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Book - 11016 Pg - 952-954
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MAGNA METRO TOWNSHIP
SLCO COUNCIL CLERK N WATT
2001 S STATE ST STE N2-700
SLC UT 84190
BY: NGA, DEPUTY - WI 3 P.

WHEN RECORDED RETURN TO:
Magna Metro Township
8952 West Main Street
Magna, UT 84044
ATTN: Greg Schultz

Space above for County Recorder's use

Parcel No. 3853.011:C
Tax Serial No. 14-21-479-043
County Project No. EFCMC 19 0016
Surveyor WO: W090319053

QUITCLAIM DEED
Non-Profit Corporation

ENTHEOS ACADEMY, a Utah non-profit corporation, GRANTOR(s), of Salt Lake County, State of Utah, hereby Quitclaim(s) to Magna Metro Township, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, said GRANTOR, has caused this instrument to be executed by its proper officer's thereunto duly authorized, this 11th day of August, A.D. 20 20.

ENTHEOS ACADEMY
Non-Profit Corporation

By: Rod S. Eichenberger
Rod S. EICHENBERGER

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the date first above written personally appeared before me, Rod S Eichenberger who, being by me duly sworn, says that he/she is Board Chairman of ENTHEOS ACADEMY, a Utah non-profit corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of it's Board of Directors or by the authority of its Articles of Incorporation and the said Rod S Eichenberger acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Maurine L. Bachman
My Commission Expires: 12/9/2022
Residing in SLC



Prepared by BFM, Salt Lake County Surveyor, June 15, 2020

(EXHIBIT A)

A parcel of land being a part of Lot 5, Colony Farms Subdivision recorded January 3, 2019 as Entry No. 12912961 in Book 2019 of Plats, at Page 2 in the Office of the Salt Lake County recorder. Said parcel of land is located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of said Lot 5; Colony Farms Subdivision at a point in the westerly right-of-way line of 7200 West Street; thence West 9.38 feet along the Southerly line of said Lot 5; thence N. 00°20'13" W. 204.87 feet; thence N. 43°05'03" W. 41.14 feet to the northeasterly line of said Lot 5 and southerly right-of-way line of Loudon Grove Drive at a point of non-tangency with a 198.50 - foot radius curve to the left, concave northerly (Radius point bears N. 23°07'11" E.); thence along said lines the following three (3) courses: 1) Easterly 31.17 feet along the arc of said curve, through a central angle of 08°59'52", to a point of reverse curvature with a 24.50 – foot radius curve to the right, concave southwesterly; 2) Southeasterly 9.53 feet along the arc of said curve, through a central angle of 22°16'57"; 3) S. 00°09'32" E. 220.93 feet to the **Point of Beginning**.

The above described parcel of land contains 2,450 square feet in area or 0.056 acres, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°54'03" W. along the Section line between the South Quarter and the Southwest Corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

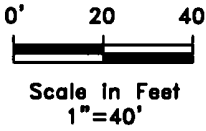


EXHIBIT "B"

LOT 5
ENTHEOS ACADEMY
1421481-002

N42°25'07"E
16.06'
S47°15'39"E
19.50'
19.46'
N47°33'40"W

LOUDON GROVE DR.

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 9.38 | N90° 00' 00"W |
| L2 | 41.14 | N43° 05' 03"W |
| L3 | 4.99 | N90° 00' 00"W |
| L4 | 13.22 | N43° 05' 03"W |

COLONY FARMS SUBDIVISION
E#12912961, B: 2019, P: 2

LEGEND

- Tract Boundary
- Adjacent Parcel
- Section Line
- Centerline Road
- Road Right-of-Way Line
- Temporary Easement
- Quit Claim Deed Area

LOT 5
ENTHEOS ACADEMY
14-21-479-043

PARCEL 3853-011

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BRG | CHD LEN |
| C1 | 31.17 | 198.50 | 8°59'52" | S71° 22' 45"E | 31.14 |
| C2 | 9.53 | 24.50 | 22°16'57" | S64° 44' 12"E | 9.47 |
| C3 | 95.15 | 221.50 | 24°36'45" | N59° 52' 02"W | 94.42 |
| C4 | 67.97 | 198.50 | 19°37'09" | S57° 04' 15"E | 67.64 |

7200 WEST STREET

N0°20'13"W 202.88
N0°20'13"W 204.87
S0°09'32"E 220.93

JR1, LLC
14-21-479-039

POB 3853.011:C
L3
POB 3853.011:TE
L1

DATE: JUNE 15, 2020



BEAGLEY ROAD (2550 SOUTH) PROJECT
Entheos Academy

Prepared for:
MAGNA METRO TOWNSHIP

Sec. 21, T.1S, R.2W, S.L.B.&M.
Work Order No. W090319053 Real Estate No. 3853

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240