

Complete Legal Description of Agricultural Land

05-034-0-0089

THAT PORTION OF THE W1/2 OF SEC 16, T2S, R4W, LYING N OF S R/W LI OF HWY 138 —LESS: COM AT THE SE COR OF THE NW1/4 OF SEC 16, TH N 89°55' W 20 RDS; TH N 1°05'2 160 RDS, TH S 89°55' E 20 RDS, TH S 1°05' E 160 RDS TO BEG —LESS 5-34-16. —LESS 0.80 AC DEEDED TO DELAUN BLAKE 320/384. —LESS 53.87 AC DEEDED TO CHARLES WARR 326/322-23. —LESS 1.5 AC TO 5-34-27 FOR 2002 YEAR. —LESS 0.01 AC DEEDED TO PARCEL 9 PUD COMM PH 1 (922/259) BALANCE DESCRIPTION OF 5-34-28 FOR 2005 YEAR.—LESS 2.62 AC TO 5-34-53. BALANCE OF 5-34-29 AFTER 5-34-53 FOR 2007 YEAR.—LESS 4.8 AC TO 5-34-58. BALANCE OF 5-34-54 AFTER 5-34-58 FOR 2007 YEAR. —LESS 1.18 AC TO STARSIDE PH 2 - PARCEL 9 PUD. BALANCE OF 5-34-60 FOR 2008 YEAR. 77.88 AC—LESS 0.27 AC TO STANSBURY PARK IMPROVEMENT DISTRICT. —TOGETHER WITH A STRIP OF LAND 20 FEET IN WIDTH SITUATED IN THE NORTHEAST QUARTER OF SECTION 17 AND NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE WARR FAMILY PROPERTIES PARCEL RECORDED AS ENTRY NO 200287 SAID POINT BEING NORTH 0°23'31" WEST, ALONG THE SECTION LINE, 880.84 FEET, AND NORTH 89°36'29" EAST, 16.02 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 26°49'40" EAST, 19.96 FEET, THENCE SOUTH 62°26'59" WEST, 198.56 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET TO AFORESAID WARR PARCEL; THENCE NORTH 62°26'59" EAST ALONG SAID WARR PARCEL, 180.57 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE NORTH 62°34'10" EAST, 17.98 FEET TO THE POINT OF BEGINNING. CONTAINS 3,971 SF OR 0.091 ACRES—SUBJECT TO: A STRIP OF LAND 20.00 FEET IN WIDTH SITUATED IN THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED IN TOOELE COUNTY, STATE OF UTAH SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT NORTH 0°23'31" WEST, ALONG THE SECTION LINE, 626.15 FEET AND SOUTH 89°36'29" WEST, 79.07 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 62°44'32" EAST, 198.55 FEET; THENCE SOUTH 26°49'40" EAST, 20.00 FEET; THENCE SOUTH 62°44'32" WEST, 198.55 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET, TO THE POINT OF BEGINNING. CONTAINS 3,971 SQUARE FEET, OR 0.091 ACRES. BALANCE OF 5-34-63 AFTER 5-35-28 FOR 2012 YEAR. 77.61 AC—LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN SAID PARCEL LOCATED IN TOOELE COUNTY, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°42'06" WEST ALONG THE NORTH SECTION LINE OF SAID SECTION A DISTANCE OF 659.22 FEET AND SOUTH 0°17'54" EAST, PERPENDICULAR TO SAID SECTION LINE A DISTANCE OF 831.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY LINE OF STARSIDE PHASE 2, PARCEL 9 P.U.D. PER ENTRY NO. 283256; THENCE ALONG THE BOUNDARY LINE AND EXTENSION THEREOF OF SAID SUBDIVISION THE FOLLOWING TWO(2) COURSES AND DISTANCES: 1) SOUTH 26°43'09" EAST 334.32 FEET; 2) SOUTH 14°36'35" WEST ALONG SAID BOUNDARY LINE AND THE EXTENSION THEREOF 711.24 FEET; THENCE SOUTH 30°22'18" EAST 687.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SR. 138, A PUBLIC ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 63°21'12" WEST 372.99 FEET; THENCE NORTH 30°14'40" WEST 596.31 FEET; THENCE NORTH 85°50'46" WEST 113.66 FEET; THENCE NORTH 78°28'14" WEST 472.92 FEET; THENCE NORTH 30°36'02" WEST 611.18 FEET; THENCE NORTH 62°34'10" EAST 1212.48 FEET; THENCE SOUTH 27°10'09" EAST 18.75 FEET; THENCE NORTH 62°46'14" EAST 133.38 FEET TO THE POINT OF BEGINNING. BALANCE OF 5-34-78 AFTER 5-34-86 (ENTRY #422836) FOR 2016 YEAR. 48.51 AC—LESS 8.40 AC TO WILD HORSE RANCH SUBDIVISION PH 1 (ENTRY # 427785). BALANCE OF 5-34-87 AFTER WILD HORSE RANCH SUBDIVISION PH 1 (19-39) FOR 2017 YEAR. 40.11 AC—LESS 4.92 AC TO WILD HORSE RANCH SUBDIVISION PHASE 2 (ENTRY 427786) BLANCE OF 5-34-88 AFTER WILD HORSE RANCH SUBDIVISION PH 2 (19-40) FOR 2017 YEAR. 35.19 AC