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DOC # 20240000846

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Gary Christensen Washington County Recorder
01/08/2024 03:35:57 PM Fee \$ 106.00
By JENKINS & BAGLEY



Recorded at the Request of:
Cowichan, LLC

Record against the properties
described in Exhibit A and Exhibit B

After Recording mail to:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle, Ste. 301
St. George, UT 84770

RATIFICATION, CONSENT AND ASSIGNMENT OF DECLARANT'S RIGHTS
(Re: The Indigo Trails Subdivision)

THIS RATIFICATION, CONSENT AND ASSIGNMENT OF DECLARANT'S RIGHTS ("Assignment") is made effective on the 1st day of October, 2017 ("Effective Date"), by and between Kayenta Development, Inc., a Utah corporation ("Assignor"), and Cowichan, LLC, a Utah limited liability company ("Assignee").

RECITALS

WHEREAS, Assignor is designated as the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Indigo Trails Subdivision, a residential subdivision located in Ivins, Utah, recorded with the Washington County Recorder on September 9, 2016 as Doc. No. 20160033357 ("CC&Rs");

WHEREAS, Section 9.1 of the CC&Rs provides as follows:

"Declarant may expand the real property subject to these CC&Rs by the annexation of Annexable Land. Annexation may be accomplished in one or more annexations or Phases of Development without limitation, as to size or location within the Annexable Land. When annexation becomes effective, said real property shall be subject to and restricted by these CC&Rs, and subject to the functions, powers, and jurisdiction of the Association, and thereafter all of the Owners of Homesites in the land annexed into the Development shall automatically become Members of the Association."

WHEREAS, Exhibit C to the CC&Rs defines "Annexable Land" as follows;

"Annexable Land means real property contiguous to the 22.25-acre tract of land in Ivins City, Utah known [sic] as Indigo Trails, or any real property with a boundary line that is within 3,000 feet of the Development."

WHEREAS, Section 10.6 of the CC&Rs allows Assignor, as Declarant, to assign Declarant rights under the CC&Rs;

WHEREAS, the time period for Declarant rights referred to in Section 10.6 has not expired;

WHEREAS, the CC&Rs are deemed covenants that run with the land;

WHEREAS, at all relevant times, Assignee was and is the owner of certain real property described in **Exhibit A** (the "Property"), which is subject to the CC&Rs, and is part of the Annexable Land;

WHEREAS, on the Effective Date, Assignor orally conveyed and assigned to Assignee, and Assignee received and assumed, all of the Assignor's rights and duties as Declarant as provided for herein;

WHEREAS, Assignor and Assignee desire to memorialize the terms of said oral conveyance and assignment in writing as set forth herein below, and Assignee shall record this Assignment against the Property, and the properties within the Indigo Trails Subdivision, which are more particularly described in **Exhibit B**.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the CC&Rs, Assignor and Assignee hereby agree as follows:

1. **Recitals Incorporated.** The Recitals set forth above are incorporated herein as part of this Assignment.

2. **Assignment.** As of the Effective Date, Assignor hereby conveys and assigns to Assignee any and all of the Declarant's rights and duties that Assignor has under the CC&Rs.

3. **Consent.** Assignee hereby consents to Assignor's recording of the Supplemental Declaration recorded with the Washington County Recorder as Entry # 20190012028 (the "Phase 1-B Supplemental Declaration") and accepts that act as its own.

4. **Ratification.** Assignee hereby ratifies and confirms the Assignor's recording of the Phase 1-B Supplemental Declaration.

5. **Assumption.** From and after the Effective Date, Assignee hereby assumes all of the Declarant's rights and duties under the CC&Rs.

6. **Assignee's Indemnification of Assignor.** Assignee shall and does hereby agree to indemnify Assignor against, and agrees to hold Assignor harmless of and from, all liabilities, obligations, actions, suits, proceedings or claims, and all losses, costs, and expenses, including, but not limited to, reasonable attorneys' fees, arising from circumstances related to Declarant rights and duties arising on and after the Effective Date.

7. **Assignor's Indemnification of Assignee.** Assignor shall and does hereby agree to indemnify Assignee against, and agrees to hold Assignee harmless of and from, all liabilities, obligations, actions, suits, proceedings or claims, and all losses, costs, and expenses, including, but not limited to, reasonable attorneys' fees, arising from circumstances related to Declarant rights and duties arising before the Effective Date.

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8. Binding Effect. This Assignment shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

9. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Utah, without giving effect to its conflict of laws principles.

10. Authorization. The individuals signing for the respective entities make the following representations: (i) he/she has read this Assignment; (ii) he/she has authority to act for the entity designated below; and (iii) he/she shall execute this Assignment acting in said capacity.

11. Legal Counsel. Assignor and Assignee hereby agree that they have executed this Assignment voluntarily, without coercion or duress of any kind, and have had the opportunity to consult with independent counsel regarding same.

12. Counterparts. This Assignment may be executed in any number of counterparts, provided each counterpart is identical in its terms. Each such counterpart, when executed and delivered will be deemed to be an original, and all such counterparts shall be deemed to constitute one and the same instrument. For convenience in recording, signature pages from multiple counterparts may be detached from their counterparts and attached to a single counterpart to be recorded.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, all of the parties hereto execute this Assignment as of the Effective Date.

Assignor: **KAYENTA DEVELOPMENT, INC.**, a Utah corporation

By: Lance Anderson
Its: President

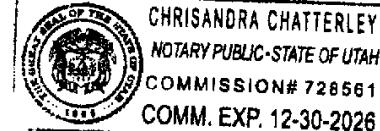
Assignee: **COWICHAN, LLC**, a Utah limited liability company

By: Lance Anderson
Its: Manager

STATE OF Utah)
ss.
County of Washington)

On this 28 day of December, 2023, personally appeared before me Lance Anderson, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the authorized representative of Kayenta Development, Inc. a Utah corporation, and that he/she executed the foregoing document on behalf of said corporation/company, and he/she acknowledged before me that the corporation/company executed the same for the uses and purposes stated therein.

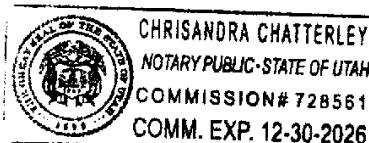
Chrisandra Chatterley
Notary Public



STATE OF Utah)
ss.
County of Washington)

On this 28 day of December, 2023, personally appeared before me Lance Anderson, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the authorized representative of Cowichan, LLC, a Utah limited liability company, and that he/she executed the foregoing document on behalf of said company, and he/she acknowledged before me that the company/corporation executed the same for the uses and purposes stated therein.

Chrisandra Chatterley
Notary Public



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Exhibit A

Assignee owns a portion of the real property described below, which is located in Washington County, Utah:

Parcel Number I-SB-53

Legal Subdivision: ST GEO & SANTA CLARA BICS BLK 19 (I) Lot: 2 AND: Lot: 3 S: 6 T: 42S R: 16W LESS: BEG AT PT ON SLY R/W/L HWY 91, SD PT BEING S89°06'52" E 776.90 FT ALG C/S/L & S00°00'00" E 190.84 FT FM W1/4 COR SEC 6 T42S R15W; TH ALG SD SLY R/W S52°32'30" E 697.70 FT; TH LEAV SD R/W S00°51'32" W 394.20 FT; TH N52°01'59" W 933.56 FT; TH N37°47'06" E 138.89 FT; TH N37°27'30" E 169.30 FT TO POB.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 842.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 64° 31' 22" EAST 180.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08°56' 52", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 30° 35'36" EAST 18.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.19 FEET; THENCE SOUTH 35°04' 02" EAST 120.38 FEET; THENCE SOUTH 54° 07' 59" WEST 164.18 FEET; THENCE NORTH 60°49' 54" WEST 125.66 FEET; THENCE NORTH 00° 52' 33" EAST A DISTANCE OF 71.33 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 222.02 FEET AND NORTH 90° 00' 00" EAST 491.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 52° 33' 40" EAST 87.50 FEET; THENCE SOUTH 37° 45' 36" WEST 75.87 FEET; THENCE SOUTH 70° 44' 32" WEST 82.53 FEET; THENCE NORTH 57° 54' 00" WEST 48.93 FEET; THENCE NORTH 30° 05' 34" EAST 37.29 FEET; THENCE NORTH 47° 41' 46" EAST 65.19 FEET; THENCE NORTH 37° 43' 27 FEET TO THE POINT OF BEGINNING.

LESS: INDIGO TRAILS FUTURE LOTS 25, 26, 27, 28, 29, 30, 31 AND 32 BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 585.71 FEET AND NORTH 90°00' 00" EAST 187.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00° 52' 24" EAST 527.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 126° 33' 56", HAVING A RADIUS OF 33.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 64° 09' 22" EAST 59.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 74.00 FEET; THENCE SOUTH 52° 33' 40" EAST 399.55; THENCE SOUTH 37° 45' 36 WEST 75.87 FEET; THENCE SOUTH 70° 44' 32" WEST 82.53 FEET; THENCE NORTH 57° 54' 00" WEST 48.93 FEET; THENCE SOUTH 23° 26' 47" WEST FEET; THENCE SOUTH 01° 27' 43" EAST 42.83 FEET; THENCE SOUTH 19° 23' 39" WEST 26.78 FEET; THENCE SOUTH 15° 33' 36" WEST 61.14 FEET; THENCE SOUTH 00° 52' 24" WEST 23.47 FEET; THENCE NORTH 89° 07' 36" WEST 149.50 FEET TO THE POINT OF BEGINNING.

LESS: PROPOSED LOT 33 BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 275.22 FEET AND NORTH 90° 00' 00" EAST 561.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 52° 33' 40" EAST 69.67 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 19' 55", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 07° 23' 43" EAST FOR A DISTANCE OF 42.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.30 FEET; THENCE SOUTH 37° 46' 15" WEST 103.76 FEET; THENCE NORTH 56° 52' 18" WEST 145.22 FEET; THENCE NORTH 70° 44' 32" EAST 82.53 FEET; THENCE NORTH 37° 45' 36" EAST 75.87 FEET TO THE POINT OF BEGINNING.

LESS: PROPOSED LOT 19 BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 1,236.53 FEET AND NORTH 90° 00' 00" EAST 302.90 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 29° 40' 06" EAST 182.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 40' 03", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°09' 31" EAST 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.12 FEET; THENCE SOUTH 74° 59' 33" EAST 72.96 FEET TO

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THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00' 00", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 29° 59' 33" EAST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET; THENCE SOUTH 15° 00' 27" WEST 41.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 14' 00", HAVING A RADIUS OF 426.07 FEET, AND WHOSE LONG CHORD BEARS SOUTH 07°53' 27" WEST 105.57 FEET; THENCE ALONG THE ARC OF SAID CURVE 105.84 FEET; THENCE NORTH 72° 28' 50" WEST A DISTANCE OF 209.24 FEET TO THE POINT OF BEGINNING.

LESS: PROPOSED LOT 15 BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 669.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89° 07' 36" EAST 149.37 FEET; THENCE SOUTH 00° 52' 24" WEST 39.73 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 59' 34", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 12° 37' 23" EAST 54.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.73 FEET; THENCE SOUTH 64° 31' 12" WEST 117.33 FEET; THENCE SOUTH 64° 31' 22" WEST 63.53 FEET; THENCE NORTH 00° 52' 33" EAST A DISTANCE OF 172.89 FEET TO THE POINT OF BEGINNING.

LESS: INDIGO TRAILS PHASE 1-A

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 554.10 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°07'36" EAST 149.36 FEET; THENCE SOUTH 00° 52' 24" WEST 115.00 FEET, THENCE NORTH 89°07'36" WEST 149.37 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 00° 52' 33" EAST 115.00 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 185.65 FEET ALONG THE SECTION LINE AND EAST 505.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 24° 33'46" EAST 124.65 FEET; THENCE SOUTH 52° 33'21" EAST 15.00 FEET; THENCE NORTH 37° 26'39" EAST 4.00 FEET; THENCE SOUTH 52° 33'21" EAST 40.00 FEET; THENCE SOUTH 37° 26'39" WEST 4.00 FEET; THENCE SOUTH 52° 33'21" EAST 40.00 FEET; THENCE SOUTH 24° 33'46" WEST 124.65 FEET; THENCE NORTH 52° 33'40" WEST 95.00 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH $00^{\circ}52'33''$ EAST 36.37 FEET; THENCE SOUTH $73^{\circ}15'17''$ EAST 120.92 FEET; THENCE SOUTH $47^{\circ}54'31''$ EAST 38.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF $21^{\circ}37'17''$, HAVING A RADIUS OF 61.00 FEET (RADIUS POINT BEARS SOUTH $85^{\circ}16'03''$ EAST), AND WHOSE CHORD BEARS SOUTH $06^{\circ}04'41''$ EAST 22.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.02 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $17^{\circ}45'44''$, HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH $73^{\circ}06'40''$ WEST), AND WHOSE CHORD BEARS SOUTH $08^{\circ}00'28''$ EAST 9.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.30 FEET; THENCE SOUTH $00^{\circ}52'24''$ WEST 40.97 FEET; THENCE NORTH $84^{\circ}43'47''$ WEST 149.78 FEET; THENCE NORTH $00^{\circ}52'33''$ EAST 83.31 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING NORTH 00° 52' 33" EAST 321.36 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASB AND MERIDIAN AND RUNNING THENCE NORTH 00°52'33" EAST 108.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL "ANGLE OF 06°12'24". HAVING A RADIUS OF 5776.35 FEET (RADIUS POINT BEARS NORTH 43°38'56" EAST), AND WHOSE CHORD BEARS SOUTH 49°27'16" EAST 625.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 625.73 FEET; THENCE SOUTH 52°33'21" EAST 296.50 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°17'22", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 37°26'39" WEST), AND WHOSE CHORD BEARS SOUTH 13°54'40" EAST 43.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET; THENCE NORTH 52°33'21" WEST 39.60 FEET; THENCE SOUTH 37°26'39" WEST 2.00 FEET; THENCE NORTH 55°25'06" WEST 40.05 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH

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37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 15.00 FEET; THENCE NORTH 52°33'21" WEST 25.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 39.77 FEET; THENCE SOUTH 38°41'09" WEST 4.00 FEET; THENCE NORTH 52°15'26" WEST 39.95 FEET; THENCE NORTH 37°58'00" EAST 4.66 FEET; THENCE NORTH 51°18'51" WEST 40.01 FEET; THENCE SOUTH 38°41'09" WEST 4.00 FEET; THENCE NORTH 52°15'20" WEST 40.06 FEET; THENCE NORTH 39°22'09" EAST 4.85 FEET; THENCE NORTH 51°18'51" WEST 40.00 FEET; THENCE SOUTH 37°54'10" WEST 4.00 FEET; THENCE NORTH 53°29'18" WEST 40.17 FEET; THENCE NORTH 39°34'26" EAST 5.53 FEET; THENCE NORTH 52°01'53" WEST 39.80 FEET; THENCE SOUTH 43°04'03" WEST 4.42 FEET; THENCE NORTH 50°27'13" WEST 14.83 FEET; THENCE NORTH 89°07'46" WEST 45.04 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 329.10 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°24'01" EAST 149.35 FEET; THENCE SOUTH 00°52'24" WEST 110.77 FEET; THENCE NORTH 89°07'36" WEST 149.36 FEET; THENCE NORTH 00°52'33" EAST 110.06 FEET TO THE POINT OF BEGINNING

LESS: LOT 10: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 83.24 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 84°43'47" EAST 149.83 FEET; THENCE SOUTH 00°52'24" WEST 95.35 FEET; THENCE NORTH 89°07'36" WEST 149.39 FEET; THENCE NORTH 00°52'33" EAST 106.83 FEET TO THE POINT OF BEGINNING.

LESS: LOT 11: BEGINNING AT A POINT SOUTH 00° 52' 33" WEST 228.08 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°07'36" EAST 149.35 FEET; THENCE SOUTH 00°52'24" WEST 100.25 FEET; THENCE NORTH 89°24'01" WEST 149.35 FEET; THENCE NORTH 00°52'33" EAST 100.96 FEET TO THE POINT OF BEGINNING.

LESS: LOT 13: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 439.10 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°07'35" EAST 149.36 FEET; THENCE SOUTH 00°52'24" WEST 114.98 FEET; THENCE NORTH 89°07'36" WEST 149.36 FEET; THENCE NORTH 00°52'33" EAST 114.98 FEET TO THE POINT OF BEGINNING.

LESS: LOT 44: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 492.78 FEET ALONG THE SECTION LINE AND EAST 598.71 FEET THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 54°04'41" EAST 109.27 FEET; THENCE SOUTH 23°13'21" WEST 43.52 FEET; THENCE SOUTH 11°36'26" EAST 61.03 FEET; THENCE NORTH 88°44'39" WEST 140.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°40'32", HAVING A RADIUS OF 271.00 FEET (RADIUS POINT BEARS SOUTH 88°54'17" EAST), AND WHOSE CHORD BEARS NORTH 19°25'59" EAST 170.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 173.47 FEET TO THE POINT OF BEGINNING.

LESS: INDIGO TRAILS PARCEL 45

BEGINNING AT THE NORTH WEST CORNER OF LOT 44 IN INDIGO TRAILS PHASE 1D AS RECORDED AT THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING SOUTH 00° 52' 33" WEST 492.78 FEET ALONG THE SECTION LINE AND EAST 598.71 FEET THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTH 37°46'15" EAST 122.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°40'05", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 52°13'45" EAST), AND WHOSE CHORD BEARS NORTH 82°36'17" EAST 42.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.95 FEET;

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THENCE SOUTH 52°33'40" EAST 73.04 FEET; THENCE SOUTH 35°20'09" WEST 149.55 FEET; THENCE NORTH 54°04'41" WEST 109.27 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 653.62 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 544.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°4'43" EAST 140.38 FEET; THENCE SOUTH 06°16'12" EAST 100.44 FEET; THENCE SOUTH 16°16'29" EAST 221.95 FEET; THENCE SOUTH 15°00'27" WEST 172.91 FEET; THENCE NORTH 74°59'33" WEST 98.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'41", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 15°00'27" EAST), AND WHOSE CHORD BEARS NORTH 29°59'43" WEST 42.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET; THENCE NORTH 15°00'27" EAST 41.68 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°56'04", HAVING A RADIUS OF 329.00 FEET (RADIUS POINT BEARS NORTH 74°59'33" WEST), AND WHOSE CHORD BEARS NORTH 06°57'35" WEST 246.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 252.28 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°01'20", HAVING A RADIUS OF 271.00 FEET (RADIUS POINT BEARS NORTH 61°04'23" EAST), AND WHOSE CHORD BEARS NORTH 13°54'57" WEST 140.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 142.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 1,336.16 FEET ALONG THE SECTION LINE AND SOUTH 89°23'48" EAST 609.08 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°00'39" WEST 42.00 FEET; THENCE NORTH 89°23'48" WEST 55.00 FEET; THENCE NORTH 89°23'48" WEST 0.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°12'51", HAVING A RADIUS OF 376.07 FEET (RADIUS POINT BEARS SOUTH 89°12'24" EAST), AND WHOSE CHORD BEARS NORTH 07°54'02" EAST 93.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 93.30 FEET; THENCE NORTH 15°00'27" EAST 41.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 74°59'33" EAST), AND WHOSE CHORD BEARS NORTH 60°00'27" EAST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET; THENCE SOUTH 74°59'33" EAST 88.91 FEET; THENCE SOUTH 08°12'26" WEST 77.93 FEET; THENCE SOUTH 00°03'16" EAST 96.59 FEET; THENCE NORTH 89°23'48" WEST 80.04 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN INDIGO TRAILS PH 1-B AMD & EXT.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 1,333.33 FEET ALONG THE SECTION LINE AND SOUTH 89°07'27" EAST 608.99 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°23'48" WEST 55.04 FEET; THENCE NORTH 00°00'51" WEST 36.68 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°48'40", HAVING A RADIUS OF 376.07 FEET (RADIUS POINT BEARS NORTH 89°59'09" EAST), AND WHOSE CHORD BEARS NORTH 00°23'29" EAST 5.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 5.32 FEET; THENCE SOUTH 89°23'48" EAST 55.00 FEET; THENCE SOUTH 00°00'39" EAST 42.00 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 112.43 FEET ALONG THE SECTION LINE AND EAST 409.28 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 24°33'46" EAST 96.34 FEET; THENCE NORTH 47°18'22" EAST 32.08 FEET; THENCE SOUTH 52°33'21" EAST 3.52 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 40.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 23.41 FEET; THENCE SOUTH 47°18'22" WEST 27.92 FEET; THENCE SOUTH 24°33'46" WEST 96.43 FEET; THENCE NORTH 52°33'40" WEST 107.67 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN INDIGO TRAILS PH 1-F.

LESS:

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BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 832.89 FEET ALONG THE SECTION LINE AND EAST 419.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 65°08'35" EAST 104.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°54'20", HAVING A RADIUS OF 657.38 FEET (RADIUS POINT BEARS NORTH 65°24'43" EAST), AND WHOSE CHORD BEARS SOUTH 26°02'27" EAST 33.33 FEET; THENCE ALONG THE ARC OF SAID CURVE 33.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 311°18", HAVING A RADIUS OF 269.00 FEET (RADIUS POINT BEARS SOUTH 61°04'23" WEST), AND WHOSE CHORD BEARS SOUTH 13°20'28" EAST 144.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 146.35 FEET; THENCE NORTH 83°26'25" WEST 81.95 FEET; THENCE NORTH 27°33'23" WEST 132.40 FEET TO THE POINT OF BEGINNING. (PARCEL B (LOT 38) DESC. PER INST. NO. 20210034704).

LESS PARCEL A FROM DOC 20210071173:

PARCEL A

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 438.57 FEET ALONG THE SECTION LINE AND EAST 359.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 60°26'41" EAST 173.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°11'51", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS SOUTH 65°57'26" EAST), AND WHOSE CHORD BEARS SOUTH 00°26'38" WEST 265.02 FEET; THENCE ALONG THE ARC OF SAID CURVE 272.66 FEET; THENCE SOUTH 65°08'35" WEST 104.34 FEET; THENCE NORTH 35°07'20" WEST 88.44 FEET; THENCE NORTH 17°30'25" WEST 69.70 FEET; THENCE NORTH 03°34'34" WEST 106.21 FEET; THENCE NORTH 00°52'24" EAST 23.47 FEET; THENCE NORTH 15°33'36" EAST 61.14 FEET; THENCE NORTH 19°23'39" EAST 26.78 FEET; THENCE NORTH 01°27'43" WEST 41.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.099 ACRES.

LESS PARCEL B FROM DOC 20210071173:

PARCEL B

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 243.39 FEET ALONG THE SECTION LINE AND EAST 582.23 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 24°33'46" EAST 124.65 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 55°25'06" EAST 5.57 FEET; THENCE SOUTH 00°48'47" WEST 123.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°16'43", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 37°50'23" WEST), AND WHOSE CHORD BEARS SOUTH 89°47'58" WEST 36.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.42 FEET; THENCE NORTH 52°33'40" WEST 62.67 FEET TO THE POINT OF BEGINNING. CONTAINING 0.210 ACRES.

Exhibit B

1. Parcel Number I-INT-1-A-15
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 15
2. Parcel Number I-INT-1-A-16
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 16
3. Parcel Number I-INT-1-A-17
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 17
4. Parcel Number I-INT-1-A-18
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 18
5. Parcel Number I-INT-1-A-19
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 19
6. Parcel Number I-INT-1-A-20
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 20
7. Parcel Number I-INT-1-A-21
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 21
8. Parcel Number I-INT-1-A-22-A
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 22 DESCRIBED AS: BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 778.59 FEET ALONG THE SECTION LINE AND EAST 454.35 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 46°58'54" WEST 61.31 FEET; THENCE SOUTH 35°07'20" EAST 15.24 FEET; THENCE SOUTH 39°38'49" WEST 18.43 FEET; THENCE SOUTH 46°38'23" WEST 116.95 FEET; THENCE NORTH 35°04'02" WEST 119.56 FEET; THENCE NORTH 52°30'23" EAST 138.36 FEET; THENCE NORTH 85°21'11" EAST 54.74 FEET; THENCE SOUTH 44°34'52" EAST 52.98 FEET TO THE POINT OF BEGINNING.
(INST NO 20220049152)
9. Parcel Number I-INT-1-A-23
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 23
10. Parcel Number I-INT-1-A-24
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 24
11. Parcel Number I-INT-1-A-32
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 32
12. Parcel Number I-INT-1-A-33
Legal Subdivision: INDIGO TRAILS 1-A (I) Lot: 33
13. Parcel Number I-INT-1-B-2
Legal Subdivision: INDIGO TRAILS 1-B AMD & EXT (I) Lot: 2
14. Parcel Number I-INT-1-B-9
Legal Subdivision: INDIGO TRAILS 1-B AMD & EXT (I) Lot: 9
15. Parcel Number I-INT-1-B-14
Legal Subdivision: INDIGO TRAILS 1-B AMD & EXT (I) Lot: 14
16. Parcel Number I-INT-1-C-12
Legal Subdivision: INDIGO TRAILS 1-C AMD & EXT (I) Lot: 12
17. Parcel Number I-INT-1-C-31-PT-A
Legal Subdivision: INDIGO TRAILS 1-C 2ND AMD & EXT (I) Lot: 31 FKA: INDIGO TRAILS 1-C AMD & EXT
18. Parcel Number I-INT-1-D-10
Legal Subdivision: INDIGO TRAILS 1-D (I) Lot: 10
19. Parcel Number I-INT-1-D-11
Legal Subdivision: INDIGO TRAILS 1-D (I) Lot: 11
20. Parcel Number I-INT-1-D-13
Legal Subdivision: INDIGO TRAILS 1-D (I) Lot: 13
21. Parcel Number I-INT-1-D-44
Legal Subdivision: INDIGO TRAILS 1-D (I) Lot: 44
22. Parcel Number I-INT-1-B-8
Legal Subdivision: INDIGO TRAILS 1-B AMD & EXT (I) Lot: 8
23. Parcel Number I-INT-1-B-45-A
Legal Subdivision: INDIGO TRAILS 1-B AMD & EXT (I) Lot: 45 DESCRIBED AS: PROPOSED I-INT-1-B-45 FROM DOC 20230005340
BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 442.25 FEET ALONG THE SECTION LINE AND EAST 782.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 35°19'15" WEST 149.11 FEET; THENCE

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NORTH 54°08'23" WEST 12.00 FEET; THENCE NORTH 54°08'23" WEST 109.31 FEET; THENCE NORTH 37°46'15" EAST 122.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°40'23", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS

SOUTH 52°14'03" EAST), AND WHOSE CHORD BEARS NORTH 82°36'08" EAST 42.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.95 FEET; THENCE SOUTH 52°33'40" EAST 85.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.404 ACRES, MORE OR LESS

24. Parcel Number I-INT-1-C-39-A
Legal Subdivision: INDIGO TRAILS 1-C AMD & EXT (I) Lot: 39 TOGETHER WITH THE FOLLOWING: BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 1,333.33 FEET ALONG THE SECTION LINE AND SOUTH 89°07' 27" EAST 608.99 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°23'48" WEST 55.04 FEET; THENCE NORTH 00°00'51" WEST 36.68 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°48'40", HAVING A RADIUS OF 376.07 FEET (RADIUS POINT BEARS NORTH 89°59'09" EAST), AND WHOSE CHORD BEARS NORTH 00°23'29" EAST 5.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 5.32 FEET; THENCE SOUTH 89°23'48" EAST 55.00 FEET; THENCE SOUTH 00°00'39" EAST 42.00 FEET TO THE POINT OF BEGINNING.
25. Parcel Number I-INT-1-E-3
Legal Subdivision: INDIGO TRAILS 1-E (I) Lot: 3
26. Parcel Number I-INT-1-F-4
Legal Subdivision: INDIGO TRAILS 1-F (I) Lot: 4
27. Parcel Number I-INT-1-F-5
Legal Subdivision: INDIGO TRAILS 1-F (I) Lot: 5
28. Parcel Number I-INT-1-F-6
Legal Subdivision: INDIGO TRAILS 1-F (I) Lot: 6
29. Parcel Number I-INT-1-F-34
Legal Subdivision: INDIGO TRAILS 1-F (I) Lot: 34
30. Parcel Number I-INT-1-F-40
Legal Subdivision: INDIGO TRAILS 1-F (I) Lot: 40
31. Parcel Number I-INT-1-G-25
Legal Subdivision: INDIGO TRAILS 1-G (I) Lot: 25
32. Parcel Number I-INT-1-G-26
Legal Subdivision: INDIGO TRAILS 1-G (I) Lot: 26
33. Parcel Number I-INT-1-G-42
Legal Subdivision: INDIGO TRAILS 1-G (I) Lot: 42
34. Parcel Number I-INT-1-H-27
Legal Subdivision: INDIGO TRAILS 1-H (I) Lot: 27
35. Parcel Number I-INT-1-H-38-A
Legal Subdivision: INDIGO TRAILS 1-H (I) Lot: 38 ALSO: BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 778.59 FEET ALONG THE SECTION LINE AND EAST 454.35 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 46°58'54" EAST 57.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°49'55", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 75°54'18" EAST), AND WHOSE CHORD BEARS SOUTH 21°30'39" EAST 85.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 85.69 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°10'18", HAVING A RADIUS OF 269.00 FEET (RADIUS POINT BEARS SOUTH 61°04'23" WEST), AND WHOSE CHORD BEARS SOUTH 13°20'28" EAST 144.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 146.35 FEET; THENCE NORTH 83°26'25" WEST 81.95 FEET; THENCE NORTH 27°33'23" WEST 132.40 FEET; THENCE NORTH 35°07'20" WEST 15.24 FEET; THENCE NORTH 46°58'54" EAST 61.31 FEET TO THE POINT OF BEGINNING. (INST NO 20220049153)
36. Parcel Number I-INT-1-H-41
Legal Subdivision: INDIGO TRAILS 1-H (I) Lot: 41
37. Parcel Number I-INT-1-H-43
Legal Subdivision: INDIGO TRAILS 1-H (I) Lot: 43
38. Parcel Number I-INT-1-C-28-PT-A
Legal Subdivision: INDIGO TRAILS 1-C 2ND AMD & EXT (I) Lot: 28 FKA INDIGO TRAILS PH 1-C AMD & EXT
39. Parcel Number I-INT-2-A-75
Legal Subdivision: INDIGO TRAILS 2-A (I) Lot: 75

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40. Parcel Number I-INT-2-A-78
Legal Subdivision: INDIGO TRAILS 2-A (I) Lot: 78

41. Parcel Number I-INT-2-A-79
Legal Subdivision: INDIGO TRAILS 2-A (I) Lot: 79

42. Parcel Number I-INT-2-A-80
Legal Subdivision: INDIGO TRAILS 2-A (I) Lot: 80

43. Parcel Number I-INT-2-A-81
Legal Subdivision: INDIGO TRAILS 2-A (I) Lot: 81

44. Parcel Number I-INT-2-C-49
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 49

45. Parcel Number I-INT-2-C-51
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 51

46. Parcel Number I-INT-2-C-52
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 52

47. Parcel Number I-INT-2-C-53
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 53

48. Parcel Number I-INT-2-C-54
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 54

49. Parcel Number I-INT-2-C-55
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 55

50. Parcel Number I-INT-2-C-57
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 57

51. Parcel Number I-INT-2-C-59
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 59

52. Parcel Number I-INT-2-C-60
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 60

53. Parcel Number I-INT-2-C-61
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 61

54. Parcel Number I-INT-2-C-63
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 63

55. Parcel Number I-INT-2-C-64
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 64

56. Parcel Number I-INT-2-C-68
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: 68

57. Parcel Number I-INT-2-C-EMAC
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: EMAC

58. Parcel Number I-INT-2-C-OPEN
Legal Subdivision: INDIGO TRAILS 2-C (I) Lot: OPEN

59. Parcel Number I-INT-2-B-73
Legal Subdivision: INDIGO TRAILS 2-B (I) Lot: 73

60. Parcel Number I-INT-2-B-76-A
Legal Subdivision: INDIGO TRAILS 2-B (I) Lot: 76 AND- Lot: 77 AND- Lot: 82 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 1,391.83 FEET ALONG THE SECTION LINE AND
EAST 935.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE
16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°13'20" WEST 114.43
FEET; THENCE NORTH 03°12'49" EAST 169.60 FEET; THENCE SOUTH 74°59'22" EAST 63.51 FEET TO THE
BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF
14°24'37", HAVING A RADIUS OF 116.45 FEET (RADIUS POINT BEARS NORTH 15°00'38" EAST), AND
WHOSE CHORD BEARS SOUTH 82°11'40" EAST 29.21 FEET; THENCE ALONG THE ARC OF SAID CURVE
29.29 FEET; THENCE SOUTH 89°23'48" EAST 63.01 FEET; THENCE SOUTH 16°41'50" WEST 173.01 FEET TO
THE
POINT OF BEGINNING. (INST NO 20220049725)

61. Parcel Number I-INT-2-B-77-A
Legal Subdivision: INDIGO TRAILS 2-B (I) Lot: 77 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 00°52' 33" WEST 1,391.83 FEET ALONG THE SECTION LINE AND
EAST 935.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE
16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 16°41'50" EAST 173.01
FEET; THENCE SOUTH 89°23'48" EAST 115.72 FEET TO THE BEGINNING OF A CURVE, SAID CURVE
TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°00'48", HAVING A RADIUS OF 119.00 FEET
(RADIUS POINT BEARS NORTH 00°36'12" EAST), AND WHOSE CHORD BEARS NORTH 85°05'48" EAST
22.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.87 FEET; THENCE SOUTH 10°24'36" EAST 5.00

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FEET 10 THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°28'53", HAVING A RADIUS OF 124.00 FEET (RADIUS POINT BEARS NORTH 10°24'36" WEST), AND WHOSE CHORD BEARS NORTH 79°20'58" EAST 1.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 1.04 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 136°39'38", HAVING A RADIUS OF 19.00 FEET (RADIUS POINT BEARS SOUTH 10°53'29" EAST), AND WHOSE CHORD BEARS SOUTH 32°33'40" EAST 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 45.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°52'29", HAVING A RADIUS OF 2410.94 FEET (RADIUS POINT BEARS SOUTH 54°11'26" EAST), AND WHOSE CHORD BEARS SOUTH 34°52'19" WEST 78.89 FEET; THENCE ALONG THE ARC OF SAID CURVE 78.89 FEET; THENCE SOUTH 33°58'30" WEST 49.66 FEET; THENCE SOUTH 33°58'30" WEST 94.34 FEET; THENCE NORTH 58°00'25" WEST 98.49 FEET TO THE POINT OF BEGINNING. CONTAINING 0.630 ACRES, MORE OR LESS; (DOCUMENT NO 20220049725)

62. Parcel Number I-INT-2-B-82-A

Legal Subdivision: INDIGO TRAILS 2-B (I) Lot: 82 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 1,391.83 FEET ALONG THE SECTION LINE AND EAST 935.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 58°00'25" EAST 98.49 FEET; THENCE SOUTH 33°58'30" WEST 92.00 FEET; THENCE SOUTH 33°58'30" WEST 52.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°03'53", HAVING A RADIUS OF 731.00 FEET (RADIUS POINT BEARS NORTH 56°01'30" WEST), AND WHOSE CHORD BEARS SOUTH 35°00'26" WEST 26.34 FEET; THENCE ALONG AND ARC OF SAID CURVE 26.34 FEET; THENCE NORTH 48°28'50" WEST 298.89 FEET; THENCE NORTH 84°37'53" EAST 114.17 FEET; THENCE NORTH 78°17'18" EAST 9.31 FEET, THENCE SOUTH 81°13'20" EAST 114.43 FEET TO THE POINT OF BEGINNING.

63. Parcel Number I-INT-2-B-83-A

Legal Subdivision: INDIGO TRAILS 2-B (I) Lot: 83 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 1,545.03 FEET ALONG THE SECTION LINE AND EAST 680.34 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°00'00" EAST 0.01 FEET; THENCE NORTH 01°27'17" EAST 156.41 FEET; THENCE NORTH 84°37'53" EAST 18.19 FEET; THENCE SOUTH 48°28'50" EAST 298.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°31'13", HAVING A RADIUS OF 731.00 FEET (RADIUS POINT BEARS NORTH 53°57'38" WEST), AND WHOSE CHORD BEARS SOUTH 42°47'59" WEST 172.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 172.50 FEET; THENCE NORTH 37°46'59" WEST 210.45 FEET TO THE POINT OF BEGINNING. (INST NO 20220049151)

64. Parcel Number I-INT-2-D-74

Legal Subdivision: INDIGO TRAILS 2-D (I) Lot: 74

65. Parcel Number I-INT-1-I-35

Legal Subdivision: INDIGO TRAILS 1-I (I) Lot: 35