

Parcel 30:063:0059

Adjusted Legal Description

All that land in the City of Payson, County of Utah, State of Utah, being part of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian, U.S. Survey; more particularly described as follows:

Beginning at a Point along the Easterly Right-of-way Line of Turf Farm Road. Said Point is North 04°47'17" West 11.74 feet, and North 89°54'12" East 1182.29 feet, and North 1336.07 feet from the found reference corner of the South Quarter corner of Section 18, Township 9 South, Range 2 East, Salt Lake Basin and Meridian;

Thence East 321.71 feet to the intersection of the fence line called out in the Boundary Line Agreement Entry # 30214 Book 2633 Page 775;
 Thence North 00°45'56" West 18.19 feet along said fence line;
 Thence leaving said fence line and running North 49°46'57" East 139.45 feet to the third fence line called for in said Boundary Line Agreement;
 Thence North 00°15'45" East 247.80 feet along said fence line to the Right-of-Way line being 25 feet perpendicular South of the Centerline of 800 South Street per Deed recorded in Book 1573 Page 675;
 Thence North 89°46'25" West 147.85 feet along said line;
 Thence South 85°42'46" West 139.60 feet;
 Thence South 01°18'19" West 6.17 feet;
 Thence along a non-tangent curve to the left through a central angle of 90°18'59", a radius of 19.00 feet, a distance of 29.95 feet (Chord bears South 45°08'56" West 26.95 feet) to a point along the Easterly right-of-way line of Turf Farm Road
 Thence Southerly along said right-of-way the following three courses:
 South 00°40'11" West 80.23 feet to a point of curvature, Along a curve to the right through a central angle of 35°43'17", a radius of 237.99 feet, a distance of 148.38 feet (Chord bears South 18°31'49" West 145.99 feet) to a point of tangency, and South 36°23'28" West 127.16 feet to the point of beginning.

Contains: 112,035 sf or 2.57 acres

Basis of Bearing = The South line of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian; (North 89°54'12" East)

Also subject to a 10 foot public utility easement around the perimeter of the property.