



ENT 27293:2020 PG 1 of 9
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2020 Mar 03 9:43 am FEE 0.00 BY IP
 RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED MAIL TO:

City of Saratoga Springs
 1307 N. Commerce Drive, Suite 200
 Saratoga Springs, UT 84045

NOTICE OF APPROVAL OF SUBDIVISION EXCEPTION

Conveyance from SUBURBAN LAND RESERVE, INC., to SUBURBAN LAND RESERVE, INC.

March 2, 2020

SUBURBAN LAND RESERVE, INC., a(n) individual/Utah limited liability company/Utah corporation (“Grantor”), and *SUBURBAN LAND RESERVE, INC.*, a(n) individual/Utah limited liability company/Utah corporation (“Grantee”), have agreed to the purchase by the Grantee of certain real property located in Saratoga Springs, Utah County, Utah owned by Grantor. Pursuant to Utah Code 10-9a-103(64)(c)(v), the Saratoga Springs Planning Director, as the land use authority for the City of Saratoga Springs, Utah, hereby approves the division or partition of land described below and certifies that the subdivision of property will not result in a violation of any land use ordinance so long as the attached Owner’s Covenant (Exhibit “A”) is recorded with the Utah County Recorder’s office and all conditions of the Owner’s Covenant and this Notice are met.

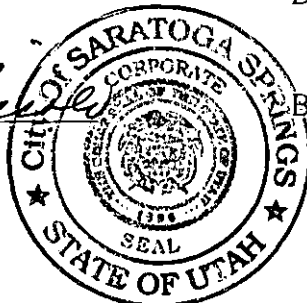
[INSERT LEGAL DESCRIPTION] See Exhibit “B”

IN WITNESS WHEREOF the Planning Director for the City of Saratoga Springs, Utah, has approved the subdivision exception as specified above as of the date first written above.

ATTEST:

SARATOGA SPRINGS PLANNING
 DIRECTOR

By: *Cindy K. [Signature]*
 City Recorder



By: *[Signature]*
 Planning Director

Exhibit "A"
Owner's Covenant

ENT 27157:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Mar 02 04:00 PM FEE 40.00 BY SW
RECORDED FOR First American Title Insurance Compan
ELECTRONICALLY RECORDED

After recording please return to:

City Recorder
City of Saratoga Springs, Utah
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
FATCO NCS-977903

OWNER'S COVENANT

Suburban Land Reserve, an individual/Utah limited liability company/Utah corporation ("Owner") and its successor and assigns, hereby covenants as follows:

Owner acknowledges that the parcel described in Exhibit A (the "Parcel") has been created with the approval of the City of Saratoga Springs, Utah in connection with Utah Code 10-9a-103(64)(c)(v), which excludes from the definition of a "subdivision" the division or partition of land by deed or other instrument where the land use authority expressly approves in writing the division in anticipation of further land use approvals on the parcel or parcels, thus relieving an owner of the requirement of recording a plat to subdivide land upon the condition that further land use approvals will be made.

Owner acknowledges and agrees that prior to recording a future subdivision plat, receiving further approvals, and receiving building permits on any portion of the Parcel, Owner or its successors and assigns will be required to obtain further land use approvals from the City of Saratoga Springs, Utah as required by the ordinances of the City of Saratoga Springs and applicable law. Upon obtaining any such land use approvals (including but not limited to the recording of a subdivision plat or similar document and entering into the City's applicable Installation of Improvements and Bond Agreement) this covenant shall be of no further force or effect.

Owner is signing this Covenant as of the date set forth below and consenting to the recording of the foregoing Owner's Covenant on the Parcel.

[Suburban Land Reserve, Inc.]
An individual/Utah limited liability
company/corporation

By: *Steve Romney*
Name: Steve Romney
Its: President

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 19 day of Feb., 2020, personally appeared before me, Marilyn F Nielson being by me duly sworn, did say that he is the Pres. of Suburban Land Reserve Utah limited liability company/corporation, and duly acknowledged to me that he is authorized to sign the foregoing instrument on behalf of said company, and duly acknowledged to me that said company executed the same.



Marilyn F Nielson
Notary Public

Commission expires: 08/09/2021
Residing at: Bountiful, UT

Exhibit "A"

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 2253.53 FEET AND NORTH 2135.77 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°27'10"W 291.88 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: N1°18'07"E 26.96 FEET; THENCE N0°11'59"E 303.53 FEET; THENCE N0°36'45"W 132.75 FEET; THENCE EAST 293.33 FEET; THENCE S0°12'42"W 466.01 FEET TO THE POINT OF BEGINNING.

Parcel No. 58-038-0058

Exhibit "B"
Legal Description



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS
PREPARED FOR
HOLIDAY OIL
SARATOGA SPRINGS, UTAH
(February 18, 2020)

PARCEL NO. 58:035:0115 BEFORE THE ADJUSTMENT

A PORTION OF SECTIONS 23 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 927:2020 AND THE WEST RIGHT-OF-WAY OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1235.80 FEET AND NORTH 2520.94 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: S88°32'39"W 305.37 FEET; THENCE ALONG THE ARC OF A 2180.00 FOOT RADIUS CURVE TO THE RIGHT 55.39 FEET THROUGH A CENTRAL ANGLE OF 1°27'21" (CHORD: S89°16'20"W 55.39 FEET); THENCE WEST 349.52 FEET; THENCE S0°00'13"W 193.31 FEET; THENCE N86°30'00"W 599.24 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING ELEVEN (11) COURSES: N0°11'59"E 113.98 FEET; THENCE N0°36'45"W 150.49 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 1130.16 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 43948:2018 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG THE SOUTH LINE OF SAID REAL PROPERTY SOUTHEASTERLY ALONG THE ARC OF A 2345.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S2°20'11"W) 62.38 FEET THROUGH A CENTRAL ANGLE OF 1°31'25" (CHORD: S86°54'07"E 62.37 FEET) TO THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-THREE (23) COURSES: SOUTHWESTERLY ALONG THE ARC OF A 1238.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S86°33'01"E) 74.49 FEET THROUGH A CENTRAL ANGLE OF 3°26'46" (CHORD: S1°43'36"W 74.48 FEET); THENCE S0°00'13"W 1039.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

☎ 801.798.0555 📠 801.798.9393
☎ 801.495.2844 📠 801.495.2847
☎ 208.846.9600



CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S21°15'08"E 65.62 FEET); THENCE S0°00'13"W 2408.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 63.79 FEET THROUGH A CENTRAL ANGLE OF 40°23'13" (CHORD: S22°18'52"E 62.48 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±88.29 ACRES

PARCEL NO. 58:038:0058 BEFORE THE ADJUSTMENT

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 927:2020 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1945.99 FEET AND NORTH 2318.69 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: S0°00'13"W 259.83 FEET; THENCE N89°59'47"W 119.00 FEET; THENCE N0°00'13"E 43.49 FEET; THENCE N89°59'48"W 481.21 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: N1°18'07"E 63.35 FEET; THENCE N0°11'59"E 189.56 FEET; THENCE S86°30'00"E 599.24 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±3.34 ACRES

NEW PARCEL NO. 58:035:0115 AFTER THE ADJUSTMENT

A PORTION OF SECTIONS 23 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 927:2020 AND THE WEST RIGHT-OF-WAY OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1235.80 FEET AND NORTH 2520.94 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SEVEN (7) COURSES: S88°32'39"W 305.37 FEET; THENCE ALONG THE ARC OF A 2180.00 FOOT RADIUS CURVE TO THE RIGHT 55.39 FEET THROUGH A CENTRAL ANGLE OF 1°27'21" (CHORD: S89°16'20"W 55.39 FEET); THENCE WEST 349.52 FEET; THENCE S0°00'13"W 453.14 FEET; THENCE N89°59'47"W 119.00 FEET; THENCE N0°00'13"E 43.49 FEET; THENCE N89°59'48"W 481.21 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N1°18'07"E ALONG SAID REAL PROPERTY 36.39 FEET; THENCE S89°27'10"E 291.88 FEET; THENCE N0°12'42"E 466.01 FEET; THENCE WEST 293.33 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TEN (10) COURSES: N0°36'45"W 17.74 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 1130.16 FEET TO THE SOUTH LINE OF THAT REAL

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CONTAINS: ±88.52 ACRES

NEW PARCEL NO. 58:038:0058 AFTER THE ADJUSTMENT

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 2253.53 FEET AND NORTH 2135.77 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°27'10"W 291.88 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: N1°18'07"E 26.96 FEET; THENCE N0°11'59"E 303.53 FEET; THENCE N0°36'45"W 132.75 FEET; THENCE EAST 293.33 FEET; THENCE S0°12'42"W 466.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.11 ACRES