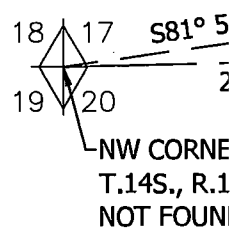


Ent 846378 Bk 935 Pg 483
Date: 06-AUG-2019 1:37:26PM
Fee: \$45.00 Credit Card Filed By: CR
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: BRADLEY LING



EXISTING DESCRIPTIONS

DEED DESCRIPTIONS

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS COMMITMENT NCS-938278-SLC1, COMMITMENT DATE: DECEMBER 10, 2018.

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF A HIGHWAY RIGHT OF WAY AND THE WEST LINE OF A STREET; SAID POINT BEING NORTH 827.95 FEET AND WEST 1677.63 FEET FROM THE NORTHEAST CORNER OF SUNSET VIEW SUBDIVISION, SAID NORTH CORNER OF SUNSET VIEW SUBDIVISION SAID TO BE SOUTH 945.23 FEET AND WEST 339.30 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M, RUNNING THENCE SOUTH 89°26'13" WEST 502.17 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY; THENCE SOUTH 9°38'59" EAST 446.94 FEET; THENCE SOUTHEASTERLY 510.12 FEET ALONG THE ARC OF A 636.197 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 32°37'14" EAST 496.57 FEET); THENCE SOUTH 55°35'29" EAST 91.37 FEET; THENCE NORTH 14°48'42" WEST 61.24 FEET; THENCE NORTH 55°35'29" WEST 45.00 FEET; THENCE NORTHWESTERLY 5.00 FEET ALONG THE ARC OF A 596.197 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 55°21'05" WEST 5.00 FEET); THENCE EAST 444.13 FEET; THENCE NORTH 429.092 FEET (RECORD) (428.73 FEET-MEASURED); THENCE NORTHWESTERLY 533.19 FEET ALONG THE ARC OF A 413 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 37°34'27" WEST 496.925 FEET; THENCE NORTH 0°35'21" WEST 5.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON A FENCE LINE WHICH POINT IS EAST 3554.75 FEET AND SOUTH 840.21 FEET FROM THE NORTH CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 89°25'52" WEST PARTIALLY ALONG SAID LINE 397.36 FEET; THENCE SOUTH 15°30'40" EAST 30.09 FEET TO THE NORTHEASTERLY LINE OF A CARBON COUNTY PARCEL OF LAND HAVING DEED NO. 1-2041 ON FILE WITH THE CARBON COUNTY RECORDER'S OFFICE; THENCE SOUTH 56°49'38" EAST ALONG SAID NORTHEASTERLY LINE 242.59 FEET; THENCE SOUTH 33°10'22" WEST ALONG SAID LINE 20.00 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF 558.366 FOOT RADIUS CURVE TO THE RIGHT 203.31 FEET THE CHORD OF WHICH BEARS SOUTH 46°19'24" EAST 202.19 FEET; THENCE NORTH 89°32'34" EAST PARTIALLY ALONG THE NORTH LINE OF WEDGEWOOD SUBDIVISION 536.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE NORTH 0°34'08" EAST ALONG SAID RIGHT OF WAY LINE 721.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.21 FEET THE CHORD OF WHICH BEARS NORTH 45°34'08" WEST 21.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE SOUTH 89°25'52" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 357.63 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT 111.303 FEET, THE CHORD OF WHICH BEARS NORTH 82°50'53" WEST 110.97 FEET; THENCE SOUTH 00°34'08" EAST 428.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE PORTION OF SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 30, 2010 IN BOOK 725 AT PAGE 55, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°14'04" WEST 2015.57 FEET AND SOUTH 00°45'56" EAST 8.37 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 01°19'26" WEST 5.15 FEET; THENCE SOUTHEASTERLY 114.98 FEET, ALONG THE ARC OF A 413 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 08°33'53" EAST 114.61 FEET); THENCE SOUTH 80°32'12" WEST 250.81 FEET; THENCE NORTH 00°00'00" EAST 157.40 FEET; THENCE NORTH 89°26'12" EAST 230.47 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED SOUTH 89°14'04" WEST ALONG THE SECTION LINE 2516.58 FEET AND SOUTH 86.60 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; SAID POINT BEING AT THE NORTH CORNER OF THE CREEKVIEW SHOPPING CENTER PARCEL; THENCE NORTH 89°26'13" EAST ALONG THE NORTH LOT LINE OF SAID PARCEL, 271.70 FEET; THENCE SOUTH 105.80 FEET; THENCE SOUTH 80°36'34" WEST 250.56 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH 09°38'59" WEST ALONG SAID WEST LINE 146.08 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION FOR BOTH PARCELS COMBINED:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF CREEKVIEW PLAZA-BIG O TIRE SUBDIVISION WHICH IS EAST 21.21 FEET AND SOUTH 840.21 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 10°13'07" EAST 146.08 FEET; THENCE SOUTH 10°13'07" EAST 300.86 FEET; THENCE ALONG THE ARC OF A 636.197 FOOT RADIUS CURVE TO THE LEFT 510.12 FEET, THE CHORD OF WHICH BEARS SOUTH 33°11'22" EAST 496.57 FEET; THENCE SOUTH 56°49'38" EAST 91.37 FEET; THENCE NORTH 15°22'56" WEST 61.24 FEET; THENCE NORTH 56°09'37" WEST 45.00 FEET; THENCE ALONG THE ARC OF A 596.197 FOOT RADIUS CURVE TO THE RIGHT 5.00 FEET, THE CHORD OF WHICH BEARS NORTH 55°55'13" WEST 5.00 FEET; THENCE NORTH 89°25'52" EAST 46.77 FEET; THENCE SOUTH 15°30'40" EAST 30.11 FEET TO THE NORTHEASTERLY LINE OF A CARBON COUNTY PARCEL OF LAND HAVING DEED NO. 1-2041 ON FILE WITH THE CARBON COUNTY RECORDER'S OFFICE; THENCE SOUTH 56°49'38" EAST ALONG SAID NORTHEASTERLY LINE 242.59 FEET; THENCE SOUTH 33°10'22" WEST ALONG SAID LINE 20.00 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF A 558.366 FOOT RADIUS CURVE TO THE RIGHT 203.31 FEET, THE CHORD OF WHICH BEARS SOUTH 46°19'24" EAST 202.19 FEET; THENCE NORTH 89°32'34" EAST PARTIALLY ALONG THE NORTH LINE OF WEDGEWOOD SUBDIVISION 536.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE NORTH 00°34'08" EAST ALONG SAID RIGHT OF WAY LINE 721.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.21 FEET THE CHORD OF WHICH BEARS NORTH 45°34'08" WEST 21.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE SOUTH 89°25'52" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 357.63 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT 111.303 FEET, THE CHORD OF WHICH BEARS NORTH 82°50'53" WEST 110.97 FEET; THENCE SOUTH 00°34'08" EAST 428.73 FEET TO THE POINT OF BEGINNING.