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DOC # 20250009472

Notice of Lien Page 1 of 2
Gary Christensen Washington County Recorder
03/24/2025 08:46:13 AM Fee \$ 40.00
By BURTON LUMBER



When Recorded, return to:

Burton Lumber & Hardware Co.
P.O. Box 27206
Salt Lake City, Utah 84127-0206
Telephone: (801) 952-3742

NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that BURTON LUMBER & HARDWARE CO. (hereinafter referred to as "Claimant") of 1170 South 4400 West, Salt Lake City, Utah 84104; telephone: (801) 952-3700 hereby claims a lien pursuant to Section 38-1a-502 et seq. Utah Annotated, as amended, upon the property and improvements thereon owned or reputed to be owned by Patrick D Osmond, at approximately 126 W Bowler Road, Gunlock City, Washington County, Utah more particularly described as follows:

**GARDNER-LAKEVIEW HEIGHTS (-) Lot: 17 THRU:- Lot: 19 ALL OF
LOTS 17, 18, AND 19 OF THE GARDNER-LAKEVIEW HEIGHTS
SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID GARDNER-
LAKEVIEW HEIGHTS SUBDIVISION, POINT LIES SOUTH 00°01'30"
WEST ALONG THE SECTION LINE 653.88 FEET AND SOUTH
62°30'38" EAST 228.53 FEET, FROM THE NORTHWEST CORNER OF
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 17 WEST, SALT LAKE
BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 62°30'38"
EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 471.06 FEET
TO THE NORTHWEST CORNER OF LOT 20 SAID SUBDIVISION;
THENCE SOUTH 27°29'22" WEST ALONG THE WEST LINE OF SAID
LOT 143.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOWLER
ROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3)
COURSES: 1) NORTH 61°58'45" WEST 78.44 FEET, 2)
NORTHWESTERLY ALONG A 35.36 FOOT RADIUS CURVE TO THE
RIGHT, (LONG CHORD BEARS NORTH 39°28'58" WEST A DISTANCE
OF 27.06 FEET), CENTER POINT LIES NORTH 28°01'04" EAST
THROUGH A CENTRAL ANGLE OF 44°59'55", A DISTANCE OF 27.77
FEET, AND 3) WESTERLY ALONG A 50.00 FOOT RADIUS REVERSE
CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 84°29'37"
WEST A DISTANCE OF 92.39 FEET), CENTER POINT LIES SOUTH
73°00'59" WEST THROUGH A CENTRAL ANGLE OF 135°01'12", A
DISTANCE OF 117.83 FEET TO THE NORTHEAST CORNER OF LOT
16 SAID SUBDIVISION; THENCE NORTH 62°00'00" WEST ALONG
THE NORTH LINE OF SAID LOT 168.53 FEET TO THE WEST LINE OF
SAID SUBDIVISION; THENCE NORTH 07°02'56" WEST ALONG SAID**

Parcel No. GLH-17-A-NW