

LEGAL DESCRIPTION

Parcel No.: 15-36-427-021

PARCEL 1:

Beginning at a point on the North right of way line of 3900 South Street, said point being North 89 deg. 44'50" East along said North line 258.60 feet from the Southwest corner of Lot 2, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence North 00 deg. 03'00" West 247.17 feet; thence South 89 deg. 52'28" East 32.03 feet; thence North 00 deg. 18'36" West 38.25 feet; thence North 89 deg. 45'21" East 25.00 feet; thence North 00 deg. 18'36" West 5 feet; thence North 89 deg. 45'21" East 102.23 feet; thence South 00 deg. 01'30" East 290.19 feet to the North right of way line of 3900 South Street; thence South 89 deg. 44'50" West along said North line 158.94 feet to the point of beginning.

PARCEL 1A:

Together with the following described right of way:

Beginning at a point on the North right of way line of 3900 South Street, said point being North 89 deg. 44'50" East 188.98 feet from the Southwest corner of Lot 2, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence North 00 deg. 01'33" West 245.86 feet; thence South 89 deg. 58'27" West 188.98 feet to the East right of way line of West Temple Street; thence North 00 deg. 01'33" West along said East line 20.00 feet; thence North 89 deg. 58'27" East 188.98 feet; thence North 00 deg. 01'33" West 142.20 feet; thence South 89 deg. 58'27" West 172.01 feet; thence North 53 deg. 32'34" West 21.10 feet to said East line; thence North 00 deg. 01'33" West along said East line 28.66 feet; thence North 53 deg. 29'28" East 21.10 feet; thence North 89 deg. 58'27" East 192.01 feet; thence South 00 deg. 01'33" East 324.43 feet; thence North 89 deg. 57'00" East 49.57 feet; thence North 00 deg. 03'00" West 110.03 feet; thence South 89 deg. 52'28" East 20.00 feet; thence South 00 deg. 03'00" East 129.97 feet; thence South 89 deg. 57'00" West 69.58 feet; thence South 00 deg. 01'33" East 117.31 feet to the right of way line of 3900 South Street; thence South 89 deg. 44'50" West along said North line 20.00 feet to the point of beginning.

PARCEL 1B:

Those appurtenant rights set forth and disclosed in that certain Reciprocal Easement Agreement dated July 6, 2016 by Lone Rock Properties, LLC aka Lone Rock Properties, L.L.C., a Utah limited liability company, recorded July 7, 2016 as Entry No. 12316088 in Book 10449 at Page 9642 of official records.

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