

There is a 30-foot access easement that runs along the East border of the property to allow access to the neighboring property directly to the North of this property. This easement is written into the title chain of the property and is highlighted in green below:

State of Utah,

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, U.S. MERIDIAN, DUCHESNE COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of Section 18, thence South 89°38' West 331.96 feet distance to an iron pin, the true point of beginning; thence continuing South 89°38' West 331.96 feet distance to an iron pin; thence North 00°04' East 658.71 feet distance; thence North 89°39' East 331.685 feet; thence South 00°03'30" West 658.635 feet to the true point of beginning, containing 5.00 acres, more or less.

Subject to a right of way over the East 30 feet thereof for access to the North half of Lot 18-4.

(Being the South one half of Lot 18-4 of the unrecorded plat of BLUE BENCH RANCHES).



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