

WHEN RECORDED, PLEASE RETURN TO:

50 W 100 S
Moab, Utah
84532

Ent 543703 Bk 930 Pg 48 - 53A
Date: 20-JAN-2022 12:00:36PM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

QUIT CLAIM DEED

Hotel Moab II, LLC, a Utah limited liability company, and Hotel Moab, LLC, a Utah limited liability company, Grantor, hereby Quit Claim to Hotel Moab II, LLC, a Utah limited liability company, Grantee, for the sum of \$10,000 Dollars, the following described tract of land in Grand County, State of Utah:

See attached Exhibit "A"

TOGETHER With all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other minerals interest in, on, under or above the property.

SUBJEC TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

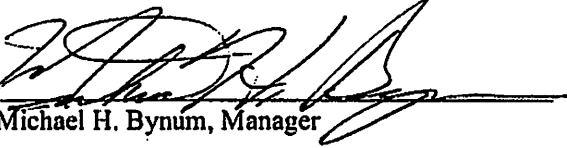
This Quit Claim Deed may be executed in Counterparts.

This Quit Claim Deed is dated to be effective this 12th day of October, 2021.

GRANTOR:

HOTEL MOAB, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

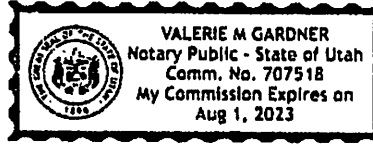
By: 
Kevin S. Gárn, Manager

By: 
David Webster Jr., Manager

STATE OF Utah)
COUNTY OF Grand) :ss

The foregoing instrument was acknowledged before me on this 20 day of January, ~~2021~~ ²⁰²², by Michael H. Bynum, as Manager of Hotel Moab LLC, a Utah limited liability company, the Grantor under the foregoing instrument.

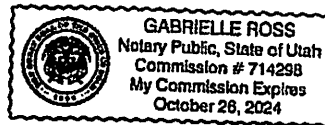
Valerie M. Gardner
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Davis) :ss

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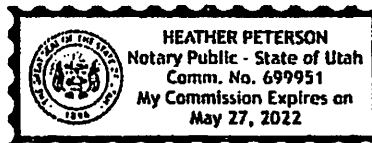
Gabrielle Ross
NOTARY PUBLIC



STATE OF Utah)
COUNTY OF Salt Lake) :ss

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Heather Peterson
NOTARY PUBLIC




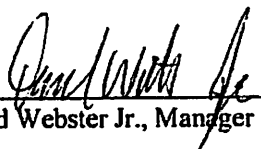
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HOTEL MOAB II, LLC

A Utah limited liability company

By: 
Michael H. Bynum, Manager

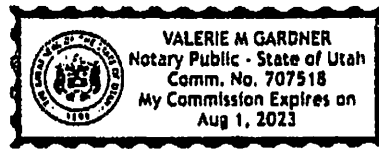
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By: 
David Webster Jr., Manager

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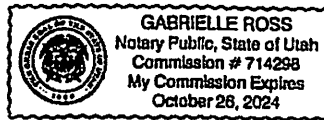
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COUNTY OF DAVIS):ss

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Gabrielle Ross
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Heather Peterson
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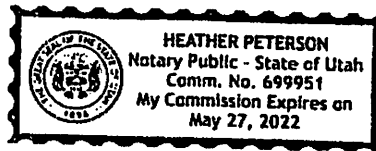


Exhibit "A"

NEW PARCEL 01-0001-0158

Beginning at a point being South 1391.44 feet and North 89°47'00" West 811.40 feet from the North ¼ corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 00°21' West 36.66 feet and north 89°47' West 495.45 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding; thence South 00°04'52" East 121.71 feet; thence North 89°47'00" West 155.32 feet; thence North 00°51'00" West 121.73 feet; thence South 89°47'00" East 156.95 feet to the point of beginning, having an area of 19,003 Sq. Ft., 0.44 Acres.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- 1. CENTERLINE MONUMENT
- 2. MONUMENT
- 3. PROPERTY
- 4. VACATED BOUNDARY LINE
- 5. CENTERLINE OF HIGHWAY
- 6. CENTERLINE OF RAILROAD
- 7. CENTERLINE OF CANAL
- 8. CENTERLINE OF DRAINAGE
- 9. CENTERLINE OF FENCE
- 10. CENTERLINE OF FENCE
- 11. CENTERLINE OF FENCE
- 12. CENTERLINE OF FENCE
- 13. CENTERLINE OF FENCE
- 14. CENTERLINE OF FENCE
- 15. CENTERLINE OF FENCE
- 16. CENTERLINE OF FENCE
- 17. CENTERLINE OF FENCE
- 18. CENTERLINE OF FENCE
- 19. CENTERLINE OF FENCE
- 20. CENTERLINE OF FENCE

PROJECT TYPE:
BOUNDARY SURVEY

PROJECT ADDRESS:
111 N 100 W
Moab, Utah 84532

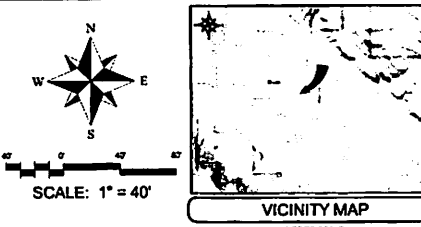
PROJECT LOCATION:
CANYON COUNTY, STATE OF UTAH

PREPARED FOR:
BYLHM

DATE:
02/04/21

JOB NUMBER:
165-21

SHEET 1 OF 1



SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown herein.

Lucas Blake
License No. 7540504



PARCEL LINE ADJUSTMENT

LOCATED IN THE NW QUARTER OF SECTION 1, T26S, R21E, E8LSM

ORIGINAL PARCEL LEGAL DESCRIPTION

ORIGINAL PARCEL 01-0001-0148
Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.3 feet; thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 West Streets, said point by record beam West 264.1 feet; thence South 148.6 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the West right-of-way of 100 West Street South 0° 21' West 457.30 feet to a corner; thence North 85° 27' West 147.70 feet to a corner; thence North 80° 05' West 16.0 feet to a corner; thence North 87° 53' West 33.5 feet to a corner; thence South 76° 45' West 4.8 feet to a corner; thence North 79° 05' West 9.0 feet to a corner; thence along the arc of a 125.5 foot radius curve to the right 57.2 feet (described as 57.2 feet in some instruments of record) (said curve has a chord which bears North 80° 23' West 57.7 feet) to a corner; thence North 83° 01' East 54.70 feet to a corner; thence North 22° 23' East 20.5 feet to a corner; thence North 00° 00' West 58.7 feet to a corner; thence along a fence line South 88° 43' West 244.6 feet to a corner; thence North 52° 27' East 62.6 feet to a corner; thence North 83° 01' East 77.4 feet to a corner; thence North 00° 36' West 229.2 feet to a corner; thence along a fence line South 89° 38' East 210.1 feet; thence along a fence line North 89° 33' East 87.8 feet to a corner on the West line of Williams Way; thence South 9.0 feet to the Southwest corner of Williams Way; thence North 82° 47' East 244.6 feet to the point of beginning. LESS any portion within 100 West Street and/or Williams Way.

ORIGINAL PARCEL 01-0001-0127
Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 0° 13' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 146.5 feet, the chord of which bears North 84° 59' West 146.53 feet; thence North 83° 14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79° 55' West 108.3 feet; thence North 83° 01' West 28.3 feet to the North right-of-way of Williams Way; thence with said tract South 82° 00' East 26 feet; thence North 52° 23' East 86.8 feet; thence North 82° 47' East 244.6 feet to the point of beginning.

ORIGINAL PARCEL 01-0001-0158
Beginning at a 3/8" spike which bears South 1389.2 feet and West 667.1 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 0 degrees 38' East 318.7 feet to a corner which bears 0.9 feet South and 0.1 feet East of a metal fence post; thence South 08 degrees 09' West 77.6 feet to a cedar post; thence South 52 degrees 23' West 147.6 feet to a double cedar post; thence North 88 degrees 06' West 5.5 feet to a cedar fence post; thence North 26 degrees 04' West 156.1 feet to a cedar fence post; thence South 83 degrees 45' West 43.2 feet to a cedar fence post; thence North 01 degrees 51' West 1.0 feet to a 3/8" spike; thence South 89 degrees 47' East 299.7 feet to the point of beginning. Bearings based on the centerline of 100 West Street and/or 100 West Street.

LESS: Beginning at a point which bears South 1377.7 feet and West 819.6 feet from the North N corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the South line of the Davis Tract North 88 degrees 09' West 32.3 feet; thence North 28 degrees West 25.8 feet; thence with the North right-of-way of Williams Way; thence with the proposed Williams Way South 58 degrees 30' East 113.3 feet; thence with a curve to the left, the chord of which bears South 63 degrees 46' East 28.8 feet (Dial 8 to degree 32'00", Radius 339.26, Tangent 61.62 feet, Length 28.79) to the point of beginning.

NEW PARCEL LEGAL DESCRIPTION

NEW PARCEL 01-0001-0148
Beginning at a point on the West right-of-way of 100 West Street, said point being South 266.10 feet; thence West 266.10 feet from the North N corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 20° 50' 05" West 148.8 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding with the West right-of-way of Williams Way; thence with said right-of-way the following three curves: North 85° 27' 00" West 212.97 feet to a point being 1' behind the city sidewalk; thence parallel along sidewalk with a curve having a radius of 138.86 feet, to the left with an arc length of 165.17 feet, (a chord bearing of North 83° 14' West 165.06 feet); thence North 86° 52' 00" West 56.50 feet; thence North 00° 16' 10" West 172.73 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet, (a chord bearing of North 27° 06' 31" East 26.78 feet); thence North 84° 53' 18" East 33.05 feet; thence with a curve having a radius of 33.00 feet, to the left with an arc length of 4.71 feet, (a chord bearing of North 02° 25' 21" West 4.34 feet); thence North 45° 18' 00" West 15.03 feet; thence North 45° 04' 15" East 153.04 feet; thence North 43° 50' 47" West 7.46 feet; thence North 45° 26' 31" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet, (a chord bearing of North 07° 53' 17" East 4.02 feet); thence North 43° 50' 47" East 57.12 feet; thence North 00° 36' West 172.26 feet; thence South 89° 38' 00" East 67.56 feet; thence North 89° 33' 00" East 87.80 feet; thence South 9.00 feet; thence North 89° 26' 00" East 103.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 3.92 Acres.

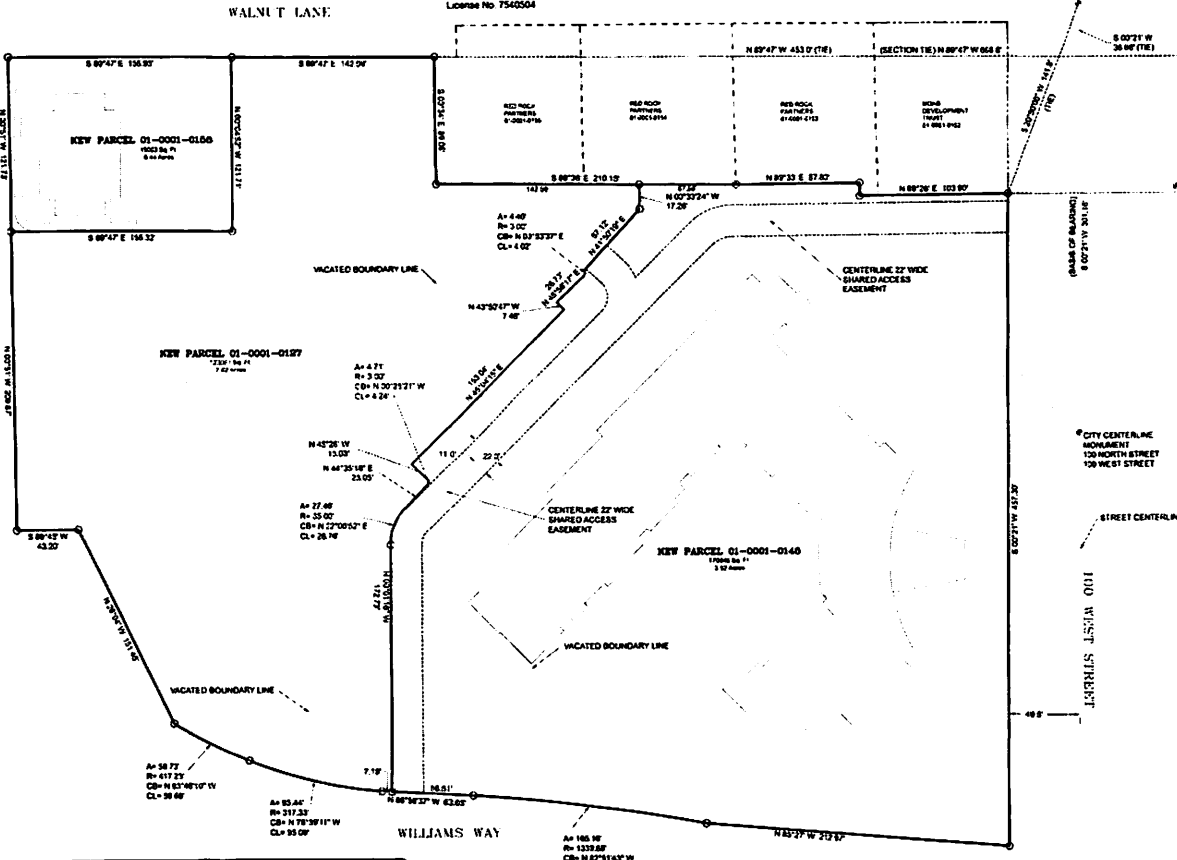
Also: a 2" Wide shared access easement, located within the northwest quarter of Section 1, T26S, R21E, E8LSM, being 11' feet right and left of the following described centerline.

Beginning at a point being South 62° 28' 59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 64° 09' 41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet, (a chord bearing of South 07° 12' 43" East 36.34 feet); thence North 45° 04' 15" West 190.62 feet; thence with a curve having a radius of 24.02 feet, to the left with an arc length of 25.08 feet, (a chord bearing of South 29° 30' 54" West 23.96 feet); thence South 00° 16' 10" East 173.30 feet to the point of termination.

Beginning at a point being South 54° 00' 10" West 375.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45° 04' 15" East 87.33 feet; thence with a curve turning to the right with an arc length of 21.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67° 15' 03" East 22.65 feet; thence North 89° 25' 25" East 194.76 feet to point of termination.

NEW PARCEL 01-0001-0127
Beginning at a point being South 1391.44 feet; thence North 89° 47' 00" West 668.8 feet from the North N corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 02° 21' West 34.66 feet and North 89° 47' West 453.0 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 02° 34' 00" East 89.06 feet; thence South 89° 26' 00" East 142.59 feet; thence South 00° 32' 24" East 17.26 feet; thence South 43° 50' 47" West 57.12 feet; thence with a curve having a radius of 1.00 feet, to the right with an arc length of 4.40 feet, (a chord bearing of South 03° 53' 17" West 4.02 feet); thence South 45° 56' 17" West 26.73 feet; thence South 43° 50' 47" East 7.46 feet; thence South 45° 04' 15" West 153.04 feet; thence South 45° 26' 31" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the right with an arc length of 4.71 feet, (a chord bearing of North 02° 25' 21" West 4.34 feet); thence South 45° 18' 00" West 15.03 feet; thence North 45° 04' 15" East 153.04 feet; thence North 43° 50' 47" East 26.73 feet; thence with a curve having a radius of 35.00 feet, to the left with an arc length of 27.46 feet, (a chord bearing of South 27° 06' 31" West 26.78 feet); thence South 00° 16' 10" East 172.73 feet to a point being 7' north of city sidewalk or right-of-way of Williams Way; thence with said right-of-way the following three curves: North 85° 27' 00" West 212.97 feet; thence with a curve having a radius of 313.23 feet, to the right with an arc length of 95.44 feet, (a chord bearing of North 76° 29' 11" West 95.08 feet); thence with a compound curve having a radius of 417.23 feet, to the right with an arc length of 58.73 feet, (a chord bearing of North 47° 04' 10" West 58.68 feet) to Glass Pond; thence with said fence North 26° 04' 00" West 113.48 feet; thence South 89° 43' 00" West 43.20 feet; thence North 83° 10' 00" West 109.87 feet; thence South 89° 47' 00" East 155.32 feet; thence North 02° 04' 52" West 121.71 feet; thence North 82° 47' 00" East 157.83 feet to the point of beginning, having an area of 123,051 Sq. Ft., 2.82 Acres.

NEW PARCEL 01-0001-0158
Beginning at a point being South 1391.44 feet and North 89° 47' 00" West 811.40 feet from the North N corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 02° 21' West 34.66 feet and North 89° 47' West 453.0 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 02° 34' East 89.06 feet; thence North 89° 26' 00" West 155.32 feet; thence North 02° 04' 52" West 121.73 feet; thence North 82° 47' 00" East 156.95 feet to the point of beginning, having an area of 19,003 Sq. Ft., 0.44 Acres.



SURVEYOR NOTES

1. THE BASIS OF BEARING IS S 0° 21' W ALONG THE CENTERLINE OF 100 WEST STREET
2. THE INTENT OF THE SURVEY IS TO RE-LOCATE OR LOCATE ORIGINAL PROPERTY CORNERS. THE SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE WORK HAS DETERMINED NOTES OF IMPORTANCE AS FOLLOWS:
1. LOCATED FENCE LINES, CENTERLINE MONUMENTS, AND SURVEY PARCEL CORNERS.
2. RE-WROTE SOUTH BOUNDARY TO MATCH ROAD IMPROVEMENTS

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS 11 DAY OF February, 2021 BY

 MOAB CITY MANAGER

COUNTY RECORDER NO.

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF
 DATE _____ BOOK _____ PAGE _____ FEE _____
 COUNTY RECORDER

WHEN RECORDED, PLEASE RETURN TO:

50 W 100 S
Moab, UT
84532

Ent 543706 Bk 930 Pg 65 - 71
Date: 20-JAN-2022 12:11:05PM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

QUIT CLAIM DEED

Hotel Moab II, LLC, a Utah limited liability company, and Hotel Moab, LLC, a Utah limited liability company, Grantor, hereby Quit Claim to Hotel Moab II, LLC, a Utah limited liability company, Grantee, for the sum of 10 Dollars, the following described tract of land in Grand County, State of Utah:

See attached Exhibit "A"

TOGETHER With all improvements located thereon; all easements benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other minerals interest in, on, under or above the property.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.


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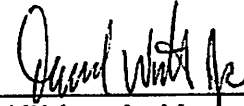
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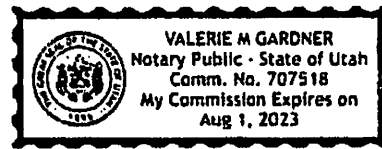
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By: 
David Webster Jr., Manager

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COUNTY OF Grand):ss

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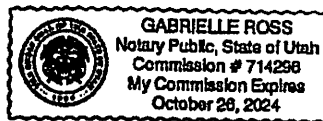
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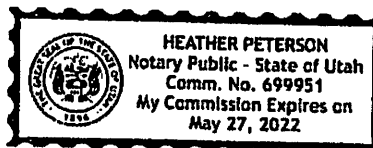
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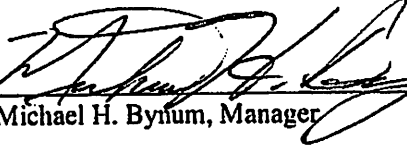
Heather Peterson
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A Utah limited liability company

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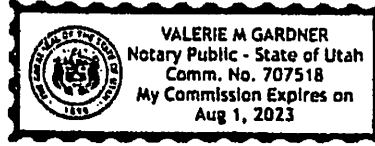
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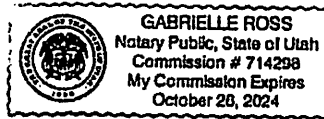
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Gabrielle Ross
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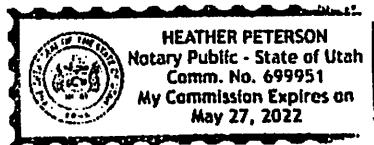


Exhibit "A"

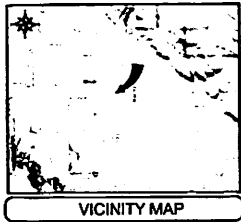
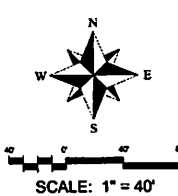
NEW PARCEL 01-0001-0127

Beginning at a point being South 1391.44 feet; thence North 89°47'00" West 668.8 feet from the North ¼ corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, also South 00°21' West 36.66 feet and north 89°47' West 453.0 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding; thence South 00°34'00" East 89.06 feet; thence South 89°38'00" East 142.59 feet; thence South 00°33'24" East 17.26 feet; thence South 41°50'19" West 57.12 feet; thence with a curve having a radius of 3.00 feet, to the right with an arc length of 4.40 feet, (a chord bearing of South 03°53'37" West 4.02 feet); thence South 45°56'17" West 26.73 feet; thence South 43°50'47" East 7.46 feet; thence South 45°04'15" West 153.04 feet; thence South 45°26'00" East 15.03 feet; thence with a curve having a radius of 3.00 feet, to the right with an arc length of 4.71 feet, (a chord bearing of South 00°25'21" East 4.24 feet); thence South 44°35'18" West 23.05 feet; thence with a curve having a radius of 35.00 feet, to the left with an arc length of 27.46 feet, (a chord bearing of South 22°06'52" West 26.76 feet); thence South 00°01'16" East 172.73 feet to a point being 1' north of city sidewalk or right-of-way of Williams Way; thence with said right-of-way the following three courses: North 86°56'37" West 7.15 feet; thence with a curve having a radius of 317.33 feet, to the right with an arc length of 95.44 feet, (a chord bearing of North 76°39'11" West 95.08 feet); thence with a compound curve having a radius of 417.23 feet, to the right with an arc length of 58.73 feet, (a chord bearing of North 63°46'10" West 58.68 feet) to Glass Parcel; thence with said Parcel North 26°04'00" West 151.46 feet; thence South 89°45'00" West 43.20 feet; thence North 00°51'00" West 209.87 feet; thence South 89°47'02" East 155.32 feet; thence North 00°04'52" West 121.71 feet; thence South 89°47'00" East 157.85 feet to the point of beginning, having an area of 123,051 Sq. Ft., 2.82 acres.

Also: a 22' Wide shared access easement, located within the Northwest Quarter of Section 1. T26S, R21E, SLBM, being 11' feet right and left of the following described centerline:

Beginning at a point being South 62°38'59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48°09'41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet, (a chord bearing of South 01°32'43" East 36.34 feet); thence South 45°04'15" West 190.62 feet; thence with a curve having a radius of 24.02 feet, to the left with an arc length of 25.08 feet, (a chord bearing of South 29°30'56" West 23.96 feet); thence South 00°01'16" East 173.30 feet to the point of terminus.

Including: Beginning at a point being South 56°00'10" West 395.66 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence North 45°04'15" East 87.33 feet; thence with a curve turning to the right with an arc length of 23.22 feet, with a radius of 30.00 feet, with a chord bearing of North 67°15'03" East 22.65 feet; thence North 89°25'52" East 194.76 feet to point of terminus.



SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540304. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown hereon.

Lucas Blake
License No. 7540304



PARCEL LINE ADJUSTMENT

LOCATED IN THE NW QUARTER OF SECTION 1, T20S, R21E, S10M

ORIGINAL PARCEL LEGAL DESCRIPTION

ORIGINAL PARCEL 01-0001-0118
Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.1 feet; thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet; thence South 1486.6 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the West right-of-way of 100 West Street South 00° 21' West 457.30 feet to a corner; thence North 85° 27' West 147.70 feet to a corner; thence North 00° 05' West 14.8 feet to a corner; thence North 87° 52' West 3.5 feet to a corner; thence South 76° 45' West 4.8 feet to a corner; thence North 79° 06' West 9.0 feet to a corner; thence along the arc of a 1232.5 foot radius curve to the right 52.7 feet (described as 52.7 feet in some instruments of record) (said curve has a chord which bears North 87° 22' West 57.7 feet to a corner; thence North 63° 01' East 54.70 feet to a corner; thence North 22° 22' East 20.5 feet to a corner; thence North 00° 07' West 56.7 feet to a corner; thence along a fence line South 88° 49' West 244.6 feet to a corner; thence North 52° 27' East 60.6 feet to a corner; thence North 00° 13' East 77.4 feet to a corner; thence North 00° 34' West 292.2 feet to a corner; thence along a fence line South 89° 33' East 710.1 feet; thence along a fence line North 89° 33' East 87.8 feet to a corner on the West line of Mainman; thence South 5.0 feet to the Southwest corner of Mainman; thence North 89° 30' East 102.1 feet to the point of beginning.

LESS any portion within 100 West Street and/or Williams Way.

ORIGINAL PARCEL 01-0001-0117
Beginning at a point which bears South 1815.2 feet and West 420.4 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 00° 13' East 58.5 feet; thence South 22° 19' West 205.5 feet; thence South 87° 57' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 148.53 feet, the chord of which bears North 84° 59' West 144.5 feet; thence North 82° 14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79° 55' West 108.3 feet; thence North 01° 00' West 78.3 feet to the South line of Davis tract; thence with said tract South 88° 00' West 24.6 feet; thence North 52° 27' East 68.6 feet; thence North 88° 43' East 244.6 feet to the point of beginning.

ORIGINAL PARCEL 01-0001-0118
Beginning at a 3/8" spike which bears South 1389.2 feet and West 667.1 feet from the North Corner, Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 00° 13' East 58.5 feet; thence South 22° 19' West 205.5 feet; thence South 87° 57' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 148.53 feet, the chord of which bears North 84° 59' West 144.5 feet; thence North 82° 14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79° 55' West 108.3 feet; thence North 01° 00' West 78.3 feet to the South line of Davis tract; thence with said tract South 88° 00' West 24.6 feet; thence North 52° 27' East 68.6 feet; thence North 88° 43' East 244.6 feet to the point of beginning.

NEW PARCEL 01-0001-0122
Beginning at a point on the West right-of-way of 100 West Street, said point being South 266.10 feet from the North X corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian, and proceeding with said right-of-way of 100 West Street, and proceeding with said right-of-way of Williams Way, thence with said right-of-way with the following three courses: North 85° 27' West 212.97 feet to a point being 1' behind the City centerline; thence parallel along 100 West Street with a curve having a radius of 1133.66 feet, to the left with an arc length of 165.17 feet; thence along bearing of North 82° 54' West 152.06 feet; thence North 89° 33' West 56.50 feet; thence North 00° 01' 16' West 11.23 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet; thence along bearing of North 23° 02' East 26.76 feet; thence North 48° 33' 14' East 23.05 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.23 feet; thence North 45° 20' 00' West 15.03 feet; thence North 45° 56' 15' East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15' East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet; thence North 03° 53' 17' East 4.02 feet; thence North 41° 50' 19' East 57.32 feet; thence North 03° 32' 24' West 17.26 feet; thence South 89° 30' 00' East 47.56 feet; thence North 89° 33' 00' East 87.80 feet; thence North 89° 36' 00' East 102.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 9.82 Acres.

Also, a 22' Wide shared access easement, located within the northwest quarter of Section 1, T20S, R21E, S10M, being 11' feet right and left of the following described centerline:
Beginning at a point being South 42° 58' 59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48° 09' 41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet; thence North 00° 23' 21" West 4.24 feet; thence North 45° 20' 00" West 15.03 feet; thence North 45° 56' 15" East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.23 feet; thence North 48° 33' 14' East 23.05 feet; thence North 23° 02' East 26.76 feet; thence North 82° 54' West 152.06 feet; thence North 89° 33' West 56.50 feet; thence North 00° 01' 16' West 11.23 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet; thence along bearing of North 23° 02' East 26.76 feet; thence North 48° 33' 14' East 23.05 feet; thence North 45° 20' 00' West 15.03 feet; thence North 45° 56' 15' East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15' East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet; thence North 03° 53' 17' East 4.02 feet; thence North 41° 50' 19' East 57.32 feet; thence North 03° 32' 24' West 17.26 feet; thence South 89° 30' 00' East 47.56 feet; thence North 89° 33' 00' East 87.80 feet; thence North 89° 36' 00' East 102.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 9.82 Acres.

NEW PARCEL LEGAL DESCRIPTION

NEW PARCEL 01-0001-0121
Beginning at a point on the West right-of-way of 100 West Street, said point being South 266.10 feet from the North X corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian, and proceeding with said right-of-way of 100 West Street, and proceeding with said right-of-way of Williams Way, thence with said right-of-way with the following three courses: North 85° 27' West 212.97 feet to a point being 1' behind the City centerline; thence parallel along 100 West Street with a curve having a radius of 1133.66 feet, to the left with an arc length of 165.17 feet; thence along bearing of North 82° 54' West 152.06 feet; thence North 89° 33' West 56.50 feet; thence North 00° 01' 16' West 11.23 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet; thence along bearing of North 23° 02' East 26.76 feet; thence North 48° 33' 14' East 23.05 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.23 feet; thence North 45° 20' 00' West 15.03 feet; thence North 45° 56' 15' East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15' East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet; thence North 03° 53' 17' East 4.02 feet; thence North 41° 50' 19' East 57.32 feet; thence North 03° 32' 24' West 17.26 feet; thence South 89° 30' 00' East 47.56 feet; thence North 89° 33' 00' East 87.80 feet; thence North 89° 36' 00' East 102.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 9.82 Acres.

Also, a 22' Wide shared access easement, located within the northwest quarter of Section 1, T20S, R21E, S10M, being 11' feet right and left of the following described centerline:
Beginning at a point being South 42° 58' 59" West 382.21 feet from the centerline monument located at the intersection of Walnut Lane and 100 West Street, and proceeding thence South 48° 09' 41" East 14.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 40.68 feet; thence North 00° 23' 21" West 4.24 feet; thence North 45° 20' 00" West 15.03 feet; thence North 45° 56' 15" East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15" East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.23 feet; thence North 48° 33' 14' East 23.05 feet; thence North 23° 02' East 26.76 feet; thence North 82° 54' West 152.06 feet; thence North 89° 33' West 56.50 feet; thence North 00° 01' 16' West 11.23 feet; thence with a curve having a radius of 35.00 feet, to the right with an arc length of 27.46 feet; thence along bearing of North 23° 02' East 26.76 feet; thence North 48° 33' 14' East 23.05 feet; thence North 45° 20' 00' West 15.03 feet; thence North 45° 56' 15' East 13.04 feet; thence North 43° 50' 47' West 7.46 feet; thence North 45° 56' 15' East 26.73 feet; thence with a curve having a radius of 3.00 feet, to the left with an arc length of 4.40 feet; thence North 03° 53' 17' East 4.02 feet; thence North 41° 50' 19' East 57.32 feet; thence North 03° 32' 24' West 17.26 feet; thence South 89° 30' 00' East 47.56 feet; thence North 89° 33' 00' East 87.80 feet; thence North 89° 36' 00' East 102.90 feet to the point of beginning, having an area of 170,640 Sq. Ft., 9.82 Acres.

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

PROPERTY LINES
EASEMENTS
WALLS
CURBS
DRAINAGE
CORNERS
MONUMENTS
FENCES

PROJECT TYPE:
BOUNDARY SURVEY

PROJECT ADDRESS:
111 N 100 W
Moab, Utah 84532

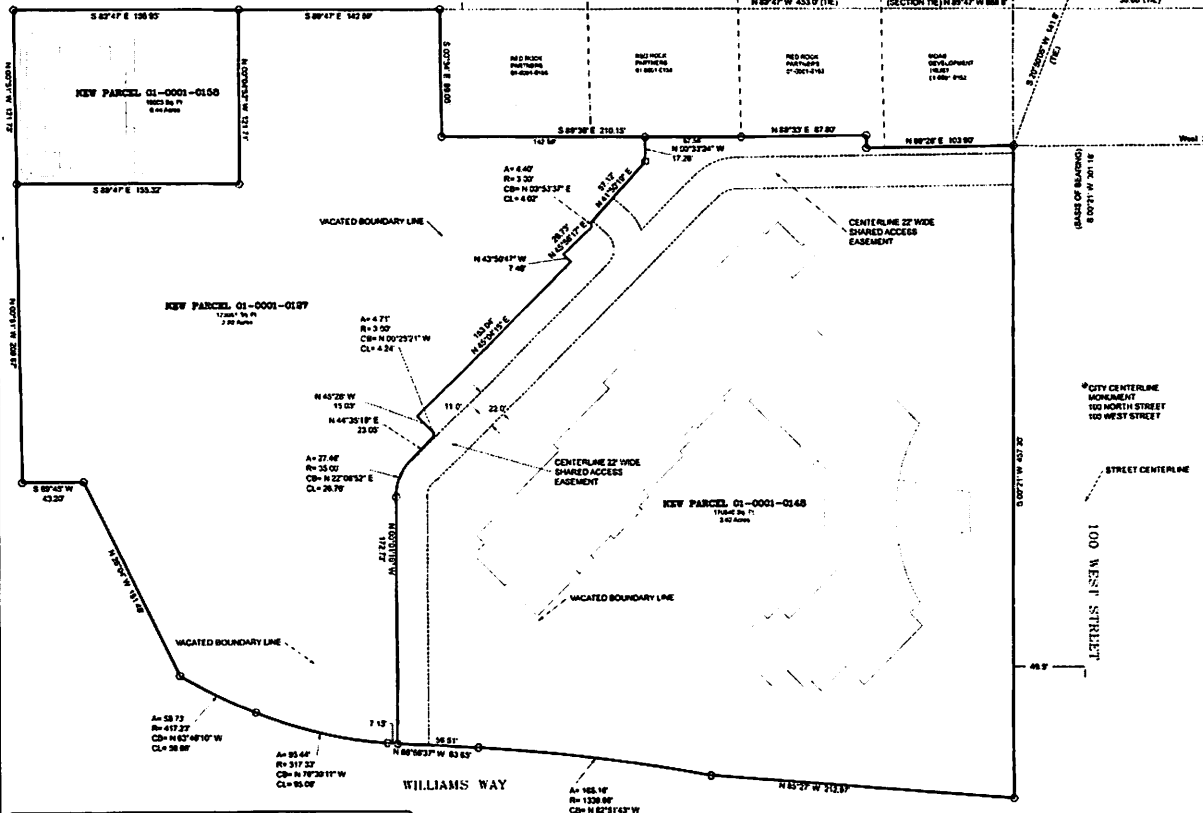
PROJECT LOCATION:
GARFIELD COUNTY, STATE OF UTAH

PREPARED FOR:
BYNUM

DATE:
9/20/21

JOB NUMBER:
184-21

SHEET 1 OF 1



SURVEYOR NOTES

THE BASIS OF BEARING IS S 00° 21' W ALONG THE CENTERLINE OF 100 WEST STREET

THE INTENT OF THE SURVEY IS TO MONUMENT OR LOCATE ORIGINAL PROPERTY CORNERS. THIS SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE WORK HAS DETERMINED AS FOLLOWS:

- LOCATED FENCE LINES, CENTERLINE MONUMENTS, AND SURVEY PARCEL CORNERS.
- RE-WROTE SOUTH BOUNDARY TO MATCH ROAD IMPROVEMENTS

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS 11th DAY of September, A.D. 2021, BY

Moab City Council Member

COUNTY RECORDER NO.

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF

DATE _____ BOOK _____ PAGE _____ FILE _____

COUNTY RECORDER