

NOTICE OF INTENT TO SELL REAL PROPERTY

Notice is hereby given that Fountain Green City intends to sell certain real property owned by the City located at approximately 800 West, between Center Street and 100 North, described as S-18172X17.

The City Council has declared the property to be surplus and not needed for public use. The City will consider sealed offers for the purchase of this property in accordance with applicable laws and City policies. Minimum offer to be \$20,000.

Interested parties may submit written offers or inquiries to:

Fountain Green City
435-445-3453

375 N. State Street
frontdesk@fountaingreencity.gov

The City makes no claim to suitability of said real property.

The City office will accept sealed bids during regular office hours until June 11, 2026, at 4:00 p.m. Bids will be opened on June 18, 2026 during the regular city council meeting. The City reserves the right to reject any and all offers and to accept the offer deemed to be in the best interest of the City.

For additional information (including a copy of the plat map), please contact the City Office.

Fountain Green City

FILING NOTE

THE DIGITAL COPY OF A FILED SURVEY MAY APPEAR INCOMPLETE DUE TO IMAGERY REMOVAL AND OTHER POTENTIALLY LOST DATA DURING THE FILE CONVERSION PROCESS AT THE TIME OF FILING/INDEXING.

COMPLETE COPIES ARE AVAILABLE FOR PURCHASE IN THE RECORDER'S OFFICE UPON REQUEST.

**NEW BOUNDARY DESCRIPTIONS OF PARCELS
S-18173,S-18199,S-18172X3,S-18172X17 & S-18172X4
WITHIN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN**

Surveyor's Narrative

It is the intent of this survey to correctly represent the boundary of the subject property and reconfigure the parcels as requested by Rod Higgins. The basis of bearing for this survey is the Utah Coordinate System of 1983. The survey was surveyed using a survey grade GPS rover connected to the Utah Reference Network in October, 2025.

The record documents referenced herein along with the surveyed location of the fence lines, or other physical and parcel evidences gathered, noted and plotted accordingly herein are intended to correctly portray the facts and information obtained by the surveyor. And to provide a means to present, visualize, compare and analyze their relationship to the boundaries of the subject property.

A title search was not performed by the surveyor. There may exist other documents, evidence, or monuments that affect this survey and/or the subject property it depicts. Any new evidence, monuments or documents contradictory to, or not shown on, this survey should be presented to the surveyor for his review and consideration.

This survey does not grant, transfer, or convey fee title ownership in full or in part. The words "Identify" and "Certificate" as shown and used herein means an expression of professional opinion concerning the facts disclosed to the surveyor or information in possession of the County at the time of the survey and does not constitute a warranty or guarantee of legal ownership, expressed or implied.

The filing of this survey with the County does not serve as an instrument to subdivide, transfer, sell, or convey any portion of the areas shown herein.

The fence lines along 100 North Street and also Center Street were accepted as best evidence of the street right of ways. The fence line along the East boundary of parcels S18172x4 and S18173 as well as the fence line on the line South line of parcels S18172x4 and S18173 have been in place and held as the property boundary for well over 20 years by both adjoining land owners. 20+ year old aerial imagery and parcel evidence gathered from land owners supports these findings. Large metal closures and other errors exist on all of the parcel descriptions in this area and as a result uncertainty as to the exact location of the described property boundaries. Additionally, it is this surveyor's opinion that the fence lines represent evidence of an original survey of the property boundaries that we've found to be true throughout many areas of Sanpete County. (dead closure errors can be evidence of, or represent the preservation of, the original survey closure) With these matters in mind, and taking into account the Supreme Court opinion given in Q-2 LLC, v. HUDGIES (2016), it is this surveyor's opinion that the requirements of boundary by acquiescence have been satisfied, and the referenced fence lines establish the true property boundaries.

RECORD DEED DESCRIPTION (PARCEL 18172x4, 18173,18199,18172X3 & 18172x)

PARCEL NO. 18172x4:
Beginning North 89°03'11" East 476.19 feet along the Quarter Section line and South 71.88 feet from the Northwest Corner of the Southeast Quarter of Section 1, Township 14 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°45'56" East 214.50 feet, thence South 00°14'04" East 214.50 feet to a point in an East/West running fence line, thence South 89°45'56" East 214.50 feet along said fence line, thence North 00°14'04" West 214.50 feet to the point of beginning.

PARCEL NO. 18172x3:
Beginning 0.70 of a chain South and 3.02 chains East from the Northwest corner of the Southeast quarter of Section 1, Township 14 South, Range 2 East, Salt Lake Base and Meridian; thence South 214.50 feet, thence East 214.50 feet, thence North 214.50 feet, thence West 214.50 feet to the point of beginning.

PARCEL NO. 18173:
Beginning at a point in an East/West running fence line, said point being North 89°03'11" East 477.07 feet along the quarter section line and South 286.49 feet from the Northwest corner of the Southeast quarter of Section 1, Township 14 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°45'56" East 214.50 feet along said fence line, thence South 00°14'04" East 214.50 feet, thence South 89°45'56" East 214.50 feet, thence North 00°14'04" West 214.50 feet to the point of beginning.

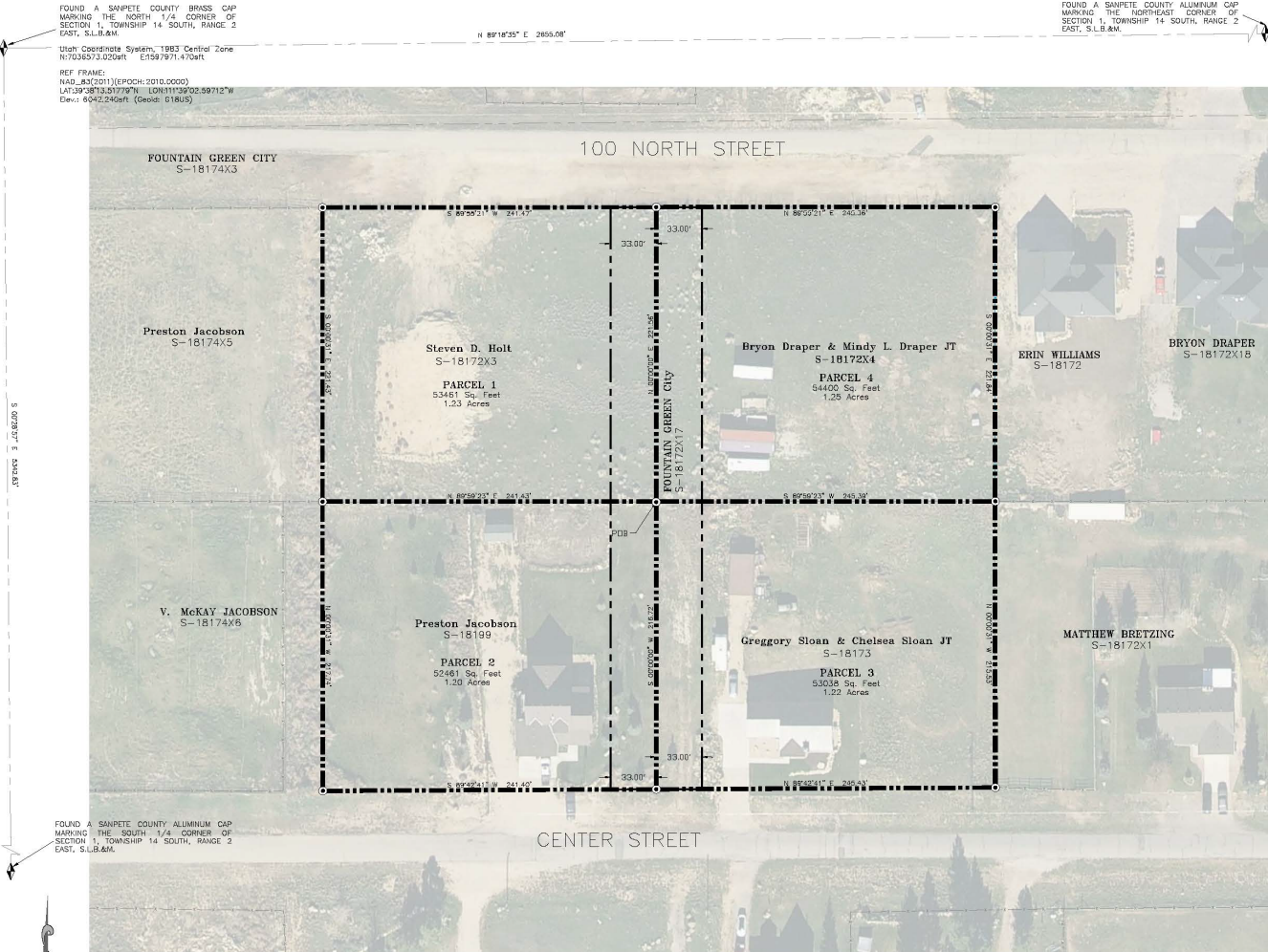
PARCEL NO. 18199:
Beginning at a point South 00°29'29" East 280.87 feet along the Section line and East 199.33 feet from the Northwest corner of the Southeast quarter of Section 1, Township 14 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°52'32" East 214.51 feet along a fence line, thence South 00°29'29" East 216.79 feet to the North line of Center Street, thence South 89°44'44" West 214.50 feet along said North line, thence North 00°29'29" West 217.47 feet to the point of beginning.

PARCEL NO. 18172x17:
Beginning 46.2 feet South and 413.82 feet East from the Northwest corner of the Southeast quarter of Section 1, Township 14 South, Range 2 East, Salt Lake Base and Meridian; thence South 429 feet, thence East 66 feet, thence North 429 feet, thence West 66 feet to the point of beginning.

Requested Survey Descriptions

PARCEL 1
BEGINNING AT A POINT IN AN EAST/WEST RUNNING FENCE LINE, SAID POINT IS 2943.89 SOUTH AND 489.25 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, THENCE NORTH 221.66 FEET TO A FENCE LINE ON THE SOUTH RIGHT-OF-WAY LINE OF 100 NORTH STREET, THENCE S 89°55'21" W 241.47 FEET ALONG SAID FENCE LINE AND A PROJECTION OF SAID FENCE LINE TO A LONG ESTABLISHED BOUNDARY FENCE LINE ON THE EAST LINE OF THE PRESTON JACOBSON PARCEL (S18174X5 ENT.#325673), THENCE S 00°00'31" E 251.43 FEET ALONG SAID LINE TO A LONG ESTABLISHED BOUNDARY FENCE LINE ON THE NORTH LINE OF THE PRESTON JACOBSON PARCEL (S18199 ENT.#304736), THENCE N 89°59'23" E 241.43 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES.

PARCEL 2
BEGINNING AT A POINT IN AN EAST/WEST RUNNING FENCE LINE, SAID POINT IS 2943.89 SOUTH AND 489.25 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 216.72 FEET TO A PROJECTION OF A FENCE LINE ON THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET, THENCE S 89°42'11" E 241.40 FEET ALONG SAID LINE TO A PROJECTION OF A FENCE LINE ON THE EAST LINE OF THE V. MCKAY JACOBSON PARCEL (S18174X6 ENT.#325674), THENCE N 00°00'31" W 217.74 FEET ALONG SAID LINE TO A LONG ESTABLISHED BOUNDARY FENCE LINE ON THE SOUTH LINE OF THE STEVEN D. HOLT PARCEL (S18172X3 ENT.#231929), THENCE N 89°59'23" E 241.43 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES.



FOUND A SANPETE COUNTY BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST, S.L.B.&M.
Utah Coordinate System, 1983 Central Zone
NAD_83(2011)EPOCH:2010.0000
LATS:39°58'13.31770"N LONG:111°59'32.59712"W
Elev: 6042.2400ft. (zone: 6181US)

FOUND A SANPETE COUNTY ALUMINUM CAP MARKING THE NORTH-EAST CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST, S.L.B.&M.

FOUND A SANPETE COUNTY ALUMINUM CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 2 EAST, S.L.B.&M.

Legend & Keyed Notes

- DEED LINE
- SECTION LINE
- FENCE LINE
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP



BOUNDARY SURVEY

NO.	REVISIONS	BY	DATE

PREPARED BY
CIS
PROFESSIONAL LAND SURVEYING
1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119
PHONE: 801.488.8888
FAX: 801.488.8888
WWW.CISURVEYING.COM

CIS
PROFESSIONAL LAND SURVEYING

PREPARED FOR
FOUNTAIN GREEN CITY

SITE LOCATION
LOCATED WITHIN
SECTION 1, TOWNSHIP 14 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

CIS600-272

SHEET 1 OF 1