

**ENTRY NO. 01140831**

09/04/2020 11:16:46 AM B: 2596 P: 1142

Quit Claim Deed PAGE 1/6

RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 40.00 BY NATHAN A BROCKBANK



When Recorded please return to:

NB 248 LLC, a Delaware limited liability company  
2265 E Murray Holladay Rd  
Holladay, Ut 84117

## PARCEL LINE ADJUSTMENT QUIT CLAIM DEED

Pursuant to Utah Code Ann. § 17-27a-522 and in conformance with Utah Code Ann. § 57-1-45, We, **NB 248 LLC**, a Delaware limited liability company, **GRANTOR**, of Holladay, Utah, has caused a survey to be performed by Boundary Consultants, filed as Survey Number **S0010229** in the Office of the Summit County Recorder - Surveyor to adjust the parcel boundaries of **Summit County Tax Parcel PP-28-A** and those portions of **Summit County Tax Parcel SS-87** and **SS-88** transferred to **RB 248 LLC**, a Utah limited liability company, by that certain Constable's Deed recorded August 26, 2020 at 02:13:03 PM, as Entry Number 01140002 in Book 2593 at Page 1783 in the Office of the Summit County Recorder, which was subsequently transferred to **NB 248 LLC**, a Delaware limited liability company, by that certain Quitclaim Deed recorded August 26, 2020 at 03:00:32 PM, as Entry Number 01140011 in Book 2593 at Page 1820 of said County Records.

The extant parcel descriptions being described in **EXHIBIT "A"** hereof. The description of **Adjusted Parcel PP-28-A** being described in **EXHIBIT "B"** hereof, **AND** hereby Convey and Quit Claim to **NB 248 LLC**, a Delaware limited liability company, **GRANTEE**, of 248 E. Murray Holladay Road, Holladay, Utah, 84117 the adjusted **Summit County Tax Parcel PP-28-A**, described in **EXHIBIT "B"** hereof.

DATED this 4 Day of September, 2020.

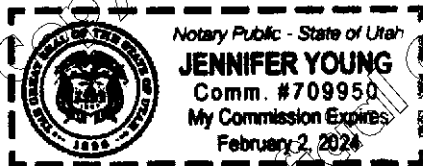
Nathan Brockbank Manager  
NB 248 LLC, a Delaware limited liability company

By: Nathan A. Brockbank, Manager

### ACKNOWLEDGEMENT

On the 4 day of September, 2020, personally appeared before me Nathan A. Brockbank who acknowledged himself to be the Manager of NB 248 LLC, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public Jennifer Young



**EXHIBIT "A"**  
**EXTANT DESCRIPTIONS**

**PARCEL 1 EAST:**

A parcel of land located in the North half of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point South 00°44'33" East 2641.90 feet coincident with the section line and West 647.07 feet from the Northeast corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence along the South line of the Northeast quarter of Section 1 North 89°50'21" West 1722.59 feet; thence North 36°45'45" East 401.85 feet; thence North 32°35'26" West 1843.40 feet to a point on the Southerly right-of-way of Highway U-189; thence coincident with the Southerly right-of-way of Highway U-189 the following four (4) courses: 1) South 81°29'38" East 463.60 feet to a right-of-way monument; thence 2) South 78°57'52" East 621.18 feet to a right-of-way monument; thence 3) South 85°29'09" East 193.03 feet to a right-of-way monument; thence 4) North 88°34'36" East 459.30 feet; thence South 1263.44 feet; thence South 89°58'46" East 696.77 feet to the Summit-Wasatch County line; thence coincident with the Summit-Wasatch County line South 07°49'47" East 428.95 feet to the point of beginning.

**PARCEL 2:**

A parcel of land located in the Southwest quarter of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at point North 00°43'31" East 2218.71 feet along the center of section line from the South quarter corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence along the Northerly line of the abandoned Union Pacific Railroad right-of-way North 76°40'50" West 450.61 feet; thence along the Southerly right-of-way line of the County Road (UDOT F.A.P. 93-B) North 79°44'00" East 447.99 feet; thence along the center of section line South 00°43'31" West 183.67 feet to the point of beginning.

**PARCEL 3A:**

A parcel of land located in the Southwest quarter of Section 1, the Southeast quarter of Section 2, and the Northwest quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at the Southwest corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the section line North 00°34'37" East 1327.29 feet; thence coincident with the South line of the North half of the Southeast quarter of Section 2 South 89°58'53" West 188.10 feet; thence North 19°56'15" West 537.89 feet to a point on a non tangent 2914.90 foot radius curve to the left, of which the radius point bears North 07°03'59" West, said point being on the Southerly right-of-way of the County Road (UDOT F.A.P. 93-B); thence coincident with the Southerly right-of-way of the County Road (UDOT F.A.P. 93-B) the following two (2) courses: 1) along the arc of said curve 162.81 feet through a central angle of 03°12'01"; thence 2) North 79°44'00" East 236.14 feet; thence South 71°47'16" East 704.98 feet; thence South 82°38'01" East 1191.60 feet; thence North 27°48'26" East 758.25 feet to the Southerly line of the abandoned Union Pacific Railroad right-of-way; thence along the Southerly line of the abandoned Union Pacific Railroad right-of-way

South 76°40'50" East 451.55 feet to the center line of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence coincident with the center line of Section 1 South 00°43'31" West 2116.24 feet to the South quarter corner of Section 1; thence coincident with the South line of Section 1 North 89°30'05" West 1326.50 feet; thence coincident with the East line of the Northwest quarter of the Northwest quarter of Section 12 South 00°41'29" East 1332.41 feet; thence coincident with the South line of the Northwest quarter of the Northwest quarter of Section 12 North 89°23'28" West 1347.55 feet; thence coincident with the West line of the Northwest quarter of the Northwest quarter of Section 12 North 00°12'46" East 1329.54 feet to the point of beginning.

**PARCEL 6:**

A parcel of land located in the North half of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at the Northwest corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the North boundary of said Section 1 the following two (2) courses: 1) South 89°31'25" East 2666.74 feet; thence (2) North 89°59'53" East 1875.55 feet to the Summit-Wasatch County line; thence coincident with the Summit-Wasatch County line South 03°53'07" East 535.39 feet to the North right-of-way boundary of U.S. Highway 189 (also known as SR-248), said point being on a non tangent curve to the left having a radius of 2139.86 feet, of which the radius point bears South 10°52'23" West; thence coincident with said right-of-way the following ten (10) courses: 1) Westerly along the arc of said curve 201.77 feet through a central angle of 05°24'09"; thence 2) North 87°41'03" West 339.16 feet; thence 3) North 89°19'46" West 540.85 feet to a point on a curve to the right having a radius of 5502.89 feet, of which the radius point bears North 00°40'14" East; thence 4) along the arc of said curve 751.38 feet through a central angle of 07°49'24"; thence 5) North 81°30'46" West 302.59 feet; thence 6) South 87°10'38" West 407.66 feet; thence 7) North 81°30'46" West 1224.14 feet to a point on a non tangent curve to the right having a radius of 5579.56 feet, of which the radius point bears North 08°29'18" East; thence 8) Westerly along the arc of said curve 268.64 feet through a central angle of 02°45'31"; thence 9) North 66°59'31" West 246.59 feet to a point on a non tangent curve to the right having a radius of 5534.58 feet, of which the radius point bears North 13°44'49" East; thence 10) Westerly along the arc of said curve 355.11 feet through a central angle of 03°40'34" to the West boundary of the Northwest quarter of said Section 1; thence coincident with said West boundary North 00°34'37" East 4.53 feet to the point of beginning.

**EXHIBIT "B"**  
**ADJUSTED DESCRIPTION**

**New Tax Parcel PP-28-A Description:**

All of the north half of Section 1, the Southwest Quarter of Section 1 and the Northwest Quarter of the Northwest Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Together with the following described portion of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

Beginning at the South Sixteenth Corner of said Section 2 thence North 89°57'56" West 189.47 feet coincident with said sixteenth line to a number five rebar and cap stamped "PLS 356548"; Thence North 19°53'05" West 534.69 feet to a point on the south right of way line of Richardson Flat Road and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said right of way line 1) Easterly 108.71 feet along the arc of a 2518.90 foot radius curve to the left (center bears North 07°45'39" West) through a central angle of 02°28'22" to a point of tangency; 2) North 79°45'59" East 274.52 feet to a point on the east line of said Section 2; Thence South 00°37'20" West 568.73 feet to the point of beginning.

**Less and Excepting therefrom:**

All that portion of said Section 1 lying and situate in Wasatch County.  
Also Less and Excepting any portion lying within the rights of way of SR-248 (Project NF-61), the Richardson Flats Road (F.A.P. 93-B), the Abandoned Union Pacific Railroad Right of Way (Keetley Spur) and that certain Parcel of land owned in fee by Jordanelle Special Services District known as Summit County Tax Parcel SS-87-B-X, described in that certain Special Warranty Deed recorded as Entry 00630270 in Book 1468 at Page 1158 of the Summit County Records.

**Also Excepting therefrom the following described Parcel of Land (Remainder to Tax Parcel SS-87):**

A Parcel of land lying and situate in Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Basis of Bearing for Subject Description being South 00°46'27" West 2635.78 feet measured between the North Quarter Corner and Center Quarter Corners of said Section 1. Subject Parcel being more particularly described as follows:

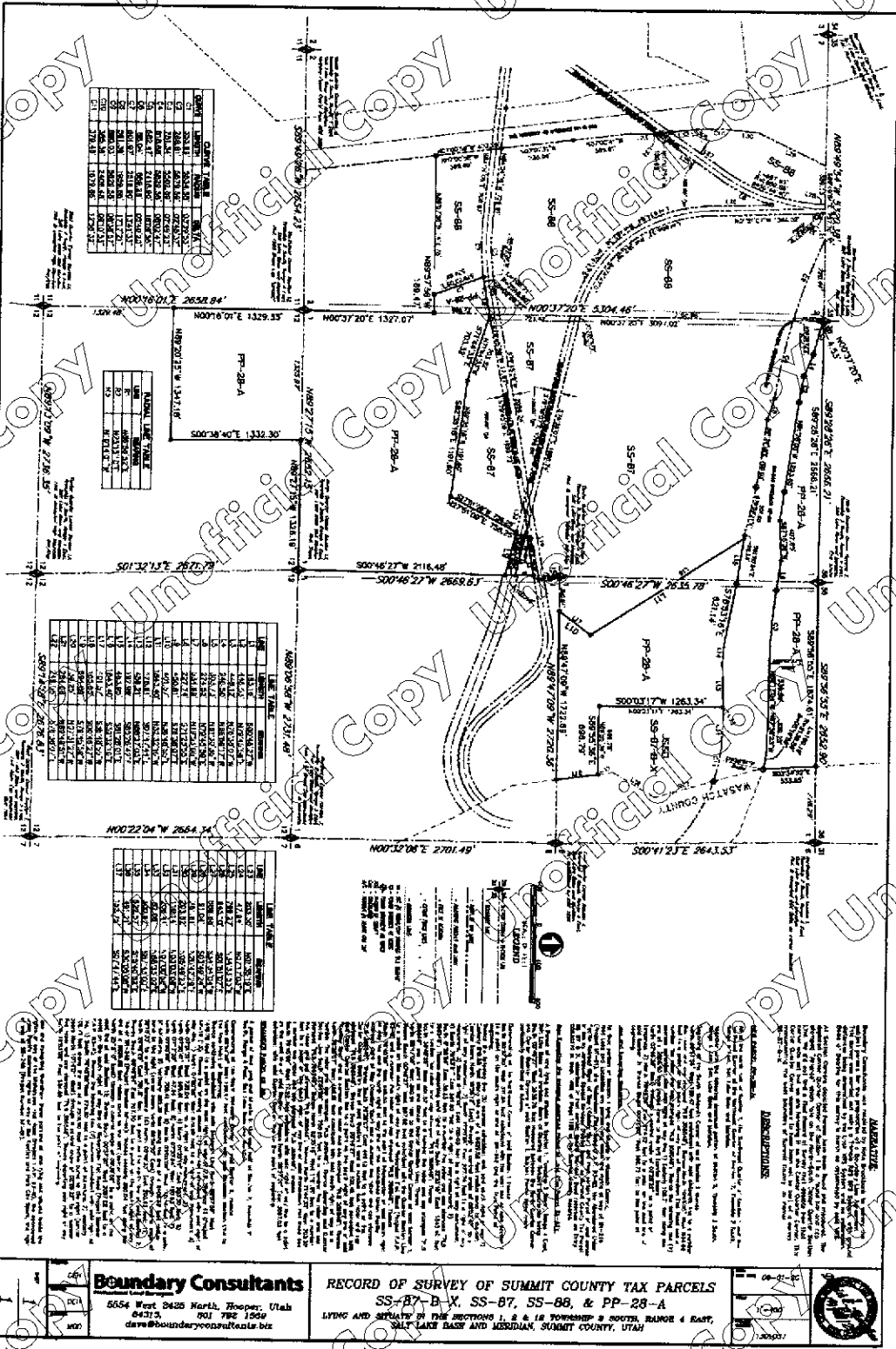
Commencing at the Northwest Corner of said Section 1 thence South 00°37'20" West 311.64 feet coincident with the west line of said Section 1 to a point on the south right of line of SR-248 and the True Point of Beginning;

Thence the following five (5) courses coincident with said south right of way 1) Easterly 818.68 feet along the arc of a 5829.58 foot radius curve to the left (center bears North 16°36'12" East) through a central angle of 16°09'56" to a right of way monument; 2) South 71°25'55" East 227.74 feet to a right of way monument; 3) South 81°28'18" East 700.03 feet to a right of way monument; 4) South 76°53'21" East 501.60 feet to a right of way monument; 5) South 81°20'54" East 39.23 feet to a number five rebar and cap stamped "PLS 356548"; Thence departing said right of way South 32°32'16" East 1843.40 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 36°48'55" West 401.57 feet to a number five rebar and cap stamped "PLS 356548" and a point on the Center Quarter Section Line; Thence North 89°47'09" West 350.84 feet to the Center Quarter Corner of said Section 1; Thence South 00°46'27" West 267.52 feet coincident with the Quarter Section Line to a point on the south right of way line of Richardson Flat Road (Project F.A.P. 93-B) and a number five

rebar and cap stamped "PLS 356548"; Thence South  $79^{\circ}45'59''$  West 446.53 feet to the point of intersection of said south right of way line and the north right of way line of the abandoned Union Pacific Railroad Right of Way (Keetley Spur) and a number five rebar and cap stamped "PLS 356548"; Thence South  $76^{\circ}38'07''$  East 449.12 feet to a point on the Center Quarter Section line of said Section 1 and a number five rebar and cap stamped "PLS 356548"; Thence South  $00^{\circ}46'27''$  West 102.46 feet coincident with said Center Quarter Section line to a point on the south right of way line of said "Keetley Spur" and a number five rebar and cap stamped "PLS 356548"; Thence North  $76^{\circ}38'07''$  West 450.81 feet coincident with said south right of way to a number five rebar and cap stamped "PLS 356548"; Thence departing said Quarter Section Line South  $27^{\circ}51'09''$  West 758.25 feet to a number five rebar and cap stamped "PLS 356548"; Thence North  $82^{\circ}35'18''$  West 1191.60 feet to a number five rebar and cap stamped "PLS 356548"; Thence North  $71^{\circ}44'33''$  West 703.32 feet to a point on the south right of way line of said Richardson Flat Road and a number five rebar and cap stamped "PLS 356548"; Thence South  $79^{\circ}45'59''$  West 17.92 feet coincident with said right of way line to a point on the west line of said Section 1; Thence North  $00^{\circ}37'20''$  East 3097.02 feet coincident with said Quarter Section line to the point of beginning.

# EXHIBIT "C"

## RECORD OF SURVEY MAP



NO.	SECTION	TOWNSHIP	RANGE	COUNTY	STATE	OWNER	ACRES
1	1	3	4	SUMMIT	UTAH	...	...
2	2	3	4	SUMMIT	UTAH	...	...
3	16	3	4	SUMMIT	UTAH	...	...
4	18	3	4	SUMMIT	UTAH	...	...

LINE	BEARING	DISTANCE	ADJACENT
1	N 89° 57' 12" E	134.11	...
2	S 89° 57' 12" W	134.11	...
3	N 89° 57' 12" E	134.11	...
4	S 89° 57' 12" W	134.11	...

LINE	BEARING	DISTANCE	ADJACENT
1	N 89° 57' 12" E	134.11	...
2	S 89° 57' 12" W	134.11	...
3	N 89° 57' 12" E	134.11	...
4	S 89° 57' 12" W	134.11	...

LINE	BEARING	DISTANCE	ADJACENT
1	N 89° 57' 12" E	134.11	...
2	S 89° 57' 12" W	134.11	...
3	N 89° 57' 12" E	134.11	...
4	S 89° 57' 12" W	134.11	...

**ADJUSTMENTS**

The following adjustments were made to the bearings and distances of the lines of the survey to close the traverse:

LINE	BEARING	DISTANCE	ADJUSTMENT
1	N 89° 57' 12" E	134.11	...
2	S 89° 57' 12" W	134.11	...
3	N 89° 57' 12" E	134.11	...
4	S 89° 57' 12" W	134.11	...

**ADJACENT LAND TITLES**

Reference is made to the following recorded surveys and maps:

- Summit County Tax Parcels SS-87-B-X, SS-87, SS-88, & PP-28-A
- ...

**Boundary Consultants**  
 5554 West 3425 North, Provo, Utah  
 84313  
 801 792 1556  
 dave@boundaryconsultants.biz

**RECORD OF SURVEY OF SUMMIT COUNTY TAX PARCELS**  
 SS-87-B-X, SS-87, SS-88, & PP-28-A  
 LYING AND SITUATE IN THE SECTIONS 1, 2 & 18 TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

