

When recorded, return to:
Matthew B. Hutchinson
HOGGAN LEE HUTCHINSON
1225 Deer Valley Drive, Suite 201
Park City, Utah 84060

Ent 494550 Bk 1339 Pg 1920-1931
Date: 23-FEB-2021 11:10:52AM
Fee: \$40.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: HOGGAN LEE HUTCHINSON

FIRST AMENDMENT TO UTILITY EASEMENT AGREEMENT

This FIRST AMENDMENT TO UTILITY EASEMENT AGREEMENT (this "**Amendment**"), is by and between SKYRIDGE DEVELOPMENT, LLC., a Utah limited liability company ("**Grantor**") and CURRENT JORDANELLE INVESTMENTS, LC a Utah limited liability company ("**Grantee**"), and is effective as of this 16th day of February, 2021 (the "**Effective Date**"). Grantor and Grantee may be referred collectively as "**Parties**."

RECITALS

A. WHEREAS, Grantor is the current record title owner of that certain parcel of real property located in Wasatch County, Utah more particularly described on **Exhibit A** hereto (the "**SkyRidge Parcel**");

B. WHEREAS, Grantee is the current record title owner of those two (2) certain parcels of real property located in Wasatch County, Utah and adjacent to the SkyRidge Parcel more particularly described on **Exhibit B** hereto (the "**Pointe Parcel**" and the "**Sage Hen Hollows Parcel**," respectively);

C. WHEREAS, Grantor and Grantee entered into that certain Utility Easement Agreement dated September 14, 2018 and recorded in the office of the Wasatch County Recorder as Entry No. 456323 (the "**Original Utility Easement Agreement**") regarding a permanent utility easement which crosses a portion of Grantor's Parcel (the "**Utility Easement**");

D. WHEREAS, Grantee desires to amend the location of the Utility Easement to make improvements on The Pointe Parcel and the Sage Hen Hollows Parcel and desires to obtain from Grantor a permanent utility easement through and within the SkyRidge Parcel as depicted and more particularly described in **Exhibit C** and in accordance with the terms of this Agreement; and,

E. WHEREAS, Grantor is willing to grant to Grantee and its successors and assigns a permanent utility easement through and within Grantor's SkyRidge Parcel in the amended location as depicted and described in Exhibit C and in accordance with the terms of this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as provide herein, and Grantor hereby conveys and warrants to Grantee and its successors and assigns the following Easement:

AMENDMENT

1. Paragraph 1 of the Original Utility Easement Agreement is hereby deleted in its

entirety and replaced with the following:

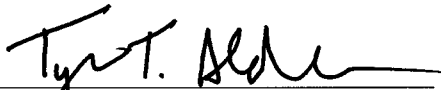
“1. **Grant of Utility Easement.** Grantor hereby grants and conveys to Grantee and its successors and/or assigns with the full right of substitution an amended permanent utility easement and a right-of-way over, under, and across that certain portion of the SkyRidge Parcel for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground utilities and all necessary or desirable accessories and appurtenances thereto (the “**Amended Utility Easement**”).”

2. **Location of the Amended Utility Easement.** Exhibit C is deleted in its entirety and replaced with the attached Exhibit C.

3. All other terms of the Original Utility Easement Agreement not amended by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, SkyRidge Development, LLC has duly executed this Agreement, effective as of the Effective Date set forth above, as follows:

SKYRIDGE DEVELOPMENT, LLC, a Utah
limited liability company

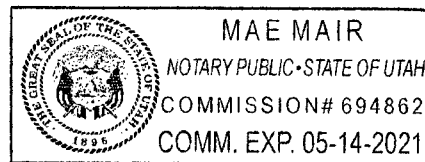

Tyler T. Aldous, Manager

Acknowledgement

STATE OF UTAH)
 :ss.
COUNTY OF SUMMIT)

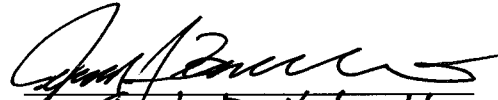
On the 16th day of February, 2021, personally appeared before me, Tyler T. Aldous, who being by me duly sworn, warrants and represents that he executed the above and foregoing instrument and that he executed the foregoing instrument in his capacity as the Manager of SKYRIDGE DEVELOPMENT, LLC, and that he did so of her/his own voluntary act for its stated purpose.


NOTARY PUBLIC



IN WITNESS WHEREOF, CURRENT JORDANELLE INVESTMENTS, LC has duly executed this Agreement, effective as of the Effective Date set forth above, as follows:

CURRENT JORDANELLE INVESTMENTS, LC,
a Utah limited liability company


By: Jacob Ballstaedt
Its: Manager

Acknowledgement

STATE OF Utah)
) :ss.
COUNTY OF Salt Lake)

On the 16th day of February, 2021, personally appeared before me, Jacob Ballstaedt, who being by me duly sworn, warrants and represents that he executed the above and foregoing instrument and that he executed the foregoing instrument in his capacity as the Manager of CURRENT JORDANELLE INVESTMENTS, LLC, and that he did so of her/his own voluntary act for its stated purpose.



NOTARY PUBLIC

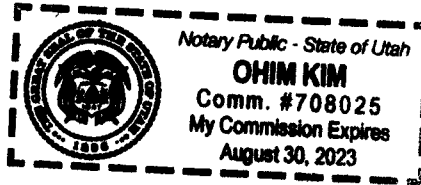


EXHIBIT A
SKYRIDGE
PARCEL

THAT CERTAIN REAL PROPERTY SITUATED IN WASATCH COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'22" EAST 381.41 FEET TO THE WESTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY; THENCE SOUTH 28°20'38" EAST 562.91 FEET TO THE POINT OF CURVATURE ON A 607.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 607.50 FOOT RADIUS CURVE 1445.04 FEET (CHORD BEARS NORTH 83°30'44 EAST 1127.67 FEET); THENCE NORTH 15°22'06" EAST 219.83 FEET; THENCE SOUTH 74°37'54" EAST 42.04 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LAKESIDE NORTH PROPERTY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 905.37 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 905.37 FOOT RADIUS CURVE 358.87 FEET (CHORD BEARS SOUTH 02°01'17" WEST 356.53 FEET); THENCE SOUTH 09°20'03" EAST 276.80 FEET TO THE POINT OF CURVATURE ON A 623.69 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 623.69 FOOT RADIUS CURVE 736.00 FEET (CHORD BEARS SOUTH 24°28'22" WEST 694.03 FEET); THENCE SOUTH 58°16'46" WEST 276.60 FEET TO THE POINT OF CURVATURE ON A 523.69 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 523.69 FOOT RADIUS CURVE 1050.68 FEET (CHORD BEARS SOUTH 00°48'10 WEST 883.12 FEET); THENCE SOUTH 56°40'25" EAST 183.80 FEET TO THE POINT OF CURVATURE ON A 625.60 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 625.60 FOOT RADIUS CURVE 199.96 FEET (CHORD BEARS SOUTH 47°31'01 EAST 199.11 FEET); THENCE NORTH 89°25'16" WEST 1175.57 FEET; THENCE NORTH 01°02'52" WEST 244.78 FEET; THENCE NORTH 46°09'10" WEST 585.86 FEET; THENCE SOUTH 88°51'49" WEST 1256.63 FEET; THENCE SOUTH 16°33'55" WEST 63.99 FEET; THENCE NORTH 83°47'19" WEST 170.32 FEET; THENCE NORTH 56°18'31" WEST 70.00 FEET; THENCE SOUTH 79°53'35" WEST 87.67 FEET; TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 562.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 562.50 FOOT RADIUS CURVE 603.98 FEET (CHORD BEARS NORTH 14°28'08" EAST 575.38 FEET); THENCE NORTH 45°13'46" EAST 201.33 FEET TO THE POINT OF CURVATURE ON A 537.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 537.50 FOOT RADIUS CURVE 257.22 FEET (CHORD BEARS NORTH 31°31'12" EAST 254.77 FEET); THENCE SOUTH 67°01'12" EAST 659.17 FEET; THENCE SOUTH 60°48'21" EAST 938.21 FEET; THENCE NORTH 29°11'39" EAST 465.00 FEET; THENCE NORTH 60°54'56" WEST 0.67 FEET; THENCE NORTH 29°11'39" EAST 457.45 FEET; THENCE NORTH 60°48'21" WEST 1813.35 FEET; TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 962.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 962.50 FOOT RADIUS CURVE 59.28 FEET (CHORD BEARS NORTH 23°12'17" EAST 59.27 FEET); THENCE NORTH 24°58'09" EAST 261.13 FEET TO THE POINT OF CURVATURE ON A 552.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 552.50 FOOT RADIUS CURVE 150.21 FEET (CHORD BEARS NORTH 32°45'27 EAST 149.75 FEET); THENCE SOUTH 49°27'14" EAST 10.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 542.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 542.50 FOOT RADIUS CURVE 571.36 FEET (CHORD BEARS NORTH 70°43'05" EAST 545.32 FEET); THENCE NORTH 10°53'24" EAST 10.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 552.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 552.50 FOOT RADIUS CURVE 77.01 FEET (CHORD BEARS SOUTH 75°07'01" EAST 76.95 FEET); THENCE SOUTH 00°01'46" EAST 397.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°44'57" AN ARC DISTANCE OF 283.62 FEET (CHORD BEARS NORTH 71° 05' 44" EAST 281.05 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'52" AN ARC DISTANCE OF 30.02 FEET (CHORD BEARS NORTH 56° 18' 19" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'20" AN ARC DISTANCE OF 30.10 FEET (CHORD BEARS NORTH 53° 28' 14" EAST 30.10 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'48" AN ARC DISTANCE OF 246.31 FEET (CHORD BEARS NORTH 40° 26' 10" EAST 244.62 FEET);

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, NORTH 28°32'27" EAST, 5.94 FEET;

THENCE SOUTH 64°34'11" EAST, 1.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 70.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°12'34" AN ARC DISTANCE OF 71.12 FEET (CHORD BEARS SOUTH 35° 27' 54" EAST 68.10 FEET);

THENCE SOUTH 06°21'37" EAST, 21.62 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 441.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°03'44" AN ARC DISTANCE OF 23.60 FEET (CHORD BEARS SOUTH 07° 53' 29" EAST 23.59 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 09°25'21" EAST, 278.57 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 470.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°57'06" AN ARC DISTANCE OF 532.80 FEET (CHORD BEARS SOUTH 22° 50' 48" WEST 504.73 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 55°18'49" WEST, 357.70 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 584.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'07" AN ARC DISTANCE OF 145.61 FEET (CHORD BEARS SOUTH 48° 10' 15" WEST 145.23 FEET) TO A POINT OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAS A CURVE 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°31'58" AN ARC DISTANCE OF 82.55 FEET (CHORD BEARS SOUTH 56° 47' 41" WEST 81.51 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 72°33'40" WEST, 48.78 FEET;

THENCE SOUTH 20°06'25" EAST, 18.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 238.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'31" AN ARC DISTANCE OF 129.15 FEET (CHORD BEARS SOUTH 04° 33' 39" EAST 127.57 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 10°59'06" WEST, 109.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 345.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'47" AN ARC DISTANCE OF 157.84 FEET (CHORD BEARS SOUTH 02° 07' 17" EAST 156.47 FEET) TO A POINT OF TANGENCY;

THENCE SOUTH 15°13'41" EAST, 60.32 FEET;

THENCE SOUTH 74°46'19" WEST, 60.00 FEET;

THENCE NORTH 15°13'41" WEST, 60.32 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 405.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'47" AN ARC DISTANCE OF 185.29 FEET (CHORD BEARS NORTH 02° 07' 17" WEST 183.68 FEET);

THENCE NORTH 10°59'06" EAST, 109.24 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 178.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'31" AN ARC DISTANCE OF 96.59 FEET (CHORD BEARS NORTH 04° 33' 39" WEST 95.41 FEET);

THENCE NORTH 20°06'25" WEST, 78.51 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 205.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'41" AN ARC DISTANCE OF 88.30 FEET (CHORD BEARS NORTH 07° 46' 05" WEST 87.62 FEET);

THENCE NORTH 04°34'16" EAST, 15.48 FEET;

THENCE NORTH 85°25'44" WEST, 21.50 FEET;

THENCE NORTH 53°11'02" WEST, 103.51 FEET;

THENCE NORTH 64°05'26" WEST, 81.63 FEET;

THENCE NORTH 47°02'07" WEST, 109.08 FEET;

THENCE NORTH 24°35'16" WEST, 109.13 FEET;

THENCE NORTH 6°58'12" WEST, 70.56 FEET;

THENCE NORTH 60°48'21" WEST, 10.00 FEET;

THENCE NORTH 29°11'39" EAST, 163.20 FEET;
 THENCE NORTH 20°00'31" EAST, 97.60 FEET;
 THENCE NORTH 76°15'35" EAST, 90.63 FEET;
 THENCE NORTH 76°22'02" EAST, 51.77 FEET;
 THENCE NORTH 86°49'57" EAST, 51.95 FEET;
 THENCE NORTH 74°23'31" EAST, 64.69 FEET;
 THENCE NORTH 45°13'16" EAST, 16.69 FEET;
 THENCE NORTH 14°36'56" EAST, 64.38 FEET;
 THENCE NORTH 19°23'56" WEST, 46.82 FEET TO THE POINT OF BEGINNING;
CONTAINING 17.29 ACRES, MORE OR LESS.

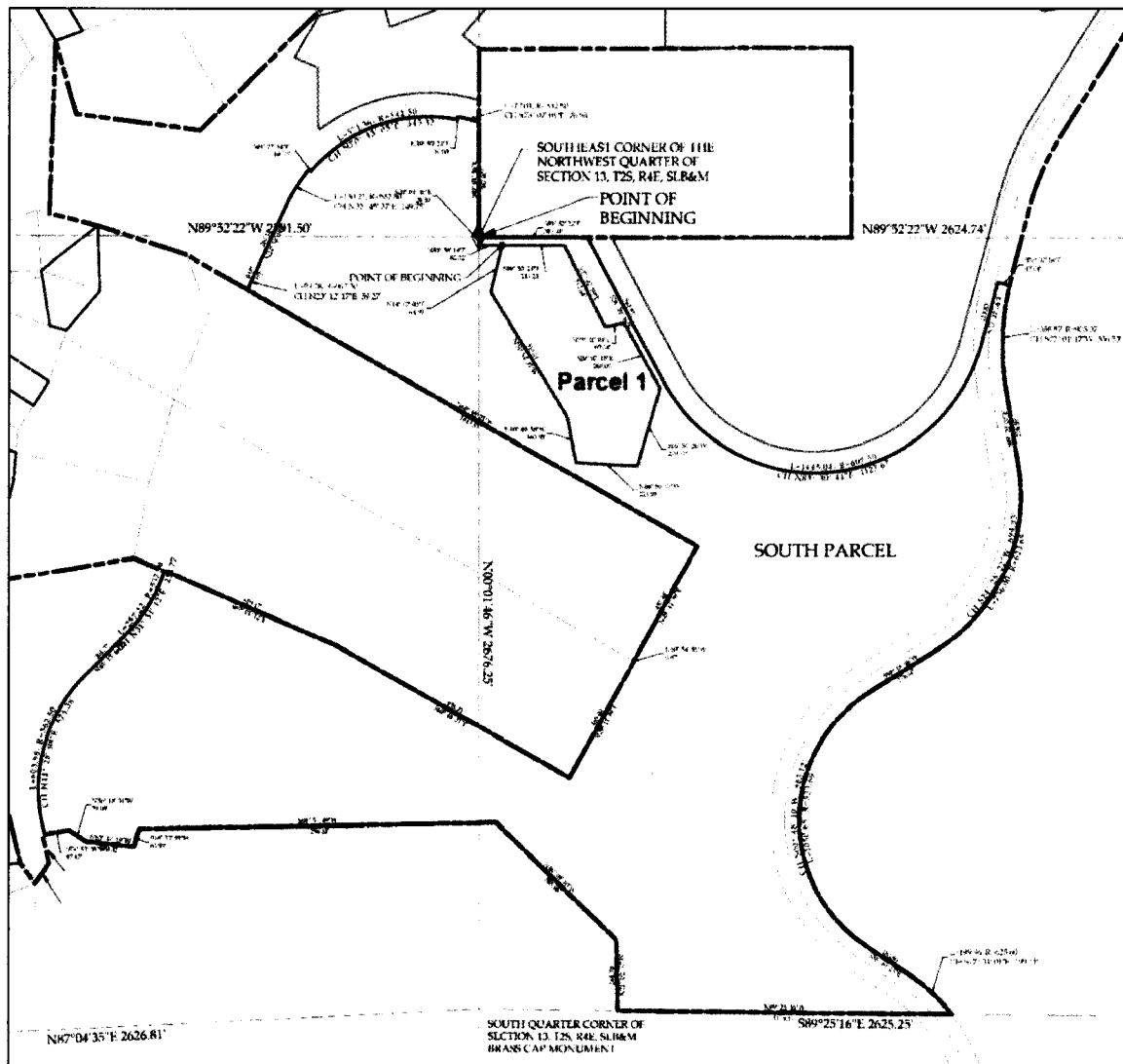


EXHIBIT B
POINTE PARCEL

Parcel – 19

Beginning at a point on the South line of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being North 87°23'04" East 1617.10 feet from the Southwest corner of said Section 13 (brass cap); thence

North 26°00'00" West a distance of 340.416 feet; thence North 15°46'21" East a distance of 366.640 feet; thence North 84°47'13" West a distance of 134.390 feet; thence North 16°52'26" East a distance of 2.132 feet; thence North

89°10'25" East a distance of 880.956 feet; thence South 00°49'35" East a distance of 653.504 feet; thence South 87°23'04" West along said South line as shown on that certain East Park Subdivision re-tracement survey filing no. OWC-

024-013-3-0541, filing date August 28, 1996, by Richard K. Johanson, a distance of 708.243 feet to the Point of Beginning.

Portions of Wasatch County Tax Serial Number: OWC-0010-1

Parcel – 20

Beginning at a point on the South line of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being North 87°23'04" East 2626.95 feet from the Southwest corner of said Section 13; and South 87°23'04"

West 301.609 feet along said South line as shown on that certain East Park Subdivision re-tracement survey filing no. OWC-024-013-3-0541, filing date August 28, 1996, by Richard K. Johanson; thence along said South line of Section

13, North 87°23'04" East 301.609 feet; thence South 89°08'20" East 488.71 feet; thence North 00°49'35" West 244.483 feet; thence North 45°49'35" West 585.48 feet; thence South 89°10'25" West 376 feet; thence South 00°49'35"

East 653.504 feet to the Point of Beginning.

Portions of Wasatch County Tax Serial Number: OWC-0010-1

EXHIBIT B
SAGE HEN HOLLOW PARCEL

Parcel - 9

BEGINNING at the Northeast corner of Lot 256, EAST PARK, PLAT 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and

West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30'00" East 1855.54 feet; thence North 29°30'00" East 457.45 feet; thence North 60°30'00" West 2062.18 feet; thence South

20°57'00" East 225.00 feet; thence South 23°28'34" West 315.919 feet to the point of **BEGINNING**.

Wasatch County Tax Serial Number: OWC-0018-0

Parcel - 11

BEGINNING at the Northeast corner of Lot 256, East Park, Plat 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and

West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30' East 1856.21 feet; thence South 29°30' West 465.00 feet; thence North 60°30' West 938.21 feet; thence North 66°42'51" West

776.31 feet; thence North 11°58'25" East 269.934 feet; thence North 16°56'29" East 298.776 feet to the point of **BEGINNING**.

Wasatch County Tax Serial Number: OWC-0024-0

EXCEPTING FROM THE ABOVE DESCRIBED SOUTH PARCEL, ALL THOSE PORTIONS LYING WITHIN THE FOLLOWING:

EXCEPTION PARCEL NO. 1:

THAT CERTAIN REAL PROPERTY SITUATED IN WASATCH COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 28.40 FEET SOUTH 00°01'46" EAST AND 82.32 FEET NORTH 89°58'14" EAST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'24" EAST 219.21 FEET; THENCE SOUTH 27°02'59" EAST 312.84 FEET; THENCE NORTH 79°41'05" EAST 69.04 FEET; THENCE SOUTH 29°07'15" EAST 260.00 FEET; THENCE SOUTH 16°30'26" WEST 279.77 FEET; THENCE NORTH 86°56'07" WEST 216.93 FEET; THENCE NORTH 10°49'58" WEST 106.05 FEET; THENCE NORTH 31°54'33" WEST 510.31 FEET; THENCE NORTH 14°02'05" EAST 164.99 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 2:

SKYRIDGE SUBDIVISION ORION PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 24, 2019 AS ENTRY NO. 465018 IN BOOK 1255 AT PAGES 1595-1614 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" WEST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON A CURVE THAT IS CONCAVE TO THE NORTH, ON THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY WHICH IS NORTH 89°52'22" WEST ALONG THE CENTER SECTION LINE 1556.67 FEET AND SOUTH 00° 07' 38" WEST 801.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID CURVE HAS A RADIUS OF 607.50 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'27" AN ARC DISTANCE OF 114.59 FEET (CHORD BEARS SOUTH 84° 27' 54" EAST 114.42 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'52" AN ARC DISTANCE OF 30.02 FEET (CHORD BEARS NORTH 88° 42' 57" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'49" AN ARC DISTANCE OF 30.01 FEET (CHORD BEARS NORTH 85° 53' 06" EAST 30.01 FEET) TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 607.50 FEET;

EXHIBIT C
THE POINT
OUTFALL SEWER LINE EASEMENT
IN SKYRIDGE
FEBRUARY 3, 2021

A 30.0' WIDE SEWER LINE EASEMENT 15.0' EACH SIDE ALONG THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS N 89° 25' 16" W BETWEEN THE FOUND MONUMENTS FOR THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 00° 01' 46" W 488.34 FEET AND EAST 225.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

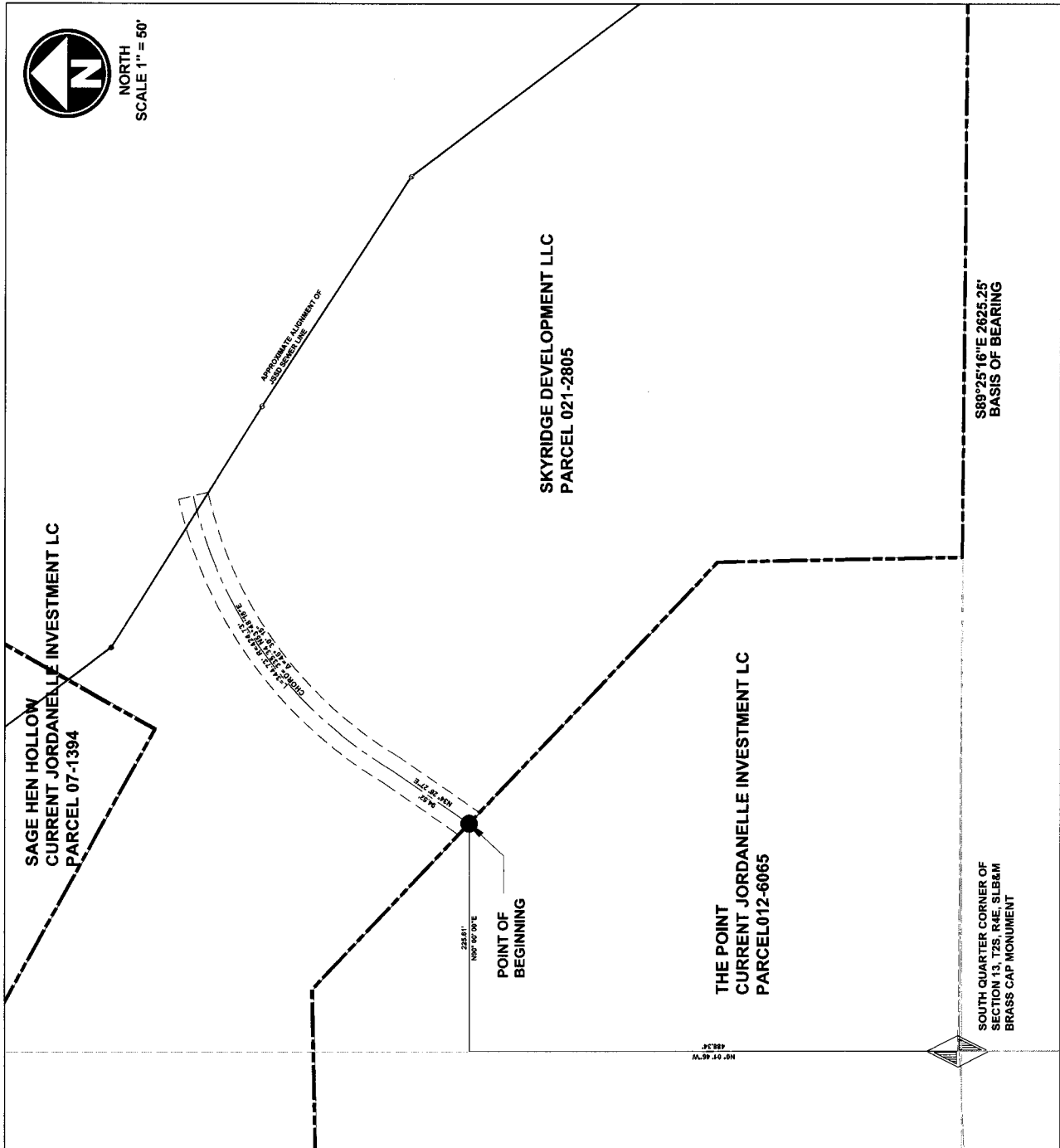
THENCE, N 34' 28' 27" E 94.52 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 424.73 FEET;

THENCE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 30' 15" AND FOR AN ARC DISTANCE OF 344.73 FEET (CHORD BEARING N 53° 48' 18" E FOR 335.34 FEET) MORE OR LESS TO THE INTERSECTION OF THE EXISTING SEWERLINE EASEMENT.



THE POINT SEWER EASEMENT FEBRUARY 2, 2021

EXHIBIT C



SAGE HEN HOLLOW
CURRENT JORDANELLE INVESTMENT LC
PARCEL 07-1394

SKYRIDGE DEVELOPMENT LLC
PARCEL 021-2805

THE POINT
CURRENT JORDANELLE INVESTMENT LC
PARCEL 012-6065

880°25'16"E 2625.25'
BASIS OF BEARING

SOUTH QUARTER CORNER OF
SECTION 13, T2S, R4E, SLB&M
BRASS CAP MONUMENT

338°21'
1402.00' 00"E

347°50' 00"E
347.50' 00"E

PC789
A-29-10-01