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12132252  
9/15/2015 10:44:00 AM \$58.00  
Book - 10361 Pg - 5158-5168  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 11 P.

When Recorded Return To:

Bluffdale City Planning  
14175 S. Redwood Road  
Bluffdale, Utah 84065

**NOTICE OF APPROVAL OF LOT LINE ADJUSTMENT**

Pursuant to Utah Code Ann. § 10-9a-608(5) (2010), the City of Bluffdale hereby approves the adjustment of lot lines as shown in Exhibit A attached hereto, observing that the lot line adjustment will not result in the violation of any land use ordinance.

The descriptions of both the original parcels and the parcels created by the exchange of title are set forth in Exhibit A. Notice is given that this Notice of Approval of Lot Line Adjustment does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.

Dated this 19<sup>th</sup> day of August, 2015.

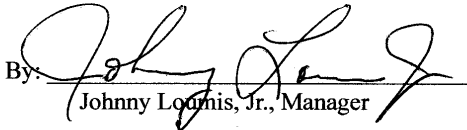
**THE CITY OF BLUFFDALE**

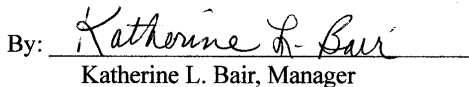
*Acting as Land Use Authority pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(24) and Bluffdale Subdivision Ordinance § 12-2-4.*



Grant E. Crowell  
City Planner / Economic Development Director

**SPRINGVIEW FARMS II, LLC, a Utah limited liability company**

By:   
Johnny Lofthris, Jr., Manager

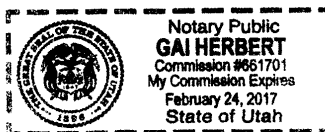
By:   
Katherine L. Bair, Manager

**CITY ACKNOWLEDGEMENT**

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On the 19 day of August, 2015, personally appeared before me Grant E. Crowell, who being duly sworn, did say that he is the Land Use Authority for the City of Bluffdale, a municipal corporation of the State of Utah, pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(24) and Bluffdale Subdivision Ordinance § 11.9.1, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Grant E. Crowell acknowledged to me that the City executed the same.

Grant E. Crowell  
Notary Public

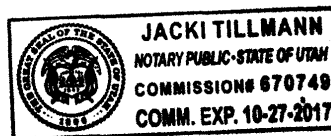


**PERSONAL ACKNOWLEDGEMENTS**

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

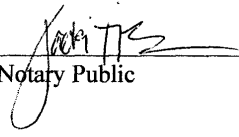
On the 13 day of August 2015, personally appeared before me Johnny Loumis, Jr., who acknowledged before me that he executed the foregoing document as Manager of the Springview Farms II, LLC, a Utah limited liability company, for the purposes stated herein, and on behalf of said limited liability company.

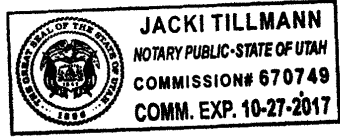
Jacki Tillmann  
Notary Public



STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On the 13 day of August 2015, personally appeared before me Katherine L. Bair, Jr., who acknowledged before me that she executed the foregoing document as Manager of the Springview Farms II, LLC, a Utah limited liability company, for the purposes stated herein, and on behalf of said limited liability company.

  
Notary Public



**Parcel 1**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly line of, Sage Estates Phase 2B, as found and on file at the Salt Lake County Recorder's Office, Book 2012P, Page 179 said point being South 0°03'49" East 792.87 feet along the quarter section line and North 89°56'11" East 1331.85 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 48°22'46" East 718.35 feet along the west line of said Sage Estates Phase 2B, Book 2012P, Page 179, Sage Estates Phase 2C, Book 2013, Page 112 and along the west line to the Southwest Corner of Parcel B, Sage Estates Phase 2D, Book 2013, Page 249;

thence South 75°34'12" West 48.22 feet;

thence South 48°22'13" East 60.27 feet;

thence South 75°34'13" West 102.11 feet;

thence South 70°24'16" West 112.91 feet;

thence South 65°50'19" West 139.80 feet;

thence South 65°34'20" West 190.51 feet;

thence North 2°00'00" East 202.47 feet;

thence North 19°50'07" West 153.97 feet;

thence North 53°38'33" West 100.42 feet;

thence North 48°15'47" West 105.00 feet;

thence North 41°37'14" East 189.77 feet;

thence North 48°22'46" West 6.08 feet to a point of curvature of a tangent curve to the right;

thence Northeasterly 30.24 feet along the arc of a 250.00 foot radius curve to the right (center bears North 41°37'14" East and the long chord bears North 44°54'49" West 30.23 feet through a central angle of 6°55'53");

thence North 41°37'14" East 113.15 feet to the point of beginning.

Contains 231,589 square feet. or 5.32 acres.

**Parcel 2**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly line of, Sage Estates Phase 2B, as found and on file at the Salt Lake County Recorder's Office, Book 2012P, Page 179 said point being South 0°03'49" East 792.87 feet along the quarter section line and North 89°56'11" East 1331.85 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 41°37'14" West 113.15 feet;  
thence Southwesterly 30.24 feet along the arc of a 250.00 foot radius curve to the left (center bears North 48°33'07" East and the long chord bears South 44°54'49" East 30.23 feet through a central angle of 6°55'53");  
thence South 48°22'46" East 6.08 feet;  
thence South 41°37'14" West 189.77 feet;  
thence North 48°15'47" West 105.00 feet;  
thence North 42°22'12" West 105.58 feet;  
thence North 41°37'14" East 163.60 feet;  
thence North 48°22'05" West 90.44 feet;  
thence South 38°03'09" West 145.38 feet;  
thence North 22°38'07" West 139.32 feet;  
thence North 54°05'47" West 88.62 feet;  
thence North 5°44'26" West 51.51 feet;  
thence North 25°14'22" West 55.71 feet;  
thence North 60°34'23" East 165.05 feet to the southwesterly line of Sage Estates Phase 2A Subdivision as found and on file at the Salt Lake County Recorder's Office, Book 2012P, Page 169;  
thence South 55°18'51" East 86.03 feet along said Sage Estates Phase 2A Subdivision;  
thence South 48°22'46" East 418.94 feet along said southwesterly line of Sage Estates 2A to and along the southwesterly line of Sage Estates Phase 2B, as found and on file at the Salt Lake County Recorder's Office, Book 2012P, Page 179, to the point of beginning.

Contains 130,859 square feet or 3.00 acres.

**Parcel 3**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southeasterly line of Loumis Parkway, said point being South 0°03'49" East 399.90 feet along the quarter section line and North 89°56'11" East 651.70 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 31°43'56" East 202.53 feet;  
thence South 60°56'35" West 52.61 feet;  
thence South 58°15'41" West 210.21 feet;  
thence South 63°12'53" West 110.53 feet;  
thence North 31°43'51" West 187.81 feet to the southeasterly line of Loumis Parkway;  
thence North 52°00'20" East 28.51 feet along said Loumis Parkway;  
thence Northeasterly 263.12 feet along the arc of a 1476.00 foot radius curve to the right (center bears South 37°59'40" East and the long chord bears North 57°06'45" East 262.77 feet through a central angle of 10°12'50") along said Loumis Parkway;  
thence North 62°13'10" East 82.01 feet along said Loumis Parkway to the point of beginning.

Contains 76,161 square feet or 1.75 acres.

**Parcel 4**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southwesterly line of, Sage Estates Phase 2A, as found and on file at the Salt Lake County Recorder's Office, Book 2012P, Page 169 said point being South  $0^{\circ}03'49''$  East 465.23 feet along the quarter section line and North  $89^{\circ}56'11''$  East 948.29 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South  $60^{\circ}34'23''$  West 218.31 feet to the southeasterly corner of the Lori G. Loumis parcel;

thence North  $31^{\circ}43'56''$  West 202.53 feet along the easterly line of said Loumis property to the southerly line of Loumis Parkway;

thence North  $62^{\circ}13'10''$  East 0.68 feet along said Loumis Parkway;

thence North  $72^{\circ}26'45''$  East 38.62 feet along said Loumis Parkway;

thence North  $59^{\circ}29'16''$  East 92.80 feet along said parkway to the southwesterly line of said Sage Estates Phase 2A Subdivision;

thence South  $55^{\circ}18'51''$  East 218.04 feet along said subdivision to the point of beginning.

Contains 34,266 square feet or 0.79 acres.

**Parcel 5**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southeasterly line of Loumis Parkway, said point being South 0°03'49" East 773.28 feet along the quarter section line and North 89°56'11" East 37.77 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence Northeasterly 122.61 feet along the arc of a 276.00 foot radius curve to the right (center bears South 43°38'20" East and the long chord bears North 59°05'14" East 121.60 feet through a central angle of 25°27'09") along the southeasterly line of Loumis Parkway;

thence Southeasterly 22.10 feet along the arc of a 15.00 foot radius curve to the right (center bears South 18°11'12" East and the long chord bears South 65°58'57" East 20.15 feet through a central angle of 84°24'29");

thence Southeasterly 130.92 feet along the arc of a 277.50 foot radius curve to the left (center bears North 66°13'17" East and the long chord bears South 37°17'39" East 129.71 feet through a central angle of 27°01'53");

thence South 50°48'36" East 35.27 feet;

thence South 45°37'05" West 193.07 feet;

thence North 44°51'37" West 58.75 feet;

thence North 34°49'03" West 39.31 feet;

thence Northeasterly 95.15 feet along the arc of a 130.06 foot radius curve to the right (center bears North 55°10'57" East and the long chord bears North 13°51'34" West 93.04 feet through a central angle of 41°54'57");

thence North 6°14'15" East 34.50 feet;

thence North 47°00'33" West 11.29 feet to the point of beginning.

Contains 35,418 square feet or 0.81 acres.



**Parcel 6**

A parcel of land, situate in the Northeast Quarter and the Northwest Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southeasterly line of Loumis Parkway, said point being South 0°03'49" East 773.28 feet along the quarter section line and North 89°56'11" East 37.77 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 47°00'33" East 11.29 feet;  
thence South 6°14'15" West 34.50 feet;  
thence Southeasterly 95.15 feet along the arc of a 130.06 foot radius curve to the left (center bears South 82°54'06" East and the long chord bears South 13°51'34" East 93.04 feet through a central angle of 41°54'57");  
thence South 34°49'03" East 39.31 feet;  
thence South 44°51'37" East 58.75 feet;  
thence South 1°06'51" East 3.87 feet;  
thence South 89°56'11" West 177.29 feet to the easterly line of Loumis Parkway;  
thence North 3°09'44" East 25.84 feet along said parkway;  
thence Northeasterly 208.09 feet along the arc of a 276.00 foot radius curve to the right (center bears South 86°50'16" East and the long chord bears North 24°45'42" East 203.20 feet through the central angle of 43°11'56") along said parkway, to the point of beginning.

Contains 18,329 square feet or 0.42 acres.

**Parcel 7**

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southeasterly line of Loumis Parkway, said point being South 0°03'49" East 598.01 feet along the quarter section line and North 89°56'11" East 335.80 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 31°43'51" East 187.81 feet;  
thence North 63°12'53" East 110.53 feet;  
thence North 58°15'41" East 210.21 feet;  
thence North 60°56'35" East 52.61 feet;  
thence North 60°34'23" East 53.26 feet;  
thence South 25°14'22" East 55.71 feet;  
thence South 5°44'26" East 51.51 feet;  
thence South 54°05'47" East 88.62 feet;  
thence South 22°38'07" East 139.32 feet;  
thence North 38°03'09" East 145.38 feet;  
thence South 48°22'05" East 90.44 feet;  
thence South 41°37'14" West 163.60 feet;  
thence South 42°22'12" East 105.58 feet;  
thence South 48°15'47" East 210.00 feet;  
thence South 53°38'33" East 100.42 feet;  
thence South 19°50'07" East 153.97 feet to the north line of the Jordan School District Property;  
thence West 1089.92 feet;  
thence North 88°35'00" East 46.38 feet;  
thence North 84°18'40" East 13.71 feet;  
thence North 56°56'16" West 111.50 feet;  
thence North 89°24'56" West 57.83 feet;  
thence North 0°03'49" West 115.39 feet;  
thence South 89°18'27" West 21.39 feet;  
thence North 0°01'55" West 155.18 feet;  
thence South 89°56'11" West 36.72 feet;  
thence North 1°06'51" West 3.87 feet;  
thence North 45°37'05" East 193.07 feet;  
thence North 50°48'36" West 35.27 feet;  
thence Northerly 130.92 feet along the arc of a 277.50 foot radius curve to the right (center bears North 39°11'24" East and the long chord bears North 37°17'39" West 129.71 feet through a central angle of 27°01'53") to a point of reverse curvature;  
thence Northwesterly 22.10 feet along the arc of a 15.00 foot radius curve to the left (center bears South 66°13'17" West 15.00 feet and the long chord bears North 65°58'57" West 20.15 feet through a central angle of 84°24'29") to the southeasterly line of said Loumis Parkway;  
thence Northeasterly 10.51 feet along the arc of a 276.00 foot radius curve to the right (center bears South 18°11'12" East and the long chord bears North 72°54'14" East 10.51 feet through a central angle of 2°10'53") to a point of reverse curvature, along said Loumis Parkway;  
thence Northeasterly 111.65 feet along the arc of a 326.82 foot radius curve to the left (center bears North 16°00'19" West and the long chord bears North 64°12'29" East 326.82 feet through a central angle of 19°34'24") along said Loumis Parkway;  
thence North 54°26'35" East 42.42 feet;  
thence Northeasterly 43.57 feet along the arc of a 1024.00 foot radius curve to the left (center bears North 35°33'25" West and the long chord bears North 53°13'28" East through a central angle of 2°26'15") along said Parkway;  
thence North 52°00'20" East 17.81 feet along said Parkway to the point of beginning.

Contains 622,673 square feet or 14.29 acres.



Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	276.00'	341.21'	70°49'57"
C2	326.82'	111.65'	19°34'24"
C3	1024.00'	43.57'	2°26'15"
C4	277.50'	130.92'	27°01'53"
C5	15.00'	22.10'	84°24'29"
C6	130.06'	95.15'	41°54'57"
C7	1476.00'	263.12'	10°12'50"
C8	250.00'	30.24'	6°55'53"
C9	276.00'	208.09'	43°11'56"
C10	276.00'	122.61'	25°27'09"
C11	276.00'	10.51'	2°10'53"

