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Attorneys for Plaintiff

IN THE FIRST JUDICIAL DISTRICT COURT
IN AND FOR BOX ELDER COUNTY, STATE OF UTAH

CROSS COUNTRY EQUITY, LLC, a Utah
Limited Liability Company.

LIS PENDENS

Plaintiff,

v.

Civil No: 210100061

PERRY CITY, a Utah political subdivision.

Judge: Hon. BRANDON MAYNARD

Defendant.

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the First Judicial District Court, County of Box Elder, Brigham City Department, State of Utah seeking relief that may affect the legal right, title, possession, and interest in and to real property located in Box Elder County.

The Claimant is as follows:

Cross Country Equity, LLC
3138 N. 1250 W.
Pleasant View, UT 84414

The property interest thereby encumbered and affected by said action is located in Box Elder County, Utah, and is more particularly described as follows:

PARCELA BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT 2 POINTE PERRY SUBDIVISION PHASE 4 BEING LOCATED NORTH 89°30'33" EAST 1517.21 FEET ALONG THE NORTH LINE OF SAID SECTION 27 AND SOUTH 00°00'00" EAST 3603.65 FEET AND SOUTH 89°59'55" EAST 285.99 FEET AND SOUTH 00°00'00" EAST 497.72 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; RUNNING THENCE SOUTH 00°09'40" WEST 461.02 FEET; THENCE NORTH 90°00'00" WEST 594.77 FEET; THENCE NORTH 44°59'05" WEST 22.41 FEET; THENCE NORTH 09°07'31" WEST 417.72 FEET; THENCE NORTH 19°00'20" WEST 172.57 FEET; THENCE SOUTH 87°15'35" EAST 262.49 FEET; THENCE NORTH 13°25'28" WEST 108.98 FEET TO THE SOUTHWEST CORNER OF LOT 16 POINTE PERRY SUBDIVISION PHASE 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 16 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 83°13'39" EAST 128.28 FEET; (2) NORTH 61°02'35" EAST 128.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16. ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; RUNNING THENCE ALONG THE SOUTH LINE OF SAID LOT 2 NORTH 89°09'15" EAST 211.51 FEET TO THE POINT OF BEGINNING. CONTAINING 5.55 ACRES.

03-155-0059

R/W AFFECTS 03-155-0060

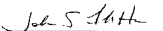
ACCESS EASEMENT BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE
AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE
OF LOT 2 POINTE PERRY SUBDIVISION PHASE 4 BEING
LOCATED NORTH 89°30'33" EAST 1517.21 FEET ALONG THE
NORTH LINE OF SAID SECTION 27 AND SOUTH 00°00'00" EAST
3603.65 FEET AND SOUTH 89°59'55" EAST 255.99 FEET AND
SOUTH 00°00'00" EAST 497.72 FEET FROM THE NORTHWEST
CORNER OF SAID SECTION 27; RUNNING THENCE ALONG THE
SOUTH LINE OF SAID LOT 2 NORTH 90°00'00" EAST 276.80 FEET
TO THE WEST RIGHT-OF-WAY LINE OF 1600 WEST STREET;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE
ARC OF A 528.00 FOOT NON-TANGENT CURVE TO THE LEFT
33.35 FEET, HAVING A CENTRAL ANGLE OF 03°37'07", CHORD
BEARS SOUTH 25°52'23" EAST 33.34 FEET; THENCE NORTH
90°00'00" WEST 291.43 FEET; THENCE NORTH 00°09'40" EAST
30.00 FEET TO THE POINT OF BEGINNING.

Portions of TAX ID NOS. 03-155-0057 and 03-155-0053

DATED this 4th day of May, 2021.



John S. Flitton
Attorneys for Plaintiff
Cross Country Equity, LLC

STATE OF UTAH)
)
) SS
COUNTY OF SUMMIT)

On this 4 day of May, 2021, before me personally appeared John S. Flinton personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC

