

When Recorded Return To:

MJS Dental, Inc.
6065 South Fashion Blvd, Suite 200
Murray UT 84107

Hansen Crew, LTD
9463 South Wheatleigh Court
South Jordan, UT 84095

13133853
11/26/2019 01:12 PM \$40.00
Book - 10865 Pg - 2951-2957
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MJS DENTAL, INC
6065 S FASHION BLVD, STE 200
MURRAY UT 84107
BY: TBA, DEPUTY - WI 7 P.

Affected Parcel ID Numbers: 21-24-276-001, 160 West Winchester Street;
21-24-276-002, 160 West Winchester Street;
21-24-276-007, 150 West Winchester Street,
Murray, Utah.

**NOTICE OF APPROVAL
OF PROPERTY LINE ADJUSTMENT
150 West & 160 West Winchester Street**

The Murray City Community Development Division approves the application for parcel line adjustment that adjusts the property lines between Parcels ID#'s:21-24-276-001, 21-24-276-002 and 21-24-276-007, (the "Parcels/Lots"). The property line adjustment does not vacate or amend a public street, right-of-way or easement and does not result in a violation of any City land use ordinance. This Notice of Approval does not act as a conveyance of title of real property.

An exchange of title, herein referred to as a "property line adjustment", is hereby considered for approval for adjacent parcels/lots of land which are currently described as follows:

CURRENT DEED DESCRIPTIONS:

Parcel #21-24-276-001:

COM 622.17 FT N & 1255.89 FT W & N 1°22' W 125 FT FR E 1/4 COR SEC 24 T 2S R 1W SL MER N 1°22' W 116.13 FT S 88°15' E 55.2 FT S 0°10' W 115.9 FT N 88°21'31" W 52.09 FT TO BEG 0.14 AC 1924-597 5951-1405 5950-2869 6888-1006

Parcel #21-24-276-002:

COM 18.19 CHS W & 9.50 CHS N FR E 1/4 COR SEC 24 T 2S R 1W SL MER S 85° W 49 FT N 1°17' W 125 FT N 85° E 51 FT S 125 FT TO BEG 0.14 AC 6081-2884 6081-2886 6888-1010

Parcel #21-24-276-007:

COM 43.8 RDS N & S 85° W 1101.65 FT FR THE SE COR OF THE NE 1/4 SEC 24, T2S, R1W, SL MER; N 290 FT M OR L TO S LINE OF STATE ROAD; NW'LY ALG SD S LINE 120 FT M OR L; S 350 FT M OR L; E 104 FT M OR L TO BEG. LESS & EXCEPT ANY PORTION LYING E OF THE FOLLOWING DESCRIPTION: BEG N 00°15'57" E 635.44 FT & W 1103.77 FT FR THE E 1/4 COR OF SEC 24, T2S, R1W, SLM; N 00°20'39" E 0.63 FT; N 00°20'39" E 8.41 FT; N 00°28'23" E 23.90 FT; N 00°33'17" E 24.07 FT; N 01°51'01" E 29.43 FT; N 03°31'32" E 53.61 FT; N 03°20'39" E 19.75 FT; N 03°40'47" E 20.38 FT; N 02°35'46" E 46.56 FT; N 03°07'00" E 18.25 FT; N 02°28'46" E 28.03 FT; N 02°28'46" E 1.17 FT TO THE PT OF TERMINUS. 0.73 AC M OR L.

Said property line adjustment will result in the following descriptions of the above described parcels:

LOT 1

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET, SAID POINT BEING NORTH 89°51'53" WEST 1190.58 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 621.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°13'46" East 63.75 feet; THENCE NORTH 01°36'24" EAST 33.18 FEET; THENCE NORTH 03°16'55" EAST 92.68 FEET; THENCE NORTH 02°22'44" EAST 127.38 FEET TO A POINT ON A OLD WOOD FENCE, SAID WOOD FENCE IS APPROXIMATELY 2.4 FEET FROM CONCRETE SOUND FENCE CONSTRUCTED FOR INTERSTATE 215, SAID POINT BEING ON A 1709.86 FOOT RADIUS CURVE TO THE RIGHT; THENCE 93.51 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS SOUTH 66°16'46" EAST 93.50 FEET TO A POINT ON THE WINCHESTER OFFICE PARK CONDOMINIUMS WESTERLY LINE AS RECORDED IN 2014 AT PAGE 16; THENCE ALONG SAID WINCHESTER OFFICE PARK CONDOMINIUMS WESTERLY LINE AND AN EXISTING CHAIN LINK FENCE LINE MORE OR LESS THE FOLLOWING TEN COURSES AND DISTANCES:
(1) SOUTH 02°14'09" WEST 27.59 FEET; (2) SOUTH 02°52'23" WEST 18.25 FEET;
(3) SOUTH 02°21'09" WEST 46.56 FEET; (4) SOUTH 03°26'10" WEST 20.38 FEET;
(5) SOUTH 03°06'02" WEST 19.75 FEET; (6) SOUTH 03°16'55" WEST 53.61 FEET;
(7) SOUTH 01°36'24" WEST 29.43 FEET; (8) SOUTH 00°18'40" WEST 24.07 FEET;
(9) SOUTH 00°13'46" WEST 23.90 FEET; (10) SOUTH 00°06'02" WEST 8.31 FEET TO A POINT OF SAID NORTH RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE SOUTH 85°04'35" WEST 87.37 FEET TO THE POINT OF BEGINNING.

CONTAINS: ONE LOT OR 25,660.04 SQ. FT. OR 0.59 ACRES

LOT 2

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET, SAID POINT BEING NORTH 89°51'53" WEST 1255.46 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 615.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°56'38" WEST 124.99 FEET ALONG AND EXISTING FENCE; THENCE SOUTH 85°04'35' WEST 1.05 FEET; THENCE NORTH 02°31'01" WEST 22.16 FEET TO A POINT ON AN EXISTING FENCE MORE OR LESS; THENCE NORTH 85°04'35" EAST 75.54 FEET; THENCE SOUTH 03°16'55" WEST 51.03 FEET; THENCE SOUTH 01°36'24" WEST 33.18 FEET; THENCE SOUTH 00°13'46" WEST 63.75 FEET TO A POINT ON SAID WINCHESTER STREET RIGHT OF WAY; THENCE SOUTH 85°04'35" WEST 65.13 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS/EGRESS AND UTILITIES, TO WIT:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET, SAID POINT BEING NORTH 89°51'53" WEST 1190.58 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 621.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°04'35" WEST 20.08 FEET ALONG SAID WINCHESTER STREET THENCE NORTH 00°13'46" EAST 65.79 FEET; THENCE NORTH 01°36'24" EAST 33.71 FEET; THENCE NORTH 03°16'55" EAST 48.44 FEET; THENCE NORTH 85°04'35" EAST 20.21 FEET; THENCE SOUTH 03°16'55" WEST 51.03 FEET; THENCE SOUTH 01°36'24" WEST 33.18 FEET; THENCE SOUTH 00°13'46" WEST 63.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ONE LOT OR 10,121.69 SQ. FT. OR 0.23 ACRES

LOT 3

BEGINNING AT A POINT WHICH IS NORTH 89°51'53" WEST 1255.46 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 615.42 FEET AND NORTH 01°56'38" WEST 124.99 FEET AND SOUTH 85°04'35" WEST 1.05 FEET AND NORTH 02°31'01" WEST 22.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°31'01" WEST 98.45 FEET; THENCE SOUTH 88°15'20" EAST 55.46 FEET; THENCE NORTH 00°09'40" EAST 91.15 FEET TO A POINT ON A OLD WOOD FENCE, SAID WOOD FENCE IS APPROXIMATELY 1.5 FEET MORE OR LESS FROM CONCRETE SOUND FENCE CONSTRUCTED FOR INTERSTATE 215, SAID POINT BEING ON A 1709.86 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 33.94 FEET, CHORD BEARS SOUTH 68°24'53" EAST 33.94 FEET; THENCE SOUTH 02°22'44" WEST 127.38 FEET; THENCE SOUTH 03°16'55" WEST 41.65 FEET; SOUTH 85°04'35" WEST 75.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20' INGRESS / EGRESS AND UTILITIES EASEMENT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET, SAID POINT BEING NORTH 89°51'53" WEST 1190.58 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 621.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°04'35" WEST 20.08 FEET ALONG SAID WINCHESTER STREET THENCE NORTH 00°13'46" EAST 65.79 FEET; THENCE NORTH 01°36'24" EAST 33.71 FEET; THENCE NORTH 03°16'55" EAST 48.44 FEET; THENCE NORTH 85°04'35" EAST 20.21 FEET; THENCE SOUTH 03°16'55" WEST 51.03 FEET; THENCE SOUTH 01°36'24" WEST 33.18 FEET; THENCE SOUTH 00°13'46" WEST 63.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ONE LOT OR 10,062.75 SQ. FT. OR 0.23 ACRES

PROPERTY OWNER'S APPROVAL – PARCEL's 1,2 & 3

I, (We), the undersigned owner(s) of the herein described Parcel's 1, 2 & 3 do hereby declare that I (we) do approve of the property line adjustment above described.

Witness the hand(s) of said owner(s), this 7th day of November, 2019

Morgan Jay Smith

Morgan Jay Smith, President
MJS Dental, Inc.

Phillip R. Hansen, Member
Hansen Crew, LTD.

Valerie K. Hansen, Member
Hansen Crew, LTD.

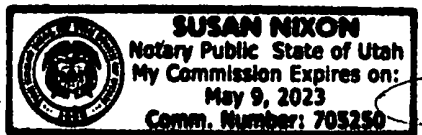
STATE OF Utah)

COUNTY OF Salt Lake)

ss

On the 7th day of November, 2019, personally appeared
before me (list names) Morgan Jay Smith

the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that
he executed the same.



My Commission Expires:
5-9-23

Susan Nixon

Notary Public
Salt Lake County
Residing in:

PROPERTY OWNER'S APPROVAL – PARCEL's 1,2 & 3

I, (We), the undersigned owner(s) of the herein described Parcel's 1, 2 & 3 do hereby declare that I (we) do approve of the property line adjustment above described.

Witness the hand(s) of said owner(s), this 13 day of November, 2019.

Phillip R. Hansen
Valerie K. Hansen

Morgan Jay Smith, President
MJS Dental, Inc.
Phillip R. Hansen, Member
Hansen Crew, LTD.
Valerie K. Hansen, Member
Hansen Crew, LTD.

STATE OF UTAH)
COUNTY OF SALT LAKE)

ss

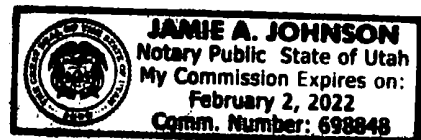
On the 13 day of NOVEMBER, 2019, personally appeared before me (list names) PHILLIP HANSEN, VALERIE HANSEN

the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that They executed the same.

[Signature]
Notary Public

My Commission Expires:
02 FEB 2022

SALT LAKE CITY
Residing in:

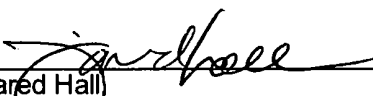


MURRAY CITY APPROVAL

I, Jared Hall, serving in my capacity as the Murray City Planning Division Manager, approve the above described property line adjustment of parcel ID Numbers: 21-24-276-001, 21-24-276-002 and 21-24-276-007, as proposed by adjoining property owners of record, whereas:

- (a) No new dwelling lot or housing unit results from the property line adjustment;
- (b) The adjoining property owner's consent to the property line adjustment;
- (c) The property line adjustment does not result in remnant land that did not previously exist; and
- (d) The property line adjustment does not result in a violation of applicable zoning requirements.

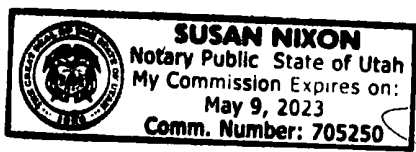
Signed this 7th day of November, 2019.




 Jared Hall
 Murray City Planning Division Manager

STATE OF UTAH)
 ss
 COUNTY OF SALT LAKE)

On this 7th day of November, 2019, personally appeared before me Jared Hall, Murray City Planning Division Manager, the signer of the above, who, being duly subscribed and sworn, did acknowledge to me that he executed the same.





 Notary Public
Salt Lake County

 Residing in Salt Lake County

My Commission Expires:
5-9-23

LOT 1
PAGE TWO



LOT LINE ADJUSTMENT

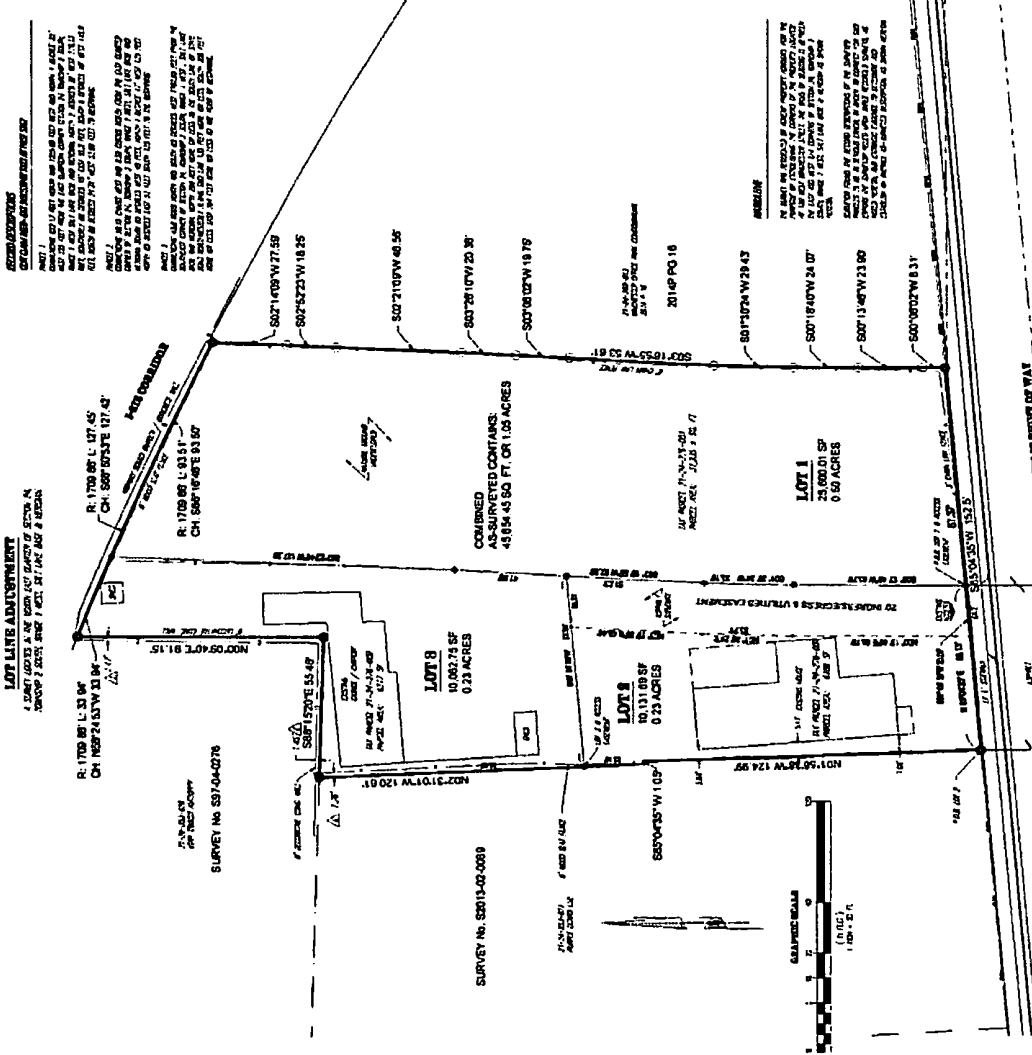
**SMITH-HANNEN PROPERTIES
100 WEST WINCHESTER ST.**

PETERAGON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
100 WEST WINCHESTER ST., SUITE 200
DALLAS, TEXAS 75201
PHONE: (214) 443-8888

April 25, 2013
Survey No. 2013-02-0000

RECORDING INFORMATION:
This plat is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the Texas Surveying Act, Chapter 81, Texas Property Code. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the Texas Surveying Act, Chapter 81, Texas Property Code.

LEGAL DESCRIPTION:
The following is a legal description of the land shown on this plat:
[Detailed description of the lots and their boundaries]



NOTICE TO CONTRACTORS:
This plat is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the Texas Surveying Act, Chapter 81, Texas Property Code.

NOTICE TO ADJOINING OWNERS:
This plat is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the Texas Surveying Act, Chapter 81, Texas Property Code.