

When recorded please return to:  
Planning Department  
South Jordan City  
1600 W. Towne Center Dr.  
South Jordan, UT 84095

14064854 B: 11397 P: 794 Total Pages: 7  
01/23/2023 09:46 AM By: ECarter Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH JORDAN  
1600 W TOWNE CENTER DR SOUTH JORDAN, UT 84095



File: PLLC202200213

Subdivision Parcel/Lots: 9856 S. Temple Dr. & Castello Estates Subdivision Lot 5  
Affected Parcel Numbers: 27-10-427-003 & 27-10-427-076

### NOTICE OF APPROVAL OF EXCHANGE OF TITLE

The City Engineer of the City of South Jordan hereby approves file PLLC202200213, an application for exchange of title that adjusts the property lines for parcels 27-10-427-003 & 27-10-427-076 (the "Lots"). The original legal descriptions of the Lots are attached as Exhibit A. The legal descriptions of the approved exchange of title between the Lots are attached as Exhibit B. The legal description of the exchange piece is attached as Exhibit C.

This exchange of title between the Lots does not vacate or amend a public street, right-of-way, or easement and does not result in a violation of any City land use ordinance. **This Notice of Approval does not act as a conveyance of title to real property.**

APPROVED by the City Engineer of the City of South Jordan, Utah, on this 4 day of January, 2023.

City Engineer:

  
\_\_\_\_\_  
Brad Klavano

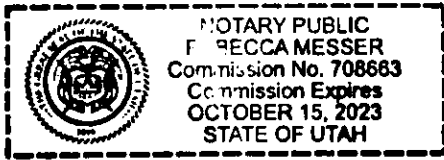
Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

SOUTH JORDAN CITY ENGINEER:

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

The foregoing instrument was acknowledged before me this 4 day of January 2023, by Brad Klavano, the City Engineer of the City of South Jordan.



Rebecca Messer  
Notary Public

My Commission Expires:

October 15, 2023

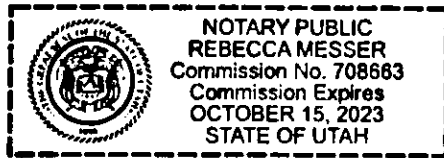
Residing at:

Salt Lake County

OWNER OF PARCEL NUMBER 27-10-427-003 (9856 S. Temple Drive)

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

The foregoing instrument was acknowledged before me this 4 day of January 2023, by Wife, the owner of record of parcel numbers 27-10-427-003



Rebecca Messer  
Notary Public

My Commission Expires:

Oct 15, 2023

Residing at:

Salt Lake County

OWNER OF PARCEL NUMBER 27-10-427-076 (Castello Estates Lot 5)

State of Utah )

) ss.

County of Salt Lake )

The foregoing instrument was acknowledged before me this 9 day of January  
2023, by [Signature], the owner of record of parcel number 27-10-427-  
076



[Signature]  
Notary Public

My Commission Expires:

Jan 27, 2026

Residing at:

Salt Lake County

Exhibit A

(Original legal descriptions of parcels 27-10-427-003 & 27-10-427-076)

**PARCEL 27-10-427-003:**

Beginning at a point being South 00°05'05" East 425.37 feet and North 89°52'30" West 40 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°52'30" West 210.8 feet; thence North 00°05'05" West 100 feet; thence South 89°52'30" East 205.95 feet, more or less; thence South 44°31'51" East 6.93 feet; thence South 00°05'05" East 95.07 feet to the point of beginning.

**PARCEL 27-10-427-076:**

All of Lot 5 of Castello Estates Subdivision, recorded in Book 2022P at Page 242 in the Office of The Salt Lake County Recorder.

Exhibit B

[Legal descriptions of adjusted parcels 27-10-427-003 & 27-10-427-076]

**27-10-427-003:**

Beginning at a point on the southerly Right-of-Way line of Shields Lane and the westerly Right-of-Way Line of 1300 West Street, said point being South 00°05'05" East 325.31 feet along the section line and West 44.85 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said westerly Right-of-Way Line the following two (2) courses:

(1) South 44°31'51" East 6.93 feet;

(2) South 00°05'05" East 95.07 feet to the northerly boundary line of Beverly Estates Subdivision, recorded in Book 2007P at Page 212 in the Office of the Salt Lake County Recorder;

thence North 89°52'30" West 210.80 feet along said northerly boundary line to the easterly boundary line of Castello Estates Subdivision, recorded in Book 2022P at Page 242 in the Office of the Salt Lake County Recorder;

thence North 00°05'05" West 136.45 feet along said easterly boundary line and its extension to said southerly Right-of-Way Line of Shields Lane;

thence along said southerly Right-of-Way Line the following six (6) courses:

(1) Southeasterly 3.12 feet along the arc of a 335.57 foot radius curve to the left (center bears North 19°45'16" East and the chord bears South 70°30'42" East 3.12 feet with a central angle of 00°31'57");

(2) South 70°46'42" East 42.56 feet;

(3) Southeasterly 68.38 feet along the arc of a 209.70 foot radius curve to the left (center bears North 19°13'18" East and the chord bears South 80°07'12" East 68.08 feet with a central angle of 18°41'00");

(4) South 89°27'42" East 73.18 feet;

(5) South 44°44'54" East 13.39 feet;

(6) South 89°52'30" East 13.27 feet to the point of beginning.

Contains 23,998 Square Feet or 0.551 Acres

**27-10-427-076:**

Beginning at a point on the southerly Right-of-Way line of Shields Lane, said point being South 00°05'05" East 288.37 feet along the section line and West 250.80 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 126.02 feet;

thence North 53°26'42" West 147.02 feet;

thence northeasterly 63.98 feet along the arc of a 59.50 foot radius curve to the left (center bears North 44°44'42" West and the chord bears North 14°27'04" East 60.94 feet with

a central angle of  $61^{\circ}36'27''$ );

thence Northeasterly 41.80 feet along the arc of a 17.00 foot radius curve to the right (center bears North  $73^{\circ}38'51''$  East and the chord bears North  $54^{\circ}05'05''$  East 32.04 feet with a central angle of  $140^{\circ}52'28''$ );

thence Southeasterly 86.49 feet along the arc of a 335.57 foot radius curve to the left (center bears North  $34^{\circ}31'19''$  East and the chord bears South  $62^{\circ}51'42''$  East 86.25 feet with a central angle of  $14^{\circ}46'03''$ ) to the point of beginning.

Contains 11,609 Square Feet or 0.267 Acres

Exhibit C

[Legal description of exchanged piece between parcels 27-10-427-003 & 27-10-427-076]

Beginning at a point on the Southerly Right-of-Way line of Shields Lane, said point being South  $00^{\circ}05'05''$  East 288.37 feet along the section line and West 250.80 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Southerly Right-of-Way Line the following five (5) courses:

- (1) Southeasterly 3.12 feet along the arc of a 335.57 foot radius curve to the le[ (center bears North  $19^{\circ}45'16''$  East and the chord bears South  $70^{\circ}30'42''$  East 3.12 feet with a central angle of  $00^{\circ}31'57''$ );
  - (2) South  $70^{\circ}46'42''$  East 42.56 feet;
  - (3) Southeasterly 68.38 feet along the arc of a 209.70 foot radius curve to the le[ (center bears North  $19^{\circ}13'18''$  East and the chord bears South  $80^{\circ}07'12''$  East 68.08 feet with a central angle of  $18^{\circ}41'00''$ );
  - (4) South  $89^{\circ}27'42''$  East 73.18 feet;
  - (5) South  $44^{\circ}44'54''$  East 13.39 feet to the southerly boundary line of Castello Estates Subdivision, recorded in Book 2022P at Page 242 in the Office of the Salt Lake County Recorder;
- thence North  $89^{\circ}52'30''$  West 192.75 feet along said southerly boundary line;  
thence North  $00^{\circ}05'05''$  West 36.45 feet to the point of beginning.

Contains 2,941 Square Feet or 0.068 Acres

