

Lorie Leavitt  
2601 West State Rd 32  
Poca, Ut. 84061

## Memorandum

**Whereas,** Parcels CD-115-116-B is owned by Orland L. Crandall and Colleen Crandall, or their successor(s) in Trust, as Trustees of the Crandall Family Trust, CD-119-C is owned by So. Pair-A-Dice, LLC, and parcel CD-119-C-1 is owned by Dale B. Leavitt and Lorie Leavitt, Trustees of the D & L Leavitt Family Trust and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and are attached to this memorandum **EXHIBIT A**;

**Whereas,** parcel CD-115-116-B described as 4.69 acres and parcel CD-119-C described as 38.15 acres are NOT lots of record prior to this lot line adjustment. Parcel CD-119-C-1 is considered to be one (1) lot of record as outlined in the Eastern Summit County Development Code, prior to the lot line adjustment;

**Whereas,** the requested lot line adjustment will not result in any remnant pieces of land and will not change the density allowed on the parcels and;

**Whereas,** the lot line adjustment will result in a new boundary for parcels CD-115-116-B, CD-119-C and CD-119-C-1 as shown on the attached survey, **EXHIBIT B**;

**Whereas,** CD-115-116-B and CD-119-C will remain non-lots of record and CD-119-C-1 will remain a lot of record, as outlined in the Eastern Summit County Development Code;

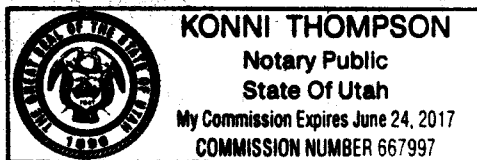
**Now Therefore,** be it known that the Eastern Summit County Planning Commission will accept, that when the descriptions that are now assessed under tax serial numbers CD-115-116-B, CD-119-C and CD-119-C-1 are changed by a document of conveyance, to the new description described herein **EXHIBIT C**, the development rights will be preserved as permitted under the Eastern Summit County Development Code.

STATE OF Utah  
COUNTY OF Summit

Colleen Crandall Trustee  
Colleen Crandall, Trustee of the Crandall Family Trust

8/5/2016  
Date

On the 5 day of August, 2016, personally appeared before me  
Colleen Crandall Trustee the signer of the foregoing instrument,  
who duly acknowledged to me that she executed the same.



Konni Thompson  
NOTARY PUBLIC  
Residing at: Oakley City  
My commission expires: June 24, 2017

**ENTRY NO. 01051130**

08/10/2016 10:37:12 AM B: 2366 P: 1217

Memorandum PAGE 1/8

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 28.00 BY LORIE LEAVITT

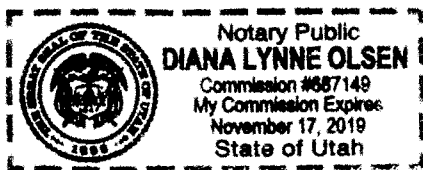


STATE OF Utah  
COUNTY OF Summit

Rene Leavitt Managing Member  
So. Pair-A-Dice, LLC

8/8/2016  
Date

On the 8th day of August, 2016, personally appeared before me  
Lorie Leavitt, the signer of the foregoing instrument,  
who duly acknowledged to me that he executed the same.



Diana Olsen  
NOTARY PUBLIC  
Residing at: Summit County  
My commission expires: 17 Nov 2019

STATE OF Utah  
COUNTY OF Summit

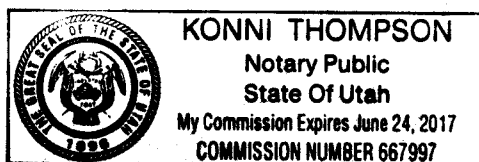
Dale B. Leavitt Trustee  
Dale B. Leavitt, Trustee of the D & L Leavitt Family Trust

8-5-16  
Date

Lorie Leavitt Trustee  
Lorie Leavitt, Trustee of the D & L Leavitt Family Trust

8-5-16  
Date

On the 5 day of August, 2016, personally appeared before me  
Lorie & Dale B. Leavitt, the signer of the foregoing instrument,  
who duly acknowledged to me that they executed the same.



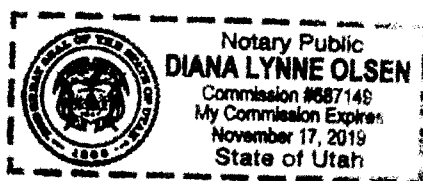
Konni Thompson  
NOTARY PUBLIC  
Residing at: Oakley City  
My commission expires: June 24, 2017

STATE OF Utah  
COUNTY OF Summit

Tiffanie Northrup-Robinson  
Tiffanie Northrup-Robinson, Planner

8/8/2016  
Date

On this 8th day of August, 2016, personally appeared before me Tiffanie  
Northrup-Robinson, the signer of the foregoing instrument, who duly acknowledged to me that she executed  
the same.



Diana Olsen  
NOTARY PUBLIC  
Residing at: Summit County  
My commission expires: 17 Nov 2019



## Property Record Card

Summit County Utah Recorder

**CRANDALL COLLEEN  
TRUSTEE**

2713 W STATE RD 32  
PEOA, UT 84061

**Account: 0385223**

Tax Area: 23 - SSSD A,B,C,U (C-C)

Acres: 4.690

**Parcel: CD-115-116-B**

Situs Address:  
2713 W STATE RD 32

### Value Summary

Model	Value	Override
Building (1)	\$139,011	N/A
Unattached Improvements (1)	\$20,950	N/A
Land (1)	\$83,415	N/A
<b>Total</b>	<b>\$243,376</b>	<b>\$243,376</b>

### Legal Description

A TRACT OF LAND SITUATE IN THE NW1/4 OF SEC 24 T18R5E SLBM US SURVEY SUMMIT COUNTY UTAH BEING MORE PARTICULARLY DESC AS FOLLOWS: COMM AT THE N1/4 COR OF SD SEC 24 A STONE PILE & A REBAR; TH N 90°00'00" W 723.10 FT ALONG THE N LINE OF THE SD NW1/4 OF SEC 24; TH S 527.09 FT TO A PT ON THE S'LY LINE OF UTAH STATE HWY #189 THE TRUE PT OF BEG; TH S 09°00'00" W 312.81 FT; TH N 87°59'00" W 584.37 FT; TH N 00°12'00" E 311.89 FT BEING 16.50 FT W & PARALLEL TO THE 1/16 LINE TO A PT ON THE S'LY LINE OF SD HWY #189; TH 638.07 FT ALONG SD S'LY LINE OF SD STATE HWY #189 A CUR TO THE RIGHT HAVING A RAD OF 1399.70 & A LONG CHORD BEARING S 87°55'12" E 632.56 FT THE ABOVE DESCTRACT OF LAND CONTAINS 4.69 AC M/L (REF:1350-1300) 1350-1299 1442-1051 2328-12-14 COLLEEN CRANDALL TRUSTEE OF THE CRANDALL FAMILY TRUST DATED JUNE 10 2015 2328-12-14;



### Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
01034301	B: 2328 P: 0012	Dec 4, 2015	Warranty Deed
01034302	B: 2328 P: 0014	Dec 4, 2015	Affidavit
00615013	B: 1442 P: 1051	Apr 1, 2002	Quit Claim Deed
00581126	B: 1350 P: 1299	Jan 26, 2001	Quit Claim Deed
00581127	B: 1350 P: 1300	Jan 26, 2001	Quit Claim Deed



# Property Record Card

Summit County Utah Recorder

**SO PAIR-A-DICE LLC  
C/O: LEAVITT LORIE**

**Account: 0102214**

**Parcel: CD-119-C**

Tax Area: 23 - SSSD A,B,C,U (C-C)

Situs Address:

Acres: 38.150

2601 W STATE ROAD 32  
PEOA, UT 84061

## Value Summary

Model	Value	Override
Land (1)	\$249,000	N/A
<b>Total</b>	<b>\$249,000</b>	<b>\$249,000</b>

## Legal Description

A TRACT OF LAND SITUATE IN THE NW1/4 OF SEC 24 T15R5E SLBM US SURVEY SUMMIT COUNTY UTAH BEING MORE PARTICULARLY DESC AS FOLLOWS: COMM AT THE N1/4 COR OF SD SEC 24 A STONE PILE & A REBAR; TH N 90°00'00" W 1353.89 FT ALONG THE N LINE OF THE SD NW1/4 OF SEC 24; TH S 00°12'00" W 815.60 FT TO THE PT OF BEG; TH S 00°12'00" W 310.60 FT; TH N 44°05'00" E 234.00 FT; TH S 75°20'00" E 275.20 FT; TH S 00°12'00" W 1578.61 FT; TH N 89°48'00" E 913.10 FT TO THE CENTER 1/4 COR (3-WAY FENCE COR & REBAR); TH N 00°28'00" E 1206.17 FT ALONG THE 1/4 SEC LINE; TH N 00°28'00" E 400.34 FT ALONG THE 1/4 SEC LINE; TH N 66°45'00" W 152.42 FT ADJOINING "STEWART"; TH N 35°20'00" E 28.40 FT ADJOINING TRACT CD-105; TH N 67°48'00" W 123.70 FT ADJOINING TRACT CD-105; TH N 79°46'00" W 41.13 FT; TH N 83°46'39" W 131.69 FT; TH S 10°52'00" W 52.79 FT; TH N 70°52'45" W 360.62 FT; TH S 09°00'00" W 34.07 FT; TH N 87°59'02" W 584.37 FT TO THE PT OF BEG; THE ABOVE DESC TRACT OF LAND CONT 38.15 AC M/L(NOTE: DESC DOES NOT CLOSE) 1350-1296

## Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
00581124	B: 1350 P: 1296	Jan 26, 2001	Quit Claim Deed
00465213	B: 1000 P: 791	Oct 17, 1996	Quit Claim Deed
00323347	B: 561 P: 538	Apr 19, 1990	Quit Claim Deed
00323348	B: 561 P: 539	Apr 19, 1990	Quit Claim Deed
00323350	B: 561 P: 541	Apr 19, 1990	Quit Claim Deed
00296356	B: 491 P: 519	Aug 30, 1988	Personal Representative's Deed



# Property Record Card

Summit County Utah Recorder

**LEAVITT DALE B  
TRUSTEE  
LEAVITT LORIE TRUSTEE**

**Account: 0271324**

Tax Area: 23 - SSSD A,B,C,U (C-C)

Acres: 2.200

**Parcel: CD-119-C-1**

Situs Address:  
2601 W STATE RD 32

2601 W STATE ROAD 32  
PEOA, UT 84061

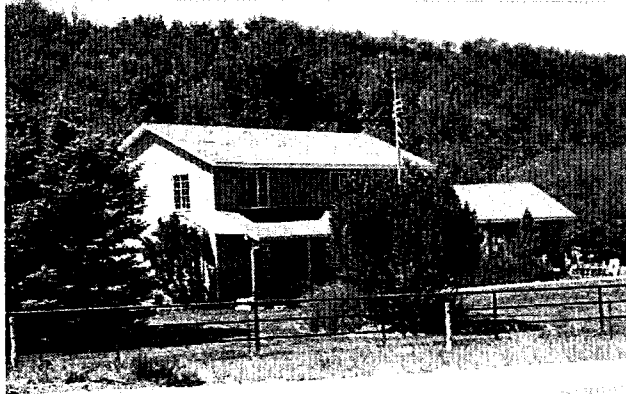
## Value Summary

Model	Value	Override
Building (1)	\$163,155	N/A
Unattached Improvements (1)	\$1,084	N/A
Land (1)	\$81,720	N/A
Non Residential (1)	\$26,309	N/A
<b>Total</b>	<b>\$272,268</b>	<b>\$272,268</b>

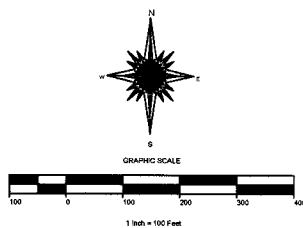
## Legal Description

A TRACT OF LAND SITUATE IN THE NW1/4 OF SEC 24 T1SR5E SLBM US SURVEY SUMMIT COUNTY MORE DESC AS FOLLOWS: BEG AT THEN 1/4 COR OF SD SEC 24; TH S 00°28'00" W 664.808 FT ALONG THE E LINE OF SD NW1/4 OF SEC 24; TH W 381.248 FT TO A PT ON THE S'LY LINE OF ST HWY 189 THE TRUE PT OF BEG; TH S 10°52'00" W 203.681 FT; TH N 70°52'45" W 352.189 FT; TH N 09°00'00" E 225.000 FT TO A PT ON SD S'LY LINE OF ST HWY 189; TH SE'LY 286.104 FT ALONG SD S'LY LINE OF ST HWY 189 A CUR TO THE RIGHT HAVING A RAD OF 1399.700 FT A DELTA ANGLE OF 11°42'41" & A LONG CHORD BEARING S 68°59'04" E 285.604 FT; TH S 63°07'43" E 77.747 FT ALONG SD S'LY LINE OF ST HWY 189 TO THE PT OF BEG CONT 1.7853 AC M/L; ALSO A TRACT OF LAND SITUATE IN THE NW1/4 OF SEC 24 T1SR5E SLBM US SURVEY SUMMIT COUNTY UTAH BEING MORE PARTICULARLY DESC AS FOLLOWS: COMM AT THE N1/4 COR OF SD SEC 24; TH S 00°28'00" W 664.81 FT ALONG THE E LINE OF SD NW1/4 OF SEC 24; TH W 381.25 FT TO A PT ON THE S'LY LINE OF ST HWY 189; TH 10°52'00" W 203.68 FT TO THE TRUE PT OF BEG; TH S 83°46'39" E 10.03 FT; TH S 10°52'00" W 52.79 FT; TH N 70°52'45" W 360.62 FT; TH N 09°00'00" E 50.79 FT; TH S 70°52'45" E 352.19 FT TO THE PT OF BEG CONT 0.42 AC BAL 2.20 AC BAL 2.20 AC 561-539 886-387973-436-438 1019-552-566 1193-455-466 1508-863-883 1609-1865 1610-548 2027-1851-1869 2128-1328 2130-973

DALE B LEAVITT & LORIE LEAVITT TRUSTEES OF THE D&L LEAVITT FAMILY TRUST 2130-973;



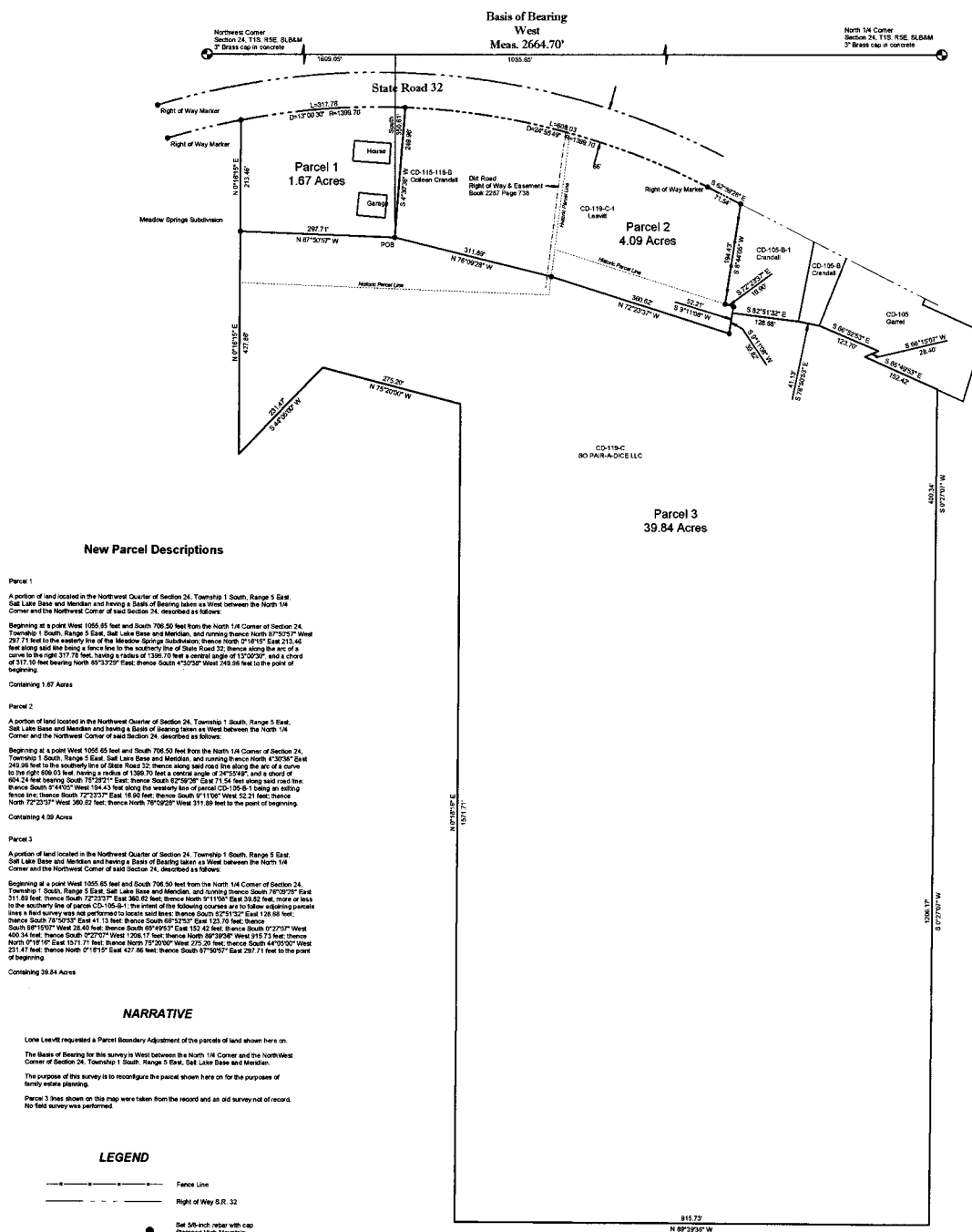
## Transfer History



**SURVEYOR CERTIFICATE**  
 I, WADE WILDE, A Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 346532, do hereby certify that a boundary survey of the described property was made under my direction and that the plan herein is a true and correct representation of said survey.

May 20, 2016  
 Date

Wade Wilde  
 Signature



### New Parcel Descriptions

#### Parcel 1

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:  
 Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 67°32'57" East 237.71 feet to the eastern line of the Meadow Springs Subdivision; thence North 0°15'10" East 213.46 feet along said line being a fence line to the southern line of State Road 32; thence along the arc of a curve to the right 317.78 feet, having a radius of 1336.10 feet and a central angle of 17°07'00", and a chord of 317.10 feet bearing North 65°32'57" East; thence South 4°30'50" West 243.58 feet to the point of beginning.

Containing 1.67 Acres

#### Parcel 2

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:  
 Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 67°32'57" East 243.58 feet to the southern line of State Road 32; thence along said line along the arc of a curve to the right 606.05 feet, having a radius of 1336.10 feet and a central angle of 17°07'00", and a chord of 604.24 feet bearing South 75°32'57" East; thence South 67°56'50" East 71.54 feet along said line; thence South 57°45'00" West 154.43 feet along the westerly line of parcel CD-119-B-1, being an existing fence line; thence South 72°23'37" East 16.60 feet; thence South 0°11'00" West 52.21 feet; thence North 72°23'37" West 360.52 feet; thence North 70°09'20" West 311.89 feet to the point of beginning.

Containing 4.09 Acres

#### Parcel 3

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:  
 Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 70°32'57" East 311.89 feet; thence South 72°23'37" East 360.52 feet; thence North 0°11'00" East 38.82 feet, more or less to the southerly line of parcel CD-119-B-1; the intent of this following course is to follow existing parcel lines if a field survey was not performed to locate said lines; thence South 57°51'52" East 126.68 feet; thence South 72°23'37" East 41.13 feet; thence South 67°23'37" East 123.78 feet; thence South 67°10'00" West 26.40 feet; thence South 67°49'53" East 152.42 feet; thence South 0°27'30" West 400.14 feet; thence South 92°07'00" West 1206.17 feet; thence North 0°07'00" East 1206.17 feet; thence North 0°18'16" East 157.11 feet; thence North 72°20'00" West 275.20 feet; thence South 64°00'00" West 271.11 feet; thence North 0°18'16" East 427.86 feet; thence South 67°30'57" East 297.71 feet to the point of beginning.

Containing 39.84 Acres

### NARRATIVE

Lore Leavitt requested a Parcel Boundary Adjustment of the parcels of land shown here on.

The Basis of Bearing for this survey is West between the North 1/4 Corner and the Northwest Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian.

The purpose of this survey is to reconfigure the parcel shown here on for the purposes of family estate planning.

Parcel 3 lines shown on this map were taken from the record and an old survey not of record. No field survey was performed.

### LEGEND

- — — — — Fence Line
- - - - - Right of Way S.R. 32
- Set 5/8-inch rebar with cap stamped High Mountain L3 346532 unless noted otherwise

**Record of Survey & Parcel Boundary Adjustment**  
 Parcels CD-115-116-B, CD-119-C-1, CD-119-C  
 Located in the Northwest Quarter of Section 24, T1S, R5E, SLB&M,  
 Peoa, Summit County, Utah

Prepared For: Lore Leavitt

Surveyed by: WW	Drawn by: WW
Client: Lore Leavitt LLC Local	Project No: 101051
Date: May 20, 2016	

Comments:

**HIGH MOUNTAIN**  
 SURVEYING, LLC  
 101051  
 Coalville, Utah 84407  
 435-336-4210

Parcel 1

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:

Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 87°50'57" West 297.71 feet to the easterly line of the Meadow Springs Subdivision; thence North 0°16'15" East 213.46 feet along said line being a fence line to the southerly line of State Road 32; thence along the arc of a curve to the right 317.78 feet, having a radius of 1399.70 feet a central angle of 13°00'30", and a chord of 317.10 feet bearing North 85°33'29" East; thence South 4°30'38" West 249.96 feet to the point of beginning.

Containing 1.67 Acres

Parcel 2

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:

Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 4°30'38" East 249.96 feet to the southerly line of State Road 32; thence along said road line along the arc of a curve to the right 609.03 feet, having a radius of 1399.70 feet a central angle of 24°55'49", and a chord of 604.24 feet bearing South 75°28'21" East; thence South 62°59'26" East 71.54 feet along said road line; thence South 8°44'05" West 194.43 feet along the westerly line of parcel CD-105-B-1 being an exiting fence line; thence South 72°23'37" East 16.90 feet; thence South 9°11'08" West 52.21 feet; thence North 72°23'37" West 360.62 feet; thence North 76°09'28" West 311.89 feet to the point of beginning.

Containing 4.09 Acres

Parcel 3

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:

Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 76°09'28" East 311.89 feet; thence South 72°23'37" East 360.62 feet; thence North 9°11'08" East 39.82 feet, more or less to the southerly line of parcel CD-105-B-1; the intent of the following courses are to follow adjoining parcels lines a field survey was not performed to locate said lines; thence South 82°51'32" East 128.68 feet;

thence South 78°50'53" East 41.13 feet; thence South 66°52'53" East 123.70 feet; thence South 66°15'07" West 28.40 feet; thence South 65°49'53" East 152.42 feet; thence South 0°27'07" West 400.34 feet; thence South 0°27'07" West 1206.17 feet; thence North 89°39'36" West 915.73 feet; thence North 0°18'16" East 1571.71 feet; thence North 75°20'00" West 275.20 feet; thence South 44°05'00" West 231.47 feet; thence North 0°16'15" East 427.86 feet; thence South 87°50'57" East 297.71 feet to the point of beginning.

Containing 39.84 Acres