



ENT 24040 2025 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 4 08:42 AM FEE 40.00 BY AC
RECORDED FOR LDH TOWN CENTER LLC

Mail Notice To:
JDH Town Center, LLC
PO Box 437
Lehi, UT 84043

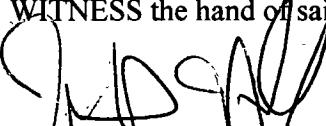
Parcel Nos. 66:387:0001 & 66:387:0002

QUIT CLAIM DEED

GRANTOR, JDH Town Center, LLC, a Utah Limited Liability Company, of Lehi, Utah hereby quitclaim to GRANTEE, JDH Town Center, LLC, a Utah Limited Liability Company, of Lehi, Utah for the sum of \$10.00 dollars and other good and valuable consideration, any and all of its' interest in the following described property in Utah County, Utah specifically described as follows:

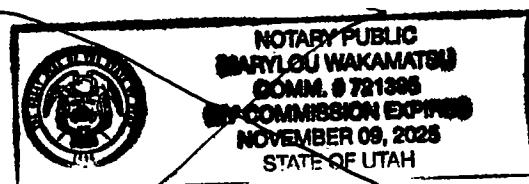
The intent of this Instrument is to update the legal description for Utah County Parcel No. 66:387:0001 (Lot 1, Saratoga Town Center No. 2, According to the Official Plat thereof on file and of record in the Utah County Recorder's Office) & Utah County Parcel No. 66:387:0002 (Lot 2, Saratoga Town Center No. 2, According to the Official Plat thereof on file and of record in the Utah County Recorder's Office) for a Lot Line Adjustment. See attached Exhibits A & B for the updated legal descriptions.

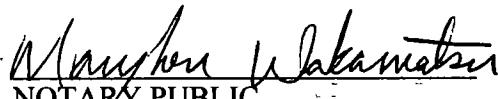
WITNESS the hand of said Grantor this 21 th day of March, 2025.


John D. Hadfield, Manager
JDH Town Center, LLC

STATE OF UTAH)
)
COUNTY OF Utah) ss.
)

The foregoing instrument was acknowledged before me this 21 st day of March, 2025 by John D. Hadfield in his capacity as Manager of JDH Town Center, LLC, a Utah Limited Liability Company, who personally appeared before me and duly acknowledged to me that he had executed this instrument.




NOTARY PUBLIC



NOTARY PUBLIC
MARYLOU WAKAMATSU
COMM. # 721395
MY COMMISSION EXPIRES
NOVEMBER 09, 2025
STATE OF UTAH

Lot Line Adjustment
Saratoga Town Center No.2
Amending Lot 1B of Stations West Minor Subdivision
and Lots 9 & 10 of Saratoga Town Center

LOT 1A: (Parcel Number to be created by Utah County Recorder)

A portion Lot 1 and Lot 2 of Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center recorded April 10, 2013 as Entry No. 34884:2013, Map No. 13866 in the Office of the Utah County Recorder. Said entire tract of land is located in the Northeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southerly right-of-way line of Commerce Drive, said point being 2,152.63 feet S. 89°51'57" W (Basis of Bearing) along the northerly line of the Northeast Quarter of said Section 14, and 123.01 feet South from the Northeast Quarter Corner of said Section 14; thence S.07°22'52"E. 356.16 feet; thence S.82°37'08"W. 6.98 feet; thence S.07°22'53"E. 294.61 feet; thence South 68.91 feet; thence N.89°58'12"W. 41.42 feet; thence S.00°12'42"W. 235.60 feet; thence easterly 14.32 feet along the arc of a 100.00 foot non-tangent radius curve to the left, having a central angle of 08°12'19", (chord bears N.80°53'01"E. 14.31 feet) Radius point bears N.05°00'50"W.; thence N.76°46'51"E. 14.62 feet; thence N.76°25'36"E. 59.20 feet; thence N.79°27'59"E. 16.50 feet; thence easterly 21.48 feet along the arc of a 107.08 feet non-tangent radius curve to the right, having a central angle of 11°29'34", (chord bears N.85°18'00"E. 21.44 feet) Radius point bears S.10°26'47"E.; thence along a line non-tangent to said curve, S.89°16'02"E., a distance of 297.87 feet to the westerly right-of-way line for Commerce Drive; thence S.00°33'34"W. 99.39 feet along said westerly right-of-way; thence along the existing boundary for said Lot 1 Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center the following twenty five (25) courses 1) N.89°26'26"W. 539.18 feet; 2) S.00°33'34"W. 172.17 feet; 3) N.89°26'26"W. 5.59 feet; 4) N.85°38'55"W. 24.46 feet; 5) N.00°33'34"E. 241.31 feet; 6) S.89°26'26"E. 17.97 feet; 7) N.30°17'08"E. 31.29 feet; 8) northerly 92.93 feet along the arc of a 180.00 feet non-tangent radius curve to the left, having a central angle of 29°34'50", (chord bears N.15°19'00"E. 91.90 feet) Radius point bears N.59°53'35"W.; 9) N.00°31'35"E. 44.41 feet; 10) northwesterly 29.97 feet along the arc of a 19.00 feet non-tangent radius curve to the left, having a central angle of 90°22'36", (chord bears N.44°39'07"W. 26.96 feet) Radius point bears N.89°27'49"W.; 11) N.89°50'25"W. 56.67 feet; 12) westerly 60.27 feet along the arc of a 276.50 feet non-tangent radius curve to the left, having a central angle of 12°29'21", (chord bears S.84°03'51"W. 60.15 feet) Radius point bears S.00°18'32"W.; 13) S.77°49'11"W. 109.43 feet; 14) N.00°33'45"E. 5.82 feet; 15) S.86°25'34"W. 154.91 feet; 16) northerly 41.00 feet along the arc of a 4313.98 feet non-tangent radius curve

to the left, having a central angle of 00°32'40", (chord bears N.03°34'26"W. 41.00 feet) Radius point bears S.86°41'54"W.; 17) along a line non-tangent to said curve, N.86°25'34"E., a distance of 125.50 feet to a point of curvature to the left, 18) easterly 49.53 feet along the arc of a 900.00 feet radius curve, having a central angle of 03°09'11" (chord bears N.84°50'58"E. 49.52 feet); 19) northerly 402.79 feet along the arc of a 4314.00 feet non-tangent radius curve to the left, having a central angle of 05°20'59", (chord bears N.05°59'11"W. 402.64 feet) Radius point bears S.86°41'18"W.; 20) along a line non-tangent to said curve, N.08°38'55"W., a distance of 142.14 feet; 21) N.15°13'23"W. 107.55 feet; 22) N.74°39'36"E. 57.40 feet; 23) northeasterly 76.45 feet along the arc of a 234.00 feet non-tangent radius curve to the left, having a central angle of 18°43'07", (chord bears N.65°18'18"E. 76.11 feet) Radius point bears N.15°20'09"W. to a point of reverse curve to the right 24) said curve having a radius of 366.00 feet and a central angle of 34°36'50"; (chord bears N.73°15'09"E. 217.76 feet) thence Easterly along the arc, a distance of 221.11 feet; 25) S.89°26'26"E. 38.77 feet to the **Point of Beginning**.

The above-described tract of land contains 349,623 sq. ft., in area or 8.026 acres, more or less.

LOT 2A: (Parcel Number to be created by Utah County Recorder)

A portion Lot 2 and Lot 1 of Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center recorded April 10, 2013 as Entry No. 34884:2013, Map No. 13866 in the Office of the Utah County Recorder. Said entire tract of land is located in the Northeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southerly right-of-way line of Commerce Drive, said point being 2,152.63 feet S. 89°51'57" W (Basis of Bearing) along the northerly line of the Northeast Quarter of said Section 14, and 123.01 feet South from the Northeast Quarter Corner of said Section 14; thence along the southerly and westerly right-of-way for Commerce Drive the following six (6) courses; 1) S.89°26'26"E. 211.30 feet; 2) southeasterly 221.48 feet along the arc of a 141.00 feet non-tangent radius curve to the right, having a central angle of 89°59'57", (chord bears S.44°26'24"E. 199.40 feet) Radius point bears S.00°33'37"W.; 3) S.00°33'34"W. 111.49 feet to a point of curvature to the left, 4) southerly 179.04 feet along the arc of a 275.00 feet radius curve, having a central angle of 37°18'10" (chord bears S.18°05'31"E. 175.89 feet) to a point of reverse curve to the right, 5) said curve having a radius of 275.00 feet and a central angle of 37°18'10"; (chord bears S.18°05'31"E. 175.89 feet) thence Southerly along the arc, a distance of 179.04 feet; 6) S.00°33'34"W. 340.00 feet; thence N.89°16'02"W. 297.87 feet; thence westerly 21.48 feet along the arc of a 107.08 feet non-tangent radius curve to the left, having a central angle of 11°29'34", (chord bears S.85°18'00"W. 21.44 feet) Radius point bears S.01°02'47"W.; thence along a line non-

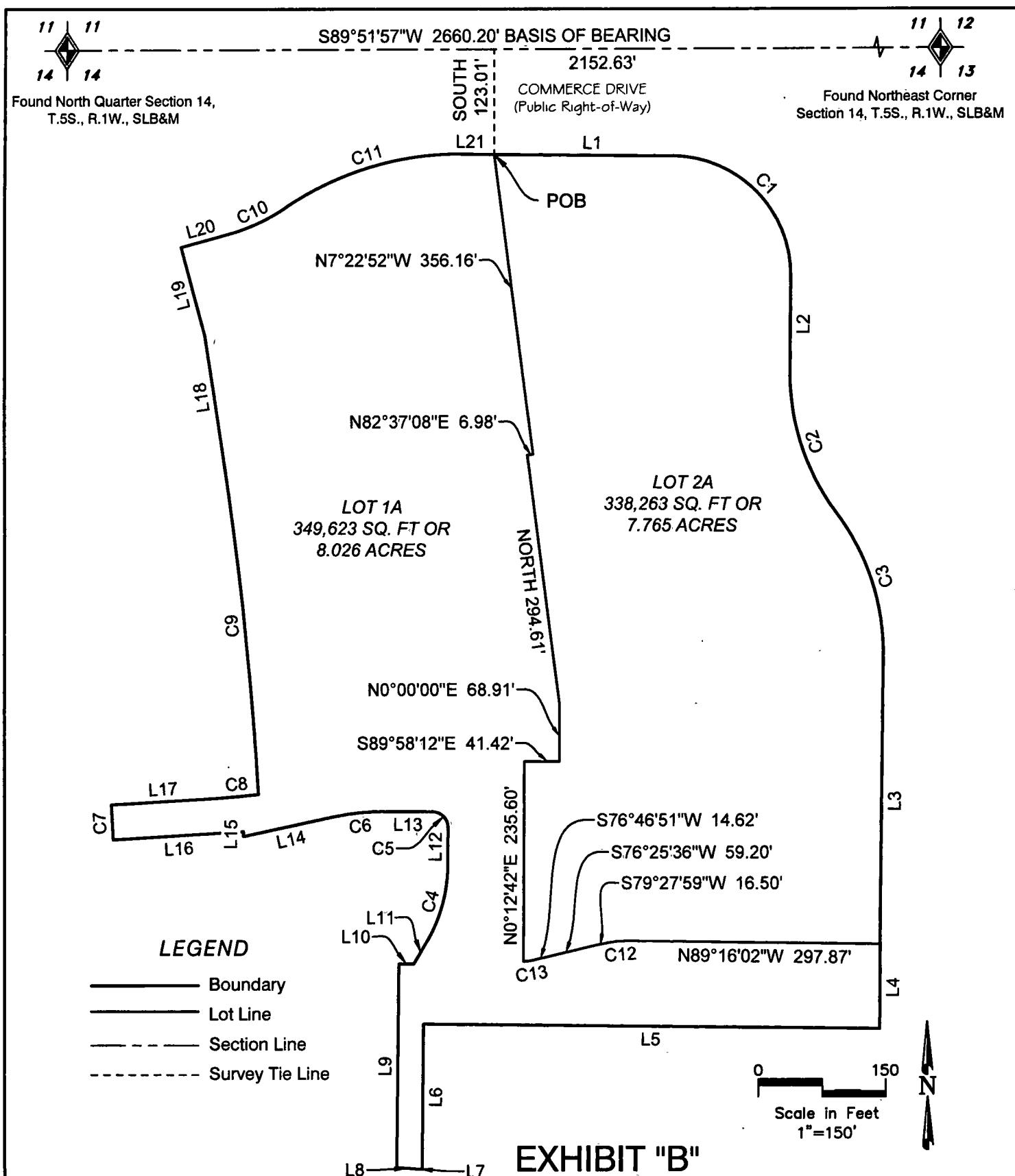
tangent to said curve, S.79°27'59"W., a distance of 16.50 feet; thence S.76°25'36"W. 59.20 feet; thence S.76°46'51"W. 14.62 feet to a point of curvature to the right, thence westerly 14.32 feet along the arc of a 100.00 feet radius curve, having a central angle of 08°12'19" (chord bears S.80°53'01"W. 14.31 feet); thence along a line non-tangent to said curve, N.00°12'42"E., a distance of 235.60 feet; thence S.89°58'12"E. 41.42 feet; thence North 68.91 feet; thence N.07°22'53"W. 294.61 feet; thence N.82°37'08"E. 6.98 feet; thence N.07°22'52"W. 356.16 feet to the southerly right-of-way for Commerce Drive and the **Point of Beginning**.

The above-described tract of land contains 338,263 sq. ft., in area or 7.765 acres, more or less.

EXHIBIT "B":

By this reference, made a part hereof.





Saratoga Town Center No.2
Lot Line Adjustment

Assessor Parcel No:
66:387:0001 & 66:387:0002

Part of the Northeast Quarter
Sec. 14, T.5S., R.1W., S.L.B.&M.

PREPARED BY:

CIR

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

January 15, 2025

**CIVIL ENGINEERING
+ SURVEYING**

LINE TABLE		
LINE #	LENGTH	BEARING
L1	211.30	S89° 26' 26"E
L2	111.49	S0° 33' 34"W
L3	340.00	S0° 33' 34"W
L4	99.39	N0° 33' 34"E
L5	539.18	N89° 26' 26"W
L6	172.17	S0° 33' 34"W
L7	5.59	N89° 26' 26"W
L8	24.46	N85° 38' 55"W
L9	241.31	N0° 33' 34"E
L10	17.97	S89° 26' 26"E
L11	31.29	N30° 17' 08"E
L12	44.41	N0° 31' 35"E
L13	56.67	N89° 50' 25"W
L14	109.43	S77° 49' 11"W
L15	5.82	N0° 33' 45"E
L16	154.91	S86° 25' 34"W
L17	125.50	N86° 25' 34"E
L18	142.14	N8° 38' 55"W
L19	107.55	N15° 13' 23"W
L20	57.40	N74° 39' 36"E
L21	38.77	N89° 26' 26"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	221.48	141.00	89°59'57"	S44° 26' 24"E	199.40
C2	179.04	275.00	37°18'10"	S18° 05' 31"E	175.89
C3	179.04	275.00	37°18'10"	S18° 05' 31"E	175.89
C4	92.93	180.00	29°34'50"	N15° 19' 00"E	91.90
C5	29.97	19.00	90°22'36"	N44° 39' 07"W	26.96
C6	60.27	276.50	12°29'21"	S84° 03' 51"W	60.15
C7	41.00	4313.98	0°32'40"	N3° 34' 26"W	41.00
C8	49.53	900.00	3°09'11"	N84° 50' 58"E	49.52
C9	402.79	4314.00	5°20'59"	N5° 59' 11"W	402.64
C10	76.45	234.00	18°43'07"	N65° 18' 18"E	76.11
C11	221.11	366.00	34°36'50"	N73° 15' 09"E	217.76
C12	21.48	107.08	11°29'34"	S85° 18' 00"W	21.44
C13	14.32	100.00	8°12'19"	S80° 53' 01"W	14.31

EXHIBIT "B"

<p>Saratoga Town Center No.2 Lot Line Adjustment Assessor Parcel No: 66: 387: 0001 & 66: 387: 0002 Part of the Northeast Quarter Sec. 14, T.5S., R.1W., S.L.B.&M.</p>	<p>PREPARED BY:</p>	 <p>CIR CIVIL ENGINEERING + SURVEYING</p> <p>10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095 Phone: 435-503-7641</p>