00'03" EAST 154.67 FEET; THENCE NORTH 61°33'31" EAST 242.04 FEET; THENCE NORTH 37°24'10" EAST 38.55 FEET; THENCE NORTH 08°00'10" EAST 185.47 FEET; THENCE NORTH 11°28'46" EAST 99.68 FEET; THENCE NORTH 25°01'19" EAST 56.33 FEET; THENCE NORTH 40°24'39" EAST 111.27 FEET; THENCE NORTHWESTERLY 13.26 FEET ALONG THE ARC OF A 225.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°22'32", CHORD BEARS NORTH 44°32'11" WEST 13.25 FEET; THENCE NORTH 46°13'27" WEST 52.41 FEET; THENCE SOUTH 26°32'51" WEST 42.70 FEET; THENCE SOUTH 43°56'49" WEST 74.15 FEET; THENCE SOUTH 62°06'06" WEST 24.04 FEET; THENCE SOUTH 78°48'24" WEST 15.58 FEET; THENCE NORTH 83°43'03" WEST 45.14 FEET; THENCE SOUTH 58°38'23" WEST 46.17 FEET; THENCE SOUTH 26°25'43" WEST 82.68 FEET; THENCE SOUTH 51°22'24" WEST 94.43 FEET; THENCE SOUTH 78°33'45" WEST 113.41; THENCE NORTH 61°06'55" WEST 140.34 FEET; THENCE NORTH 38°23'23" EAST 60.10 FEET; THENCE NORTH 30°03'00" EAST 58.96 FEET; THENCE NORTH 10°08'15" EAST 60.80 FEET; THENCE NORTH 23°07'30" EAST 59.87 FEET; THENCE NORTH 37°21'23" EAST 60.68 FEET; THENCE NORTH 32°48'30" EAST 60.85 FEET; THENCE NORTH 22°03'06" EAST 60.82 FEET; THENCE NORTH 15°47'51" EAST 61.06 FEET; THENCE NORTH 26°42'27"E 95.64 FEET; THENCE NORTH 06°16'13" WEST 70.33 FEET; THENCE NORTH 49°25'26" WEST 70.78 FEET; THENCE NORTH 73°24'33" WEST 75.82 FEET; THENCE NORTH 16°58'24" WEST 667.97 FEET; THENCE NORTH 22°09'10" WEST 306.22 FEET; THENCE NORTH 82°29'39" WEST 305.60 FEET; THENCE NORTH 17°14'17" WEST 133.34 FEET; THENCE NORTHEASTERLY 134.12 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 66°49'13", CHORD BEARS NORTH 16°10'19" EAST 126.64 FEET; THENCE NORTH 40°25'03" WEST 50.00 FEET; THENCE SOUTHWESTERLY 103.92 FEET ALONG THE ARC OF A 165.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°05'04", CHORD BEARS SOUTH 31°32'24" WEST 102.21 FEET; THENCE NORTH 69°25'32" WEST 241.99 FEET; THENCE NORTH 24°21'58" WEST 433.16 FEET TO THE BOUNDARY OF AFORESAID FINAL PLAT WASATCH PEAKS RANCH PLAT 2A; THENCE, ALONG SAID BOUNDARY OF FINAL PLAT WASATCH PEAKS RANCH PLAT 2A, THE FOLLOWING SIX (6) COURSES: (1) NORTH 68°48'32" EAST 678.94 FEET, (2) NORTH 44°21'02" EAST 50.00 FEET, (3) NORTHWESTERLY 15.08 FEET ALONG THE ARC OF A 225.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°50'24", CHORD BEARS NORTH 47°34'10" WEST 15.08 FEET, (4) NORTH 49°29'22" WEST 9.54 FEET, (5) NORTH 37°39'54" EAST 290.43 FEET, (6) NORTH 81°01'28" EAST 515.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,074,418 SQUARE FEET OR 185.363 ACRES.

Exhibit B

Less and excepting: the utility easement areas as depicted on the Plat and any areas in which any as-built Electric Facilities reside.

Parcel Nos.: 00-0092-5755, 00-0092-5756, 00-0092-5757, 00-0092-5758, 00-0092-5759, 00-0092-5760, 00-0092-5761, 00-0092-5762, 00-0092-5763, 00-0092-5764, 00-0092-5765, 00-0092-5766, 00-0092-5767, 00-0092-5768, 00-0092-5769, 00-0092-5770, 00-0092-5771, 00-0092-5772, 00-0092-5773, 00-0092-5774, 00-0092-5775, 00-0092-5776, 00-0092-5777, 00-0092-5778, 00-0092-5779, 00-0092-5780, 00-0092-5781, 00-0092-5782, 00-0092-5783, 00-0092-5784

Also, the land more particularly described in Wasatch Peaks Ranch North Village Condominium Plat A, recorded in the Morgan County, Utah records on the 16th day of February, 2024, as Entry No. 165235, in Book 407, Page 4, and more particularly described as follows:

A PARCEL OF LAND LYING AND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS,;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NORTH VILLAGE LANE AS SHOWN ON WASTATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, RECORDED ON MAY 1, 2023 AS ENTRY NO. 163347 IN THE MORGAN COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING 2631.40 FEET NORTH 89°22'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, AND 1810.96 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SAID SOUTHERLY LINE OF NORTH VILLAGE LANE, THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 89.15 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°51'50", CHORD BEARS SOUTH 69°52'46" EAST 87.27 FEET, (2) NORTH 89°41'19" EAST 5.69 FEET; THENCE SOUTH 02°17'05" WEST 91.63 FEET; THENCE SOUTH 08°26'31" WEST 62.27 FEET; THENCE NORTH 83°03'29" WEST 201.66 FEET; THENCE NORTH 08°41'49" WEST 140.79 FEET; THENCE NORTH 06°24'24" WEST 18.92 FEET; THENCE NORTH 89°41'19" EAST 148.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,892 SQUARE FEET OR 0.824 ACRES

Less and excepting: the utility easement areas as depicted on the Plat and any areas in which any as-built Electric Facilities reside.

Parcel No.: 00-0092-5836

20642300_v2

Exhibit B