

## LOT MERGER AGREEMENT

This **Lot Merger Agreement** ("Agreement") is entered into and becomes effective as of the 1<sup>st</sup> day of Sept, 2021 ("Effective Date"), by SILVER SPOON RIVERTON, LLC ("SPR").

### RECITALS:

- A. WHEREAS, on 1<sup>st</sup> day of September, 2021, SPR purchased from On Point Properties, LLC ("On Point") approximately 0.537 acres on the Eastern end of 12761 South 3600 West, Riverton City, Utah, parcel #: 27-32-201-002-0000, the legal description of which is found in Attachment A (the "Parcel") which was conveyed by On Point to SPR by delivery of a General Warranty Deed (the "Warranty Deed") to SPR.
- B. WHEREAS, SPR is the owner of the lot adjacent to the Parcel known as Parcel # 27-23-201-003-0000, the legal description of which is found in Attachment B (the "Adjoining Lot").
- C. WHEREAS, it is the desire of SPR to perform a lot line adjustment and merge the Parcel with the Adjoining Lot, wherein the western border of the Adjoining Lot will be moved West to include the entirety of the Parcel.
- D. WHEREAS, simultaneous with the recording of the Warranty Deed, this Lot Merger Agreement will be recorded wherein no additional lot is created, but only a boundary line is relocated, pursuant to the definition of a lot line adjustment under Utah Code 10-9a-103(38).

### AGREEMENT:

NOW, THEREFORE, for TEN Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, SPR, intending to be legally bound hereby, consents and agrees as follows:

1. SPR consents and agrees to relocate the boundary line so that the Parcel is included within the Adjoining Lot, thereby combining the legal descriptions.
2. SPR consents and agrees to relocate the boundary line of the Adjoining Lot to include the Parcel, thereby combining the legal descriptions.
3. SPR agrees that in doing so, no additional lot nor subdivision is created from the transaction.

*[Signatures on following page]*

**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

Lot Merger Agreement  
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IN WITNESS WHEREOF, SPR has caused this Agreement to be executed by its duly authorized representative to be effective as of the day and year first above written.

SILVER SPOON RIVERTON, LLC:

By: [Signature]  
Dee Bangerter, Manager

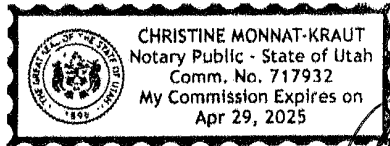
STATE OF UTAH

COUNTY OF SALT LAKE Salt Lake City ) ss.

On this 9 day of September, 2021, before me [Signature], a notary public, personally appeared Dee Bangerter, as Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

[Seal]



[Signature]  
Notary Public  
My commission expires: April 29, 2025

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 90°00'00" WEST 259.80 FEET FROM THE NORTHEAST CORNER OF LOT 1, ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, RECORDED AS ENTRY #8891528, SALT LAKE COUNTY RECORDER (S.L.C.R.), SAID NORTHEAST CORNER IS SOUTH 0°14'33" WEST 825.00 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 90°00'00" EAST 1,321.92 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 0°06'37" EAST 235.32 FEET TO THE NORTHERLY LINE OF WATER STREET (12805 SOUTH STREET); THENCE SOUTH 90°00'00" WEST 106.01 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 0°06'20" WEST 235.32 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 90°00'00" EAST 106.00 FEET ALONG SAID NORTHERLY LINE THE POINT OF BEGINNING.

CONTAINING 0.573 ACRES.



**EXHIBIT B**  
**Legal Description**

**PARCEL 1:**

A parcel of land, situate in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of the On Point Properties LLC Commercial Campus Subdivision, as recorded November 13, 2003 as Entry No. 8891520 in Book 2003P at Page 352 and running thence South 00°11'04" West 235.32 feet along the boundaries of the Castlewood Estates Phase 1 and Phase 2 Subdivisions, (record bearing on subdivision plat - South 00°11'20" East), and the On Point Properties LLC Commercial Campus Subdivision, (record bearing on subdivision plat- South 00°11'04" West) to the North line of Water Street; thence West 258.59 feet along said North line; thence North 00°06'37" West 235.32 feet to the North line of said On Point Properties LLC Commercial Campus Subdivision; thence East 259.80 feet along said North line to the point of beginning.

**PARCEL 2:**

Beginning at a point North 89°53'40" East along the section line 951.12 feet and South 00°06'20" East 415.81 feet from the North quarter corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence East 106.00 feet; thence South 00°06'20" East 410.94 feet to the North line of On Point Properties LLC Commercial Campus Subdivision as recorded in Book 2003P at Page 352 in the office of the Salt Lake County Recorder; thence West along said North line 106.00 feet; thence North 00°06'20" West 410.94 feet to the point of beginning.

**PARCEL 2A:**

A perpetual, non-exclusive right-of-way and easement as granted in that certain Access Easement Agreement recorded December 18, 2018 as Entry No. 12905555 in Book 10739 at Page 6383.



"EXHIBIT TO LOT MERGER AGREEMENT"  
Riverton City Approval

August 23, 2021

**SUBJECT: Lot Line Adjustment at 3400 West 12805 South**

To Whom It May Concern:

This letter is in regards to properties identified by Parcel ID's 27-32-201-002-0000 and 27-23-201-003-0000, and located generally at 3400 West 12805 South. The owners of these contiguous parcels have proposed a lot line adjustment reconfiguring the lots, as described in the attached exhibits. Riverton City has no objections to the recordation of the proposed adjustment, provided no new lots or parcels are created.

If you have any questions regarding this matter, please feel free to contact me at 801-208-3141.

Cordially,

A handwritten signature in black ink, appearing to read "Jason Lethbridge", is written over a large, light-colored oval shape.

**Jason Lethbridge**  
Development Services Director  
O: 801-208-3141 | C: 801-505-2840

Attached Exhibits: Lot Merger Agreement - DEJ\_Silver Spoon (Revised 08.18.2021), Exhibit A, Exhibit B

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