

ENT 78991:2010 PG 1 of 3
Rodney D. Campbell
UTAH COUNTY RECORDER
2010 Sep 17 2:20 pm FEE 15.00 BY CS
RECORDED FOR BACKMAN OREM
ELECTRONICALLY RECORDED

Warranty Deed LLC Notary (Attached Legal)
Backman Title Services Ltd.

LEGAL DESCRIPTION

Order No. 7-026037

Lots 4 & 6, Plat "A", NJN Subdivision, Springville, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel No.: 47-201-0004, 47-201-0006

Reserving unto the Grantor a perpetual easement for the purpose of installing and maintaining a monument sign. The height of said monument sign shall not exceed six (6) feet above curb grade and the width thereof shall not exceed twelve (12) feet. Said monument sign shall be architecturally compatible with any structure to be built by Grantee. The easement shall be located at the Southwest corner of Lot 6, Plat "A", NJN Subdivision, as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, SPRINGVILLE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S.89°48'25"W. ALONG THE SECTION LINE A DISTANCE OF 535.70 FEET; THENCE N.00°01'35"W. A DISTANCE OF 16.50 FEET TO THE SOUTHEAST CORNER OF THE NJN SUBDIVISION PLAT "A" AS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY AS ENTRY NO. 8573-98; THENCE S.89°48'25"W. A DISTANCE OF 87.60 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION; THENCE S.87°49'06"W. A DISTANCE OF 475.49 FEET ALONG SAID SOUTH BOUNDARY; THENCE S.89°48'25"W. A DISTANCE OF 519.42 FEET ALONG SAID SOUTH BOUNDARY TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.89°48'25"W. A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°11'35"W. A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 1750 WEST STREET, SPRINGVILLE, UTAH SAID RIGHT OF WAY ALSO BEING THE WEST BOUNDARY OF SAID LOT 6; THENCE N.00°11'35"W. A DISTANCE OF 15.00 FEET ALONG SAID RIGHT OF WAY; THENCE S.45°11'35"E. A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING. CONTAINING 666 SQ.FT. OR 0.015 ACRES.

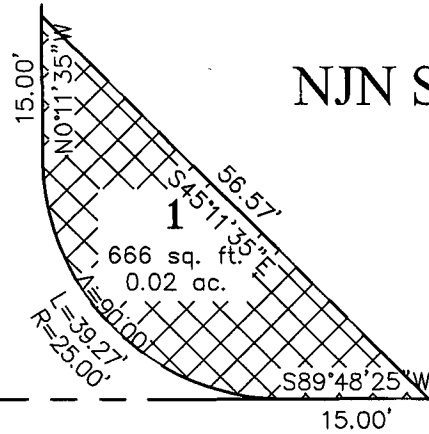
BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE

See also Attached Exhibit "A"

EXHIBIT "A"

1750 WEST STREET

LOT 6
NJN SUBDIVISION



STATE HWY 75

Q.A.H.
RJ