

Em 1345233, Bk 2401, Pg 1521
Date: 22-Aug-2023 01:34 PM Fee \$40.00
Cache County, UT
Devron Andersen, Rec. - Filed By LJ
For ALEK LUND

MAIL TAX NOTICE TO:
Terena Lund
444 North 7200 West
Mendon, Utah 84325

QUIT CLAIM DEED
FOR PARCEL LINE ADJUSTMENT

Parcel No. 12-052-0016

Parcel No. 12-052-0026

ALEK LUND AND LINDSIE LUND, GRANTORS, of Cache County, State of Utah, hereby Quit Claims to TERENA LUND, GRANTEE, of Cache County Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Cache County, Utah, to wit:

SEE EXHIBIT "A"

Persuant to Utah Code Annotated 17-27a-522, this deed is made for the purpose of adjusting and establishing the location of the boundary and division line between adjoining parcels of land owned by ALEK LUND AND LINDSIE LUND being parcel number 12-052-0011 and TERENA LUND being parcel number 12-052-0026.

Executed this 21 day of AUGUST, 2023, at Cache County, Utah.

EXHIBIT A

BOUNDARY DESCRIPTION PARCEL 12-052-0026.

PART OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION AND RUNNING THENCE SOUTH 80 RODS; THENCE WEST 80 RODS; THENCE NORTH 160 RODS; THENCE EAST 120 RODS; THENCE SOUTH 40 RODS; THENCE WEST 40 RODS; THENCE SOUTH 40 RODS MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, AND THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE, SAID POINT BEING NORTH 89°55'26" WEST 3,228.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTHERLY 63.86 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 08°48'58" AND A CHORD LENGTH OF 63.79 FEET WITH A CHORD BEARING OF NORTH 08°18'13" WEST ALONG SAID 33 FOOT WIDE PRIVATE LANE; THENCE SOUTH 89°55'27" EAST 409.30 FEET; THENCE SOUTH 00°04'33" WEST 321.19 FEET; THENCE NORTH 89°55'27" WEST 420.15 FEET TO THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: NORTH 05°52'17" EAST 188.39 FEET, NORTHERLY 70.74 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 09°46'01" AND A CHORD LENGTH OF 70.66 FEET WITH A CHORD BEARING OF NORTH 00°59'16" EAST, TO THE POINT OF BEGINNING. (12-052-0011)

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH 89°55'26" WEST 4,033.80 FEET AND NORTH 00°01'00" WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET; THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET; THENCE SOUTH 00°01'00" EAST 39.20 FEET; THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING. (12-052-0016)

SUBJECT TO THE FOLLOWING DESCRIBED PRIVATE RIGHT OF WAY:

AN EASEMENT 33 FEET WIDE LYING 16.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PRIVATE LANE CENTER LINE: BEGINNING AT A POINT BEING 16.5 FEET SOUTH OF THE NORTH LINE OF PARCEL 12-052-0017 AND THE CENTER LINE OF 7200 WEST, A COUNTY ROAD, SAID POINT BEING NORTH 01°03'00" WEST 1,305.68 FEET AND SOUTH 89°47'35" WEST 27.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: SOUTH 89°47'35" WEST 1,773.57 FEET

ALONG A LINE BEING 16.5 FEET SOUTH AND PERPENDICULARLY DISTANT FROM THE SAID NORTH LINE OF PARCEL 12-052-0017; THENCE WESTERLY 202.79 FEET ALONG A 1,500.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF 07°44'46" AND A CHORD LENGTH OF 202.64 FEET WITH A CHORD BEARING OF SOUTH 85°55'11" WEST; THENCE SOUTH 82°02'48" WEST 16.05 FEET; THENCE WESTERLY 161.34 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH, WITH A DELTA ANGLE OF 11°00'17" AND A CHORD LENGTH OF 161.09 FEET WITH A CHORD BEARING OF SOUTH 87°32'57" WEST; THENCE NORTH 86°56'54" WEST 140.79 FEET; THENCE SOUTHWESTERLY 139.39 FEET ALONG A 90.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 88°44'28" AND A CHORD LENGTH OF 125.87 FEET WITH A CHORD BEARING OF SOUTH 48°40'51" WEST; THENCE SOUTH 04°18'37" WEST 97.62 FEET; THENCE SOUTHWESTERLY 91.03 FEET ALONG A 85.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 61°21'26" AND A CHORD LENGTH OF 86.74 FEET WITH A CHORD BEARING OF SOUTH 34°59'20" WEST; THENCE SOUTH 65°40'03" WEST 74.10 FEET; THENCE SOUTHWESTERLY 138.64 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 26°28'44" AND A CHORD LENGTH OF 137.41 FEET WITH A CHORD BEARING OF SOUTH 52°25'41" WEST; THENCE SOUTH 39°11'19" WEST 59.80 FEET; THENCE SOUTHWESTERLY 128.87 FEET ALONG A 280.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 26°22'12" AND A CHORD LENGTH OF 127.73 FEET WITH A CHORD BEARING OF SOUTH 52°22'25" WEST; THENCE SOUTH 65°33'32" WEST 133.51 FEET; THENCE SOUTHWESTERLY 112.57 FEET ALONG A 80.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 80°37'28" AND A CHORD LENGTH OF 103.51 FEET WITH A CHORD BEARING OF SOUTH 25°14'47" WEST; THENCE SOUTH 15°03'57" EAST 28.50 FEET; THENCE SOUTHWESTERLY 113.15 FEET ALONG A 75.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 86°26'26" AND A CHORD LENGTH OF 102.72 FEET WITH A CHORD BEARING OF SOUTH 28°09'16" WEST; THENCE SOUTH 71°22'29" WEST 137.95 FEET; THENCE WESTERLY 95.53 FEET ALONG A 800.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF 06°50'30" AND A CHORD LENGTH OF 95.47 FEET WITH A CHORD BEARING OF SOUTH 67°57'14" WEST; THENCE SOUTH 64°31'59" WEST 152.72 FEET; THENCE SOUTHERLY 143.20 FEET ALONG A 66.50 FOOT RADIUS CURVE CONCAVE TO THE EAST, WITH A DELTA



ANGLE OF 123°22'39" AND A CHORD LENGTH OF 117.09 FEET WITH A CHORD BEARING OF SOUTH 02°50'40" WEST; THENCE SOUTH 58°50'39" EAST 44.29 FEET; THENCE SOUTHEASTERLY 60.99 FEET ALONG A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF 34°56'41" AND A CHORD LENGTH OF 60.05 FEET WITH A CHORD BEARING OF SOUTH 41°22'19" EAST; THENCE SOUTH 23°53'59" EAST 63.19 FEET; THENCE SOUTHERLY 207.06 FEET ALONG A 398.50 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 29°46'16" AND A CHORD LENGTH OF 204.74 FEET WITH A CHORD BEARING OF SOUTH 09°00'51" EAST; THENCE SOUTH 05°52'17" WEST 218.59 FEET; THENCE SOUTHWESTERLY 140.53 FEET ALONG A 198.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 40°33'46" AND A CHORD LENGTH OF 137.61 FEET WITH A CHORD BEARING OF SOUTH 26°09'10" WEST; THENCE SOUTH 46°26'03" WEST 347.32 FEET, TO THE POINT OF TERMINATION BEING AT THE CENTER OF A CIRCLE HAVING A 48 FOOT RADIUS, SAID CIRCLE BEING A 48 FOOT RADIUS CUL-DE-SAC AT THE END OF THE PRIVATE LANE.

PARCEL 12-052-0026 CONTAINING 84 ACRES MORE OR LESS

Boundary Description prepared by:
Devron Andersen P.L.S. License Number 7897281
Date: 12/12/2020



BOUNDARY LINE
SURVEYING