

Recording Requested by:
The Venue at Genola, LLC
6575 S Redwood Road, Suite 110
Taylorsville, UT 84123

AFTER RECORDING RETURN TO:
Lucinda Thomas
Genola Town Clerk
74 West 800 South
Genola, UT 84655



ENT 39039 = 2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 13 09:08 AM FEE 0.00 BY TH
RECORDED FOR TOWN OF GENOLA

SPACE ABOVE THIS LINE FOR RECORDERS USE

**NOTICE OF APPROVAL OF AGRICULTURAL EXEMPTION TO
THE SUBDIVISION PLAT REQUIREMENTS**

NOTICE IS HEREBY GIVEN that upon application of Charlene Broadhead, the owner of record of all the real property as set forth below, the Planning Commission of the Town of Genola has approved, pursuant to Utah Code §10-9a-605 and Genola Town Ordinances 20.08.02, an agricultural exemption to the subdivision plat requirements of the Utah Code and Genola Town Ordinances for the following division of land.

Parcel Before Division

Parcel 29:005:0048

Legal Description of Parcel 1 after the Division

Beginning at the Southeast corner of Section 7, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 03°03'34" West 791.99 feet along a fence line; thence South 01°59'18" East 529.46 feet along a fence line and its Southerly prolongation; thence South 89°58'55" West 1295.91 feet along the 1/16-section line; thence North 00°00'29" West 1319.87 feet along the 1/16-section line; thence North 00°54'22" East 689.46 feet; thence South 89°55'54" East 1324.84 feet along a fence line and its Easterly prolongation; thence South 01°18'42" West 687.43 feet along the section line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on an existing wire fence line, said point being South 01°10'43" West 729.02 feet along an existing wire fence and South 00°58'45" West 592.23 feet along said wire fence to an existing wire fence tee and North 89°59'44" West 896.23 feet along an existing wire fence from the Southeast corner of Section 7, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°59'44" West 399.02 feet along said wire fence to an existing wire fence corner; thence North 00°00'29" West 1319.87 feet along said wire fence; thence North 00°54'22" East 689.36 feet along and beyond said wire fence to an existing wire fence;

thence South 89°57'35" East 384.14 feet along said wire fence to an existing wire fence tee; thence South 00°07'07" East 2008.91 feet along and beyond said wire fence to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located South 01°10'18" West 584.43 feet from the Southeast corner of Section 7, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°30'02" West 74.15 feet; thence South 01°26'06" West 68.46 feet; thence South 01°04'23" West 542.56 feet; thence South 00°06'20" West 32.27 feet; thence South 01°59'18" East 18.38 feet; thence South 89°58'55" West 897.47 feet; thence North 00°07'07" West 746.09 feet; thence South 89°21'50" East 911.02 feet to the point of beginning.

Legal Description of Parcel 2 after the Division


Beginning at a point located South 01°10'18" West 584.43 feet from the Southeast Corner of Section 7, Township 9 South, Range 1 East, SLB&M; thence South 00°30'02" West 74.15 feet; thence South 01°26'06" West 68.46 feet; thence South 01°04'23" West 542.56 feet; thence South 00°06'20" West 32.27 feet; thence South 01°59'18" East 18.38 feet; thence South 89°58'55" West 897.47 feet; thence North 00°07'07" West 746.09 feet; thence South 89°21' 50" East 911.02 feet to the point of beginning.

Less and Excepting that portion lying to the east of the land described in the Boundary Line Agreement recorded August 18, 1997 as Entry No. 62937:1997 in Book 4349 on Page 674, in the office of the Utah County Recorder, more particularly described as follows:


Beginning at the Southeast corner of Section 7, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 03°03'34" West 791.99 feet along a fence line; thence South 01°59'18" East 529.46 feet along a fence line and its Southerly prolongation; thence South 89°58'55" West 1295.91 feet along the 1/16-section line; thence North 00°00'29" West 1319.87 feet along the 1/16-section line; thence North 00°54'22" East 689.46 feet; thence South 89°55'54" East 1324.84 feet along a fence line and its Easterly prolongation; thence South 01°18'42" West 687.43 feet along the section line to the point of beginning.

This approval is conditioned on the parcels being used solely for agricultural purposes, excepting the pre-existing single family residence on Parcel 2. Before being approved for use for nonagricultural purposes, such as the approval for a building permit for a dwelling or a nonagricultural building, a parcel included in this exemption will be required to comply with the subdivision plat requirements of the Utah Code and the Genola Town Ordinances.

**Approved by the
TOWN OF GENOLA:**



By: John Rosenberger
Its: Planning Commission Chairperson

6/10/24
Date


By: Joshua Nielsen
Its: Legal Counselor

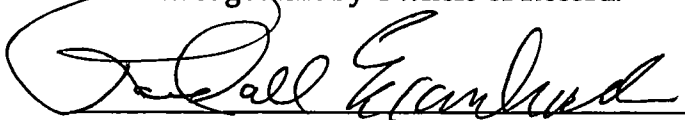
6/11/2024

Attested by:

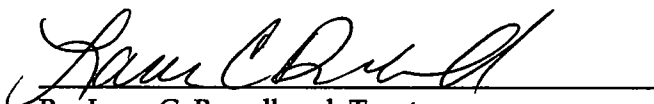

By: Lucinda Thomas
Its: Genola Town Clerk



Acknowledgement by Owners of Record:


By: Randell Ercanbrack
Ercanbrack Fruit Ranch, LLC

June 10 2024
Date


By: Lane C. Broadhead, Trustee
R&C Broadhead Trust

June 10, 2024
Date