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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SCOTT KING
4543 S 700 E #200
SLC UT 84107
BY: DCD, DEPUTY - WI 2 P.

Recorded at request of:
Grantee
1032 West 2610 South
Salt Lake City, UT 84119

WARRANTY DEED

AFCO SALES, INC., a Utah Corporation, **GRANTOR**, of Salt Lake County, State of Utah, **HEREBY CONVEYS AND WARRANTS TO:**

EAST WINDSONG INVESTMENTS, LLC,
a Utah Limited Liability Company, **GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land situated in Salt Lake County, State of Utah, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED BY REFERENCE

Subject to taxes for the year 2013 and thereafter and all encumbrances presently of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be signed below as of the 1st day of July, 2013.

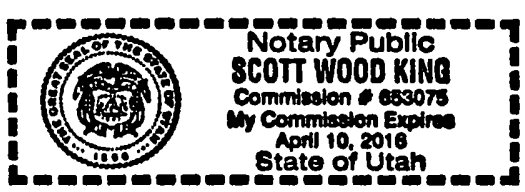
GRANTOR: AFCO SALES, INC., a Utah Corporation

By: Karisa L. Affleck
Its: **KARISA L. AFFLECK**, Secretary

By: William G. Affleck
Its: **WILLIAM G. AFFLECK**, President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 21st day of October, 2013, personally appeared before me, a notary public, **WILLIAM B. AFFLECK** and **KARISA L. AFFLECK**, who being by me first duly sworn did say, that they are President and Secretary, respectively, of **AFCO SALES, INC.**, a Utah Corporation, Grantor hereunder, and that the within and foregoing instrument was signed on behalf of said Grantor by lawful authority of its Board of Directors, and that they duly acknowledged to me that said Grantor executed the same.



Scott Wood King
Notary Public

EXHIBIT 'A'

THOSE CERTAIN PARCELS OF REAL PROPERTY situated in Salt Lake County, State of Utah and being more particularly described as follows:

PARCEL 1:

Beginning 1223 feet South and South 89°58' East 341 feet and North 3°59' East 75 feet from the Northwest corner of the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 3°59' East 71 feet; thence West 219.12 feet; thence South 3°59' West 71 feet; thence East 219.12 feet to the point of beginning. *TAX PARCEL No. 22-19-301-037*

PARCEL 2:

Beginning South 1223 feet and South 89°58' East 122.38 feet from the Northwest corner of the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 3°59' East 75 feet; thence East 219.12 feet; thence South 3°59' West 47 feet; thence Southwesterly 38.82 feet to a point East 194.12 feet from the point of beginning; thence West 194.12 feet to the point of beginning. *TAX PARCEL No. 22-19-301-038*

Less and excepting from Parcels 1 and 2 above, that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded January 28, 2011 as Entry No. 11124576 in Book 9901 at Page 5443 of Official Records described as follows:

A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Northwest quarter of the Southwest quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a Southeast corner of said entire tract in the Northerly right of way line of the existing Lester Avenue which corner is 1223.00 feet south and 315.97 feet (341.00 feet less 25.00 feet by record) South 89°58'00" East from the Northwest corner of the Southwest quarter of said Section 19, said point is also approximately 64.06 feet perpendicularly distant Westerly from the control line of said project opposite engineer station 245+91.48; and running thence West 61.57 feet along said Northerly right of way line to a point 125.46 feet perpendicularly distant Westerly from said control line opposite engineer station 245+86.91; thence North 00°17'54" East 8.99 feet to a point 126.08 feet perpendicularly distant Westerly from said control line opposite engineer station 245+95.87; thence South 89°42'06" East 51.29 feet to a point 74.91 feet perpendicularly distant Westerly from said control line opposite engineer station 245+99.42; thence North 50°29'56" East 32.27 feet to a point 51.60 feet perpendicularly distant Westerly from said control line opposite engineer station 246+21.74 and the beginning of a 34.00-foot radius non-tangent curve to the left (Note: center bears North 71°06'44" West); thence Northerly along the arc of said curve 8.68 feet through a delta of 14°37'25" (Note: chord to said curve bears North 11°34'34" East for a distance of 8.65 feet) to a line parallel with and 50.50 feet perpendicularly distant Westerly from said control line opposite engineer station 246+30.32; thence North 04°15'51" East 108.22 feet along said parallel line; thence East 10.68 feet to the Easterly boundary line of said entire tract; thence South 03°59'00" West 118.00 feet along said Easterly boundary line to a Southeast corner of said entire tract; thence South 43°58'09" West 38.81 feet (Southwesterly 38.82 feet by record) along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Said property is also known by the street address of:
6790 South State Street, Murray, Utah 84107

After Recording, Return To:
Griffiths & Turner, Inc.
1250 E. 200 S., Suite 3D
Lehi, UT 84043

*Mail Respective Tax/Assessment Notices
To The Respective Parties as Follows:*

Sixty Six Investment, L.C.
c/o Woodbury Corp.
2733 E. Parleys Way #300
Salt Lake City, Utah 84109

East Windsong Investments, LLC
1850 S. 3230 W.
Salt Lake City, UT 84104

This Document Affects Tax Parcel Nos.:
22-19-301-013, 22-19-301-037

BOUNDARY LINE AGREEMENT
(Pursuant to Utah Code § 57-1-45)

This Boundary Line Agreement (this "*Agreement*") is made this 28th day of December 2023, by and between **SIXTY SIX INVESTMENT, L.C., a Utah limited liability company**, whose address is 2733 E. Parleys Way #300, Salt Lake City, Utah 84109 (hereinafter referred to as "*Sixty Six Investment*"), and **EAST WINDSONG INVESTMENTS, LLC, a Utah limited liability company**, whose address is 1850 S. 3230 W., Salt Lake City, UT 84104 (hereinafter referred to as "*East Windsong Investments*"). (*Sixty-Six Investment Co.* and *East Windsong Investments* are sometimes referred to herein individually as a "*Party*" and collectively as the "*Parties*").

Recitals

WHEREAS, *Sixty Six Investment*, which was formerly known as *Sixty Six Investment Co.*, a Utah general partnership prior to articles of conversion being filed on April 7, 2003, is the owner of the certain real property located in Salt Lake County, Utah, known as 6630 S. State St., Murray, UT 84107, presently assigned the Salt Lake County Tax Parcel No. 22-19-301-013, and which has been historically described in instruments of record as follows, to-wit (referred to herein as the "*Sixty Six Investment Parcel*"):

PARCEL 1:

BEGINNING AT A POINT EAST 150.70 FEET AND SOUTH 983.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 86°12'00" EAST 219.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE STREET, THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE SOUTH 03°59'00" WEST 75.00 FEET WEST TO A POINT ALSO KNOWN AS NORTH 03°59'00" EAST 146.00 FEET NORTH ALONG STATE STREET FROM AN IRON PIPE SET ON CONCRETE, SAID IRON PIPE IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF LESTER STREET AND STATE STREET, THENCE CONTINUING NORTH 86°12'00" WEST 219.12 FEET; THENCE NORTH 03°59'00" EAST 75.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED RECORDED MARCH 28, 2013, AS ENTRY NO. 11606231 IN BOOK 10121 AT PAGE 7255 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)315, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4SW1/4 OF SECTION 19, T2S, R1E, SLB & B. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 150.96 FEET (150.41 FEET BY RECORD) EAST AND 737.09 FEET (737.06 FEET BY RECORD) SOUTH AND 222.75 FEET S.83°48'00"E. FROM THE WEST QUARTER CORNER OF SAID SECTION 19, SAID CORNER IS ALSO APPROXIMATELY 46.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 250+54.22; AND RUNNING THENCE S.03°57'51"W. (S03°59'00"W BY RECORD) 240.31 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°42'00"E. (EAST BY RECORD) 5.81 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE S.03°41'00"W. (S03°59'00"W. BY RECORD) 75.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE S.89°42'00"W. (WEST BY RECORD) 10.68 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 50.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE N.03°57'51"E. 315.85 FEET ALONG SAID PARALLEL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.83°48'00"E. 4.50 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°18'00" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 15, 1983, AS ENTRY NO. 3844373 IN BOOK 5491 AT PAGE 334.

WHEREAS, East Windsong Investments is the owner of the real property located in Salt Lake County, Utah, known as 6790 South State Street, Murray, UT 84107, presently assigned Salt Lake Tax Parcel No. 22-19-301-037, and which has been historically described in instruments of record as follows, to-wit (referred to herein as the "**East Windsong Investments Parcel**"):

BEGINNING 1223 FEET SOUTH AND SOUTH 89°58' EAST 341 FEET AND NORTH 3°59' EAST 75 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3°59' EAST 71 FEET; THENCE WEST 219.12 FEET; THENCE SOUTH 3°59' WEST 71 FEET; THENCE EAST 219.12 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Sixty Six Investment Parcel and the East Windsong Investments Parcel (referred to herein collectively as the "**Properties**") are located in the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah.

WHEREAS, the Properties are adjacent to each other and share a common boundary line and the Parties desire to clarify the existing shared boundary line to reflect the actual possession and use of the Properties by the Parties and to resolve any ambiguities, uncertainties or disputes created by any other deeds or instruments of record.

WHEREAS, in conjunction with this Agreement and at the request of East Windsong Investments, TIMOTHY R. JOHANSON, P.L.S. (the "**Surveyor**"), a Professional Land Surveyor, licensed to practice in the State of Utah, holding License No. 5152650, has prepared a record of survey map pursuant to Utah Code § 57-1-45, which survey map shows the proposed common boundary line between the Properties (the "**Survey Map**").

WHEREAS, in accordance with Utah Code § 57-1-45 the Survey Map was filed for record in the office of the Salt Lake County Surveyor on 12/28/2023 as Record of Survey Number 2023-12-1048.

WHEREAS, the Parties desire to clarify and adjust their shared boundary line for the Properties to comport with the shared boundary line shown on the Survey Map, and desire to memorialize such adjustment by entering into this Agreement and causing it to be recorded in the official records of the Salt Lake County Recorder's Office so that the Salt Lake County land records will be adjusted to reflect the Parties' agreement.

AGREEMENT

NOW, THEREFORE, in exchange for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Parties hereby agrees as follows:

1. The Parties agree that the common / shared boundary line between the Properties is and shall be as follows to wit (the "*Shared Boundary Line*"):

Beginning at a point which is 1,058.25 feet South and East 134.45 feet from the Northwest Corner of the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; ALSO, said P.O.B. of the herein described Agreement is historically located North 03°59'00" East 146.00 feet & North 86°12'00" West 219.12 feet by Survey file #S2007-09-0774, by David D. Peterson, PLS No. 295720, dated 09-25-2007, Peterson Engineering. P.C. (also referenced in Survey file #S2018-01-0031, dated 10-07-2016, by the said surveyor). Thence running:

Along the agreed upon boundary and said Survey line, South 86°12'00 East a distance of (by deed 219.12') 211.22 feet more or less to the westerly Right of way line of State Street, (Highway State Route 89 Project No. S-0089(173)316), being the Point of terminus.

2. The Parties stipulate and agree that the legal description for the Sixty Six Investment Parcel is and shall be as follows to wit (the "*Sixty Six Investment Parcel Description*"): SEE EXHIBIT A

3. The Parties stipulate and agree that the legal description for the East Windsong Investments Parcel is and shall be as follows to wit (the "*East Windsong Investments Parcel Description*"): SEE EXHIBIT B

4. East Windsong Investments does hereby stipulate and agree that it does not own any of the real property described in Exhibit A. East Windsong Investments does hereby remise, release and forever Quit-Claim to Sixty Six Investment any and all of its right, title, and interest in the real property north of the Shared Boundary Line, including any and all right, title, and interest acquired in and to said property after the execution and/or recording of this instrument under the doctrine of "after-acquired title."

5. Sixty Six Investment does hereby stipulate and agree that it does not own any of the real property described in Exhibit B. Sixty Six Investment does hereby remise, release and forever Quit-Claim to East Windsong Investments any and all of its right, title, and interest in the real property immediately south of the Shared Boundary Line, including any and all right, title, and interest acquired in and to said property after the execution and/or recording of this instrument under the doctrine of "after-acquired title."

6. This Agreement is made for the purposes of establishing boundary lines and to modify and adjust the legal descriptions for the real properties described herein and is intended for that purpose and shall be binding upon the heirs, assignees, and successors of the Parties.

7. Each individual who signs this instrument on behalf of a corporate entity, partnership, or trust hereby certifies, represents, and warrants that he/she has full power and authority to execute this instrument on behalf of such Party and to convey title to the real property described herein and that he/she has executed this instrument in his/her authorized capacity.

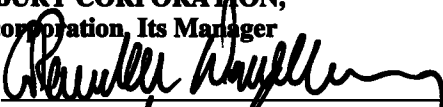

8. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Property Reference Information:
Tax Parcel Nos.:
22-19-301-013, 22-19-301-037
Property Address(es):
6630 S. State St., Murray, UT 84107
6790 South State Street, Murray, UT 84107

-Signature Page 1 to Boundary Line Agreement-

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the date set forth below.

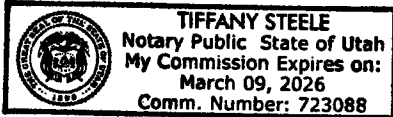
SIXTY SIX INVESTMENT, L.C., a Utah limited liability company

By: **WOODBURY CORPORATION,**
a Utah corporation, Its Manager
By: 
O. Randall Woodbury Vice Chairman
By: 
E. Taylor Woodbury, CEO

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 28th day of Dec 2023, before me personally appeared O. Randall Woodbury, to me personally known to be the Vice Chairman of **WOODBURY CORPORATION**, a Utah corporation, the Manager of **SIXTY-SIX INVESTMENT, L.C.**, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.




Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 29th day of Dec 2023, before me personally appeared E. Taylor Woodbury, to me personally known to be the CEO of **WOODBURY CORPORATION**, a Utah corporation, the Manager of **SIXTY-SIX INVESTMENT, L.C.**, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.




Notary Public

Property Reference Information:

Tax Parcel Nos.:

22-19-301-013, 22-19-301-037

Property Address(es):

6630 S. State St., Murray, UT 84107

6790 South State Street, Murray, UT 84107

-Signature Page 2 to Boundary Line Agreement-

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the date set forth below.

EAST WINDSONG INVESTMENTS, LLC
a Utah limited liability company

By: _____

William G. Affleck
William G. Affleck, Manager

Date: _____

DEC 29, 2023

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 29 day of DECEMBER 2023, personally appeared before me **William G. Affleck** as authorized representative for **East Windsong Investments, LLC**, one of the named Parties of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

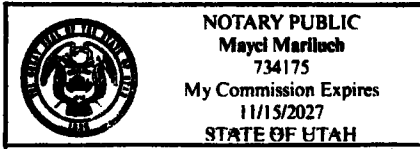


EXHIBIT A to Boundary Line Agreement
Sixty Six Investment Parcel Description

PARCEL 1:

BEGINNING AT A POINT EAST 150.70 FEET AND SOUTH 983.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 86°12'00" EAST 219.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE STREET, THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE SOUTH 03°59'00" WEST 75.00 FEET WEST TO A POINT ALSO KNOWN AS NORTH 03°59'00" EAST 146.00 FEET NORTH ALONG STATE STREET FROM AN IRON PIPE SET ON CONCRETE, SAID IRON PIPE IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF LESTER STREET AND STATE STREET, THENCE CONTINUING NORTH 86°12'00" WEST 219.12 FEET; THENCE NORTH 03°59'00" EAST 75.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED RECORDED MARCH 28, 2013, AS ENTRY NO. 11606231 IN BOOK 10121 AT PAGE 7255 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)315, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4SW1/4 OF SECTION 19, T2S, R1E, SLB & B. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 150.96 FEET (150.41 FEET BY RECORD) EAST AND 737.09 FEET (737.06 FEET BY RECORD) SOUTH AND 222.75 FEET S.83°48'00"E. FROM THE WEST QUARTER CORNER OF SAID SECTION 19, SAID CORNER IS ALSO APPROXIMATELY 46.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 250+54.22; AND RUNNING THENCE S.03°57'51"W. (S03°59'00"W BY RECORD) 240.31 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°42'00"E. (EAST BY RECORD) 5.81 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE S.03°41'00"W. (S03°59'00"W. BY RECORD) 75.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE S.89°42'00"W. (WEST BY RECORD) 10.68 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 50.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE N.03°57'51"E. 315.85 FEET ALONG SAID PARALLEL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.83°48'00"E. 4.50 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°18'00" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 15, 1983, AS ENTRY NO. 3844373 IN BOOK 5491 AT PAGE 334.

NS

EXHIBIT B to Boundary Line Agreement
East Windsong Investments Parcel Description

Beginning at a point which is 1,058.25 feet South and East 134.45 feet from the Northwest Corner of the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; ALSO, said P.O.B. of the herein described Agreement is historically located North 03°59'00" East 146.00 feet & North 86°12'00" West 219.12 feet by Survey file #S2007-09-0774, by David D. Peterson, PLS No. 295720, dated 09-25-2007, Peterson Engineering. P.C. (also referenced in Survey file #S2018-01-0031, dated 10-07-2016, by the said surveyor). Thence running:

Along the agreed upon boundary and said Survey line, South 86°12'00" East a distance of (by deed 219.12') 211.22 feet more or less to the westerly Right-of-way line of State Street, (Highway State Route 89 Project No.S0089(173)316), thence South 04°15'51" West, a distance of 71 feet along the said right of way; thence (West 219.12 feet) North 86°12'00" West 210.51 feet to the existing wall; thence (North 3°59' East 71 feet) North 03°41'30" East, a distance of 71.00 feet along the existing Cinder Block wall to the point of beginning.

LESS AND EXCEPTING therefrom that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded January 28, 2011, as Entry No. 11124576 in Book 9901 at Page 5443 of Official Records described as follows:

A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Northwest quarter of the Southwest quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a Southeast corner of said entire tract in the Northerly right of way line of the existing Lester Avenue which corner is 1223.00 feet South and 315.97 feet (341.00 feet less 25.00 feet by record) South 89°58'00" East from the Northwest corner of the Southwest quarter of said Section 19, said point is also approximately 64.06 feet perpendicularly distant Westerly from the control line of said project opposite engineer station 245+91.48; and running thence West 61.57 feet along said Northerly right of way line to a point 125.46 feet perpendicularly distant Westerly from said control line opposite engineer station 245+86.91; thence North 00°17'54" East 8.99 feet to a point 126.08 feet perpendicularly distant Westerly from said control line opposite engineer station 245+95.87; thence South 89°42'06" East 51.29 feet to a point 74.91 feet perpendicularly distant Westerly from said control line opposite engineer station 245+99.42; thence North 50°29'56" East 32.27 feet to a point 51.60 feet perpendicularly distant Westerly from said control line opposite engineer station 246+21.74 and the beginning of a 34.00-foot radius non-tangent curve to the left (Note: center bears North 71°06'44" West); thence Northerly along the arc of said curve 8.68 feet through a delta of 14°37'25" (Note: chord to said curve bears North 11°34'34" East for a distance of 8.65 feet) to a line parallel with and 50.50 feet perpendicularly distant Westerly from said control line opposite engineer station 246+30.32; thence North 04°15'51" East 108.22 feet along said parallel line; thence East 10.68 feet to the Easterly boundary line of said entire tract; thence South 03°59'00" West 118.00 feet along said Easterly boundary line to a Southeast corner of said entire tract; thence South 43°58'09" West 38.81 feet (Southwesterly 38.82 feet by record) along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation