DOC ID 20190043935

Notice of Interest Page 1 of 4
Russell Shirts Washington County Recorder
10/23/2019 10:38:33 AM Fee $40.00 By ARTISAN
TITLE

When Recorded Mail to
Communie Group, LLC
C/O Justin Basso
6965 South Union Park #300
Cottonwood Heights, UT 84047

NOTICE OF INTEREST

The undersigned Communie Group, LLC, hereby claims a notice of interest in the following described property situated in Washington County, State of Utah

See Attached Exhibit "A"

Tax ID: SC-6-2-9-43051212
SC-6-2-9-440121

Dated this 23rd day of October, 2019

Communie Group, LLC

_____
Justin Basso

State of Utah   )
:ss
County of Salt Lake   )

The foregoing instrument was acknowledged before me this 23, day of October, 2019 by Justin Basso, Managing Member of Communie Group, LLC

_____
Notary Public

COURTESY RECORDING
This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Artisan Title Insurance, Inc. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

PATTIE DENUNZIO
NOTARY PUBLIC·STATE OF UTAH
COMMISSION# 707263
COMM. EXP. 08-15-2023

EXHIBIT "A"

PARCEL 1:   SC-6-2-9-43051212

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF "RACHEL DRIVE", SAID POINT BEING NORTH 00° 37' 37" EAST, 858.22 FEET ALONG THE SECTION LINE AND SOUTH 89° 22' 23" EAST, 30.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00° 37' 37" EAST, 250.16 FEET, MORE OR LESS, TO THE BOUNDRY LINE OF THE "SANTA CLARA CITY" PROPERTY (DOCUMENT #20130034239); THENCE ALONG SAID BOUNDRY LINE THE FOLLOWING NINTEEN (19) COURSES: SOUTH 86° 54' 29" EAST, 18.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 28° 35' 31" HAVING A RADIUS 200.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 72° 36' 43" EAST, 98.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 99.80 FEET; THENCE SOUTH 58° 18' 58" EAST, 59.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24° 29' 16", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 70° 33' 36" EAST, 84.33 FEET; THENCE ALONG THE ARC OF SAID CURVE 85.48 FEET; THENCE SOUTH 82° 48' 14" EAST, 264.30 FEET TO THE BEGGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 29' 49", HAVING A RADIUS OF 200.00 FEET , AND WHOSE LONG CHORD BEARS SOUTH 70° 03' 20" EAST, 88.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 89.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 21° 21' 41", HAVING A RADIUS OF 750.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 67° 59'16" EAST, 278.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 279.62 FEET TO THE BEGINNING OF A NON- TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 01' 42", HAVING A RADIUS OF 750.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 71° 39' 15" EAST 183.17 FEET; THENCE ALONG THE ARC OF SAID CURVE 183.63 FEET; THENCE SOUTH 64° 38' 24" EAST, 265.08 FEET; THENCE NORTH 90° 00' 00" EAST, 19.96 FEET; THENCE NORTH 81° 14' 21" EAST, 50.27 FEET TO THE BEGINNING OF A NON- TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 40' 41", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CORD BEARS SOUTH 64° 58' 50" EAST, 180.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 184.13 FEET; THENCE SOUTH 46° 08' 29" EAST, 192.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 07' 56", HAVING A RADIUS OF 470.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53° 12' 27" EAST, 115.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 115.93 FEET; THENCE SOUTH 60° 16' 25" EAST, 39.82 FEET TO THE BEGINNING OF A CURVE , SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 03' 39", HAVING A RADIUS OF 125.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 36° 14' 35" EAST, 101.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 104.85 FEET TO THE BEGINNING OF A NON- TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 21' 19", HAVING A RADIUS OF 475.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 53' 25" EAST, 93.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 94.14 FEET; THENCE SOUTH 23° 34' 05" EAST, 60.89 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 25' 57", HAVING A RADIUS OF 125.00 FEET , AND *WHOSE LONG CHORD BEARS SOUTH 01° 51' 07" EAST, 92.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 94.76 FEET TO THE NORTH RIGHT OF WAY LINE OF "PIONEER PARKWAY", SAID POINT ALSO

BEING THE BEGINNING OF A NON- TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 40° 00' 12', HAVING A RADIUS OF 482.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88° 21' 43" WEST, 330.36 FEET; THENCE ALONG SAID RIGHT OF WAY LINE IN THE FOLLOWIGN FOUR (4) COURSES: ALONG THE ARC OF SAID CURVE 337.16 FEET; THENCE SOUTH 68° 21' 37" WEST, 53.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 50' 56", HAVING A RADIUS OF 402.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 79° 47' 04" WEST, 159.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 160.68 FEET; THENCE NORTH 88° 47' 13" WEST, 703.50 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF THE "HARMONS SANTA CLARA , LLC, PROPERTY (DOCUMENT# 20090017972); THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING ALONG SAID EASTERLY BOUNDARY IN THE FOLLOWING FOUR (4) COURSES: NORTH 00° 37' 37" EAST 469.39 FEET; THENCE NORTH 16° 36' 53" WEST 238.26 FEET; THENCE NORTH 28° 38' 27" WEST, 146.96 FEET; THENCE NORTH 89° 22' 23" WEST 504.53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THAT PORTION LYING WITHIN THE DEDICATED ROADWAYS AS SET FORTH ON THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY.

PARCEL 2: SC-6-2-9-440121

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF "RACHEL DRIVE", SAID POINT BEING NORTH 00° 37' 37" EAST, 1201.38 FEET ALONG THE SECTION LINE AND SOUTH 89° 22' 23" EAST, 30.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00° 37' 37" EAST, 809.25 FEET TO THE SOUTH LOT LINE OF LOT 5, IN BLOCK 28 OF THE "SAINT GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY" ; THENCE ALONG SAID SOUTH LOT LINE SOUTH 89° 11'13" EAST, 351.16 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THE "SANTA CLARA CITY" PROPERTY (DOCUMENT # 20130034239); THENCE ALONG THE BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES: SOUTH 45° 53' 15" EAST , 65.23 FEET, MORE OF LESS, TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 21° 16'20", HAVING A RADIUS OF 525.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35°15' 06" EAST, 193.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 194.92 FEET; THENCE SOUTH 24° 36' 55" EAST, 140.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AND ANGLE OF 35° 07' 29", HAVING A RADIUS OF 475.00 FEET, AND WHOSE LONG CORD BEARS SOUTH 42° 10' 40" EAST, 286.65 FEET, THENCE ALONG THE ARC OF SAID CURVE 291.19 FEET; THENCE SOUTH 59° 44' 23" EAST, 441.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 78° 31' 55", HAVING A RADIUS OF 75.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 20° 54' 25" EAST, 94.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 102.80 FEET; THENCE SOUTH 18° 21' 25" WEST, 279.66 FEET; THENCE SOUTH 62° 09' 49" WEST 41.97 FEET; THENCE NORTH 64° 55' 01" WEST, 151.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 37' 51", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 13' 56" WEST, 57.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 57.87 FEET; THENCE NORTH 71° 32' 53" WEST,

299.79 FEET TO THE BEGINNIGN OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17° 43' 30", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 80° 24' 38" WEST, 154.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 154.68 FEET; THENCE NORTH 89° 16' 23" WEST, 48.58 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AND ANGLE OF 17° 35' 56", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 80° 28' 56" WEST, 152.98 FEET; THENCE ALONG THE ARC OF SAID CURVE 153.58 FEET TO THE BEGINNING OF A NON – TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 76° 12' 56", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 33° 34' 11" WEST, 30.86 FEET; THENCE ALONG THE ARC OF SAID CURVE 33.26 FEET TO THE BEGINNING OF A NON – TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 75° 44' 33", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CORD BEARS NORTH 33° 19' 44" WEST, 61.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 66.10 FEET TO THE BEGINNING OF A NON TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AND ANGLE OF 18° 00' 13", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 80° 12' 12" WEST, 156.46 FEET; THENCE ALONG TH ARC OF SAID CURVE 157.11 FEET; THENCE NORTH 89° 12' 18" WEST, 28.14 FEET, MORE OR LESS TO THE POINT OF BEGINNING.