

14163005 B: 11450 P: 4536 Total Pages: 8

10/13/2023 10:04 AM By: BGORDON Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To CITY OF HOLLADAY

4580 S 2300 EHOLLADAY CITY, UT 84117



When Recorded Return To:

City Recorder

City of Holladay

Community Economic Development Department

4580 S 2300 E

Holladay, UT 84117

NOTICE OF APPROVAL PARCEL CONSOLIDATION

Chari Maddox, the property owner of two abutting parcels of land within the City of Holladay, requests approval by the City to "combine the two separate properties" heretofore identified by separate tax identification numbers, 22-03-428-012 & 22-03-428-011. This proposed action would remove the property line between the two properties, as currently described, and combine them into one parcel with one tax identification number.

HOLLADAY CITY APPROVAL

I, Jonathan Teerlink, serving in my capacity as the City of Holladay Community Development Director, approve the above described property combination by removing the abutting property line for the above noted parcels, where:

- (a) no new dwelling lot or housing unit results from the property combination;
- (b) the property combination does not result in remnant land that did not previously exist; and
- (c) the property combination does not result in a violation of applicable zoning requirements.

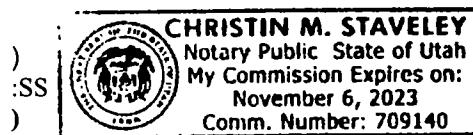
Signed this 11th day of October, 2023.

By: 

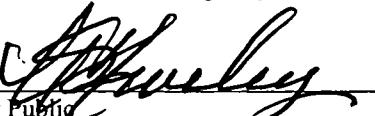
Jonathan Teerlink
City of Holladay,
Deputy, Community and Economic Development Director

STATE OF UTAH

COUNTY OF SALT LAKE



On this 11th day of October, 2023 personally appeared before me, Jonathan Teerlink, the signer of the above who being duly subscribed and sworn did acknowledge to me that he executed the same.


Notary Public

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "A"**, identified by Parcel Identification No. 22-14-326-11, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 7th day of October 2023

John M. Nichols
Therese B. Meyer

STATE OF Utah ^{ss}
COUNTY OF Salt Lake

On the 9th day of October

John M. Nichols

the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that they executed the same.



CRYSTAL NICHOLS
Notary Public State of Utah
My Commission Expires on:
August 10, 2025
Comm. Number: 719821

2023, personally appeared before me

John M. Nichols

Notary Public

Residing in: Holladay

My Commission Expires:

August 10, 2025

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "B"**, identified by Parcel Identification No. 22-14-326-12, do hereby declare that I (we) do approve of the above described property line adjustment.

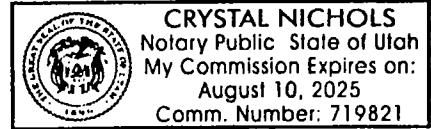
Witness the hand(s) of said owner(s), this 9th day of October 2023

Laurence J Meyer
Therese B Meyer

Laurence J Meyer
Therese B Meyer

STATE OF Utah ss
COUNTY OF Salt Lake

On the 9th day of October 2023, personally appeared before me



the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that they executed the same.

Notary Public

My Commission Expires: August 10, 2025 Residing in: Holladay

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "A"**, identified by Parcel Identification No. 22-14-326-20, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 7 day of July 2023

Therese B. Meyer

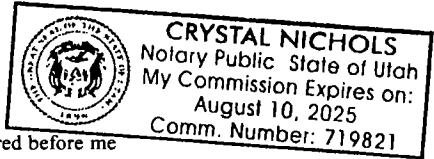
Laurence J. Meyer
Therese B. Meyer

STATE OF Utah ss
COUNTY OF SALT LAKE

On the 19th day of October

Therese B. Meyer

2023, personally appeared before me



the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that they executed the same.

Notary Public

Crystal Nichols

Residing in:

Holiday

My Commission Expires:

August 10, 2025

Signature

The Order of the Court is stated below:

Dated: June 27, 2023
07:52:59 PM

/s/ LINDA JONES
District Court Judge



1Ryan B. Braithwaite (8817)
Bradley C. Johnson (17250)
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121
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bradley.johnson@btjd.com

Attorneys for Plaintiffs

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH

* * * * *

LAURENCE MEYER, an individual, and
THERESE MEYER, an individual,

Plaintiffs,

vs.

UTAH DEPARTMENT OF
TRANSPORTATION, an agency of the State
of Utah, and DOES 1-100,

Defendants.

) **DECLARATORY JUDGMENT AND
ORDER QUIETING TITLE TO REAL
PROPERTY**

) [A parcel of land that is an abandoned right of
way situated in the NE 1/4 SW 1/4 of Section 14,
T.2 S, R1E, S.L.B. & M.: Beginning at a point
1072.5 ft. West and 198 ft. South from the
Northeast corner of said NE 1/4 SW 1/4 of Section
14, thence East 78 ft., thence South 20 ft., thence
West 78 ft., thence North 20 ft. to the point of
beginning.]

) **Parcel 22-14-326-011-0000
Parcel 22-14-326-012-0000**

) **Civil No. 220905661**

) **Judge Linda Jones**

* * * * *

This matter came before the Court on Plaintiffs' Motion for Judgment on the Pleadings

(the "Motion"), which was filed on May 25, 2023. The time for briefing expired and no party
filed an opposition or otherwise responded to the Motion.

14122550 B:11428 P: 4392 Total Pages: 4
06/28/2023 12:21 PM By: Impalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BENNETT TUELLER JOHNSON AND DEERE
3165 E. MILLROCK DR SUITE 500 SALT LAKE CITY, UT 84121

The Court, having reviewed the Motion and all supporting evidence, otherwise being fully informed, and for good cause appearing, hereby GRANTS the Motion and enters the following Declaratory Judgment and Order Quietting Title to Real Property:

FINDINGS OF FACT

1. In 1993, Plaintiffs Laurence and Therese Meyer (“Plaintiffs”) purchased two parcels of land from the Utah Department of Transportation (“UDOT”) located in Holladay, Utah: Parcel 22-14-326-011-000 (“Parcel 011”) and Parcel 22-14-326-012-0000 (“Parcel 012”).
2. Parcel 011 and Parcel 012 are separated by a small strip of land, more particularly described as follows (the “Property”):

A parcel of land that is an abandoned Right of Way, situated in the NE 1/4 SW 1/4 of Section 14, T.2 S, R1E, S.L.B. & M.: Beginning at a point 1072.5 ft. West and 198 ft. South from the Northeast corner of said NE 1/4 SW 1/4 of Section 14, thence East 78 ft., thence South 20 ft., thence West 78 ft., thence North 20 ft. to the point of beginning.

3. The Property is unimproved and consists of approximately 1,500 square feet.
4. Prior to 2005, Sheila Wooley a/k/a Sheila W. Faulkner (“Faulkner”) was listed as the owner of the Property on the Salt Lake County plat map that depicted the Property.
5. On or about February 11, 2005, Faulkner conveyed the Property to Plaintiffs by Special Warranty Deed.
6. When Plaintiffs attempted to record the Special Warranty Deed with the Salt Lake County Recorder’s Office (the “Recorder”), the Recorder informed Plaintiffs that the Salt Lake County records show that UDOT was the owner of the Property.
7. To correct the apparent conflicting records, Plaintiffs filed this action to quiet title to the Property by filing a Complaint on September 19, 2022.
8. Plaintiffs filed an Amended Complaint on September 20, 2022.

9. Since Plaintiffs filed the Amended Complaint, each of Holladay City, Salt Lake County, and UDOT have disclaimed any and all interest in and to the Property.

10. There are no records indicating that Holladay City, Salt Lake County, and/or UDOT has ever owned the Property.

11. UDOT asserts that there is no evidence that the Property was ever dedicated to Salt Lake County as a right-of-way.

12. UDOT claims no separate interest in the Property.

13. There are no persons or entities other than Plaintiffs that claim any interest in the Property.

14. The Recorder has since accepted and recorded the Special Warranty Deed as Entry No. 14039803 in Book 11384 at Page 3797.

CONCLUSIONS OF LAW

1. Faulkner lawfully conveyed the Property to Plaintiffs on or about February 11, 2005 by Special Warranty Deed.

2. Pursuant to Utah Code section 78B-6-1301, Plaintiffs are entitled to a declaratory judgment quieting title to the Property and declaring that Plaintiffs, as the Trustees of the Laurence and Therese Meyer Trust, are the sole owners of the Property.

3. UDOT and all others claiming any interest in the Property were properly served with process by publication pursuant to Rule 4 of the Utah Rules of Civil Procedure.

4. The Declaratory Judgment and Order contained herein is conclusive against UDOT and all other unknown persons who were served with process by publication.

DECLARATORY JUDGMENT AND ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, the Court hereby GRANTS the Motion and Orders as follows:

1. Ownership of the Property is hereby quieted in the name of Plaintiffs as Trustees of the Laurence and Therese Meyer Trust in fee simple title free and clear of any claim of any other person or entity.
2. Plaintiffs as Trustees of the Laurence and Therese Meyer Trust are the sole owners of the Property.

3. The Recorder is directed to record this Declaratory Judgment and Order against the Property to provide notice of Plaintiffs' ownership of the Property.

**HEREBY ENTERED BY THE COURT
Effective on the Date When the Court Stamp is
Affixed on the First Page of this Document**