



ENT 36317:2023 PG 1 of 10
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 06 10:06 am FEE 350.00 BY JG
RECORDED FOR SARATOGA SPRINGS CITY

When Recorded Return To:
Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MT. SARATOGA VILLAGES 3 & 5 COMMON ASSOCIATION

(Highridge at Mt. Saratoga Condominiums – All Plats/Phases)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Mt. Saratoga Villages 3 & 5 Common Association (“**Supplemental Declaration**”) is executed and adopted by Edge Mt. Saratoga Condos, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. This Supplemental Declaration shall modify and supplement the *Declaration of Covenants, Conditions, and Restrictions for Mt. Saratoga Villages 3 & 5 Common Association* recorded with the Utah County Recorder’s Office on August 2, 2022, as Entry No. 86672:2022, and any amendments or supplements thereto (the "**Sub-Master Declaration**").

B. Edge Mt. Saratoga Condos, LLC is the Declarant (by assignment/transfer) and is the owner of the real property subject to this Supplemental Declaration. Edge Mt. Saratoga Condos, LLC hereby consents to subjecting the Subject Property (defined below) to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Sub-Master Declaration.

C. Under the terms of the Sub-Master Declaration, Declarant reserved the right to expand the Mt. Saratoga Villages 3 & 5 neighborhood by the addition of all or a portion of the Additional Land described in the Sub-Master Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided.

D. This Supplemental Declaration shall provide notice to the Owners of Lots (condominium units) within the property identified on Exhibit A attached hereto, that all of such Lots/units are subject to the Sub-Master Declaration, and all Owners of Lots within such property are and shall be members of the Sub-Master Association (defined below).

E. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Sub-Master Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "Subject Property") is submitted to and properly annexed into the Sub-Master Declaration and made part of the Mt. Saratoga Villages 3 & 5 Common Association neighborhood.

2. Subdivision Plat. The real property described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Sub-Master Declaration, are more particularly set forth on the condominium plats (15 condominium buildings, each containing 10 condominium units) that have been or will be recorded in the office of the Utah County Recorder against the real property described in Exhibit A hereto.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Sub-Master Declaration and all supplements and amendments thereto, as well as the other written covenants recorded against the Subject Property.

4. Sub-Master Association Membership. The Owner of each Lot (condominium unit) within the Subject Property shall be a member of the Mt. Saratoga Villages 3 & 5 Common Association (the "Sub-Master Association"), and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Sub-Master Association as set forth in the Sub-Master Declaration and Bylaws. Voting in the Sub-Master Association and assessment allocations shall be apportioned among the Lots/units within the Subject Property in accordance with the Sub-Master Declaration.

5. Reservation of Declarant's Rights. Pursuant to the Sub-Master Declaration, all rights concerning the Project reserved to Declarant in the Sub-Master Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Sub-Master Declaration.

6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 29 day of March, 2023.

DECLARANT
EDGE MT. SARATOGA CONDOS, LLC
A Utah limited liability company
By: [Signature]
Name: Steve Maddox
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 29 day of March, 2023, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Mt. Saratoga Condos, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: [Signature]

EXHIBIT A**SUBJECT PROPERTY/BURDENED PROPERTY****(Legal Description)**

The Subject Property (i.e., the Highridge at Mt. Saratoga Condominium project) is located in Utah County, State of Utah, and includes each of the following plats/phases of said condominium project (totaling 15 condominium buildings and 150 condominium units at full build-out):

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING A CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 272.76 FEET AND NORTH 325.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: S75°01'09"W 27.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: N58°06'43"W 132.43 FEET; THENCE N33°02'41"E 16.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 60.49 FEET WITH A RADIUS OF 2941.50 FEET THROUGH A CENTRAL ANGLE OF 01°10'42", CHORD: S57°25'04"E 60.49 FEET; THENCE N29°43'21"E 150.47 FEET; THENCE S60°34'02"E 95.50 FEET; THENCE S29°25'59"W 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.39 ACRES
16,982 SQ. FT.

One Condominium Building (10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING B CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 346.63 FEET AND NORTH 457.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 95.50 FEET; THENCE N29°43'21"E 144.67 FEET; THENCE S60°34'06"E 94.77 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES
13,762 SQ. FT.

(One Condominium Building; 10 Condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING C CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 283.90 FEET AND NORTH 146.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N28°13'52"E 72.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.71 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 89°35'52", CHORD: N16°34'04"W 26.78 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 237.33 FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF 04°32'09", CHORD: N59°05'56"W 237.27 FEET; THENCE N33°02'41"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: S58°06'43"E 132.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: N75°01'09"E 27.14 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE N29°25'59"E 294.96 FEET; THENCE N60°34'06"W 94.77 FEET; THENCE N29°43'21"E 152.10 FEET; THENCE N60°34'00"W 10.38 FEET; THENCE N29°26'00"E 57.50 FEET; THENCE S60°34'00"E 65.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 119.10 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A CENTRAL ANGLE OF 02°10'06", CHORD: S61°39'03"E 119.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: N71°54'28"E 27.04 FEET; THENCE N26°33'02"E 73.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE OF RIDGEHORNE AT MT. SARATOGA PLAT C, DESCRIBED IN ENTRY NUMBER 86671:2022, IN THE OFFICIAL RECORDS OF UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHWESTLY LINE THE ARC OF A NON-TANGENT CURVE TO THE LEFT 40.00 FEET WITH A RADIUS OF 3056.00 FEET THROUGH A CENTRAL ANGLE OF 00°45'00", CHORD: S63°57'13"E 40.00 FEET; THENCE S26°33'02"W 73.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: S18°48'24"E 27.04 FEET; THENCE S25°50'11"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 108.99 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°57'34", CHORD: N63°11'03"W 108.98 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: S73°36'52"W 26.48 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE S29°25'59"W 447.42 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: S15°44'28"E 26.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 99.78 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°55'58", CHORD: S61°52'54"E 99.78 FEET; THENCE S27°09'07"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.49 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°55'15", CHORD: S72°41'29"W 26.62 FEET; THENCE S28°13'52"W 73.09 FEET; THENCE N61°52'04"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.40 ACRES

61,096 SQ. FT

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING D CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 537.04 FEET AND NORTH 520.45 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.67 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: N73°36'52"E 26.48 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 83.69 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°30'16", CHORD: S62°57'24"E 83.68 FEET; THENCE S29°14'07"W 173.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,403 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING E CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 466.37 FEET AND NORTH 392.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'06"W 109.17 FEET; THENCE N29°25'59"E 144.67 FEET; THENCE S60°34'02"E 108.67 FEET; THENCE S29°14'07"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.36 ACRES
15,757 SQ. FT.

(One Condominium Building, 10 Condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING F CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 383.99 FEET AND NORTH 244.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N61°44'07"W 84.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: N15°44'28"W 26.95 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'06"E 109.17 FEET; THENCE S29°14'07"W 168.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,403 SQ. FT. (One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING G CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 489.73 FEET AND NORTH 213.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: S72°37'09"W 26.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N63°22'30"W 84.65 FEET; THENCE N29°14'07"E 174.13 FEET; THENCE S60°34'02"E 108.95 FEET; THENCE S29°25'59"W 151.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,472 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING H CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 563.95 FEET AND NORTH 345.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.95 FEET; THENCE N29°14'07"E 144.67 FEET; THENCE S60°34'06"E 109.45 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.36 ACRES
15,757 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING I CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 513.25 FEET AND NORTH 139.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.82 FEET WITH A RADIUS OF 1000.00 FEET THROUGH A CENTRAL ANGLE OF 00°57'49", CHORD: N64°53'27"W 16.82 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.09 FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF 02°31'28", CHORD: N64°06'37"W 132.08 FEET; THENCE N27°09'07"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 69.53 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°20'48", CHORD: S63°31'17"E 69.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: N72°37'09"E 26.01 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE

N29°25'59"E 295.69 FEET; THENCE N60°34'06"W 109.45 FEET; THENCE N29°14'07"E 168.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 25.30 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 00°27'18", CHORD: S63°56'11"E 25.30 FEET; THENCE N25°50'11"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 76.22 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A CENTRAL ANGLE OF 01°23'16", CHORD: S64°51'27"E 76.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 75.04 FEET WITH A RADIUS OF 1848.00 FEET THROUGH A CENTRAL ANGLE OF 02°19'35", CHORD: S64°23'18"E 75.03 FEET; THENCE S27°53'55"W 40.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.70 FEET WITH A RADIUS OF 1808.00 FEET THROUGH A CENTRAL ANGLE OF 00°24'09", CHORD: N63°27'04"W 12.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.82 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°54'52", CHORD: S72°53'25"W 26.14 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE S29°25'59"W 450.79 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.12 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 93°50'31", CHORD: S17°29'17"E 27.76 FEET; THENCE S25°35'28"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.04 ACRES
45,101 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING S CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, AND THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 123.85 FEET AND SOUTH 95.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 46.65 FEET WITH A RADIUS OF 331.50 FEET THROUGH A CENTRAL ANGLE OF 08°03'47", CHORD: S37°04'58"W 46.61 FEET; THENCE S50°00'34"E 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 71.06 FEET WITH A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 11°37'57", CHORD: S46°52'16"W 70.94 FEET; THENCE N79°59'17"W 8.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.40 FEET WITH A RADIUS OF 344.00 FEET THROUGH A CENTRAL ANGLE OF 03°03'53", CHORD: S55°08'52"W 18.40 FEET; THENCE N30°59'15"W 159.52 FEET; THENCE S59°00'45"W 14.00 FEET; THENCE N30°59'15"W 102.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 123.98 FEET WITH A RADIUS OF 1059.50 FEET THROUGH A CENTRAL ANGLE OF 06°42'16", CHORD: N01°25'16"E 123.91 FEET; THENCE S56°48'00"E 61.52 FEET; THENCE S33°17'37"W 78.67 FEET; THENCE S58°57'55"E 261.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.57 ACRES
24,916 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING T CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°00'57"W ALONG THE SECTION LINE 59.21 FEET AND SOUTH 76.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S59°00'45"W 14.00 FEET; THENCE S30°59'15"E 159.52 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.40 FEET WITH A RADIUS OF 344.00 FEET THROUGH A CENTRAL ANGLE OF 03°03'53", CHORD: S62°52'38"W 18.40 FEET; THENCE S18°00'48"W 8.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 70.28 FEET WITH A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 11°30'20", CHORD: S71°05'27"W 70.17 FEET; THENCE N12°05'32"W 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 26.07 FEET WITH A RADIUS OF 331.50 FEET THROUGH A CENTRAL ANGLE OF 04°30'23", CHORD: S79°02'14"W 26.07 FEET; THENCE S81°17'26"W 30.95 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 148.29 FEET WITH A RADIUS OF 504.00 FEET THROUGH A CENTRAL ANGLE OF 16°51'30", CHORD: N02°35'55"E 147.76 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 115.65 FEET WITH A RADIUS OF 1059.50 FEET THROUGH A CENTRAL ANGLE OF 06°15'15", CHORD: N07°54'02"E 115.59 FEET TO A POINT OF CUSP; THENCE S30°59'15"E 102.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.48 ACRES
20,884 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING U CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°00'57"W ALONG THE SECTION LINE 39.67 FEET AND SOUTH 295.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S19°49'27"E 159.10 FEET; THENCE N70°10'33"E 14.00 FEET; THENCE S19°49'27"E 29.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.15 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 00°17'15", CHORD: S62°18'05"W 9.15 FEET; THENCE N27°20'06"W 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.74 FEET WITH A RADIUS OF 1805.00 FEET THROUGH A CENTRAL ANGLE OF 00°45'13", CHORD: S62°49'11"W 23.74 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.87 FEET WITH A RADIUS OF 950.00 FEET THROUGH A CENTRAL ANGLE OF 03°47'30", CHORD: S61°18'02"W 62.86 FEET; THENCE N22°17'29"W 116.12 FEET; THENCE ALONG THE ARC OF CURVE TO THE RIGHT 67.69 FEET WITH A RADIUS OF 504.00 FEET THROUGH A CENTRAL ANGLE OF 07°41'44", CHORD: N18°26'37"W 67.64 FEET; THENCE N81°17'26"E 28.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 33.80 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 04°44'27", CHORD:

N78°55'13"E 33.79 FEET; THENCE N31°58'12"E 19.58 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.35 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 01°21'21", CHORD: N73°50'53"E 9.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.35 ACRES
15,274 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING V CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 63.01 FEET AND SOUTH 262.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S32°43'10"E 165.05 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 132.34 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 04°09'30", CHORD: S60°04'43"W 132.31 FEET; THENCE N19°49'27"W 29.69 FEET; THENCE N70°10'33"E 14.00 FEET; THENCE N19°49'27"W 158.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 15.31 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 02°13'16", CHORD: N67°59'48"E 15.31 FEET; THENCE S70°33'28"E 19.58 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 49.58 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 06°57'16", CHORD: N61°23'07"E 49.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.40 ACRES
17,287 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING W CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 116.50 FEET AND SOUTH 202.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S45°36'53"E 151.23 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.93 FEET WITH A RADIUS OF 236.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'32", CHORD: S42°42'37"E 23.92 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.85 FEET WITH A RADIUS OF 1811.50 FEET THROUGH A CENTRAL ANGLE OF 00°35'46", CHORD: S54°40'59"W 18.85 FEET; THENCE S10°16'56"W 17.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 83.97 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 02°38'18", CHORD: S56°40'48"W 83.96 FEET; THENCE N32°43'10"W 165.05 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 52.10 FEET WITH A RADIUS OF

408.50 FEET THROUGH A CENTRAL ANGLE OF 07°18'25", CHORD: N54°15'16"E 52.06 FEET; THENCE N06°09'44"E 19.64 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.35 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 01°47'27", CHORD: N47°40'17"E 12.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.38 ACRES

16,549 SQ. FT. (One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING X CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 196.31 FEET AND SOUTH 123.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S45°36'53"E 182.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 54.95 FEET WITH A RADIUS OF 1805.00 FEET THROUGH A CENTRAL ANGLE OF 01°44'39", CHORD: S51°40'58"W 54.95 FEET; THENCE S07°27'37"W 9.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.33 FEET WITH A RADIUS OF 1811.50 FEET THROUGH A CENTRAL ANGLE OF 00°44'17", CHORD: S53°07'43"W 23.33 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 28.60 FEET WITH A RADIUS OF 264.00 FEET THROUGH A CENTRAL ANGLE OF 06°12'24", CHORD: N42°30'41"W 28.58 FEET; THENCE N45°36'53"W 151.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 14.94 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 02°09'59", CHORD: N41°37'50"E 14.93 FEET; THENCE N82°52'33"E 19.66 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 53.83 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 07°33'03", CHORD: N34°43'57"E 53.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.34 ACRES

14,639 SQ. FT.

(One Condominium Building; 10 condominium Units)