



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION

PREPARED FOR

DR HORTON

Job No. 15-0125

(January 10, 2018)

SURVEYED LEGAL DESCRIPTION OF THE ALLRED PROPERTY

A portion of Sections 11 and 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°51'47"W along the Section Line 191.50 feet to the west line of that real property described in Deed Entry No. 2143:1996; thence North along said real property 379.96 feet to the southwest corner of that real property described in Deed Entry No. 49605:2002, said point also being on the east right-of-way line of 3600 West Street; thence N8°00'00"W along said right-of-way 323.25 feet to the south line of that real property described in Deed Entry No. 2143:1996; thence along said south line and the north and west lines of that real property described in Deed Entry No. 108707:2015 the following two (2) course: West 1027.51 feet; thence South 314.06 feet to the north line of Plats "A", River Heights Subdivision, said point also being in an existing fence line; thence S86°32'27"W along said north line and fence line 69.67 feet to the northeast corner of Phase 2A, Gables At Saratoga Springs PUD; thence along the north line of Phases 2A, 2B & 2C, Gables At Saratoga Springs PUD and of Lot 8, Saratoga Town Center Subdivision the following two (2) courses: S75°19'55"W 92.58 feet; thence S74°39'55"W 1361.05 feet to the east right-of-way line of Redwood Road (SR-68) according to the official survey thereof on file in the office of the Utah County Survey Map No. 13-139; thence along said right-of-way the following six (6) courses: N12°01'32"W 1197.08 feet; thence N7°04'04"W 111.01 feet; thence N17°49'26"W 53.54 feet; thence N10°19'26"W 534.72 feet; thence N17°07'16"W 248.44 feet; thence N12°01'32"W 26.86 feet to the south line of that real property described in Deed Entry No. 73992:2005 and an existing fence line; thence along said real property and said fence line the following two (2) course: N46°56'16"E 372.53 feet; thence N53°08'11"E 495.38 feet; thence S68°28'16"E 96.59 feet; thence S63°54'35"E 453.06 feet to the north line of that real property described in Deed Entry No. 2143:1996 and an existing fence line; thence S65°04'00"E along said real property and fence line 765.68 feet to a fence corner; thence N0°02'00"W along an existing fence line 651.01 feet to the south line of that real property described in Deed Entry No. 36374:1981 and an existing fence line; thence along said real property the following three (3) courses: N89°45'33"E along a fence line 1096.45 feet; thence N6°25'53"E 16.54 feet; thence N88°30'38"E 240.90 feet; thence N81°49'32"E 18.78 feet to the southwest corner of that real property described in Deed Entry No. 32373:1979 and an existing fence corner; thence N89°48'41"E along an existing fence line and the south line of that real property described in Deed Entry No. 32373:1979 and Entry No. 36374:1981 and the extension thereof 2718.67 feet to the westerly bank of the Jordan River; thence along said westerly bank the following thirty four (34) courses: S35°39'19"E 28.07 feet; thence S44°03'01"E 302.79 feet; thence S69°48'42"E 135.94 feet; thence S56°15'38"E 244.87 feet; thence S41°49'44"E 72.44 feet; thence S4°53'11"W 78.96 feet; thence S38°31'52"W 315.43 feet; thence S16°20'09"E 49.05 feet; thence S25°29'45"W 139.78 feet; thence S32°09'11"W 247.81 feet; thence S25°07'18"W 109.08 feet; thence S51°35'37"W 166.16 feet; thence S57°03'06"W 269.50 feet; thence S73°42'02"W 93.27 feet; thence S77°52'09"W 183.49 feet; thence S84°00'59"W 166.98 feet; thence S64°52'01"W 141.33 feet; thence N77°58'19"W 161.37 feet; thence S88°35'50"W 73.97 feet; thence S74°35'38"W

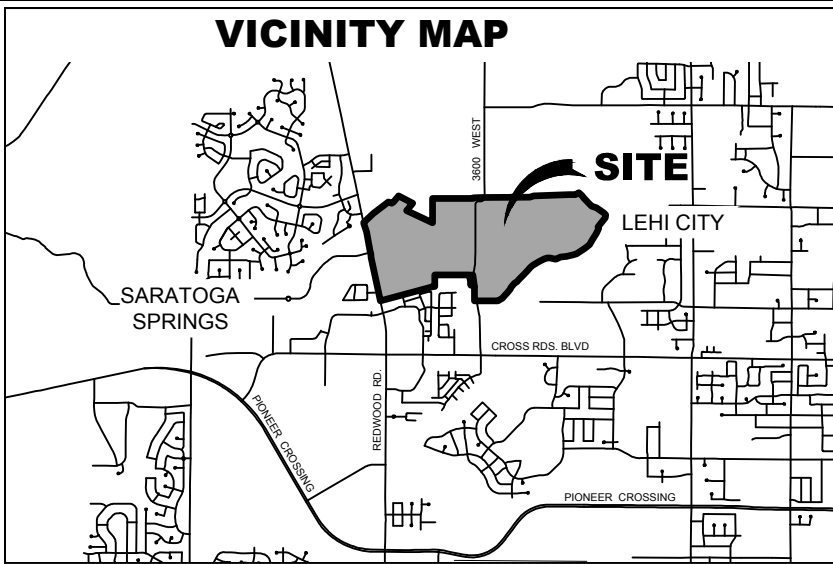
- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

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88.01 feet; thence S62°26'20"W 150.57 feet; thence S58°33'08"W 203.95 feet; thence S50°41'04"W 78.97 feet; thence S42°02'21"W 95.69 feet; thence S42°35'48"W 151.73 feet; thence S44°16'32"W 194.87 feet; thence S38°41'11"W 91.17 feet; thence S58°18'24"W 82.61 feet; thence S40°06'13"W 144.78 feet; thence S29°50'43"W 45.33 feet; thence S36°48'20"W 111.34 feet; thence S41°44'07"W 129.89 feet; thence S45°16'15"W 92.68 feet; thence S59°14'33"W 137.52 feet to the south line of said Section 11; thence S89°52'38"W along the Section Line 436.89 feet to the point of beginning.

Contains: ±292.19 Acres



LEGEND	
	EXISTING WATER METER
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING POWER
	EXISTING GAS LINES
	EXISTING SEWER LINES
	EXISTING WATER LINES
	EXISTING STORM DRAIN LINES

SURVEY CONTAINS:
292.19 ACRES

QUARTER SECTION LINE
S89°52'09"W 5349.07'

WEST 1/4 CORNER
SECTION 11, T5S, R1W, SLB&M
(2003 UTAH COUNTY MONUMENT)

QUARTER SECTION LINE
N10°01'32"W 26.86'

QUARTER SECTION LINE
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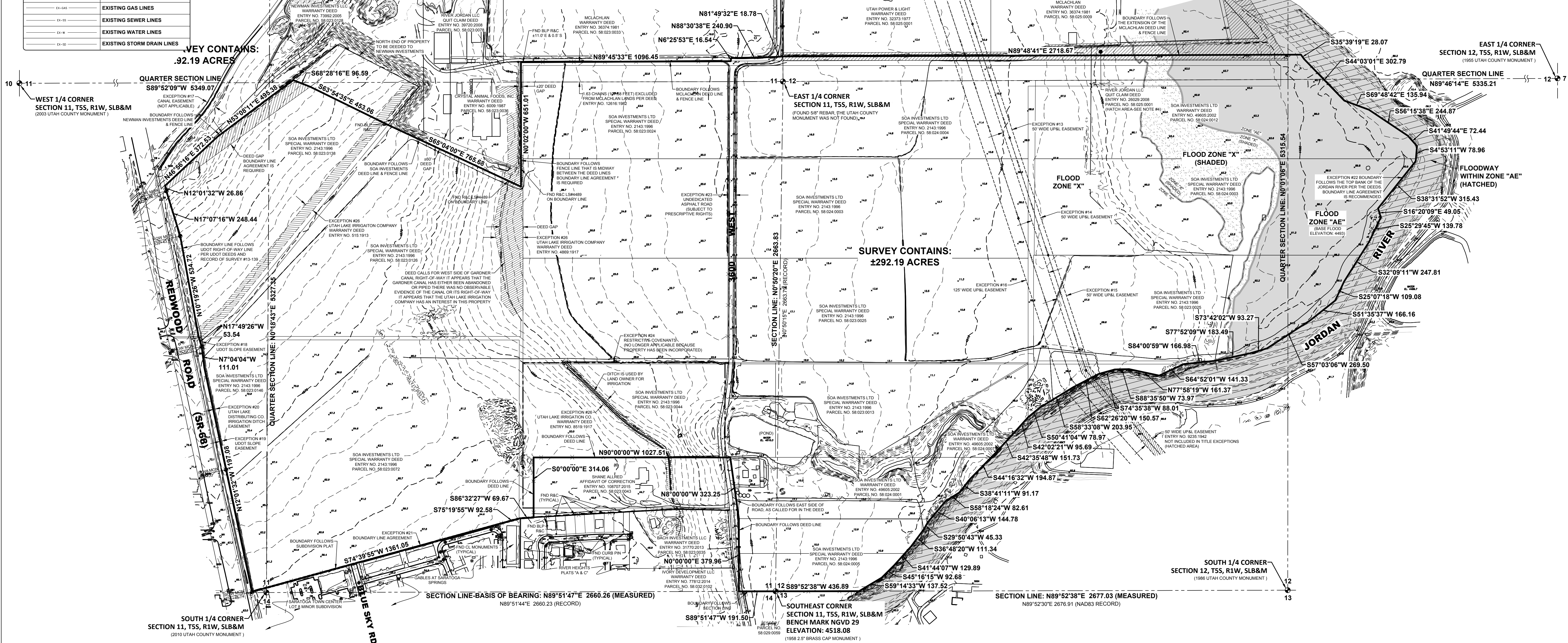
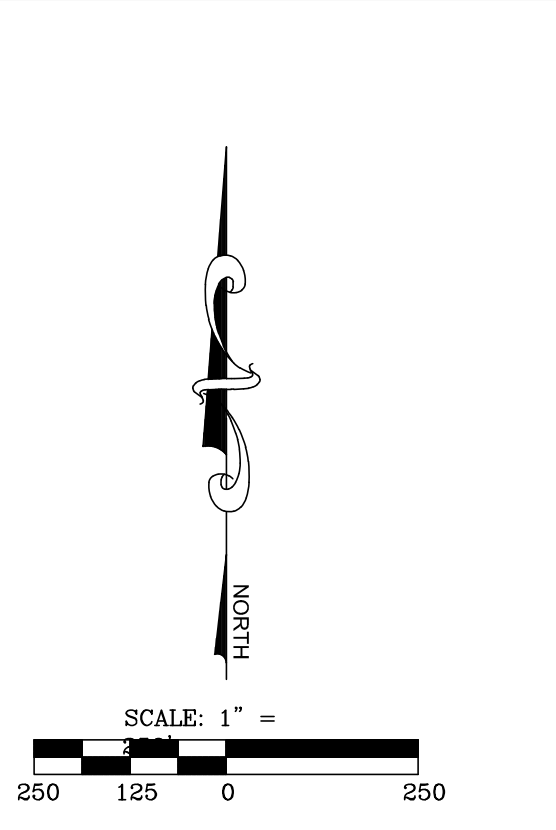
QUARTER SECTION LINE
N10°01'32"W 26.86'

QUARTER SECTION LINE
N10°01'32"W 26.86'

- NOTES**
- The purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the area shown hereon for the clients own intents and purposes.
 - The Basis of Bearing for this survey is N89°51'47"E along the Section Line from the South 1/4 Corner to the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been related to the above mentioned basis of bearing.
 - A title report prepared by Cottonwood Title Insurance Agency, Inc., Order Number: 81154-DP, Effective Date: December 16, 2015 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said report.
 - Parcel No. 58-025-0001 appears to be a remainder description of that property that was described in Deed Entry No. 12445-1965 (owned by Rulon Alford). Scott McLachlan acquired all of Rulon Alford's interest in this parcel by Quit Claim Deed Entry No. 12616-1982 (this deed has the same historic description of the Alford Property that was described by Deed Entry No. 12445-1965 even though Scott McLachlan had already acquired portions of this property by Deed Entry No. 17399-1977 and Entry No. 46954-1979). It appears from the record deeds that Rulon Alford accepted the existing fence line as his south boundary line based upon the fact that he sold his property by Warranty Deed up to that fence line. The area of his original deed that was south of the fence he conveyed by Quit Claim Deed, and did not do this until about five years after the property north of the fence had been conveyed. It appears that the boundary would be fixed along the fence line by rules of acquiescence. It is the opinion of this surveyor that the owner of this property seek legal counsel to resolve this area of conflict.
 - Exception #26 includes Warranty Deeds for portions of the property for canals as shown hereon. It appears that the canals have been abandoned but there may still be rights of ownership held by the irrigation companies or their assigns or heirs.
 - The benchmark for the topographic information provided hereon is the found 1958 Brass Monument at the South 1/4 Corner of Section 11, T5S, R1W, SLB&M, with an NGVD29 Elevation of 4,518.08 feet. Contours are shown hereon at two (2) foot intervals.
 - #5 rebar and cap have been set at all boundary corners unless noted otherwise.
 - This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.

- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence at the time of this survey. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- This property is within three (3) separate flood zones as shown hereon, scaled in from the FIRMS maps indicated below: Flood Zone "X" (areas outside the 500-year flood plain), Flood Zone "X" (Shaded) (areas of 500-year flood; 100 year flood with average depth of less than 1 foot or with drainage area less than 1 square mile, areas protected by levees from 100-year flood) and Flood Zone "AE" (base flood elevations determined) according to the Flood Insurance Rate Map Panel 4902090115 C, Effective Date: July 17, 2002 and Map Panel 4902090105 C, Effective Date: July 17, 2002.
- There is no observable evidence that this site has been used as a solid waste dump, sump or sanitary landfill.
- There was no wet-land delineation of the property performed by a qualified authority at the time that the field work was completed. No wet lands have been shown hereon, but they can be added when a delineation of this property has been completed.
- This survey has been updated to reflect the boundary after the recording of several boundary line agreements. No additional field work was completed since the original survey Dated: March 24, 2016.

ALTA/ACSM LAND TITLE SURVEY



SURVEYOR'S CERTIFICATE

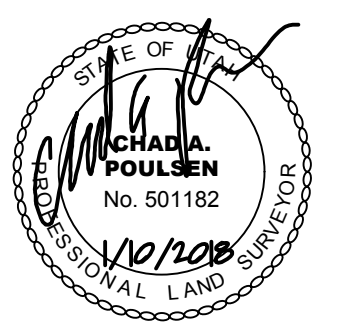
To: DR HORTON, SOA INVESTMENTS, LTD, FIRST AMERICAN TITLE INSURANCE COMPANY, and COTTONWOOD TITLE INSURANCE AGENCY, INC., and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 11(a), 18 and 19 of Table A thereof. The field work was completed on February 11, 2016.

Chad A. Poulson
Chad A. Poulson, PLS

January 10, 2016

Date



LEI
- A Utah Corporation -
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ALTA/ACSM LAND TITLE SURVEY
LOCATION: SECTIONS 11 & 12, T5S, R1W, SLB&M, LEHI, UTAH
PREPARED FOR: DR HORTON
PROPERTY OF: SOA INVESTMENTS, LTD

REVISIONS	
1	11/01/18 Made changes along the north boundary to reflect BLA
2	
3	
4	
5	
6	

LEI PROJECT #: 2015-0125
DRAWN BY: CAP
CHECKED BY: RWH
SCALE: 1" = 250'
DATE: 3/24/2016
SHEET

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TITLE REPORT DESCRIPTIONS

PARCEL 1: (58-023-0072)

Commencing North 24.9 feet and East .11 feet from the Southwest corner of the Southwest quarter of the Southeast quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 1295.2 feet; thence East 1320 feet; thence South 934.29 feet; thence South 75'20'00" West 85.58 feet; thence South 74'40'00" West 1282.88 feet to the beginning.

PARCEL 2: (58-023-0146)

All that portion of the Southeast quarter of the Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian lying Easterly from the right of way of highway known as F. A. S. Project No. 102 and Southeasterly of the right of way of the Utah Lake Irrigation Co. Canal, the boundaries of which are described as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 11; thence Westerly 99 feet, more or less, along the South boundary line of said Section 11, to the Easterly right of way line of said project; thence North 12'12" West 1290 feet, more or less, along the said right of way line, to the Southeasterly right of way line of the Utah Lake Irrigation Company's canal; thence Northeasterly 105 feet, more or less, along said Southeasterly right of way line, to the North boundary line of said Southeast quarter of the Southwest quarter of Section 11; thence Easterly 295 feet, more or less, along said North boundary line to the East boundary line of said Southwest quarter; thence Southerly 1335 feet, more or less, along said East boundary line to the point of beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the Southeast quarter of the Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land is described as follows:

Beginning at the intersection of the existing Easterly highway right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the Northerly line of said entire tract, which point is 357.57 feet, South 89'38'45" West along the South line of said Southeast quarter and 1,263.31 feet, North 00'21'15" West from the South quarter corner of said Section 11 and running thence North 48'18'38" East, along the Northerly line of said entire tract, 36.28 feet to a point 81.60 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 633+56.06; thence South 07'04'01" East, 111.01 feet; thence South 12'01'39" East, 1,198.74 feet, to the South line of said entire tract, which is 72.00 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 620+46.74; thence South 74'38'56" West, along said South line, 21.94 feet to the existing Easterly highway right of way line of said SR-068; thence North 12'01'42" West, along said existing Easterly right of way line, 1,292.64 feet to the point of beginning.

PARCEL 3: (58-023-0147)

Commencing North 1352.98 feet and East 2181.66 feet from the Southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 182.13 feet; thence South 50'07'00" West 201.50 feet; thence North 12'01'14" West 32.5 feet; thence North 12'01'14" West 99.6 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the Southeast quarter of the Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land is described as follows:

Beginning at the intersection of the existing Westerly highway right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the Northerly line of said entire tract, which point is 473.96 feet, South 89'38'45" West along the South line of said Southeast quarter and 1,332.46 feet, North 00'21'15" West from the South quarter corner of said Section 11 and running thence North 89'45'49" East, along the Northerly line of said entire tract, 129.50 feet to a point 76.84 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 634+02.91; thence South 17'49'33" East, 47.09 feet to a point 81.60 feet perpendicularly distant Westerly from the centerline of said Project No. 0068, opposite Engineer Station 633+56.06; thence South 48'18'38" West, 36.28 feet to the existing Easterly highway right of way line of said SR-068; thence South 77'23'07" West, 100.01 feet to the said existing Westerly right of way line; thence North 12'01'43" West along said existing Westerly right of way line, 92.29 feet to the point of beginning.

PARCEL 4: (58-023-0138)

Commencing North 1352.96 feet and East 2363.76 feet from the Southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 50'07'00" East 148 feet; thence North 39'10'00" East 380.09 feet; thence South 77'23'07" West 45.03 feet; thence North 12'01'42" West 92.29 feet; thence North 89'45'49" East 129.13 feet; thence North 39'10'00" East 1076.48 feet; thence North 62'17'00" West 433 feet; thence South 39'41'00" West 216 feet; thence South 54'10'00" West 986.83 feet; thence South 17'07'23" East 247.71 feet; thence South 10'19'33" East 534.61 feet; thence East 53.01 feet to the beginning.

PARCEL 5: (58-023-0126)

Commencing 1338.00 feet North of the Southeast corner of the Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 1329.00 feet; thence North 91.00 feet to the West side of canal right of way; thence North 32'23" West 113.00 feet along Gardner Canal right of way; thence North 06'50" West 389.00 feet along Gardner Canal right of way; thence North 09'41" East 244.00 feet along Gardner Canal right of way; thence North 65'04" West 672.00 feet to East side of canal right of way, 110 foot lift; thence South 39'10" West 1309.00 feet along East side canal right of way; thence South 50'07" West 127.00 feet along East side canal right of way; thence East 270.00 feet to the place of beginning.

PARCEL 6: (58-023-0044)

Commencing North 10.6 chains and West 4 chains from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 495 feet; thence West 1056 feet; thence South 759 feet; thence East 56 feet; thence North 264 feet; thence East 1000 feet to the beginning.

PARCEL 7: (58-023-0025)

Commencing at a point 18 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian and running thence West 20 chains; thence North 8.37 chains; thence East 40 chains; thence South 8.37 chains; thence West 20 chains to the place of beginning.

ALSO: 19-2/3 acres in Lot 7, Section 12, Township 5 South, Range 1 West, Salt Lake Meridian, more particularly described as follows: Commencing 2 chains South of the center of the Southwest quarter of said Section 12 and running thence East to the Jordan River; thence down the Jordan River to a point due East of a point 8.37 chains North of the place of beginning; thence West to a point 8.37 chains North of the place of beginning; thence South to a point of original beginning.

PARCEL 8: (58-024-0003)

Commencing North 26.37 chains from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 20 chains; thence North 7.87 chains; thence East 40 chains; thence South 7.87 chains; thence West 20 chains to the beginning.

ALSO: 19.66 acres in the center of Lot 7, Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

PARCEL 9: (58-023-0024 and 58-024-0004)

Commencing North 34.25 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian; thence West 20 chains; thence North 7.37 chains; thence East 60 chains, more or less, to the Jordan River; thence South 1.63 chains; thence West 20 chains; thence South 5.74 chains; thence West 20 chains to the beginning.

PARCEL 10: (58-024-0012)

16.66 acres on North part of Lot 7, Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

PARCEL 11: (58-024-0001)

Commencing 379.50 feet North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian; thence West 191.50 feet to road; thence North 320.10 feet along the East side of road to center of West end of pond; thence East 1346.50 feet across center of pond; thence North 47'55" East 222.30 feet; thence North 338.58 feet; thence East 1204.50 feet to the West bank of Jordan River; thence South 63'03" West 1787.50 feet along the West bank of the Jordan River; thence West 930 feet to the place of beginning.

PARCEL 12: (58-024-0007)

Commencing North 10.6 chains and East 7.5 chains from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 10 chains; thence North 47'56'00" East 3 chains; thence North 5.13 chains; thence South 59'42'50" West 934.49 feet to the beginning.

PARCEL 13: (58-024-0013)

Commencing North 10.6 chains from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 4 chains; thence North 7.5 chains; thence East 24 chains; thence South 59'02'10" West 962.11 feet; thence West 7.5 chains to the beginning.

PARCEL 14: (58-024-0005)

Commencing at the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 11 rods; thence West 10 feet; thence North 23 rods; thence East 58 rods; thence South 36'39'08" West 473.03 feet; thence West 29.28 rods to the beginning.

PARCEL 15: (58-023-0123 and 58-023-0124)

A parcel of land being part of an entire tract of property situate in Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcels of land are described as follows:

Beginning at a point 473.96 feet, North 00'21'15" West and 1,332.46 feet, North 00'21'15" West from the South quarter corner of said Section 11 and running thence North 89'45'49" East 129.50 feet; thence South 17'49'33" East 47.09 feet; thence South 48'18'38" West 36.28 feet; thence South 77'23'07" West 100.01 feet; thence North 12'01'43" West 92.29 feet to the point of beginning.

SCHEDULE B-EXCEPTIONS

- 1-8. (STANDARD EXCEPTIONS, NOT PLOTTABLE)
9-15. (SUBJECT TO TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
13. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property.
14. (50' wide Power Line Easement as shown hereon, location was adjusted to fit the existing pole line)
15. (50' wide Power Line Easement as shown hereon, location was adjusted to fit the existing pole line)
16. (50' wide Power Line Easement as shown hereon, location was adjusted to fit the existing pole line)
17. Notice of Interest in Canal Property Easement wherein Utah Lake Distributing Company, a Utah corporation claims prescriptive easement rights to said property for ownership, use, operation and maintenance of a canal, roadway and related water delivering facilities.
18. Easement in favor of Utah Department of Transportation for a perpetual easement for the purpose of constructing cut and/or fill slopes and appurtenant parts thereof to facilitate the construction of SR-068 known as Project No. 0068 and incidental purposes.
19. Easement in favor of Utah Department of Transportation for a perpetual easement for the purpose of constructing cut and/or fill slopes and appurtenant parts thereof to facilitate the construction of SR-068 known as Project No. 0068 and incidental purposes.
20. Easement in favor of Utah Lake Distributing Company, a corporation of Utah for a perpetual easement for the purpose of constructing and maintaining an irrigation ditch and appurtenant parts thereof to facilitate the construction of SR-068 known as Project No. 0068 and incidental purposes.
21. Amended and Restated Boundary Agreement by and among SOA Investments, a Utah limited liability company and Holbrook Farms, L.C., a Utah limited liability company, dated May 10, 2005 and recorded May 10, 2005 as Entry No. 50573.2005.
22. The interest, if any, of the State of Utah, or others claiming by, through or under it, to any portion of the property lying within the current and/or historic river bed of the Jordan River.
23. Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of 3600 West Street.
24. Restrictive Covenant Precluding the Residential or Other No-Agricultural Use of the Land by Sherwin Allred and Orallyn Allred, recorded September 7, 1995 as Entry No. 59475 in Book 3762 at Page 35.
25. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded July 11, 2008 as Entry No. 79265:2008 and also recorded April 22, 2010 as Entry No. 32541:2010 and also recorded December 27, 2010 as Entry No. 113146:2010.
26. Any right, title, or interest of Utah Lake Irrigation Company or those claiming by, through, or under said Company as disclosed in those certain Warranty Deeds recorded January 24, 1913 as Entry No. 515 and also recorded July 5, 1917 as Entry No. 4869 and also recorded December 27, 1917 as Entry No. 8519.
27. Any right, title, or interest of Provo Reservoir Company or those claiming by, through, or under said Company as disclosed in that certain Warranty Deed recorded March 20, 1919 as Entry No. 2399.

OVERALL SURVEY DESCRIPTION

A portion of Sections 11 and 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°51'47"W along the Section Line 191.50 feet to the west line of that real property described in Deed Entry No. 2143:1996; thence North along said real property 379.96 feet to the southwest corner of that real property described in Deed Entry No. 49605:2002, said point also being on the east right-of-way line of 3600 West Street; thence N8°00'00"W along said right-of-way 323.25 feet to the south line of that real property described in Deed Entry No. 2143:1996; thence along said south line and the north and west lines of that real property described in Deed Entry No. 108707:2015 the following two (2) course: West 1027.51 feet; thence South 314.06 feet to the north line of Plats "A", River Heights Subdivision, said point also being in an existing fence line; thence S86°32'27"W along said north line and fence line 69.67 feet to the northeast corner of Phase 2A, Gables At Saratoga Springs PUD; thence along the north line of Phases 2A, 2B & 2C, Gables At Saratoga Springs PUD and of Lot 8, Saratoga Town Center Subdivision the following two (2) courses: S75°19'55"W 92.58 feet; thence S74°39'55"W 1361.05 feet to the east right-of-way line of Redwood Road (SR-68) according to the official survey thereof on file in the office of the Utah County Survey Map No. 13-139; thence along said right-of-way the following six (6) courses: N12°01'32"W 1197.08 feet; thence N7°04'04"W 111.01 feet; thence N17°49'26"W 53.54 feet; thence N10°19'26"W 534.72 feet; thence N17°07'16"W 248.44 feet; thence N12°01'32"W 26.86 feet to the south line of that real property described in Deed Entry No. 73992:2005 and an existing fence line; thence along said real property and said fence line the following two (2) course: N46°56'16"E 372.53 feet; thence N53°08'11"E 495.38 feet; thence S68°28'16"E 96.59 feet; thence S63°54'35"E 453.06 feet to the north line of that real property described in Deed Entry No. 2143:1996 and an existing fence line; thence S65°04'00"E along said real property and fence line 765.68 feet to a fence corner; thence N0°02'00"W along an existing fence line 651.01 feet to the south line of that real property described in Deed Entry No. 36374:1981 and an existing fence line; thence along said real property the following three (3) courses: N89°45'33"E along a fence line 1096.45 feet; thence N6°25'53"E 16.54 feet; thence N88°30'38"E 240.90 feet; thence N81°49'32"E 18.78 feet to the southwest corner of that real property described in Deed Entry No. 32373:1979 and an existing fence corner; thence N89°48'41"E along an existing fence line and the south line of that real property described in Deed Entry No. 32373:1979 and Entry No. 36374:1981 and the extension thereof 2718.67 feet to the westerly bank of the Jordan River; thence along said westerly bank the following thirty four (34) courses: S35°39'19"E 28.07 feet; thence S44°03'01"E 302.79 feet; thence S69°48'42"E 135.94 feet; thence S56°15'38"E 244.87 feet; thence S41°49'44"E 72.44 feet; thence S4°53'11"W 78.96 feet; thence S38°31'52"W 315.43 feet; thence S16°20'09"E 49.05 feet; thence S25°29'45"W 139.78 feet; thence S32°09'11"W 247.81 feet; thence S25°07'18"W 109.08 feet; thence S51°35'37"W 166.16 feet; thence S57°03'06"W 269.50 feet; thence S73°42'02"W 93.27 feet; thence S77°52'09"W 183.49 feet; thence S84°00'59"W 166.98 feet; thence S84°52'01"W 141.33 feet; thence N77°58'19"W 161.37 feet; thence S88°35'50"W 73.97 feet; thence S74°35'38"W 88.01 feet; thence S62°26'20"W 150.57 feet; thence S58°33'08"W 203.95 feet; thence S50°41'04"W 78.97 feet; thence S42°02'21"W 95.69 feet; thence S42°35'48"W 151.73 feet; thence S44°16'32"W 194.87 feet; thence S38°41'11"W 91.17 feet; thence S58°18'24"W 82.61 feet; thence S40°06'13"W 144.78 feet; thence S29°50'43"W 45.33 feet; thence S36°48'20"W 111.34 feet; thence S41°44'07"W 129.89 feet; thence S45°16'15"W 92.68 feet; thence S59°14'33"W 137.52 feet to the south line of said Section 11; thence S89°52'38"W along the Section Line 436.89 feet to the point of beginning.

Contains: ±292.19 Acres



A Utah Corporation - ENGINEERS SURVEYORS PLANNERS

3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com

ALTA/ACSM LAND TITLE SURVEY LOCATION: NW1/4 & NE1/4 OF SECTION 16 & SE1/4 & SW1/4 OF SECTION 9, T8S, R3E, S16&M, MAPLETON, UTAH PREPARED FOR: DR HORTON PROPERTY OF: STILLMAN ROAD 1, LLC

Table with 2 columns: REVISIONS, Description of changes. Row 1: 1 11/01/18 Made changes along the north boundary to reflect BLA. Row 2: 2 -

LEI PROJECT #: 2015-0125 DRAWN BY: CAP CHECKED BY: RWH SCALE: NONE DATE: 3/14/2016 SHEET

