



ENT 29191:2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
 2023 May 09 8:42 am FEE 40.00 BY HG  
 RECORDED FOR MOCA LLC

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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY,  
 STATE OF UTAH, PROVO DEPARTMENT**

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MOCA, LLC, a Utah limited liability company,

Plaintiff,

vs.

PRESERVE SPRINGVILLE, LLC., a Utah  
 limited liability company, DOES I-X, and ROES  
 I-X,

Defendant(s).

**NOTICE OF LIS PENDENS**

Civil No. 230400806

Judge Denise M. Porter

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**NOTICE OF LIS PENDENS**

TO DEFENDANT PRESERVE SPRINGVILLE, LLC, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

The plaintiff has instituted this action against you, in the Fourht Judicial District Court in and for Utah County, State of Utah, seeking boundary by acquiescence and damages for invasion upon interest in land (nuisance) with respect to the property described below.

The plaintiff in this action is:

Moca, LLC.

The date of the institution of this action is May 8, 2023, and the case number of the action is as shown in the caption.

The property that is the subject matter of this action is in Utah County, Utah, and is described as follows:

Parcel 1:

Lot 5, Plat "A" NJN Subdivision, Springville, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder.

Parcel No. 47-201-0005, 47-201-0007.

Parcel 2:

A perpetual easement for the purpose of installing and maintaining a monument sign. The easement shall be located at the Southwest corner of Lot 6, Plat "A", NJN Subdivision as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 South, Range 3 East, Salt Lake Base and Meridian, Springville, Utah, more particularly described as follows:

Beginning at the Southeast corner of said Section 19; thence South 89 degrees 48'25" West along the Section line a distance of 535.70 feet; thence North 00 degrees 01'35" West a distance of 16.50 feet to the Southeast corner of the NJN Subdivision Plat "A" as recorded in the Official Records of Utah County as Entry No. 8573-98; thence South 89 degrees 48'25" West a distance of 87.60 feet along the South boundary of said subdivision; thence South 87 degrees 49'06" West a distance of 475.49 feet along said South boundary; thence South 89 degrees 48'25" West a distance of 519.42 feet along said South boundary to the Southwest corner of Lot 6 of said subdivision, said point also being the real point of beginning; thence South 89 degrees 48'25" West a distance of 15.00 feet to a point of curvature of a 25.00 foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 39.27 feet; said curve having a central angle of 90 degrees 00'00" and a chord that bears North 45 degrees 11'35" West a distance of 35.36 feet to a point on the Easterly right of way of 1750 West Street, Springville, Utah; said right of way also being the West boundary of said Lot 6; thence North 00 degrees 11'35" West a distance of 15.00 feet along said right of way; thence South 45 degrees 11'35" East a distance of 56.57 feet to the point of beginning.

Basis of bearing: Utah State Plane Coordinate System Central Zone.

Dated: May 8, 2023

LAW OFFICE OF CHRIS L. ANDRUS PLLC

/s/ Chris Andrus

Chris Andrus, Esq.

*Attorney for Plaintiff Moca, LLC*