

Recorded at the Request of:  
Joseph Peter Mockaitis Trustee  
for CHAD 28 Charitable Trust  
c/o P.O. Box 2976 [84771]  
St. George, Utah

ENT 123306:2002 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Oct 18 12:24 pm FEE 15.00 BY SS  
RECORDED FOR MOCKAITIS, JOSEPH PETER

To: SPECIFIC AUTO COMPANY  
Mr. Jeff Oldroyd  
1715 South State  
Orem, Utah 84097

RE: NOTICE OF CONDITIONAL USE PERMIT

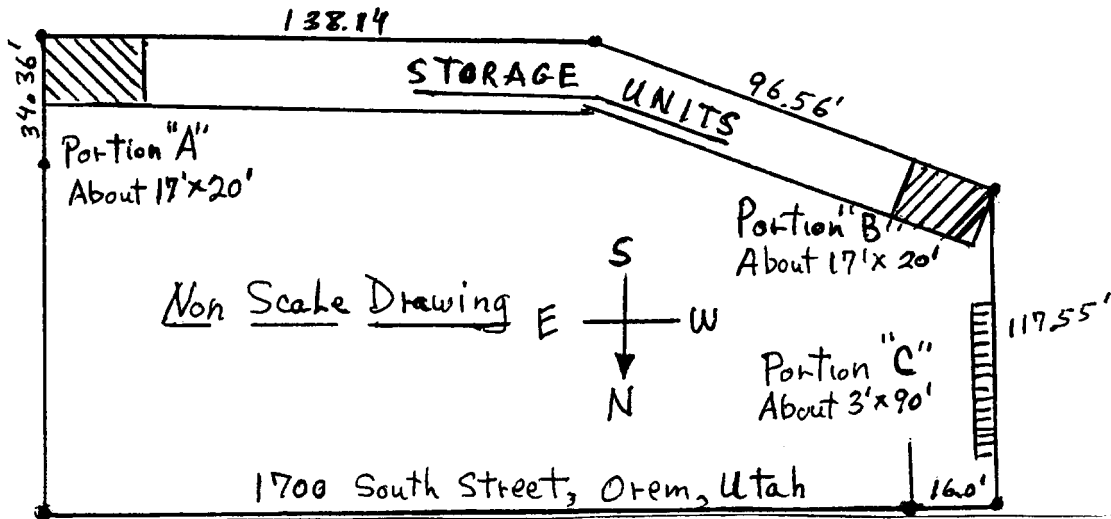
Dear Mr. Jeff Oldroyd, SPECIFIC AUTO COMPANY, and assigns:

CHAD 28 Charitable Trust, purchased CAR MANAGEMENT, a Trust, on or about December 27, 1999, which included a tract of land in Utah county, Utah state, to which we are the record owner, which land is described as follows, and adjoins your land:

COMMENCING at a point located South 645.60 feet and West 1194.62 feet from the East one-quarter corner Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence the following bearings and distances along fence lines: North 89deg.23'12" West 11.37 feet, South 00deg.36'43" East 89.89 feet, South 89deg.41'14" East 84.92 feet, South 38deg.00'28" East 64.22 feet, North 88deg.39'05" East 72.48 feet, South 02deg.45'47" East 34.36 feet, South 88deg.43'27" West 138.14 feet; thence North 52deg.06'52" West 96.56 feet; thence North 00deg.36'43" West 117.55 feet; thence south 89deg.23'12" East along the South Boundary of 1700 South Street 16.00 feet to the point of beginning, together with all improvements thereon and all appurtenances thereunto to the total tract of land described. SUBJECT TO a 20 foot right-of-way on the East and a 16 foot right-of-way on the west. TOGETHER WITH the following described right-of-way: Commencing at a point located West 1014.73 feet and South 647.52 feet from the E 1/4 corner of Section 26, Township 6 South, Range 2 East, SLC B & M; thence South 02deg.45'47" East 137.36 feet, North 88deg.39'05" East 20.00 feet, North 02deg.45'47" West 137.36 feet more or less, South 89deg.23'12" East 20 feet to the point of beginning. Basic of Bearing for this description is the Utah State Plane Coordinates.

The records of our office show that you and/or your business is maintaining an encroachment upon a right of way of the above described land by a roof overhang which intrudes into said right of way, diminishing its width but without closing it to travel, designated as the west side "Portion C" of our land, as shown on the below drawing, to which we have no objection and are hereby granting you a conditional use permit on said described "Portion C", upon the condition that none of the above "Portion C" land can ever be claimed by adverse possession by you or your assigns and/or representatives, and that the right of ownership and title will always remain with CHAD 28 Charitable Trust, its assigns and representatives, as reserved

for the record owner, for their <sup>RC</sup> [redacted] use and benefit, should a future need arise for the record owner's use of "Portion C".



We look forward to your continued friendship as good neighbors and please contact this trust should you have any questions or matters which I can assist you with. With kind regards,

Richard Donald Cooper Trustee for Grantor

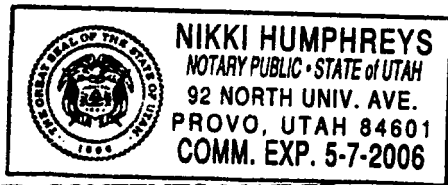
WITNESS, the hand of said Grantor, this 15<sup>th</sup> day of October, A.D., 2002.

State: Utah )  
                  ) SS. Utah  
County: Utah ) Utah

On this the 15 day of October, 2002, personally appeared before me Richard-Donald: Cooper, Trustee for CHAD 28 Charitable Trust, the signer of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed the same in his capacity as Trustee of said Trust.

Nikki Humphreys  
NOTARY PUBLIC

SEAL



CERTIFICATE OF MAILING AND CONTENTS MAILED

I, Enrich Lish hereby certify, that on this 16<sup>th</sup> day of October, 2002, I caused a true copy of **NOTICE OF CONDITIONAL USE PERMIT**, to be mailed prepaid U.S FIRST CLASS MAIL and U.S. PRIORITY MAIL with U.S. Delivery Confirmation # 0302 0980 0001 2928 3553, to the below party at the address shown below:

**SPECIFIC AUTO COMPANY.**  
Mr. Jeff Oldroyd  
1715 South State  
Orem, Utah 84097

[Signature]  
3rd Party Server and Witness



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# Track & Confirm

## Shipment History

You entered 0302 0980 0001 2928 3553

Your item arrived at 3:44 am on October 18, 2002 in OREM, UT 84097. Status is updated every evening. Please check again later.

Here is what happened earlier:

- ACCEPTANCE, October 16, 2002, 2:53 pm, OREM, UT 84097

## Track & Confirm

Enter number from shipping re

[Track & Confirm FAQs](#)



POSTAL INSPECTORS  
Preserving the Trust

[site map](#) [contact us](#) [government s](#)

## U.S. Postal Service Delivery Confirmation Receipt

Postage and Delivery Confirmation fees must be paid before mailing.

Article Sent To: (to be completed by mailer)

*Jeff O'Leary Specific Auto Company*  
*1715 So State*  
*Orem, Ut 84097*

DELIVERY CONFIRMATION NUMBER: 0302 0980 0001 2928 3553

Postmark Here

OCT 18 2002

**POSTAL CUSTOMER:**  
 Keep this receipt. For Inquiries:  
 Access internet web site at  
 www.usps.com  
 or call 1-800-222-1811

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Package Services

PS Form 152, January 2001

(See Reverse)