

WHEN RECORDED RETURN TO:
Salt Lake County Planning and Development Services
2001 South State Street, Suite N3-600
Salt Lake City, Utah 84190-3050

12407992
11/08/2016 10:26 AM \$0.00
Book - 10497 Pg - 5046-5054
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CO TOWNSHIP SERVICES
NS-600
BY: DKA, DEPUTY - MA 9 P.

Space above for County Recorder's use

**NOTICE OF APPROVAL & OWNERS AFFIDAVIT
PROPERTY LINE ADJUSTMENT
Salt Lake County**

Tax Serial No.(s)
14-29-127-034,
14-29-127-035, &
14-29-127-041
County Project # 30092
Surveyor WO # SU20160399

An exchange of title in accordance with UCA 17-27a-608(5) and Salt Lake County Ordinance 18.18.030 herein referred to as a "property line adjustment" is hereby considered for approval for adjacent parcels of land which are currently described as follows:

(See Attachment A)

The legal descriptions of the parcels following modification by this proposed property line adjustment will be as follows:

(See Attachment B)

OWNERS AFFIDAVIT

This document is made and executed this 7 day of OCTOBER, 2016.

OQUIRH HILLS PROPERTY, LLC, the owner(s) of Parcel Number 14-29-127-034 and
OQUIRH HILLS PROPERTY, LLC, the owner(s) of Parcel Number 14-29-127-035 and
S+S WAREHOUSE, LLC, the owner(s) of Parcel Number 14-29-127-041 do
hereby acknowledge and consent to the property line adjustment proposed in the Salt Lake County
Planning Application # 30092. We understand that we will be responsible for the completion and
recordation of the accurate and appropriate deed(s) of transfer for the new legal descriptions of our
parcels as proposed in Attachment B.

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14-29-127-041
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PARCEL #	Owner	Owner by
1) <u>14-29-127-034</u>	<u>COVIERH HILL PROPERTY, LLC</u>	<u>[Signature]</u> , Manager
2) <u>14-29-127-035</u>	<u>COVIERH HILL PROPERTY, LLC</u>	<u>[Signature]</u> , Manager
3) <u>14-29-127-041</u>	<u>STS Wholesale L.L.C.</u>	<u>[Signature]</u> , Manager

ACKNOWLEDGEMENTS

STATE OF ~~UTAH~~ Idaho)
COUNTY OF ~~SALT LAKE~~ Blaine) ss.

On this 7th day of October, 2016, personally appeared before me Thomas C. Praggastis, Manager of the owner(s) of record of Parcel Number 14-29-127-034 and the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 6.15.2017
Residing in: Hailey, Idaho

[Signature]
NOTARY PUBLIC



STATE OF ~~UTAH~~ Idaho)
COUNTY OF ~~SALT LAKE~~ Blaine) ss.

On this 7th day of October, 2016, personally appeared before me Thomas C. Praggastis, Manager of the owner(s) of record of Parcel Number 14-29-127-035 and the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 6.15.2017
Residing in: Hailey, Idaho

[Signature]
NOTARY PUBLIC

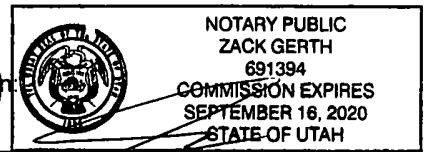


STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 3 day of November, 2016, personally appeared before me David Julian Sanchez the owner(s) of record of Parcel Number 14-29-127-041 and the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: SEP 16 2020
Residing in: St George Utah



NOTARY PUBLIC

Tax Serial No.s
14-29-127-034,
14-29-127-035, &
14-29-127-041
County Project # 30092
Surveyor WO # SU20160399

Salt Lake County Approval

I ALEX MURPHY, in accordance with Salt Lake County Ordinance 18.18.030, serving in my capacity as the PLANNER Salt Lake County Planning and Development Services, approve the property line adjustment between adjacent parcels as proposed by the adjoining property owners of record, having concluded that:

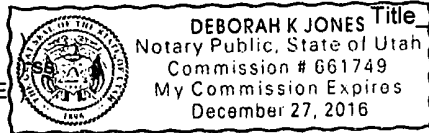
- a) The adjoining property owners consent to the proposed property line adjustment and shall record approved recordable instruments in the office of the Salt Lake County Recorder;
- b) The proposed property line adjustment does not result in a violation of any applicable land use ordinance;

This action authorizes the recording of the proper instruments but does not act as conveyance of title to the legal descriptions for the real property described in Attachment B. This Notice of Approval shall expire 90 calendar days from the date this document was executed by me unless both this document and the approved instruments are recorded within that time or unless otherwise extended in writing.

Dated this 8TH day of NOVEMBER, 2016.

By Alex Murphy

STATE OF UTAH
COUNTY OF SALT LAKE



On this 8TH day of NOVEMBER 2016, personally appeared before me ALEX MURPHY the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: DECEMBER 27, 2016 Deborah K Jones
NOTARY PUBLIC

Residing in: SALT LAKE COUNTY

ATTACHMENT A
Current Descriptions

1) Record Owner(s): Oquirrh Hills Property LLC
 Parcel Identification No.: 14-29-127-034
 Address: 8483 W Magna Main St, Magna, UT
 Vesting Deed: Special Warranty Deed, (Lot 7)
Entry # 11967337; Book 10284 Page 5130

Described as:

PARCEL 1:

Lots 2, 3, 4, 6 and 7, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.

PARCEL 2:

Together with the shared ingress and egress access easements as established on the Official Plat, on file and recorded June 25, 2013 as Entry No. 11671372 in Book 2013P at Page 120 of Official Records.

Containing 1.18 acres more or less
AND,

Tax Serial No.s
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14-29-127-035, &
14-29-127-041
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2) Record Owner(s): Oquirrh Hills Property LLC
Parcel Identification No.: 14-29-127-035
Address: 8443 W Magna Main St, Magna, UT
Vesting Deed: Special Warranty Deed; (Lot 6)
 Entry # 11967337; Book 10284 Page 5130

Described as:
PARCEL 1:
Lots 2, 3, 4, 6 and 7, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.
PARCEL 2:
Together with the shared ingress and egress access easements as established on the Official Plat, on file and recorded June 25, 2013 as Entry No. 11671372 in Book 2013P at Page 120 of Official Records.

Containing 1.50 acres more or less

AND,

3) Record Owner(s): S & S Warehouse, LLC
Parcel Identification No.: 14-29-127-041
Address: 2850 S 8400 W, Magna UT
Vesting Deed: Special Warranty Deed
 Entry # 12176347; Book 10381 Page 8634

Described as:
Real property located in Salt Lake County, State of Utah, and more particularly described as follows:

All of Lot 1, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof, recorded in the Office of the County Recorder of SALT LAKE County, State of Utah.

LESS AND EXCEPT THAT PORTION CONVEYED TO SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH BY WARRANTY DEED RECORDED November 19, 2014 AS ENTRY NO. 11948419 IN BOOK 10275 AT PAGE 8500 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL ALSO BEING IN LOT 1, 2 AND 3 OF FLANGAS CROSSING P.U.D. SUBDIVISION RECORDED IN BOOK 2013P AT PAGE 120 OF SALT LAKE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A SALT LAKE COUNTY SURVEY BRASS CAP (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'35" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SECTION 29, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE CENTER OF SECTION 29, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); THENCE SOUTH 0°11'35" WEST 781.09 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, AND NORTH 89°48'25" WEST 53.00 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID FLANGAS SUBDIVISION, SAID POINT IS ALSO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 0°11'35" WEST 73.92 FEET ALONG THE EAST LINES OF LOTS 3 AND 1 AND 2 OF SAID FLANGAS SUBDIVISION TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9.50 FEET, THE CENTER OF THE CURVE BEARS SOUTH 71°31'28" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.83 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 54°09'36" WEST A DISTANCE OF 11.08 FEET; THENCE NORTH 0°11'35" EAST 61.00 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FLANGAS SUBDIVISION AT A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9.50 FEET, THE CENTER OF THE CURVE BEARS NORTH 0°13'49" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.83 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 54°32'45" EAST, A DISTANCE OF 11.08 FEET TO A POINT OF BEGINNING.

Containing 11.79 acres more or less

ATTACHMENT B
New Descriptions

NEW PARCEL 14-29-127-034

Record Owner(s): Oquirrh Hills Property LLC

A portion of existing Parcel 14-29-127-034 described as:

A parcel of land being part of Lot 7 of the Flangas Crossing P.U.D. platted and recorded as Entry No. 11671372 in Book 2013P at Page 120 in the Office of the Salt Lake County Recorder. Said P.U.D. is located in the Northwest Quarter of Section 29, Township 1 South, Range 2 West of the Salt Lake Base and Meridian. Said parcel of land is described as follows:

Beginning at the northwesterly corner of said Lot 7
thence North 88°50'33" East 171.62 feet along the northerly lot line to the northeasterly corner
of said Lot 7;
thence South 00°09'20" West 230.18 feet along the easterly lot line of said Lot 7;
thence North 89°36'30" West 171.72 feet to the westerly lot line of said Lot 7;
thence North 00°11'35" East 225.54 feet along said westerly lot line to the point of beginning.

Contains 39,112 Square Feet or 0.898 Acres

Basis of Bearing is N. 00°11'35" E. between the center of section monument and the north Quarter Corner monument of Section 29, T.1S. R.2W. SLB&M.

AND,

NEW PARCEL 14-29-127-035

Record Owner(s): Oquirrh Hills Property LLC

A portion of existing Parcel 14-29-127-035 described as:

A parcel of land being part of Lot 6 of the Flangas Crossing P.U.D. platted and recorded as Entry No. 11671372 in Book 2013P at Page 120 in the Office of the Salt Lake County Recorder. Said P.U.D. is located in the Northwest Quarter of Section 29, Township 1 South, Range 2 West of the Salt Lake Base and Meridian. Said parcel of land is described as follows:

Beginning at the northwesterly corner of said Lot 6 thence along the lot lines of said Lot 6 the following seven (7) courses:
1) North 88°50'33" East 185.48 feet
2) South 00°22'47" West 100.51 feet;
3) Southeasterly 110.47 feet along the arc of a non-tangent 600.00 foot radius curve to the right (center bears South 39°39'40" West and the chord bears South 45°03'52" East 110.31 feet with a central angle of 10°32'57");
4) South 00°23'10" West 33.60 feet;
5) South 89°36'30" East 96.59 feet to the Westerly Right-of-Way Line of 8400 West Street with a half width of 53 feet;
6) South 00°11'35" West 25.00 feet along said Westerly Right-of-Way Line;
7) North 89°36'30" West 359.78 feet along a southerly lot line of said Lot 4 and a westerly extension thereof to the westerly lot line of said Lot 4;
thence North 00°09'20" East 231.48 feet along said westerly lot line to the point of beginning.

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Contains 53,529 Square Feet or 1.229 Acres

Basis of Bearing is N. 00°11'35" E. between the center of section monument and the north Quarter Corner monument of Section 29, T.1S. R.2W. SLB&M.

AND,

NEW PARCEL 14-29-127-041

Record Owner(s): S & S Warehouse, LLC, a Utah Limited Liability Company

All of existing Parcel 14-29-127-041 and a portion of existing Parcels 14-29-127-034 and 14-29-127-035 described as:

A parcel of land being all of Lot 1 and part of Lots 6 and 7 of the Flangas Crossing P.U.D. platted and recorded as Entry No. 11671372 in Book 2013P at Page 120 in the Office of the Salt Lake County Recorder. Said P.U.D. is located in the Northwest Quarter of Section 29, Township 1 South, Range 2 West of the Salt Lake Base and Meridian. Said parcel of land is described as follows:

Beginning at a northwesterly corner of said Lot 1 at a point on the Southerly Right-of-Way Line of a State Highway with a half width of 33 feet;

thence North 88°50'33" East 47.01 feet along said Southerly Right-of-Way Line of said State Highway and a northerly lot line to a northeasterly corner of said Lot 1;

thence South 00°09'20" West 231.45 feet along an easterly lot line of said Lot 1 to intersect a westerly extension of the northerly lot line of Lot 5 of said Flangas Cross P.U.D.;

thence South 89°36'30" East 170.57 feet to an easterly lot line of said Lot 1;

thence along the lot lines of said Lot 1 the following eleven (11) courses:

- 1) South 00°09'20" West 864.26 feet;
 - 2) South 89°50'40" East 188.64 feet to the Westerly Right-of-Way Line of 8400 West Street with a half width of 53 feet;
 - 3) South 00°11'35" West 393.99 feet along said Westerly Right-of-Way Line;
 - 4) North 89°35'04" West 176.59 feet ;
 - 5) North 00°38'16" East 10.00 feet ;
 - 6) North 89°35'04" West 49.95 feet ;
 - 7) North 00°38'16" East 115.00 feet;
 - 8) North 89°35'04" West 250.00 feet;
 - 9) North 00°24'56" East 25.00 feet;
 - 10) North 89°35'04" West 103.03 feet;
 - 11) North 00°11'35" East 1,107.23 feet along a westerly lot line of said Lot 1 and a portion of the westerly lot line of Lot 7 of said Flangas Cross P.U.D. ;
- thence South 89°36'30" East 171.72 feet to an easterly lot line of said Lot 7 and a point in the westerly lot line of said Lot 1;
- thence North 00°09'20" East 230.18 feet along said westerly lot line to the point of beginning.

Contains 527,889 Square Feet or 12.119 Acres

Basis of Bearing is N. 00°11'35" E. between the center of section monument and the north Quarter Corner monument of Section 29, T.1S. R.2W. SLB&M.

Flangas Lot Line Adjustment Legal Descriptions

Existing Parcel Descriptions

Parcel 14-29-127-041:

Lot 1 of Flangas Crossing P.U.D. Subdivision recorded as Entry No. 11671372, in Book 2013P, at Page 120 in the Office of the Salt Lake County Recorder.

Parcel 14-29-127-035:

Lot 6 of Flangas Crossing P.U.D. Subdivision recorded as Entry No. 11671372, in Book 2013P, at Page 120 in the Office of the Salt Lake County Recorder.

Parcel 14-29-127-034:

Lot 7 of Flangas Crossing P.U.D. Subdivision recorded as Entry No. 11671372, in Book 2013P, at Page 120 in the Office of the Salt Lake County Recorder.

Adjusted Parcel Descriptions

New Parcel 14-29-127-041:

Beginning at a point on the Southerly Right-of-Way Line of a State Highway with a half width of 33 feet, said point also being North 89°30'05" West 459.93 feet and North 00°11'35" East 32.37 feet from the North Quarter Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°50'33" East 47.01 feet along the Southerly Right-of-Way Line of said State Highway;

thence South 00°09'20" West 231.45 feet;

thence South 89°36'30" East 170.57 feet;

thence South 00°09'20" West 864.26 feet;

thence South 89°50'40" East 188.64 feet to the Westerly Right-of-Way Line of 8400 West Street with a half width of 53 feet;

thence South 00°11'35" West 393.99 feet along the Westerly Right-of-Way Line of said 8400 West Street to the Northerly Boundary Line of Flangas Subdivision;

thence North 89°35'04" West 176.59 feet along the Northerly Boundary Line of said Flangas Subdivision;

thence North 00°38'16" East 10.00 feet along the Northerly Boundary Line of said Flangas Subdivision;

thence North 89°35'04" West 49.95 feet along the Northerly Boundary Line of said Flangas Subdivision;

thence North 00°38'15" East 115.00 feet;

thence North 89°35'04" West 250.00 feet;

thence North 00°24'56" East 25.00 feet;

thence North 89°35'04" West 103.03 feet to the Easterly Boundary Line of property owned by the Board of Education of Granite School;

thence North 00°11'35" East 1,107.23 feet along said Easterly Boundary Line and also along the Easterly Boundary Line of the Oquirrh Hills Subdivision;

thence South 89°36'30" East 171.72 feet;

thence North 00°09'20" East 230.18 feet to the point of beginning.

Contains 527,889 Square Feet or 12.119 Acres

New Parcel 14-29-127-035:

Beginning at a point on the Southerly Right-of-Way Line of a State Highway with a half width of 33 feet, said point also being North 89°30'05" West 412.93 feet and North 00°11'35" East 33.73 feet from the North Quarter Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°50'33" East 185.48 feet along the Southerly Right-of-Way Line of said State Highway;
thence South 00°22'47" West 100.51 feet;
thence Southeasterly 110.47 feet along the arc of a 600.00 foot radius curve to the right (center bears South 39°39'40" West and the chord bears South 45°03'52" East 110.31 feet with a central angle of 10°32'57");
thence South 00°23'10" West 33.60 feet;
thence South 89°36'30" East 96.59 feet to the Westerly Right-of-Way Line of 8400 West Street with a half width of 53 feet;
thence South 00°11'35" West 24.96 feet along the Westerly Right-of-Way Line of said 8400 West Street;
thence North 89°36'30" West 359.78 feet;
thence North 00°09'20" East 231.45 feet to the point of beginning.

Contains 53,518 Square Feet or 1.229 Acres

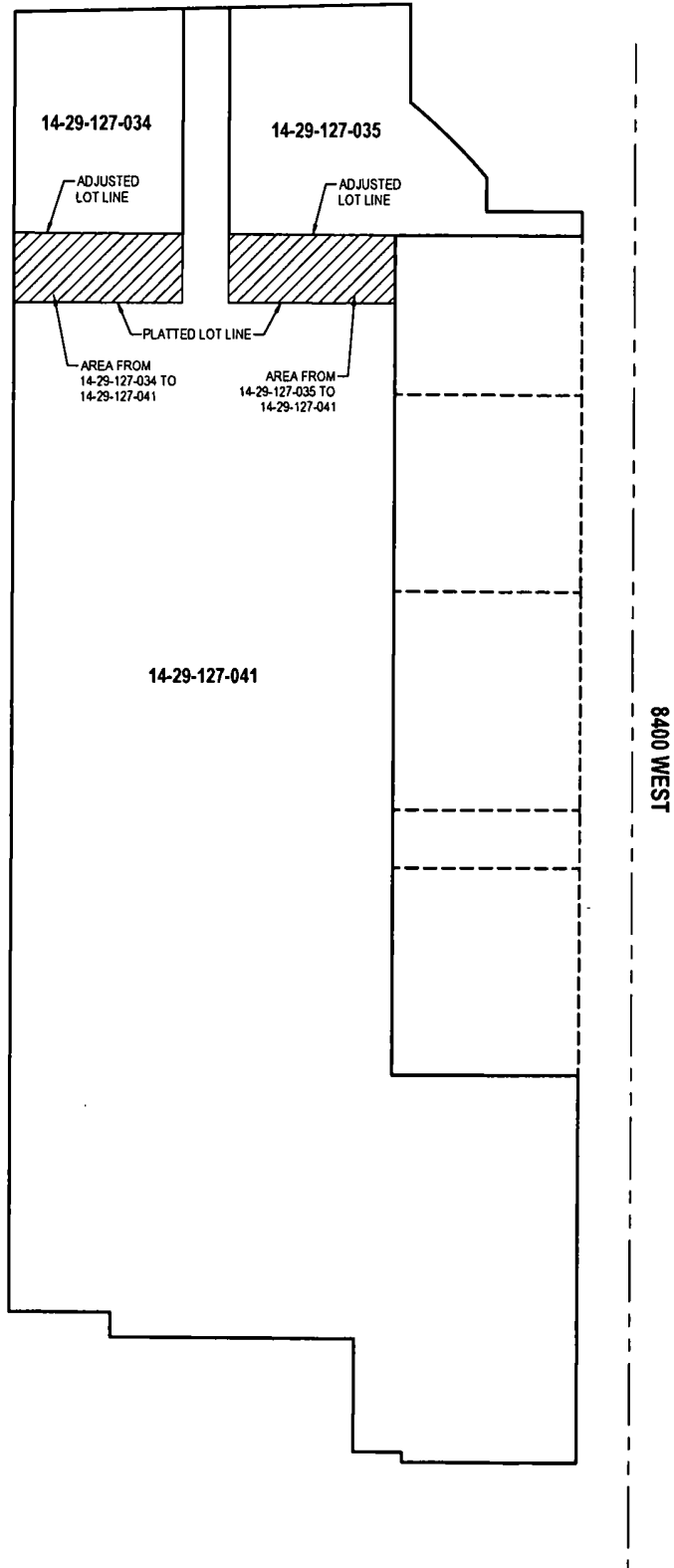
New Parcel 14-29-127-034:


Beginning at a point on the Southerly Right-of-Way Line of a State Highway with a half width of 33 feet, said point being the Northeasterly Corner of Lot 52 of Oquirrh Hills Subdivision, said point also being North 89°30'05" West 631.15 feet and North 00°11'35" East 27.40 feet from the North Quarter Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°50'33" East 171.62 feet along the Southerly Right-of-Way Line of said State Highway;
thence South 00°09'20" West 230.18 feet;
thence North 89°36'30" West 171.72 feet;
thence North 00°11'35" East 225.54 feet to the point of beginning.

Contains 39,112 Square Feet or 0.898 Acres

MAGNA MAIN STREET



<p>PROJECT # DATE 7089 8/17/16</p> <p>1 OF 1</p> <p>FILE: ISD\exhibits</p>	<p>FLANGAS CROSSING PUD LOT 1, 6 AND 7 2850 SOUTH 8400 WEST MAGNA, UTAH LOT LINE ADJUSTMENT EXHIBIT</p>	<p>FOR: THACKERAY GARN COMPANY 748 W HERITAGE PARK BLVD LAYTON, UTAH 84041 PHONE: 801.719.4452</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
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