

## 5400 SOUTH AND BANGERTER HIGHWAY COMMUNITY DEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The 5400 South and Bangerter Highway Community Development Project Area is enclosed within the following boundaries:

Legal Description of the Project Area Boundaries. The legal description of the boundaries of the 5400 South and Bangerter Highway Community Development Project Area (the "Project Area") covered by the Project Area Plan is as follows, to-wit:

A tract of land situate in the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 7, the W $\frac{1}{2}$  of the SW $\frac{1}{4}$ , the E $\frac{1}{2}$  of the SW $\frac{1}{4}$ , and the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 8, the W $\frac{1}{2}$  of the NW $\frac{1}{4}$ , the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 17, the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 18, Township 2 South, Range 1 West Salt Lake Base & Meridian. The Basis of Bearing is S 89°48'51" E as determined from available Salt Lake County Surveyors Office record State Plane Coordinate data adjusted to ground coordinates between the Southwest Corner and the South Quarter Corner said Section 8. The following legal description was prepared based solely on available record information and is more particularly described as follows:

Beginning at the intersection of 5400 South Street and 4015 West Street, which point is approximately 113.19 feet S 76°59'59" W from the Southwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base & Meridian; thence S 00°08'49" W 1062.04 feet along the centerline of 4015 West Street to a point of intersection with the westerly extension of the northerly boundary line of that certain property conveyed to Meggin Hill by Warranty Deed and recorded as Entry No. 9062595 in Book 8987 at Page 7239 in the Salt Lake County Recorders Office, Salt Lake County, Utah; thence S 89°39'21" E 136.88 feet along the northerly boundary line and extension thereof of said Meggin Hill's property to the westerly boundary line of that certain property conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by Special Warranty Deed and recorded as Entry No. 6827665 in Book 7845 at Page 450 in the said Salt Lake County Recorders Office; thence N 00°20'39" E 0.31 feet along the westerly boundary line of the said Church of Jesus Christ of Latter-Day Saints property to the Northwest Corner of said property; thence S 89°39'21" E 1666.30 feet along the northerly boundary line of said Church of Jesus Christ of Latter-Day Saints property and the northerly boundary line of the Westwood No. 1 Subdivision, recorded as Entry No. 2855288 in Book 76-9 at Page 190 of the said Salt Lake County Recorders Office to the westerly boundary line of Bangerter Highway; thence along the westerly boundary line of said Bangerter Highway for the following three (3) courses: 1) N 17°51'06" W 662.36 feet 2) N 14°16'19" W 192.84 feet 3) N 17°51'06" W 54.52 feet to a point on the westerly extension of the northerly boundary line of the Whitewood Estates No. 4 Subdivision, recorded as Entry No. 3858460 in Book 83-10 at Page 129 in the said Salt Lake County Recorders Office; thence crossing said Bangerter Highway along the westerly extension of the said northerly boundary line of Whitewood Estates No. 4 Subdivision and continuing along said northerly boundary line for the following three (3) courses: 1) S 89°48'51" E 327.33 feet 2) S 00°08'51" W 8.85 feet 3) S 89°48'51" E 798.00 feet to the westerly right of way line of Whitewood Drive (3615 West Street) as defined by the Whitewood Estates Subdivision recorded as Entry No. 3168502 in Book 78-9 at Page 268 in the said Salt Lake County Recorders Office, which point is on a 280.00-foot radius curve to the right (radius point bears S 58°18'21" E); thence along the said westerly right of way line of Whitewood Drive and northerly extension thereof for the following four (4) courses: 1) 7.02 feet along the arc of said curve through a central angle of 01°26'13" (chord bearing N 32°24'45" E 7.02 feet) to a point of tangency; 2) N 33°07'52" E 86.22 feet to a point of tangency with a 150.00-foot radius curve to the left; 3) 86.35 feet along the arc of said curve through a central angle of 32°59'01" (chord bearing N 16°38'21" E 85.16 feet) to a point of tangency; 4) N 00°08'51" E 126.03 feet to a point of intersection with the extension of the northerly right of way line 5400 South Street at 3600 West Street; thence S 89°48'44" E 178.04 feet along said extension of the northerly right of way line of 5400 South Street to the Southeast Corner of Lot 333, Indian Village South No. 7 Subdivision recorded as Entry No. 2922286 in Book 77-3 at Page 81 of the said Salt Lake County Recorders Office; thence N 00°11'16" E 150.00 feet along the easterly lot lines of Lot 333 and Lot 332 of said Indian Village South No. 7 Subdivision to the Northeast Corner of said Lot 332; thence N 89°52'29" W 181.23 feet along the northerly lot line of said Lot 332 and extension thereof and crossing 3600 West Street to the westerly right of way line of said 3600 West Street; thence N 00°07'31" E 192.32 feet along the westerly right of way line of said 3600 West Street to a southerly boundary line of MT. Shadows Condominium recorded as Entry No. 6706432 in Book 97-8P at Page 239 in the said Salt Lake County Recorders Office; thence along the southerly,

easterly and westerly boundary lines of the said MT. Shadows Condominium for the following twelve (12) courses: 1) N 89°48'51" W 256.41 feet; 2) S 34°13'13" W 173.44 feet; 3) N 89°48'51" W 25.00 feet; 4) S 28°45'11" W 34.00 feet; 5) S 46°39'51" E 28.49 feet; 6) S 00°11'09" W 13.42 feet; 7) N 89°48'51" W 71.07 feet; 8) S 00°07'24" W 15.00 feet; 9) N 86°31'06" W 64.66 feet; 10) N 00°07'24" E 10.65 feet; 11) N 89°48'51" W 72.21 feet; 12) N 00°07'24" E 15.04 feet to a Southeast Corner of that certain property conveyed to VBC Mulberry Park LP by Special Warranty Deed and recorded as Entry No. 9851149 in Book 9353 at Page 8582 in the said Salt Lake County Recorders Office; thence N 89°48'44" W 764.88 feet along the southerly boundary line of said VBC Mulberry Park LP and westerly extension thereof, crossing Bangerter Highway to the westerly boundary line of said Bangerter Highway, which point is on a 2621.48-foot radius curve to the right (radius point bears N 72°26'01" E); thence along the said westerly boundary line of said Bangerter Highway 469.68 feet along the arc of said curve through a central angle of 10°15'55" (chord bearing N 12°26'02" W 469.05 feet) to the Southeast Corner of the Kingsgate II Subdivision recorded as Entry No. 3097406 in Book 78-4 at Page 122 of the said Salt Lake County Recorders Office; thence N 89°49'19" W 1003.45 feet along the southerly boundary lines of said Kingsgate II Subdivision and the Kingsgate Subdivision recorded as Entry No. 3000583 in Book 77-9 at Page 293 in said Salt Lake County Recorders Office to the Southwest Corner of said Kingsgate Subdivision; thence N 00°10'41" E 295.00 feet along a westerly boundary line of said Kingsgate Subdivision to the southerly right of way line of Squire Crest Drive (5245 South Street); thence N 89°49'19" W 275.10 feet along the southerly right of way line of said Squire Crest Drive and westerly extension thereof to the centerline of 4015 West Street; thence S 00°20'27" W 981.44 feet along the centerline of said 4015 West Street to the point of beginning.

Containing approximately 77.692 acres, more or less.

MAP OF 5400 SOUTH AND BANGERTER HIGHWAY COMMUNITY  
DEVELOPMENT PROJECT AREA

