

When Recorded Return To:
City of Holladay
City Recorder
4580 S 2300 E
Holladay, UT 84117
185356-PLP

14398959 B: 11579 P: 5905 Total Pages: 14
06/17/2025 04:06 PM By: dsalazar Fees: \$42.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcels; 22-02-351-006,
22-02-351-018,
22-02-351-007,
22-02-351-019,
& 22-02-351-020

NOTICE OF APPROVAL PARCEL CONSOLIDATION and LOT LINE ADJUSTMENTS

ADAM MARBERGER; HEIDI MARBERGER (JT), and DOUGLAS K HOLLAND FAMILY TRUST and, CHERIE M MAJOR TRUST 11/27/2023, the Property Owners of five abutting parcels of land within the City of Holladay, requests approval by the City to "combine separate parcels and adjust lot lines among remaining parcels" heretofore identified by separate tax identification numbers: 22-02-351-006, 22-02-351-018, 22-02-351-007, 22-02-351-019, & 22-02-351-020. The proposed action would

- 1- Combine parcel numbers **22-02-351-006** and **22-02-351-018** into a single parcel and adjust lot lines between abutting parcels (**EXHIBIT B: Resulting Marberger Parcel**)
- 2- Combine parcel numbers **22-02-351-007** and **22-02-351-019** into a single parcel and adjust lot lines between abutting parcels (**EXHIBIT C: Resulting Holland Parcel**)
- 3- Adjust the Lot Lines of parcel number **22-02-351-020** (**EXHIBIT D: Resulting Major Parcel**)

EXHIBIT A includes the descriptions of the five existing parcels.

EXHIBIT E shows the resulting parcels as a plat exhibit.

HOLLADAY CITY APPROVAL

I, Jonathan Teerlink, serving in my capacity as the City of Holladay Community Development Director, approve the above described property combination and lot line adjustment by dissolving existing metes and bounds ground and deeding specified areas to abutting parcels adjusting the abutting property lines for the above noted parcels, where:

- (a) no new dwelling lot or housing unit results from the property line adjustment;
- (b) the adjoining property owners consent to the property line adjustment;
- (c) the property line adjustment does not result in remnant land that did not previously exist; and
- (d) the property line adjustment does not result in a violation of applicable zoning requirements; and
- (e) the property line adjustment does not affect a recorded subdivision plat boundary

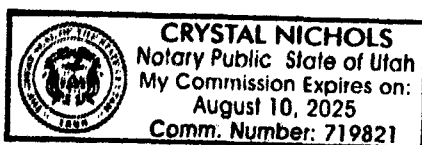
Signed this 2/21 day of February, 2025

By: _____

Jonathan Teerlink
City of Holladay,
Deputy, Community and Economic Development Director

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On this 21st day of February, 2025, personally appeared before me, Jonathan Teerlink, City of Holladay Community Economic Development Director, the signer of the above who being duly subscribed and sworn did acknowledge to me that he executed the same.



Notary Public

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as ^{existing} Parcel "1", identified by Parcel Identification No. 22-02-351-006, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 21 day of FEB 2025

Heidi Marberger
Adam D. Marberger

HEIDI M MARBERGER
801-201-4431
ADAM D. MARBERGER

STATE OF UTAH) ss
COUNTY OF SALT LAKE)

On the 21st day of February 2025, personally appeared before me

Heidi and Adam Marberger
the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that we executed the same.

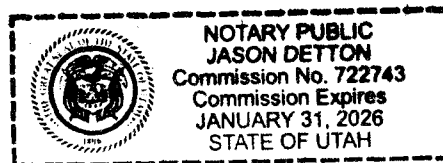
My Commission Expires: Jan. 31, 2026

Notary Public

Residing in:

[Signature]

Murray, Utah



PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as ^{existing} Parcel "2", identified by Parcel Identification No. 22-02-351-018, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 21 day of FEB 20 25

Heidi Marberger
Adam Marberger

HEIDI M MARBERGER
ADAM D. MARBERGER

STATE OF UTAH ss
COUNTY OF SALT LAKE

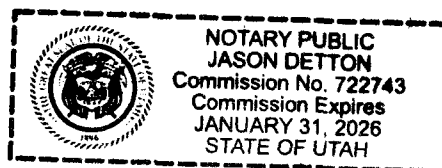
On the 21st day of February, 20 25, personally appeared before me

Heidi and Adam Marberger
the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that we executed the same.

Notary Public [Signature]

My Commission Expires: Jan. 31, 2026

Residing in: Murray, Utah



PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as Parcel 2 on the attached Record of Survey Plat, identified by Parcel Identification Nos. 22-02-351-007 and 22-02-351-019, do hereby declare that I (we) do approve of the property line adjustment described in said Record of Survey Plat.

Witness the hand(s) of said owner(s), this 21st day of Feb 2025

[Signature]

TRUSTED DOUGLAS
K. HOLLAND FARMING TRUST

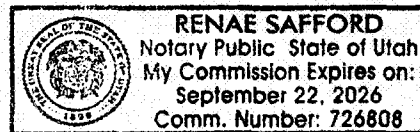
STATE OF Utah
COUNTY OF Salt Lake

On the 21st day of February 2025, personally appeared before me

Douglas K. Holland
the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that X executed the same.

My Commission Expires: 9-22-2026

Notary Public Rena Safford
Residing in Salt Lake County



CHERIE
MAJOR

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "3"**, identified by Parcel Identification No. 22-02-351-020, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 20 day of FEB 2025.

[Signature]

801-557-5627

STATE OF UTAH) ss
COUNTY OF SALT LAKE)

On the 20th day of February 2025, personally appeared before me

Cherie Major
the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that She executed the same.

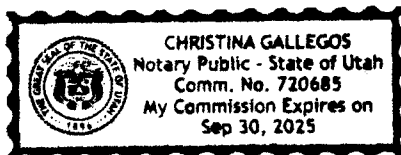
Notary Public

[Signature]

My Commission Expires:

Residing in:

Holladay



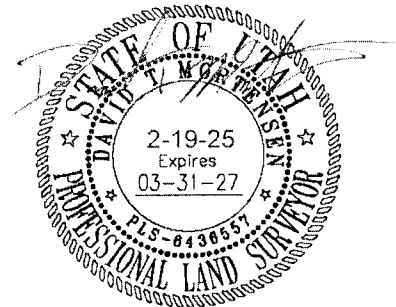
**EXHIBIT B
(RESULTING MARBERGER PARCEL)**

A PARCEL OF LAND BEING A PART OF A PARCEL OF LAND LOCATED IN HOLLADAY CITY, SALT LAKE COUNTY UTAH, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SPRING CREEK ROAD; SAID POINT BEING N 0°46'26" E 1050.45 FEET, AND N 90°00'00" E 2639.06 FEET, AND N 69°00'00" E 533.10 FEET, FROM FOUND SOUTH 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING N 0°46'26" E 2631.77 FEET BETWEEN FOUND SOUTH 1/4 AND FOUND CENTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN); RUNNING THENCE S 21°00'00" E 116.68 FEET, TO A POINT ON AN EXISTING FENCE; THENCE S 20°20'03" E ALONG SAID FENCE 30.18 FEET, TO THE INTERSECTION OF A THREE WAY FENCE; THENCE WESTERLY ALONG FENCE THE FOLLOWING TWO COURSES:
1) S 32°39'20" W 31.71 FEET, AND 2) S 69°30'44" W 80.21 FEET, TO AN EXISTING FENCE ALONG WEST LINE OF SAID PARCEL; THENCE N 21°00'00" W 164.93 FEET, TO THE NORTH LINE OF SAID SPRING CREEK; THENCE N 69°00'00" E ALONG SAID NORTH LINE 106.10 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY OVER THE NORTH 20.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

CONTAINS 17,295 SF OR 0.40 AC, MORE OR LESS



PROJECT NO. FF25071
(PARCEL NO. 22-02-351-006 & 22-02-351-018)

3160 W Clubhouse Drive, Ste. A
Lehi, UT 84043
P] (801) 768-7200 | F] (801) 768-7201

1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P] (435) 986-0100

405 Main Street, Ste. 1000
Salt Lake City, UT 84111
P] (801) 768-7200



**EXHIBIT C
(RESULTING HOLLAND PARCEL)**

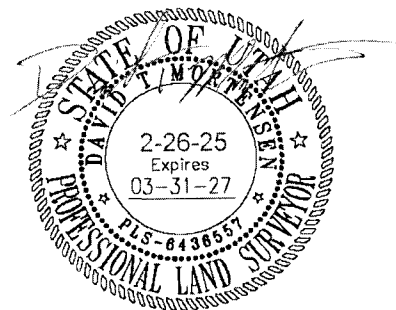
A PARCEL OF LAND BEING A PART OF A PARCEL OF LAND LOCATED IN HOLLADAY CITY, SALT LAKE COUNTY UTAH, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SPRING CREEK ROAD; SAID POINT BEING N 0°46'26" E 1050.45 FEET, AND N 90°00'00" E 2639.06 FEET, AND N 69°00'00" E 533.10 FEET, FROM FOUND SOUTH 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING N 0°46'26" E 2631.77 FEET BETWEEN FOUND SOUTH 1/4 AND FOUND CENTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN); RUNNING THENCE N 69°00'00" E 114.20 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2770 EAST (ON PLAT CALLED 2790 EAST) AS SHOWN ON EXTENSION OF 2790 EAST FROM 4590 SO. TO KENTUCKY AVE., RECORDED FEBRUARY 8, 1966 AS ENTRY NO. 2141609 IN BOOK DD, AT PAGE 76, OFFICIAL RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;

1) S 21°00'00" E 7.06 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 86.96 FEET, 2) SOUTHERLY 45.53 FEET, THROUGH A CENTRAL ANGLE OF 30°00'01", TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 136.96 FEET, 3) SOUTHERLY 71.71 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'01", AND 4) S 21°00'00" E 29.00 FEET TO AN EXTENSION OF A FENCE; THENCE S 69°47'18" W ALONG SAID EXTENSION AND ALONG SAID FENCE 84.56 FEET, TO INTERSECTION OF A THREE WAY FENCE; THENCE N 20°20'03" W ALONG A FENCE 30.18 FEET; THENCE N 21°00'00" W 116.68 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO A FIVE (5.00') FEET WIDE PUBLIC UTILITY EASEMENT BEING THE EAST 5.00 FEET OF ABOVE DESCRIBED PARCEL.

CONTAINS 14,179 SF OR 0.33 AC, MORE OR LESS



3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
P | (801) 768-7200 | F | (801) 768-7201

1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P | (435) 986-0100

405 Main Street, Ste. 1000
Salt Lake City, UT 84111
P | (801) 768-7200





PROJECT NO. FF25071
(PARCEL NO. 22-02-351-007 & 22-02-351-019)

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
P] (801) 768-7200 | F] (801) 768-7201

1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P] (435) 986-0100

405 Main Street, Ste. 1000
Salt Lake City, UT 84111
P] (801) 768-7200



**EXHIBIT D
(RESULTING MAJOR PARCEL)**

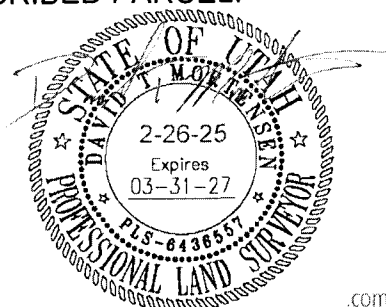
A PARCEL OF LAND BEING A PART OF A PARCEL OF LAND LOCATED IN HOLLADAY CITY, SALT LAKE COUNTY UTAH, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A THREE WAY FENCE; SAID POINT BEING N 0°46'26" E 1050.45 FEET, AND N 90°00'00" E 2639.06 FEET, AND N 69°00'00" E 533.10 FEET, AND S 21°00'00" E 116.68 FEET, TO A POINT ON A FENCE, AND S 20°20'03" E ALONG SAID FENCE 30.18 FEET, FROM FOUND SOUTH 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING N 0°46'26" E 2631.77 FEET BETWEEN FOUND SOUTH 1/4 AND FOUND CENTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN); RUNNING THENCE N 69°47'18" E ALONG A FENCE 84.56 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2770 EAST (ON PLAT CALLED 2790 EAST), AS SHOWN ON EXTENSION OF 2790 EAST FROM 4590 SO. TO KENTUCKY AVE., RECORDED FEBRUARY 8, 1966 AS ENTRY NO. 2141609 IN BOOK DD, AT PAGE 76, OFFICIAL RECORDS; THENCE S 21°00'00" E ALONG SAID WEST RIGHT-OF-WAY LINE 99.39 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY AVENUE, AS SHOWN ON KENTUCKY AVENUE DEDICATION PLAT, RECORDED MAY 27, 1947 AS ENTRY NO. 1083520, IN BOOK J OF PLATS, AT PAGE 157, OFFICIAL RECORDS, SAID POINT BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 502.01 FEET AND A RADIAL BEARING OF S 46°19'43" E; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) WESTERLY 79.04 FEET, THROUGH A CENTRAL ANGLE OF 9°01'17", TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 368.40 FEET, AND 2) WESTERLY 18.71 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°54'35"; THENCE N 21°00'00" W 63.50 FEET; THENCE S 69°00'00" W 106.10 FEET, TO A FENCE ON THE WEST SIDE OF SAID PARCEL; THENCE N 21°00'00" W 68.43 FEET, TO AN INTERSECTION OF A FENCE; THENCE EASTERLY ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) N 69°30'44" E 80.21 FEET AND 2) N 32°39'20" E 31.71 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO A FIVE (5.00') FEET WIDE PUBLIC UTILITY EASEMENT BEING THE EAST AND SOUTH 5.00 FEET OF ABOVE DESCRIBED PARCEL.

CONTAINS 17,839 SF OR 0.41 AC, MORE OR LESS

PROJECT NO. FF25071
(PARCEL NO. 22-02-351-020)



**EXHIBIT A
EXISTING PARCELS**

ADAM AND HEIDI MARBERGER (WD 13774899)

PARCEL 1: (PARCEL 22-02-351-006)

COMMENCING AT A POINT WHICH IS 841.04 FEET NORTH AND EAST 3395.54 FEET; THENCE NORTH 21° WEST 240.0 FEET AND SOUTH 69° WEST 83.7 FEET AND NORTH 21°00' WEST 116.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 69°00' WEST 106.1 FEET; THENCE NORTH 21°00' WEST 116.68 FEET; THENCE NORTH 69°00' EAST 106.1 FEET; THENCE SOUTH 21°00' EAST 116.68 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT OF WAY OVER THE NORTH 20.0 FEET OF THE PROPERTY DESCRIBED.

PARCEL 2: (PARCEL 22-02-351-018)

BEGINNING AT A POINT ON THE NORTHERLY RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1,070 FEET AND EAST 2,622 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 33°04' WEST 31.47 FEET; THENCE SOUTH 69°00' WEST 80.00 FEET TO A FENCE; THENCE NORTH 19°38'25" WEST ALONG SAID FENCE 65.44 FEET TO THE NORTHERLY RECORD TITLE BOUNDARY OF THE BARRELL PROPERTY; THENCE NORTH 69°00' EAST ALONG SAID NORTHERLY BOUNDARY 81.84 FEET; THENCE NORTH 21°00' WEST 6.68 FEET; THENCE NORTH 69°00' EAST 22.08 FEET TO THE POINT OF BEGINNING.

DOUGLAS HOLLAND (QCD 14109175)

PARCEL NO. 22-02-351-007:

COMMENCING AT A POINT 1070 FEET NORTH AND 2622 FEET EAST AND NORTH 69°00' EAST 533.50 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 69°00' EAST 117.7 FEET; THENCE SOUTH 21°00' EAST 110.00 FEET; THENCE SOUTH 69°00' WEST 117.7 FEET; THENCE NORTH 21°00' WEST 110.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.23 ACRES.

PARCEL NO. 22-02-351-019:

BEGINNING AT A POINT ON THE NORTH RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1070 FEET AND EAST 2662 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°00' EAST 73.40 FEET ALONG THE NORTHERLY RECORD TITLE LINE OF THE GRANTORS PROPERTY TO THE WESTERLY LINE OF 2770 EAST STREET; THENCE

ALONG SAID WESTERLY LINE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 69°00' WEST 73.40 FEET; THENCE NORTH 21°00' WEST 53.64 FEET TO THE POINT OF BEGINNING.

EXISTING DEED CHERIE MAJOR TRUST (WD 11550029)

COMMENCING AT A POINT 1070 FEET NORTH AND 2622 FEET EAST AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21° EAST 110 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 21° EAST 6.68 FEET; THENCE SOUTH 69° WEST 106.1 FEET; THENCE SOUTH 21° EAST 116.68 FEET; THENCE NORTH 69° EAST 106.1 FEET, THENCE SOUTH 21° EAST 44.93 FEET MORE OR LESS, TO THE NORTH LINE OF KENTUCKY AVENUE, THENCE NORTHEASTERLY ALONG SAID NORTH LINE TO A POINT WHICH IS NORTH 69° EAST 83.7 FEET AND SOUTH 21° EAST 138.46 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING, THENCE NORTH 21° WEST 138.46 FEET, MORE OR LESS, THENCE SOUTH 69° WEST 83.7 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO JENNIFER HOLLAND IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 2, 2008 AS ENTRY NO. 10389521 IN BOOK 9589 AT PAGE 8347 OF THE OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1070 FEET AND EAST 2622 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°00' EAST 73.40 FEET ALONG THE NORTHERLY RECORD TITLE LINE OF THE GRANTORS PROPERTY TO THE WESTERLY LINE OF 2770 EAST STREET; THENCE ALONG SAID WESTERLY LINE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 69°00' WEST 73.40 FEET; THENCE NORTH 21°00' WEST 53.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO ADAM D. MARBERGER AND HEIDI M. MARBERGER, IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 15, 2008 AS ENTRY NO. 10400751 IN BOOK 9594 AT PAGE 8047 OF THE OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1070 FEET AND EAST 2622 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 33°04' WEST 31.47 FEET; THENCE SOUTH 69°00' WEST 80.00 FEET TO A FENCE; THENCE NORTH 19°38'25" WEST ALONG SAID FENCE 65.44 FEET TO THE NORTHERLY RECORD TITLE BOUNDARY OF THE BARRELL PROPERTY; THENCE NORTH 69°00' EAST ALONG SAID NORTHERLY BOUNDARY 81.84 FEET; THENCE NORTH 21°00' WEST 6.68 FEET; THENCE NORTH 69°00' EAST 22.08 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

BEGINNING NORTH 1070 FEET AND EAST 2622 FEET AND NORTH 69° EAST 533.1 FEET AND SOUTH 21° EAST 116.68 FEET AND SOUTH 69° WEST 81.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°38'25" EAST 65.44 FEET; THENCE NORTH 69° EAST 80 FEET; THENCE NORTH

33°04' EAST 31.47 FEET; THENCE NORTH 69° EAST 61.62 FEET; THENCE SOUTH 21° EAST 84.82 FEET, MORE OR LESS TO THE NORTH LINE OF KENTUCKY AVENUE, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF A POINT WHICH IS SOUTH 69° WEST 24.26 FEET AND SOUTH 21° EAST 116.68 FEET AND NORTH 69° EAST 106.10 FEET AND SOUTH 21° EAST 44.93 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE NORTH 21° WEST 44.93 FEET; THENCE SOUTH 69° WEST 106.10 FEET; THENCE NORTH 21° WEST 116.68 FEET; THENCE NORTH 69° EAST 24.26 FEET TO BEGINNING.

LOCATED IN:
SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
HEIDI MARBERGER

PARCEL 1:
COMMENCING AT A POINT WHICH IS 841.04 FEET NORTH AND EAST 3385.54 FEET, THENCE NORTH 21° WEST 240.0 FEET AND SOUTH 69° WEST 83.1 FEET
AND NORTH 21° WEST 115.68 FEET FROM THE SOUTH-QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN, AND RUNNING THENCE SOUTH 69° WEST 106.1 FEET, THENCE NORTH 21° WEST 115.68 FEET, THENCE NORTH 69° WEST 106.1 FEET,
THENCE SOUTH 21° EAST 115.68 FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT ON THE NORTHERLY RECORD TITLE BOUNDARY OF GRANTORS LAND, SAND POINT BEING NORTH 1.070 FEET AND EAST 2.622 FEET AND NORTH 68°00' WEST 153.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 85°00' EAST 22.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, T14N7E, S14E, SALT LAKE BASIN MERIDIAN, AND RUNNING THENCE NORTH 21°00' WEST 55.64 FEET, THENCE SOUTH 33°00' WEST 31.47 FEET, THENCE SOUTH 19°00' WEST 80.00 FEET TO A FENCE, THENCE NORTH 19°00' WEST 35.00 FEET, THENCE EAST 65.48 FEET TO THE NORTHERLY RECORD TITLE BOUNDARY OF THE BARRELL PROPERTY, THENCE NORTH 68°00' WEST 22.06 FEET TO THE POINT OF BEGINNING. 81.84 TO THE NORTHERLY RECORD TITLE BOUNDARY OF THE BARRELL PROPERTY, THENCE NORTH 68°00' WEST 22.06 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT 1070 FEET NORTH AND 2622 FEET EAST, S33°50'00" EAST 533.50 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 69°00'00" EAST 117.7 FEET, THENCE SOUTH 21°00'00" EAST 110.00 FEET, THENCE SOUTH 69°00'00" WEST 117.7 FEET, THENCE NORTH 21°00'00" WEST 110.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.23 ACRES.

BEGINNING AT A POINT ON THE NORTH RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 107° 00' 00" EAST, 268.31 FEET ALONG NORTH 69° 00' 00" EAST 1/2 NORTH 89° 00' 00" EAST 72.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MEANING AND RUNNING THENCE NORTH 89° 00' 00" EAST 71.40 FEET ALONG THE NORTHERLY RECORD TITLE LINE OF THE GRANTORS PROPERTY TO THE WESTERLY LINE OF 2770 EAST STREET, THENCE ALONG SAID WESTERLY LINE SOUTH 21° 00' 00" EAST 53.64 FEET, THENCE SOUTH 16° 00' 00" WEST 53.64 FEET, THENCE NORTH 21° 00' 00" WEST 53.64 FEET TO THE POINT OF BEGINNING.

[illegible]

BEGINNING AT A POINT ON THE NORTH RECORD TITLE BOUNDARY OF GRANITORS LAND, SAID POINT BEING NORTH 107.0 FEET AND EAST 262.2 FEET AND NORTH 89.00' FEET AND EAST 533.1 FEET AND NORTH 21.00' FEET AND EAST 72.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89.00' EAST 73.40 FEET ALONG THE NORTHERLY RECORD TITLE LINE OF THE GRANITORS PROPERTY TO THE WESTERLY LINE OF 2770 EAST STREET, THENCE ALONG SAID WESTERLY LINE SOUTH 11.21' EAST 69.90' FEET, THENCE SOUTH 11.21' WEST 17.40 FEET, THENCE NORTH 12.10' WEST 53.64 FEET TO THE POINT OF BEGINNING, 504.71-21.00' EAST 53.54 FEET.

[illegible][illegible][illegible][illegible]

PROJ. # FF2071
DRAWN BY: DBA
DATE: 02-26-2025
CHECKED BY: DTM
SCALE OF SHEET
HOR SCALE: 1" = 30'
SHEET 2 OF