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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PLANNING  
PO BOX 145480  
SLC UT 84114  
BY: NSA, DEPUTY - MI & P.

After Recording return document to:

David J. Gellner, AICP  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

16-17-476-008-0000  
16-17-476-020-0000

### NOTICE OF LOT LINE ADJUSTMENT APPROVAL

I, David J. Gellner, on the 13th day of April, 2017, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.24, Lot Line Adjustments, and under authority of the Planning Director, have approved the adjustment of lot/parcel lines between two existing lots/parcels located at approximately the following addresses as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2017-00153 of the Salt Lake City Planning Division. These adjustments were made in order to correct boundary discrepancies that exist in relation to these 2 parcels and that were identified by the City Surveyor in regard to corner ties and the monument line.

1937 S 1200 East Salt Lake City, UT 84105  
1938 Douglas St Salt Lake City, UT 84105

The legal descriptions of each **current** parcel are as follows:

#### UHP Kuvasc LLC

Parcel: 16174760080000

Legal Description:

BEG 2 RDS E FR SW COR LOT 18 BLK 1A 5 AC PLAT A BIG FIELD SUR, E 149.95 FT; N'LY 4.35 RDS; W 149.75 FT; S 4.35 RDS TO BEG. 4949-0853,0851 5077-0957 9669-5969 9803-9193 9803-9195

#### Westminster College

Parcel: 16174760200000

Legal Description:

BEG N 89°50'50" E 182.95 FT FR SW COR LOT 18, BLK 1-A, FIVE AC PLAT A, BIG FIELD SUR; N 89°50'50" E 180.05 FT; N 0°17'03" W 143.55 FT; S 89°50'50" W 180.45 FT; S 143.55 FT TO BEG. 4544-1436 5302-1175 6238-268 6238-0274 6342-1896

The legal description of the **adjusted** lot/parcel approved by this lot line adjustment follows:

Proposed Legal Description

DESCRIPTION OF THE EASTERLY LINE OF UHP PROPERTY, BEING PARTS OF LOTS 18 & 19, BLOCK 1-A, FIVE ACRE PLAT "A", BIG FIELD SURVEY, FOR A BOUNDARY LINE AGREEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHEASTERLY CORNER OF THE UHP PROPERTY, SAID POINT BEING NORTH 00°01'00" WEST 606.06 FEET ALONG THE MONUMENT LINE AND NORTH 89°51'33" EAST 181.47 FEET FROM THE MONUMENT IN THE INTERSECTION OF 1200 EAST STREET AND 2100 SOUTH STREET, SAID POINT BEING ON A BLOCK WALL, AND RUNNING THENCE NORTH 00°08'23" WEST 50.03 FEET ALONG SAID BLOCK WALL; THENCE NORTH 89°51'36" EAST 62.13 FEET CONTINUING ALONG SAID BLOCK AND BLOCK WALL EXTENDED; THENCE NORTH 00°11'19" WEST 192.20 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°51'45" WEST 61.97 FEET; 2) NORTH 00°08'23" WEST 116.84 FEET TO THE POINT OF TERMINATION.

This action will serve to clarify any boundary discrepancies that may exist that involve these two parcels. The Lot Line Adjustment will not create a new parcel. The Lot Line Adjustment is consistent with conditions on the ground but may impact existing landscaping buffers and future consideration of these buffer in redevelopment of the property.

This action by the Salt Lake City Planning Division authorizes the property owners to record deeds to create the adjusted lots as approved by this document. No subdivision plat will be required to be recorded with the County Recorder.

The legal descriptions of these adjusted lots/parcels may not be adjusted again without prior documented approval from the Salt Lake City Planning Division.

David J. Gellner, AICP, Principal Planner  
On behalf of the Planning Director

State of Utah )  
  ) SS  
County of Salt Lake )

On this the 13 day of April, 20 17, personally appeared before me, Nora L. Shepard, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: August 7, 2019



**EXHIBIT A**  
**BOUNDARY LINE AGREEMENT**

When Recorded, Mail To:

UHP Kuvasz,

PO BOX 526297

SLC, UT 84152

## BOUNDARY LINE AGREEMENT

This Agreement is made and entered into this 24 day of January, 2017, by and between UHP Kuvasz, LLC, a Utah limited liability company, hereinafter referred to as "UHP" and Westminster College, a Utah nonprofit corporation, hereinafter referred to as "Westminster".

Whereas the above parties are adjoining landowners in Salt Lake County, State of Utah; and

Whereas, the exact location of the boundary between the parties is confused.

Whereas, it is the desire of the parties to establish an agreed boundary line between the parties pursuant to a survey prepared by Benchmark Engineering & Land Surveying.

Now therefore, for the considerations of mutual agreement, and other good and valuable considerations of both parties, the receipt of which is hereby acknowledged, "UHP" and "Westminster" do hereby covenant and agree that the following described common boundary line shall stand and be known as the common record description and boundary line between the adjoining properties located in the County of Salt Lake, State of Utah, to wit:

DESCRIPTION OF THE EASTERLY LINE OF UHP PROPERTY, BEING PARTS OF LOTS 18 & 19, BLOCK 1-A, FIVE ACRE PLAT "A", BIG FIELD SURVEY, FOR A BOUNDARY LINE AGREEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHEASTERLY CORNER OF THE UHP PROPERTY, SAID POINT BEING NORTH 00°01'00" WEST 606.06 FEET ALONG THE MONUMENT LINE AND NORTH 89°51'33" EAST 181.47 FEET FROM THE MONUMENT IN THE INTERSECTION OF 1200 EAST STREET AND 2100 SOUTH STREET, SAID POINT BEING ON A BLOCK WALL, AND RUNNING THENCE NORTH 00°08'23" WEST 50.03 FEET ALONG SAID BLOCK WALL; THENCE NORTH 89°51'36" EAST 62.13 FEET CONTINUING ALONG SAID BLOCK AND BLOCK WALL EXTENDED; THENCE NORTH 00°11'19" WEST 192.20 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°51'45" WEST 61.67 FEET; 2) NORTH 00°08'23" WEST 116.84 FEET TO THE POINT OF TERMINATION.

Parcel Nos. 16-17-476-008 and 16-17-476-020.

Further, "UHP" does hereby Quit-Claim all right, title and interest to "Westminster" in and to all property lying East of said common boundary line and "Westminster" does hereby Quit-Claim all right, title and interest to "UHP" in and to all property lying West of said common boundary line.

Dated this 24 day of January, 2017.



