LEGAL DESCRIPTIONS
PREPARED FOR
THE RADCLIFFE HOTEL
MOAB, UTAH
(January 26, 2021)
18-026

PARCEL LINE ADJUSTMENT DESCRIPTIONS
CURRENT PARCEL DESCRIPTIONS
PARCEL 01-0001-0026
BEGINNING AT A 5/8" REBAR WHICH BEAR NORTH 344.2 FEET AND EAST 786.2 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 26, SOUTH, RANGE 21 EAST; PROCEEDING THENCE SOUTH 76°40’ WEST 250 FEET TO A 5/8" REBAR; THENCE NORTH 13°20’ WEST 192.5 FEET TO A 5/8" REBAR; THENCE NORTH 3.2 FEET TO A POINT WHICH LIES 5 FEET IN BACK OF THE BACK-OF-CURB OF URANIUM AVENUE; THENCE ALONG A LINE WHICH LIES PARALLEL TO AND 5 FEET IN BACK OF THE B.O.C. OF URANIUM AVENUE SOUTH 72°52’ EAST 281.1 FEET; THENCE CONTINUING ALONG A LINE WHICH LIES PARALLEL TO AND 5 FEET IN BACK OF THE B.O.C. OF URANIUM AVENUE NORTH 89°08’ EAST 146.45 FEET; THENCE SOUTH 0°17’ WEST 22.3 FEET TO A 5.8” REBAR; THENCE SOUTH 76°40’ WEST 130.8 FEET TO THE POINT OF BEGINNING.

PARCEL 01-0001-0022
Beginning at a point which bears 621.2 feet East and North 15 degrees 16' West 100 feet along U.S. Highway 191 from the South 1/4 Corner of Section 1, T26S, R21E, SLM, thence North 15 degrees 16' West 197 feet, thence North 76 degrees 40' East 427.7 feet, thence South 2 degrees 59' East 200 feet, thence South 76 degrees 40' West 385 feet to beginning
LESS any portion within State Highway 191

PROPOSED PARCEL DESCRIPTIONS
PARCEL 01-0001-0026
A portion of the SE1/4 of Section 1, Township 26 South, Range 21 East, Salt Lake Base & Meridian, located in Moab City, Utah, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of US Highway 191, located East 542.96 feet and North 286.44 feet from the South 1/4 Corner of Section 1, T26S, R21E, SLB&M, said Section corner being located N33°59'44"E 366.34 feet from a street monument marking the intersection of Huntridge Drive and Birch Avenue (Basis of Bearing is S89°47'00"E along the monument line between two survey control monuments in 300 South Street at the intersections of 100 East Street and 300 East Street); thence N13°20'00"W along the Right-of-Way of said Highway 192.60 feet; thence North 3.20 feet to the Southerly right-way line of Uranium Avenue; thence along the Right-of-Way of said Uranium Avenue the following two (2) courses: 1) S72°52’00”E 281.10 feet; 2) N89°08’00”E 146.45 feet to the Westerly right-of-way line of 100 East Street; thence S00°17’00”W along said right-of-way 22.20 feet to the Northerly line of that Real Property as described in Deed Entry No. 508927 of the Official Records of Grand County; thence N76°40’00”E along said deed 16.73 feet to the Westerly line of a 30’ Wide Right-of-Way disclosed in Deed Entry No. 295408 of the Official Records of Grand County; thence S02°54’27”E along said right-of-way 56.06 feet; thence S76°40’00”W 128.77 feet; thence N13°20’00”W 55.13 feet to the Northerly line of said deed; thence S76°40’00”W along said deed 258.61 feet to the point of beginning.

Contains: 42,965 square feet or 0.99 acres+/-

PARCEL 01-0001-0022
A portion of the SE1/4 of Section 1, Township 26 South, Range 21 East, Salt Lake Base & Meridian, located in Moab City, Utah, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of US Highway 191, located East 594.76 feet and North 96.56 feet from the South 1/4 Corner of Section 1, T26S, R21E, SLB&M, said Section corner being located N33°59’44”E 366.34 feet from a street monument marking the intersection of Huntridge Drive and Birch Avenue (Basis of Bearing is S89°47’00”E along the monument line between two survey control monuments in 300 South Street at the intersections of 100 East Street and 300 East Street); thence N15°11’27”W along the right-of-way of said highway 196.82 feet to the Southerly line of that Real Property described in Deed Entry No. 508927 of the
Official Records of Grand County; thence N76°40'00"E along said deed 258.37 feet; thence S13°20'00"E 55.13 feet; thence N76°40'00"E 128.77 feet to the Westerly line of a 30' Wide Right-of-Way disclosed in Deed Entry No. 295408 of the Official Records of Grand County; thence S02°54'27"E along said right-of-way 144.43 feet; thence S76°44'33"W 354.63 feet to the point of beginning.

Contains: 66,668 square feet or 1.53 acres +/-