

MAIL TAX NOTICE TO:  
Terena Lund  
444 North 7200 West  
Mendon, Utah 84325

**QUIT CLAIM DEED**  
FOR PARCEL LINE ADJUSTMENT

(File #3)  
Parcel No. 12-052-0016  
Parcel No. 12-052-0026

Persuant to Utah Code Annotated 17-27a-522, TERENA LUND, GRANTOR, of Cache County, State of Utah, hereby Quit Claims to TERENA LUND, GRANTEE, of Cache County Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Cache County, Utah, to wit:

SEE EXHIBIT "A"

Subject to easements, restriction, and rights of way appearing of record and enforceable in law. This deed is made for the purpose of adjusting and establishing the location of the boundary and division line between adjoining parcels of land being parcel number 12-052-0016 and parcel number 12-052-0026.

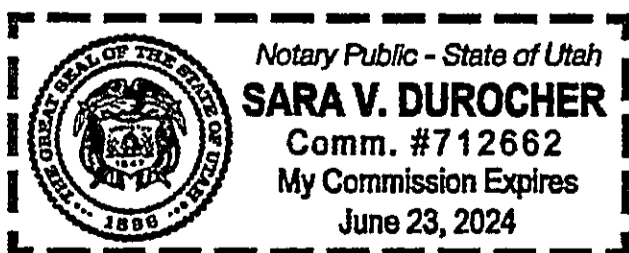
Terena Lund  
Terena Lund

STATE OF UTAH )  
County of CACHE ) ss.

On this 13<sup>th</sup> day of December, 2022, before me, the undersigned Notary Public in and for said State, personally appeared TERENA LUND, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sara V. Durocher  
Notary Signature



NOTARY PUBLIC FOR State of Utah  
Residing at: Cache County Development Service  
My Commission Expires: 6-23-2024

# EXHIBIT A

## NEW BOUNDARY DESCRIPTION PARCEL 12-052-0016.

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH 89°55'26" WEST 4,033.80 FEET AND NORTH 00°01'00" WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET; THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 30 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET; THENCE SOUTH 00°01'00" EAST 39.20 FEET; THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING.

PARCEL 12-052-0016 CONTAINING 130,680.08 SQ. FEET OR 3.00 ACRES

## NEW BOUNDARY DESCRIPTION PARCEL 12-052-0026.

PART OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID

Boundary Description prepared by:  
 Devron Andersen P.L.S. License Number 7897281  
 Date: 12/12/2020



**BOUNDARY LINE**  
**SURVEYING**

SECTION AND RUNNING THENCE SOUTH 80 RODS; THENCE WEST 80 RODS; THENCE NORTH 160 RODS; THENCE EAST 120 RODS; THENCE SOUTH 40 RODS; THENCE WEST 40 RODS; THENCE SOUTH 40 RODS MORE OR LESS TO THE POINT OF BEGINNING.

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:**

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, AND THE EAST LINE OF A 30 FOOT WIDE PRIVATE LANE, SAID POINT BEING NORTH  $89^{\circ}55'26''$  WEST 3,228.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH  $01^{\circ}03'00''$  WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: SOUTH  $89^{\circ}55'27''$  EAST 400.00 FEET ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH  $00^{\circ}04'33''$  WEST 318.25 FEET; THENCE NORTH  $89^{\circ}55'27''$  WEST 428.44 FEET TO THE EAST LINE OF A 30 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING THREE COURSES: NORTHERLY 30.61 FEET ALONG A 215.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF  $08^{\circ}09'27''$  AND A CHORD LENGTH OF 30.58 FEET WITH A CHORD BEARING OF NORTH  $09^{\circ}57'00''$  EAST, NORTH  $05^{\circ}52'17''$  EAST 218.59 FEET, NORTHERLY 70.74 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF  $09^{\circ}46'01''$  AND A CHORD LENGTH OF 70.66 FEET WITH A CHORD BEARING OF NORTH  $00^{\circ}59'16''$  EAST, TO THE POINT OF BEGINNING. (12-052-0011)

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH  $89^{\circ}55'26''$  WEST 4,033.80 FEET AND NORTH  $00^{\circ}01'00''$  WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH  $01^{\circ}03'00''$  WEST

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BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET; THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 30 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET; THENCE SOUTH 00°01'00" EAST 39.20 FEET; THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING. (12-052-0016)

**SUBJECT TO THE FOLLOWING DESCRIBED PRIVATE RIGHT OF WAY:**

AN EASEMENT 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PRIVATE LANE CENTER LINE: BEGINNING AT A POINT BEING 15 FEET SOUTH OF THE NORTH LINE OF PARCEL 12-052-0017 AND THE CENTER LINE OF 7200 WEST, A COUNTY ROAD, SAID POINT BEING NORTH 01°03'00" WEST 1,307.18 FEET AND SOUTH 89°47'35" WEST 27.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: SOUTH 89°47'35" WEST 1,762.54 FEET ALONG A LINE BEING 15 FEET SOUTH AND PERPENDICULARLY DISTANT FROM THE SAID NORTH LINE OF PARCEL 12-052-0017; THENCE WESTERLY 202.79 FEET ALONG A 1,500.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF 07°44'46" AND A CHORD LENGTH OF 202.64 FEET WITH A CHORD BEARING OF SOUTH 85°55'11" WEST; THENCE SOUTH 82°02'48" WEST 27.18 FEET; THENCE WESTERLY 161.34 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH, WITH A DELTA ANGLE OF 11°00'17" AND A CHORD LENGTH OF 161.09 FEET WITH A CHORD BEARING OF SOUTH 87°32'57" WEST; THENCE NORTH 86°56'54" WEST 140.79 FEET; THENCE SOUTHWESTERLY 139.39 FEET ALONG A 90.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 88°44'28" AND A CHORD LENGTH OF 125.87 FEET WITH A CHORD BEARING OF SOUTH 48°40'51" WEST; THENCE SOUTH 04°18'37" WEST 97.62 FEET; THENCE SOUTHWESTERLY 91.03 FEET ALONG A 85.00

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FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF  $61^{\circ}21'26''$  AND A CHORD LENGTH OF 86.74 FEET WITH A CHORD BEARING OF SOUTH  $34^{\circ}59'20''$  WEST; THENCE SOUTH  $65^{\circ}40'03''$  WEST 74.10 FEET; THENCE SOUTHWESTERLY 138.64 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF  $26^{\circ}28'44''$  AND A CHORD LENGTH OF 137.41 FEET WITH A CHORD BEARING OF SOUTH  $52^{\circ}25'41''$  WEST; THENCE SOUTH  $39^{\circ}11'19''$  WEST 59.80 FEET; THENCE SOUTHWESTERLY 128.87 FEET ALONG A 280.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF  $26^{\circ}22'12''$  AND A CHORD LENGTH OF 127.73 FEET WITH A CHORD BEARING OF SOUTH  $52^{\circ}22'25''$  WEST; THENCE SOUTH  $65^{\circ}33'32''$  WEST 133.51 FEET; THENCE SOUTHWESTERLY 112.57 FEET ALONG A 80.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF  $80^{\circ}37'28''$  AND A CHORD LENGTH OF 103.51 FEET WITH A CHORD BEARING OF SOUTH  $25^{\circ}14'47''$  WEST; THENCE SOUTH  $15^{\circ}03'57''$  EAST 28.50 FEET; THENCE SOUTHWESTERLY 113.15 FEET ALONG A 75.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF  $86^{\circ}26'26''$  AND A CHORD LENGTH OF 102.72 FEET WITH A CHORD BEARING OF SOUTH  $28^{\circ}09'16''$  WEST; THENCE SOUTH  $71^{\circ}22'29''$  WEST 150.54 FEET; THENCE WESTERLY 95.53 FEET ALONG A 800.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF  $06^{\circ}50'30''$  AND A CHORD LENGTH OF 95.47 FEET WITH A CHORD BEARING OF SOUTH  $67^{\circ}57'14''$  WEST; THENCE SOUTH  $64^{\circ}31'59''$  WEST 140.22 FEET; THENCE SOUTHERLY 146.43 FEET ALONG A 68.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, WITH A DELTA ANGLE OF  $123^{\circ}22'39''$  AND A CHORD LENGTH OF 119.73 FEET WITH A CHORD BEARING OF SOUTH  $02^{\circ}50'40''$  WEST; THENCE SOUTH  $58^{\circ}50'39''$  EAST 49.06 FEET; THENCE SOUTHEASTERLY 60.99 FEET ALONG A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF  $34^{\circ}56'41''$  AND A CHORD LENGTH OF 60.05 FEET WITH A CHORD BEARING OF SOUTH  $41^{\circ}22'19''$  EAST; THENCE SOUTH  $23^{\circ}53'59''$  EAST 58.42 FEET; THENCE SOUTHERLY 207.84 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF  $29^{\circ}46'16''$  AND A CHORD LENGTH OF 205.51 FEET WITH A CHORD BEARING OF SOUTH  $09^{\circ}00'51''$  EAST; THENCE SOUTH  $05^{\circ}52'17''$  WEST 218.59 FEET; THENCE SOUTHWESTERLY 142.46 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF  $40^{\circ}48'38''$  AND A CHORD LENGTH OF 139.46 FEET WITH A CHORD BEARING OF SOUTH  $26^{\circ}16'36''$  WEST; THENCE SOUTH  $46^{\circ}40'54''$  WEST 346.46 FEET, TO

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THE POINT OF TERMINATION BEING AT THE CENTER OF A CIRCLE HAVING A 48 FOOT RADIUS, SAID CIRCLE BEING A 48 FOOT RADIUS CUL-DE-SAC AT THE END OF THE PRIVATE LANE.

PARCEL 12-052-0026 CONTAINING 84 ACRES MORE OR LESS

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