

9580479

When Record, Return To:  
Grantee

314 East 600 South  
Heber Utah 84032

9580479

12/13/2005 11:00:00 AM \$13.00  
Book - 9229 Pg - 4462-4463  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERRILL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Ted G. Makris and Pamela Makris and George Liodakis and Helen Liodakis, Grantor,  
of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and  
WARRANTS TO

Royal Solutions, LLC, a Utah Limited Liability Company,

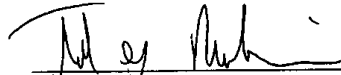
Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of  
Ten and no/100 Dollars, and other good and valuable consideration, the following  
described tract of land in Salt Lake County, State of Utah, to-wit:

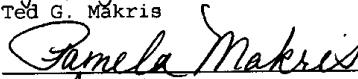
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Parcel Identification Number 15-27-479-003.

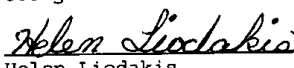
Subject to current general taxes, easements, restrictions, rights of way and  
reservations appearing of record.

WITNESS the hand of said grantor, this 2nd day of December, 2005.

  
\_\_\_\_\_  
Ted G. Makris

  
\_\_\_\_\_  
Pamela Makris

  
\_\_\_\_\_  
George Liodakis

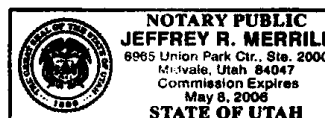
  
\_\_\_\_\_  
Helen Liodakis

STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF SALT LAKE )

On the 2nd day of December, 2005, personally appeared before me Ted G.  
Makris and Pamela Makris and George Liodakis and Helen Liodakis, the signer(s)  
of the above instrument, who duly acknowledged to me that they executed the  
same.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5-8-06  
Residing at: Midvale, Utah  
MT-75486FA



**EXHIBIT "A"**

Beginning on the South line of State Road UT.171 (Record: 33rd South Street) at a point due North of a point which is 640.81 feet East from the Southwest corner of the Southeast quarter of the Southeast quarter of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 173 feet; thence South 52° 04' West to a point 150 feet, more or less, South of the South line of State Road UT.171 (Record: 33rd South Street) and due North of a point which is East 461.31 feet, more or less, from the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 27; thence North 150 feet, more or less, to the South line of State Road UT.171 (Record: 33rd South Street); thence Northeasterly along the South line of State Road UT.171 (Record: 33rd South Street) to the place of beginning.

**LESS AND EXCEPTING:**

A parcel of land in fee for a highway known as Project No. 0134, being part of an entire tract of property, in Lot 2, of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

The boundaries of said parcel of land are described as follows:

Beginning on the Southeasterly right-of-way line of existing State Road UT.171 (Record: 33rd South Street) at the Northwest corner of said entire tract, approximately opposite Engineer Station 123+92, which point is 461.31 feet East and approximately 525 feet North from the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 27; and running thence South 60 feet, more or less, along the West boundary line of said entire tract to a point 60.0 feet perpendicularly distant Southeasterly from the center line of said project; thence North 52° 09' East, 205 feet, more or less, to a point of tangency with a 1,372.40 foot radius curve to the right opposite Engineer Station 122+10.48; thence Northeasterly 22 feet, more or less, along the arc of said curve to the East boundary line of said entire tract; thence North 60 feet, more or less, along said East boundary line to said Southeasterly right-of-way line; thence Southwesterly 227 feet, more or less, along South Southeasterly right-of-way line to the point of beginning.

10647964

When Recorded mail to:

5

Royal Solutions  
1433 West 3500 South  
West Valley City, Utah 84119

Escrow No. 5054961JW

10647964  
03/16/2009 11:53 AM \$0.00  
Book - 9697 Pg - 8042-8043  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
NATIONAL TITLE AGENCY LLC  
5295 S COMMERCE DR #250  
MURRAY UT 84107  
BY: VLR DEPUTY WT 2 P. 2p  
By: VLR

[PARCEL ID # 15-27-479-004-0000]

### SPECIAL WARRANTY DEED

**West Valley City, a Utah municipal corporation**, GRANTOR, of the City of West Valley, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it to **Royal Solutions, LLC, a Utah limited liability company**, GRANTEE, of the City of West Valley, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in Salt Lake County, State of Utah, to wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 680.46 FEET SOUTH 89°49'50" WEST ALONG THE SOUTHERLY SECTION LINE AND 401.35 FEET NORTH 00°10'10" WEST FROM THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 27 (THE BASIS OF BEARING FOR THE DESCRIPTION, AS MEASURED BETWEEN THE FOUND BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 27, IS SOUTH 89°49'50" WEST 2642.53 FEET), AND RUNNING THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 51.50 FEET AND A DELTA OF 06°05'52" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 77°17'51" WEST FOR A DISTANCE OF 5.48 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 6.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 7.66 FEET THROUGH A DELTA OF 73°10'13" (NOTE: CHORD TO SAID CURVE BEARS NORTH 69°09'59" WEST FOR A

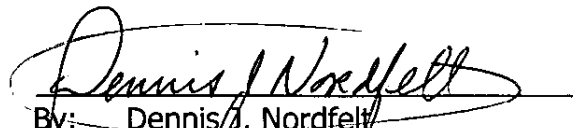
DISTANCE OF 7.15 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 424.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 40.75 FEET THROUGH A DELTA OF 05°30'24" (NOTE: CHORD TO SAID CURVE BEARS NORTH 35°23'04" WEST FOR A DISTANCE OF 40.73 FEET); THENCE NORTH 38°05'16" WEST 33.97 FEET; THENCE NORTH 51°53'50" EAST 71.46 FEET; THENCE SOUTH 00°10'10" EAST 105.40 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL APPURTENANT EASEMENTS AND RIGHTS OF WAY.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3270 SQUARE FEET OR 0.075 ACRES IN AREA, MORE OR LESS.

SUBJECT TO all easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2009, and thereafter.

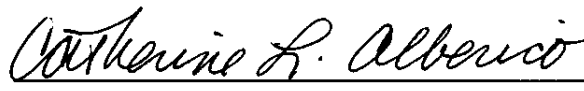
WITNESS the hand of said GRANTOR, this 3<sup>rd</sup> day of March, 2009.

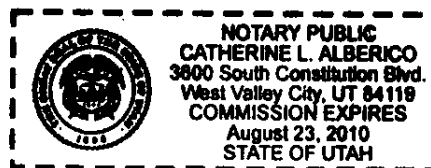
West Valley City,  
a Utah municipal corporation,

  
By: Dennis J. Nordfelt  
Its: Mayor

State of Utah            )  
                                  )ss.  
County of Salt Lake )

On the 3<sup>RD</sup> day of March, 2009 personally appeared before me, Dennis J. Nordfelt, who is the Mayor of West Valley City, a Utah municipal corporation, the signer of the within instrument who duly acknowledged to me that he executed the above instrument.

  
NOTARY PUBLIC

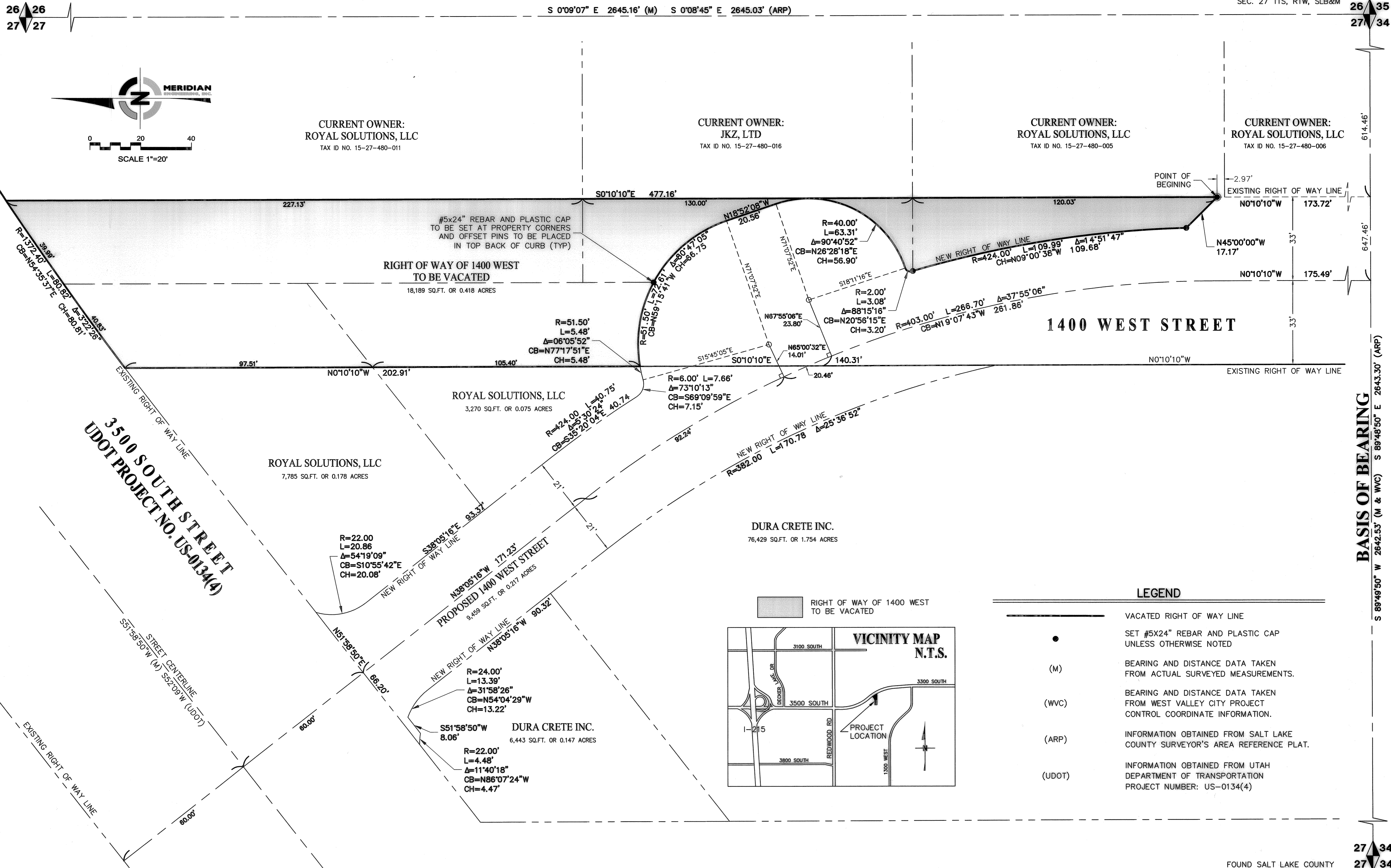


# 1400 WEST STREET VACATION PLAT

PUBLIC RIGHT OF WAY SITUATE IN THE  
SE1/4SE1/4 OF SECTION 27, T1S, R1W, SLB&M,  
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

FOUND SALT LAKE COUNTY BRASS  
CAP EAST QUARTER CORNER OF  
SEC. 27 T1S, R1W, SLB&M

FOUND SALT LAKE COUNTY BRASS  
CAP SOUTHEAST CORNER OF  
SEC. 27 T1S, R1W, SLB&M



**SURVEYOR'S CERTIFICATE**  
I, MICHAEL W. NADEAU, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 4938744 IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW FOR THE PURPOSES AS INDICATED HEREON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

**7-15-2008**

MICHAEL W. NADEAU  
UTAH PLS NO. 4938744

DATE

**LEGAL DESCRIPTIONS**  
PORTION OF 1400 WEST TO BE VACATED  
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:  
BEGINNING IN THE EASTERLY RIGHT OF WAY LINE OF 1400 WEST STREET AT A POINT 614.46 FEET S89°49'50\"/>

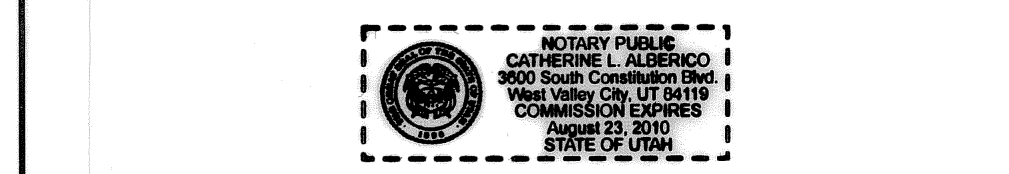
**OWNER'S CONSENT TO VACATE**  
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING SAME AS A PUBLIC ROAD, HAVE CAUSED THE SAME TO BE VACATED PURSUANT TO THE LAWS AND APPLICABLE ORDINANCES OF WEST VALLEY CITY, SALT LAKE COUNTY AND THE STATE OF UTAH. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS

*Dennis J. Nordfelt*  
BY: DENNIS J. NORDFELT, MAYOR, WEST VALLEY CITY DATE: 3-3-2009

**OWNER'S ACKNOWLEDGEMENT**  
MUNICIPAL CORPORATION  
STATE OF UTAH  
COUNTY OF SALT LAKE } S.S.  
ON THE 3RD DAY OF March, 2009, PERSONALLY APPEARED BEFORE ME, DENNIS J. NORDFELT, SIGNER OF THE HERON OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THIS PLAT ENTITLED "1400 WEST STREET VACATION PLAT" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION BY THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR DENNIS J. NORDFELT ACKNOWLEDGED TO ME THAT WEST VALLEY CITY EXECUTED THE SAME.

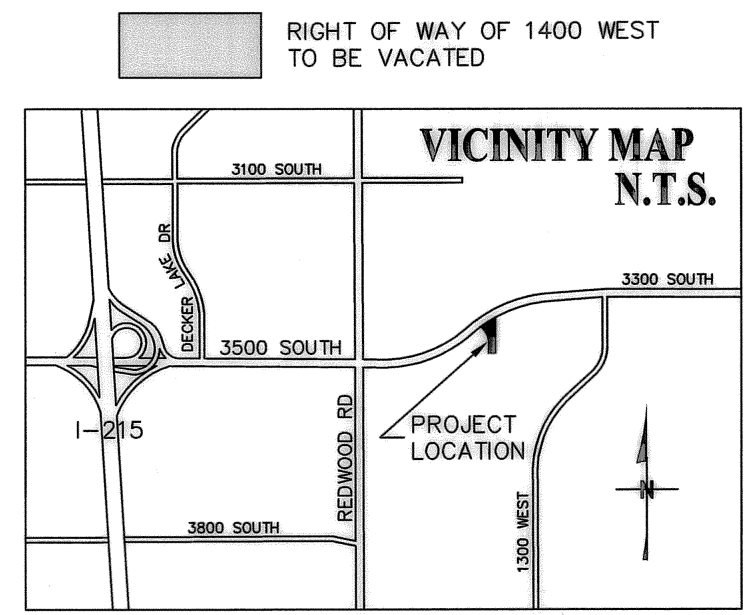
August 23, 2010  
MY COMMISSION EXPIRES

*Catherine L. Alberico*  
NOTARY PUBLIC



**LEGEND**

- VACATED RIGHT OF WAY LINE
- SET #5x24" REBAR AND PLASTIC CAP UNLESS OTHERWISE NOTED
- (M) BEARING AND DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.
- (WVC) BEARING AND DISTANCE DATA TAKEN FROM WEST VALLEY CITY PROJECT CONTROL COORDINATE INFORMATION.
- (ARP) INFORMATION OBTAINED FROM SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT.
- (UDOT) INFORMATION OBTAINED FROM UTAH DEPARTMENT OF TRANSPORTATION PROJECT NUMBER: US-0134(4)



## 1400 WEST STREET VACATION PLAT

PUBLIC RIGHT OF WAY SITUATE IN THE  
SE1/4SE1/4 OF SECTION 27, T1S, R1W, SLB&M,  
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

<p>1997 2007</p> <p><b>10</b></p> <p>YEARS OF EXCELLENCE</p> <p>Meridian Engineering, Inc.</p>	<p>PREPARED BY:</p> <p><b>MERIDIAN</b> ENGINEERING, INC. 9217 SOUTH REDWOOD ROAD SUITE A WEST JORDAN, UTAH 84088 PHONE (801) 569-1315 FAX (801) 569-1319</p>	<p>WEST VALLEY CITY PLANNING COMMISSION</p> <p>APPROVED THIS 16<sup>TH</sup> DAY OF July, A.D. 2008 BY THE WEST VALLEY CITY PLANNING COMMISSION.</p> <p><i>Jessie S. Schmitt</i> COMMISSION CHAIR PRINT NAME</p>	<p>GRANGER-HUNTER IMPROVEMENT DISTRICT</p> <p>APPROVED THIS 17<sup>TH</sup> DAY OF December, A.D. 2008 BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT.</p> <p><i>Verdon J. Martin</i> GRANGER-HUNTER IMPROVEMENT DISTRICT PRINT NAME</p>	<p>WEST VALLEY CITY ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p><i>Wayne T. Pyle</i> CITY ENGINEER 8 DEC 08 DATE</p> <p><i>Daniel Johnson</i> CITY ATTORNEY PRINT NAME</p>	<p>CITY ATTORNEY</p> <p>APPROVED THIS 9<sup>TH</sup> DAY OF March, A.D. 2009 BY THE WEST VALLEY CITY ATTORNEY.</p> <p><i>Timothy Bywater</i> CITY ATTORNEY PRINT NAME</p>	<p>WEST VALLEY CITY COUNCIL</p> <p>APPROVED THIS 4<sup>TH</sup> DAY OF March, A.D. 2009 BY THE WEST VALLEY CITY COUNCIL.</p> <p><i>Shawn McKendrick</i> RECORDER PRINT NAME</p> <p><i>Wayne T. Pyle</i> CITY MANAGER PRINT NAME</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF West Valley City RECORDED AS ENTRY NUMBER 10647988</p> <p>3/11/09 12:01 PM 2009P 37 DATE TIME BOOK PAGE</p> <p><i>Jamie Johnson</i> SALT LAKE COUNTY RECORDER PRINT NAME</p>	<p>COMP. FILE 06065 RW VACATION</p> <p>PROJECT NO. 06065</p> <p>SHEET NO. 1 OF 1</p>
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