

When recorded send to:

Dominion Engineering Associates, L.C.
5684 S. Green Street
Murray, Utah 84123

Parcel #: 00-0004-2901
00-0004-8411
00-0074-6317

PARCEL LINE ADJUSTMENT AND QUIT CLAIM DEED

This Parcel Line Adjustment and Quit Claim Deed is made and entered into by RFM REAL ESTATE, LLC, an Idaho Limited Liability Company.

WHEREAS:

A. " RFM REAL ESTATE, LLC " is the owner in fee simple of the following described parcels of real property:

Parcel 1:

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian:

BEGINNING at a point on the northwesterly side of State Street, which point bears South 579.92 feet and East 1002.24 feet from the Northwest Corner (stone in place) of the said Section 36 and running thence North 50°00' West 145.0 feet; thence North 40°17' East 90 feet; thence South 50°00' East 145.0 feet to State Street; thence along said street South 40°17' West 90.0 feet to the POINT OF BEGINNING.

(Parcel No. 00-0004-2901)

Parcel 2:

A tract of land situate in the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian, US Survey;

COMMENCING at the Northwest Corner (brass cap) of said Section 36; thence South 0°10'30" East along the west line of said Section 36, a distance of 537.96 feet; thence East a distance of 841.98 feet to the TRUE POINT of BEGINNING; thence North 40°17' East a distance of 81.70 feet; thence South 50°40'32" East a distance of 145.02 feet (record South 50°00' East 145.00 feet), to a point in the northerly line of State Street; thence South 40°17' West along said Northerly line of State Street a distance of 77.19 feet; thence North 52°27' West a distance of 145.16 feet to the POINT of BEGINNING. Basis being is the west line of said Northwest Quarter of Section 36, called South 0°10'30" East.

(Parcel No. 00-0004-8411)

Parcel 3:

A tract of land situated in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, U.S Survey, Morgan City, Morgan County, Utah, being more particularly described as follows:

COMMENCING at the Northwest Corner of Section 36 as monumented by a Morgan City brass cap; thence South 00°10'30" East 289.70 feet; thence North 90°00'00" East 623.83 feet to a rebar and cap, the TRUE POINT OF BEGINNING; thence North 41°04'03" East 66.30 feet to the southwesterly line of Industrial Park Road; thence South 68°42'57" East 55.90 feet along said Southwesterly line; thence 12.54 feet along said southwesterly line, a curve to the right having a radius of 170.50 feet and a chord bearing South 66°36'34" East 12.54 feet; thence South 64°30'09" East 420.67 feet along said southwesterly line to a rebar and cap placed on the northwesterly line of State Highway No. 66; thence South 40°17'00" West 69.22 feet along said northwesterly line to a rebar and cap; thence North 50°40'32" West 145.02 feet to a rebar and cap; thence South 40°17'00" West 171.69 feet to a rebar and cap; thence North 52°27'00" West 100.0 feet to a nail and washer; thence North 40°30'00" East 50.0 feet to a rebar and cap; thence North 49°03'35" West 227.83 feet to the POINT OF BEGINNING. the Basis of bearing is the north line of the Northeast Quarter of Section 35, called South 89°51'21" West.

(Parcel No. 00-0074-6317)

LESS AND EXCEPTING ANY PORTION OF THE ABOVE-DESCRIBED property lying within the boundaries of Industrial Park Road as dedicated.

B. THE UNDERSIGNED PARTY DESIRES TO ADJUST THE THREE (3) EXISTING PARCELS ON THE SUBJECT PROPERTY TO TWO (2) PARCELS IN ACCORDANCE WITH SECTION 10-9a-523 OF THE UTAH CODE.

ADJUSTED PARCEL 1:

A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point on an existing chain link fence line, said point being South 00°10'30" East 537.45 feet and East 842.71 feet from the Northwest corner of said Section 36 (the basis of bearing being North 00°39'56" West between said Northwest corner of said Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence along said fence line North 52°27'00" West 100.00 feet; thence North 40°30'00" East 50.00 feet; thence North 49°03'35" West 15.00 feet; thence North 41°06'40" East 131.80 feet to the southwesterly line of Industrial Park Road; thence along said line South 64°30'09" East 260.86 feet to the northwesterly line of SR-66; thence along said line South 40°17'00" West 237.11 feet to the southeasterly extension of said chain link fence; thence North 52°27'00" West 139.59 feet to the POINT OF BEGINNING.

Said parcel contains 52,396 square feet or 1.20 acres, more or less.

ADJUSTED PARCEL 2:

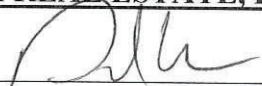
A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point South 00°10'30" East 289.19 feet and East 624.56 feet from the Northwest corner of said Section 36 (the basis of bearing being North 00°39'56" West between said Northwest corner of Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence North 41°04'03" East 68.20 feet to the southwesterly line of Industrial Park Road; thence along said line the following three courses: 1) South 68°42'57" East 55.90 feet to a point of tangency of a 170.50 foot radius curve to the right, 2) Easterly 12.54 along the arc of said curve through a central angle of 04°12'48" and a long chord of South 66°36'33" East 12.54 feet and 3) South 64°30'09" East 154.04 feet; thence South 41°06'40" West 131.80 feet; thence North 49°03'35" West 212.83 feet to the POINT OF BEGINNING.

Said parcel contains 21,652 square feet or 0.50 acres, more or less.

1. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interests, or claims.
2. The terms and conditions of this parcel line adjustment shall be and hereby are made binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the party hereto.

RFM REAL ESTATE, LLC

By: 

Print Name: Donald Mark Ridley

Its: Manager

Acknowledgment by a Limited Liability Company:

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 5th day of August, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Donald Mark Ridley, known or identified to me to be the (manager / member) of RFM REAL ESTATE, LLC, the limited liability company that executed the foregoing instrument and duly acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
(signature)

NOTARY PUBLIC FOR IDAHO (state)

Residing at: Boise, ID (address)

My Commission Expires: 7/8/27

