

Property # 506-7448

13760936
8/31/2021 4:15:00 PM \$40.00
Book - 11232 Pg - 413-419
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 7 P.

QUIT CLAIM DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole. GRANTOR, hereby QUIT CLAIMS to **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, GRANTEE, of 50 East North Temple, Salt Lake City UT 84150, State of UT for the sum of Ten Dollars (\$10.00) and other valuable consideration, all of grantors right title and interest in the following described real property situate in the County of Salt Lake, State of Utah, and more particularly described as follows: to-wit:

**See Exhibit "A"
Attached hereto**

TOGETHER with all and singular the improvements thereon and fixtures thereto, the ways, easements, rights, privileges, tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining and all the estate, right, title, interests, and claim, either at law or in equity, or otherwise however of the party of the first party, of, in, to, or out of the said property.

The purpose of this deed is to document the change in the name of the vested owner and subdivide or split the parent parcel into two parcels whereby the property described herein will be a separate legally subdivided parcel. The parcel conveyed hereby and the remaining parcel are depicted on the survey attached hereto and incorporated herein as Exhibit "B". Salt Lake City Corporation has acknowledged receipt of this Deed and the survey map and that Grantor is not required to record a plat in accordance with the ordinances of the City related to such subdivision or lot split, and has approved of the subdivision as evidenced by the Notice of Subdivision Approval attached hereto and incorporated herein as Exhibit "C".

IN WITNESS WHEREOF, the said Grantor has hereto subscribed his/her/their name and this 20th day of August, 2021.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole formerly know as Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints,

By: *Phillip E. Allison*
Authorized Agent

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On this 20th day of August, 2021, personally appeared before me Phillip E. Allison, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as, Corporation of Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as, Corporation of Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Lori Guerrero
Notary Public for the
State of Utah

Exhibit "A"

Lot 2

A parcel of land being part of an entire tract of land described in that Quit Claim Deed recorded February 5, 2001 as Entry No. 7813416 in Book 8421, at Page 4755 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southeasterly right-of-way line of South Campus Drive, which is 515.05 feet East and 82.50 feet North of U.S. Government Monument No. 5, said Monument being 2453.80 feet East and 3962.31 feet South of the Northwest Corner of Section 4; thence N. 55°43'04" E. 195.80 feet; thence N. 55°40'00" E. 1528.75 feet to a point of non-tangency with a 13.00 – foot radius curve to the left, concave southeasterly (Radius point bears S. 57°46'33" E.); thence Southwesterly 14.77 feet along the arc of said curve, through a central angle of 65°06'40" (Chord bears S. 00°19'54" E. 13.99 feet); thence S. 32°53'14" E. 40.21 feet to a point of tangency with a 125.00 – foot radius curve to the right, concave westerly; thence Southerly 185.61 feet along the arc of said curve, through a central angle of 85°04'45" (Chord bears S. 09°39'09" W. 169.02 feet); thence S. 34°09'34" E. 488.49 feet; thence N. 55°45'19" E. 252.41 feet; thence N. 50°14'19" E. 17.62 feet to the westerly right-of-way line of Wasatch Drive; thence along said Wasatch Drive the following three (3) courses: 1) South 15°19'19" East 180.22 feet to a point of tangency with a 583.62 – foot radius curve to the right, concave westerly; 2) Southerly 497.51 feet along the arc of said curve, through a central angle of 48°50'32" (Chord bears S. 09°05'57" W. 482.58 feet); 3) S. 33°31'13" W. 124.00 feet to the northeasterly corner of a parcel of land conveyed to the American National Red Cross Quit Claim Deed recorded 18 November, 1969 as Entry No. 2310897 in Book 2807, Page 235 in the Office of said Recorder; thence N. 48°18'04" W. 209.73 feet along the northerly boundary line of said parcel to a northerly corner of said parcel of land; thence N. 58°18'46" W. 378.61 feet; thence S. 55°44'30" W. 431.98 feet to a northerly right-of-way line of Foothill Drive and a point of non-tangency with a 1960.08 – foot radius curve to the left, concave southerly (Radius point bears S. 15°01'51" W.); thence westerly 370.51 feet along the arc of said curve and right of way line, through a central angle of 10°49'50" (Chord bears N. 80°23'04" W. 369.96 feet) to a compound curve with a 11490.16 – foot radius curve to the left, concave southerly (Radius curve bears S. 04°12'01" W.); thence westerly 599.06 feet along the arc of said curve and right of way line, through a central angle of 02°59'14" (Chord bears N. 87°17'36" W. 599.00 feet) to a point of tangency with a 33.50 – foot radius curve to the right, concave easterly; thence northerly 84.49 feet along the arc of said curve, through a central angle of 144°30'18" (Chord bears N. 16°32'04" W. 63.81 feet) to the **Point of Beginning**.

The above-described parcel of land contains 1,111,565 Sq. Ft., or 25.518 Acres.

This description is adjacent to and contiguous with Lot 1.



UNIVERSITY HOUSE SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JULY 2021

OWNER'S DEDICATION

The undersigned hereby dedicates to the City of Salt Lake County, Utah, the following described property for the use and benefit of the public:

1. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

2. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

3. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

4. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

5. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

6. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

7. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

8. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

9. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

10. A portion of the property described in the plat for the subdivision of the University House Subdivision, located in the East Half of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, to be used as a public easement for utility purposes.

PLAT NOTES

- This plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 2, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 2, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 2, Utah Code.
- The owner warrants that the plat is a true and correct copy of the original plat as filed with the County Clerk of Salt Lake County, Utah.
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Legend of Symbols & Abbreviations

- Boundary Line
- Survey Point
- Corner
- Right-of-Way
- Easement
- Utility Line
- Water Line
- Gas Line
- Electric Line
- Telephone Line
- Other Utility Line
- Other Symbol

TABLES

CHORD	BEARING	CHORD BEARING	CHORD BEARING
C1	48.17	48.17	48.17
C2	81.43	17.58	17.58
C3	15.16	21.00	21.00
C4	3.27	11.00	11.00

LINE	LENGTH	BEARING	CHORD BEARING
L1	17.43	125° 17' 57.14"	125° 17' 57.14"
L2	10.21	101° 53' 11.71"	101° 53' 11.71"

APPROVALS

CITY ENGINEERING DIVISION
 (If not a registered Professional Engineer, the Engineer shall be a Registered Professional Engineer)
 City Engineer: _____ Date: _____

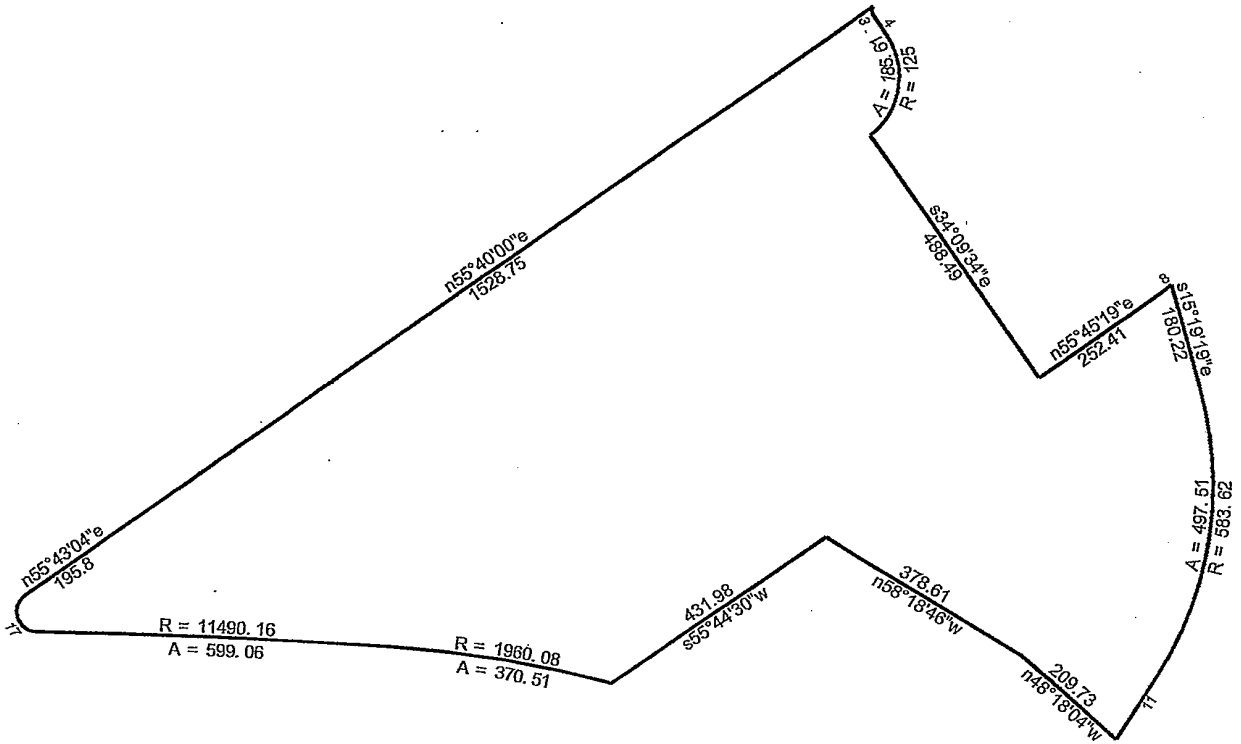
CITY PLANNING DIRECTOR
 City Planning Director: _____ Date: _____

CITY ATTORNEY
 City Attorney: _____ Date: _____

CITY APPROVAL
 City Approval: _____ Date: _____

UNIVERSITY HOUSE SUBDIVISION
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

UNIVERSITY HOUSE SUBDIVISION
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH



U of U Housing Lot 2

8/27/2021

Scale: 1 inch= 300 feet

File:

Tract 1: 25.5181 Acres, Closure: n62.4152w 0.02 ft. (1/276762), Perimeter=5600 ft.

- 01 n55.4304e 195.8
- 02 n55.4000e 1528.75
- 03 Lt, r=13.00, delta=065.0640, arc=14.77, radial=s57.4633e
- 04 s32.5314e 40.21
- 05 Rt, r=125.00, delta=085.0445, arc=185.61
- 06 s34.0934e 488.49
- 07 n55.4519e 252.41
- 08 n50.1419e 17.62
- 09 s15.1919e 180.22
- 10 Rt, r=583.62, delta=048.5032, arc=497.51
- 11 s33.3113w 124

- 12 n48.1804w 209.73
- 13 n58.1846w 378.61
- 14 s55.4430w 431.98
- 15 Lt, r=1960.08, delta=010.4950, arc=370.51, radial=s15.0151w
- 16 Lt, r=11490.16, delta=002.5914, arc=599.06, radial=s04.1201w
- 17 Rt, r=33.50, delta=144.3018, arc=84.49

Exhibit "C"

After Recording return document to:

Kelsey Lindquist
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

16-04-400-011-0000

NOTICE OF SUBDIVISION APPROVAL

I, Kelsey Lindquist, on the 12th day of August 2021, acting under the authority of Utah Code Annotated 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.16.120, Planning Director Authority And Action, and under authority of the Planning Director, have approved a 2-lot subdivision, located at approximately 1780 East South Campus Drive, Salt Lake City, Utah, as requested by Ashley Hadfield.

The boundary legal description of the project area and a legal description of each lot approved by this subdivision are illustrated in Exhibit A, which is attached.

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

The Planning Division provided notice as required by city ordinance. No proposed streets traverse this subdivision and it does not require dedication of land for street or other public purpose. The water and sewer provisions were deemed adequate. The subdivision is located in a zoned area and conforms to applicable land use ordinances.

The lots created by this subdivision were approved by the Planning Division as described by the legal descriptions listed above. The legal description of a lot within this subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Division.

[Handwritten signature]
Kelsey Lindquist
Senior Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 12th day of August, 2021, personally appeared before me, Kelsey Lindquist, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Handwritten signature: M. Rankins]
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2022



EXHIBIT A

BOUNDARY DESCRIPTION

All of that entire tract of land described in that Quit Claim Deed recorded February 5, 2001 as Entry No. 7813416 in Book 8421, at Page 4755 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest and Southeast Quarters of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point 615.05 feet East and 82.50 feet North of U.S. Government Monument No. 5, said Monument being 2453.80 feet East and 3962.31 feet South of the Northwest Corner of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 55°43'04" East 195.80 feet; thence North 55°40'00" East 1838.85 feet to a point on the curve; thence Southeasterly along the arc of a 48.13 foot radius curve to the right (Center bears South 29°53'00" East) through a central angle of 81°52'19" a distance of 68.77 feet to a point on a line on the West Right-of-Way line of Wasatch Drive; thence the following three courses along the West Right-of-Way line of Wasatch Drive as follows: South 15°19'19" East 831.46 feet to a point of curvature; thence Southwesterly along the arc of a 583.62 foot radius curve to the right through a central angle of 48°50'32" a distance of 497.51 feet to a point of tangency; thence South 33°31'13" West 124.00 feet to the Northwest corner of the parcel conveyed to the American National Red Cross Quit Claim Deed recorded 18 November, 1969 as Entry No. 2310897 in Book 2807, Page 235 in the Office of the Record of Salt Lake County; thence along the North line of said parcel to its Northwest corner; thence North 48°18'04" West 209.73 feet; North 58°18'46" West 378.61 feet; thence South 55°44'30" West 431.98 feet to a point on a curve on the North Right-of-Way line of Foothill Drive and running the following 3 courses: thence westerly along the arc of a 1960.08 foot radius curve to the left, radius bears South 15°01'51" West (through a central angle of 10°49'50"), 370.51 feet to a point of compound curvature; thence Westerly along the arc of 11,490.20 foot radius curve to the left (through a central angle of 02°59'14"); 599.08 feet to a point of reverse curvature; thence Northerly along the arc of a 33.50 foot radius curve to the right (through a central angle of 144°30'18"), 84.49 feet to the point of beginning.

The above described entire tract contains 1,346,927 Sq. Ft., or 30.921 Acres. 2 Lots.

Minimum Linear Closure Error: 1:15,000

Parcel # 16-04-400-011