

When Recorded Return To:
4580 S 2300 E
Holladay, UT 84117

14172691 B: 11455 P: 3632 Total Pages: 13
11/08/2023 11:25 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JESSICA WHEATLEY
14063 S DEER TRAIL LANEDRAPER, UT 84020



NOTICE OF APPROVAL PARCEL LINE ADJUSTMENT

An exchange of title in accordance with 10-9a-523UCA, between parties **PETERSON, DIANA J**, and **CHRISTIAN V YOUNG 2003 TRUST** herein referred to as a "property line adjustment" is hereby considered for approval by the City of Holladay for abutting parcels **22-15-451-024** & **22-15-450-026** which, as per the city file #22-1-17-2 and the recorded Quit-Claim Deed Entry# _____, are now currently described as follows and as shown in Exhibit A attached hereto:

Parcel "A":

Parcel Identification No.: **22-15-450-026** 22-15-451-024
described as:
LOT 2 LANDA SUBDIVISION
Containing 1.75 acres

Parcel "B":

Parcel Identification No.: **22-15-451-024**
Described as:
LOT 2, CARTERWOOD SUBDIVISION AMENDED AND EXTENDED.
Containing 2.53 acres

Said property line adjustment will result in the new descriptions of the above described parcels

Revised Parcel "A":

Parcel Identification No.:
Described as:
**SEE EXHIBIT A-2*
Containing 1.75 acres

Revised Parcel "B":

Parcel Identification No: 22-15-451-026
Described as:
**SEE EXHIBIT A-3*
Containing 2.53 acres

HOLLADAY CITY APPROVAL

I, Jonathan Teerlink serving in my capacity as the Holladay City Community and Economic Development Director, approve the above described property line adjustment for portions of parcels by adjacent property owners of record where:

- (a) no new dwelling lot or housing unit results from the property line adjustment;
- (b) the adjoining property owners consent to the property line adjustment;
- (c) the property line adjustment does not result in remnant land that did not previously exist; and
- (d) the property line adjustment does not result in a violation of applicable zoning requirements; and
- (e) the property line adjustment does not affect a recorded subdivision plat boundary

Signed this 7th day of November, 2023

By: _____

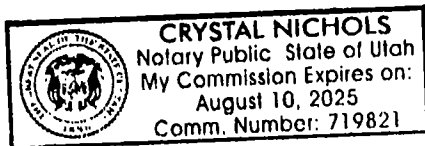
Jonathan Teerlink,
Community and Economic Development Director

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 7th day of November, 2023, personally appeared before me, Jonathan Teerlink, Holladay City Community Development Director, the signer of the above who being duly subscribed and sworn did acknowledge to me that he executed the same.



[Signature]
Notary Public



GENERAL ADMINISTRATIVE REVIEW APPLICATION

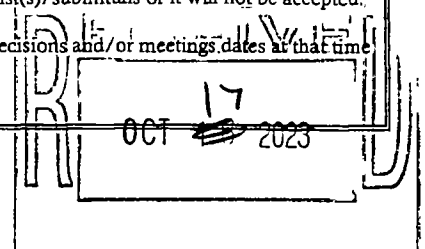
Name of Proposed Project:	Lot line adjustment between parcel 221541026 and 2215451024 2215451026
Address of Project:	6053 South 2300 East, Holladay, UT 84121 and 6033 South 2300 East, Holladay, UT 84121

TYPE OF REQUEST: (mark all that apply)	
<input type="checkbox"/> REASONABLE ACCOMODATION	<input type="checkbox"/> ZONE COMPLIANCE REVIEW REQUEST - PRE BUILDING PERMIT
<input type="checkbox"/> TEMPORARY USE PERMIT	<input type="checkbox"/> ZONE MAP BOUNDARY INTERPRETATION
<input checked="" type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> ZONE / ADDRESS VERIFICATION
<input type="checkbox"/> CONSOLIDATION OF PARCELS	<input type="checkbox"/> CHANGE OF USE
<input type="checkbox"/> ADMINISTRATIVE INTERPRETATION OF ORDINANCE	
<input type="checkbox"/> STREET NAME CHANGE - PRIVATE STREET	
	<input type="checkbox"/> OTHER:

Applicant Name: (Please Print) Christian V. Young		Property Owners Name: (Please Print) ATTACH SIGNED "OWNER AFFIDAVIT" Christian V. Young	
Applicant's Mailing: Address: PO Box 27890		City: Scottsdale	State: AZ Zip: 85255
Applicant Phone: () 801-580-3239		Applicant's Email Address: christian.young@bridgeig.com	
Main Contact Person (Please Print): Name: Christian V. Young		Phone: 801-580-3239	email: christian.young@bridgeig.com
Brief summary of proposal / request: Please see attached.			

FILING FEES: (ORD 3.35)		OFFICE USE ONLY	
REASONABLE ACCOMODATION	\$800.00	FILE NUMBER	22-1-17-2
TEMPORARY USE PERMIT	\$75.00	PARCEL NUMBER	
LOT LINE ADJUSTMENT	\$200.00 + \$20.00/lot	GENERAL PLAN	
CONSOLIDATION OF PARCELS	\$75.00 + \$35.00/lot	ZONE	
ADMINISTRATIVE INTERPRETATION	\$100.00	PC REVIEW	
*Held Open	\$0.00	CC REVIEW	
STREET NAME CHANGE - PRIVATE STREET	\$250.00	FILE DATE	
ZONE COMPLIANCE - PRE-BUILDING PERMIT	\$101.00		
ZONE MAP BOUNDARY INTERPRETATION	\$75.00		
ZONE / ADDRESS VERIFICATION	\$75.00		
OTHER			
FINAL TOTAL DUE: 75.00			

NEXT STEPS: <ol style="list-style-type: none">1. To be considered COMPLETE, this form must be accompanied by all applicable "project tracking" checklist(s)/submittals or it will not be accepted.2. Complete applications must be submitted 3 weeks prior to the desired Planning Commission date2. Applications are reviewed every Tuesday by the Holladay TRC. You will be notified of any deficiencies, decisions and/or meetings dates at that time.
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Brief Summary of Proposal / Request
Lot Line Adjustment – Application
Young / Peterson

Parcel 22-15-451-026 (6053 S 2300 E, Holladay, Utah) (Owner: Christian V. Young 2003 Trust)
Parcel 11-15-451-024 (6033 S 2300 E, Holladay, Utah) (Owner: Diana J. Peterson)

The parcel line between the above-referenced parcels was recently adjusted as described in the Notice of Approval – Parcel Line Adjustment recorded February 1, 2023, as Instrument No.: 14068033, in Book 11398; at Page 8374 (14 pages) in the official records of the Salt Lake County Recorder, a copy of which is attached to this application (the “Recent Parcel Line Adjustment”). The current application / request for lot line adjustment involves a minor adjustment to the parcel line between the above-referenced parcels established by the Recent Parcel Line Adjustment to better align with existing stone wall/fence and the existing 20’ wide access easement abutting the Young Parcel. Attached is the Record of Survey – Lot Line Adjustment – prepared by Johanson Surveying dated October 3, 2023 that shows the location of the requested parcel line adjustment and legal descriptions of each of the above-referenced parcels, as adjusted. The acreage of each of the parcels remains the same. Also, attached are proposed quitclaim deeds from each of the above-referenced owners quitclaiming any interest they have in the other owner’s parcel, as adjusted.

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "A"**, identified by Parcel Identification No. 2216451026, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 5th day of Oct, 2023

Christian V. Yang

STATE OF Utah) ss
COUNTY OF Salt Lake)

On the 5th day of October, 2023, personally appeared before me

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

My Commission Expires: 4/20/2026

Notary Public Jessica Wheatley
Residing in: Utah



PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as **Parcel "B"**, identified by Parcel Identification No. 2215451024, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 16 day of Oct., 2023

Diana Peterson

Diana Peterson

STATE OF Utah ss
COUNTY OF Salt Lake

On the 16th day of October, 2023, personally appeared before me

Diana Peterson

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

Notary Public

[Signature]

My Commission Expires December 2, 2026

Residing in

state of Utah

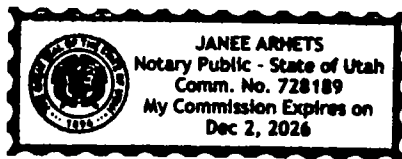


EXHIBIT A

PLAT MAP

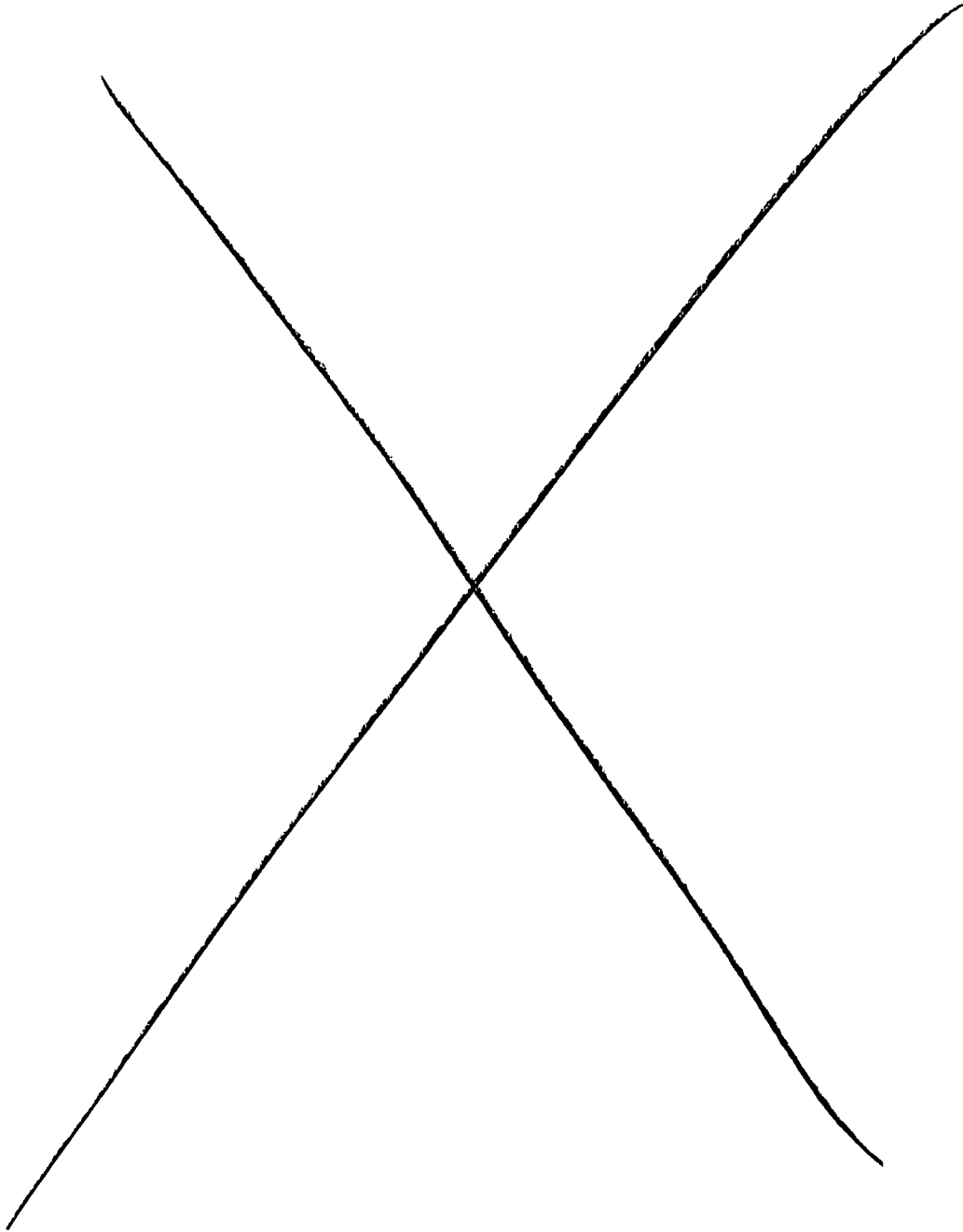
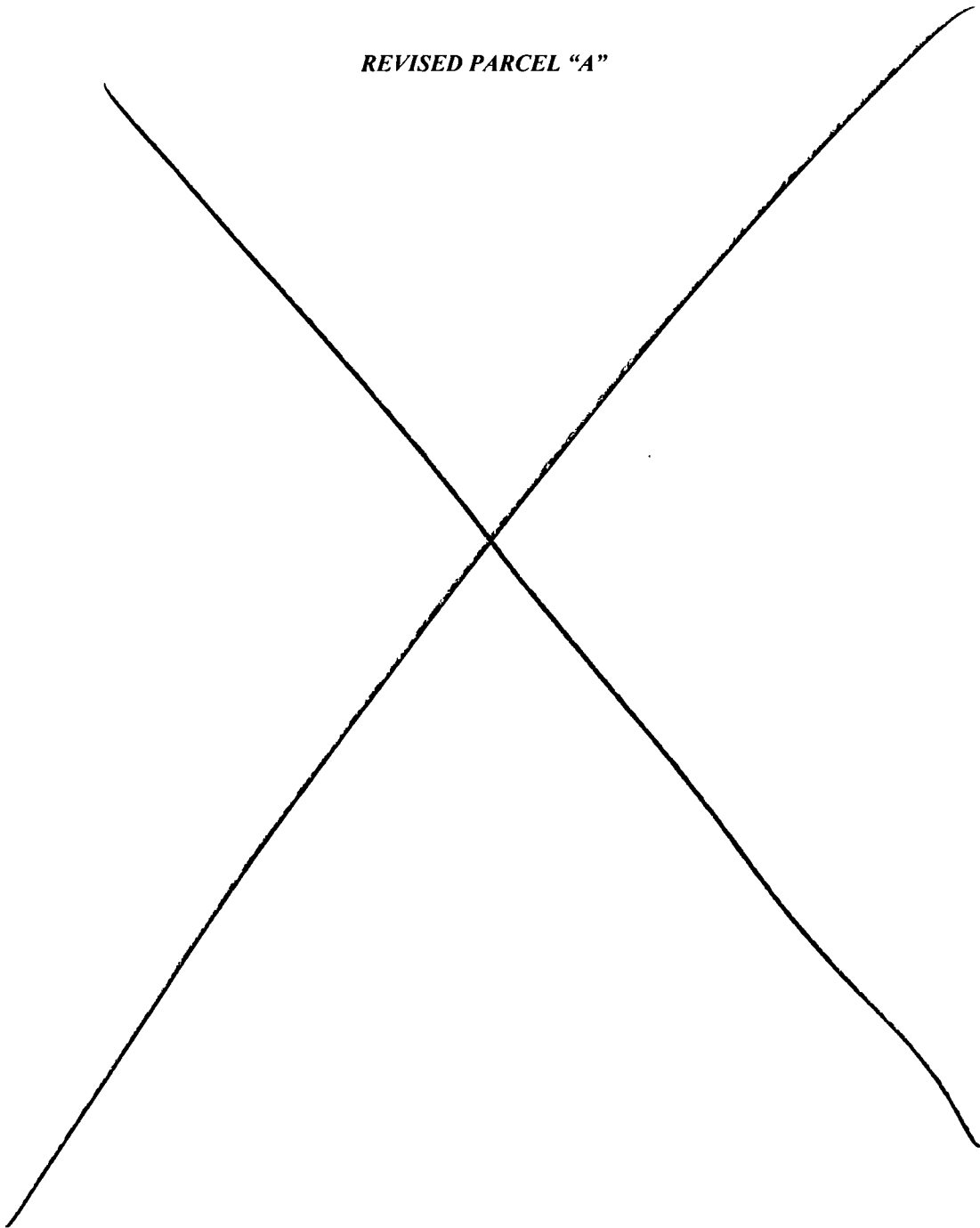


EXHIBIT A-2

REVISED PARCEL "A"



Tax Parcel # 22-15-451-026, 6053 South 2300 East

All Lot 2 of the Landa Subdivision, on file with Salt Lake County Recorder's Office Utah, Recorded as Entry Number 9929499.

Containing 2.0 Acres more or less.

PROPOSED DESCRIPTION

Beginning at a point that is on the easterly edge of a stone wall which point is S 88°02'36" E 8.78' from the Southeast corner of Lot 2 Landa Subdivision on file within the official records of Salt Lake County Recorder's Office.

Running thence along said stone wall and the southerly edge of a wood fence Thence North 61° 20' 40" East a distance of 47.59 feet, Thence North 52° 14' 57" East a distance of 13.57 feet, Thence North 50° 02' 59" East a distance of 8.76 feet, Thence North 61° 42' 36" East a distance of 27.50 feet, Thence North 70° 19' 14" East a distance of 2.15 feet, Thence North 79° 33' 28" East a distance of 5.57 feet, Thence North 76° 07' 43" East a distance of 21.68 feet, Thence North 77° 29' 45" East a distance of 10.98 feet, Thence North 74° 04' 34" East a distance of 23.58 feet, Thence North 66° 07' 17" East a distance of 18.91 feet, Thence North 60° 19' 50" East a distance of 20.09 feet, Thence North 58° 26' 58" East a distance of 21.74 feet, Thence North 73° 43' 05" East a distance of 4.02 feet, Thence North 72° 31' 35" East a distance of 10.54 feet, Thence North 54° 46' 10" East a distance of 6.56 feet, Thence North 79° 36' 17" East a distance of 34.66 feet, Thence North 81° 11' 01" East a distance of 11.97 feet, Thence North 02° 59' 37" West a distance of 136.16 feet, Thence along described above Lot 2 Landa Sub the following 9 courses: 1) North 89° 56' 42" East a distance of 283.40 feet, 2) Thence South 00° 08' 00" West a distance of 177.13 feet, 3) Thence South 83° 04' 40" West a distance of 198.28 feet, 4) Thence South 11° 12' 42" West a distance of 48.93 feet, 5) Thence South 77° 36' 46" West a distance of 164.69 feet, 6) Thence North 45° 26' 43" West a distance of 76.79 feet, 7) Thence North 65° 54' 42" West a distance of 27.15 feet, 8) Thence South 54° 28' 48" West a distance of 50.49 feet, 9) Thence North 88° 02' 36" West a distance of 51.95 feet to the point of beginning.

Containing 76,326 Square feet or 1.75 Acres

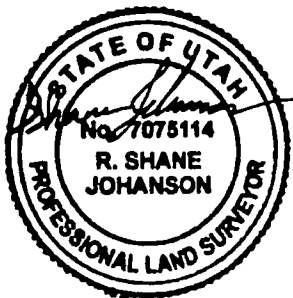
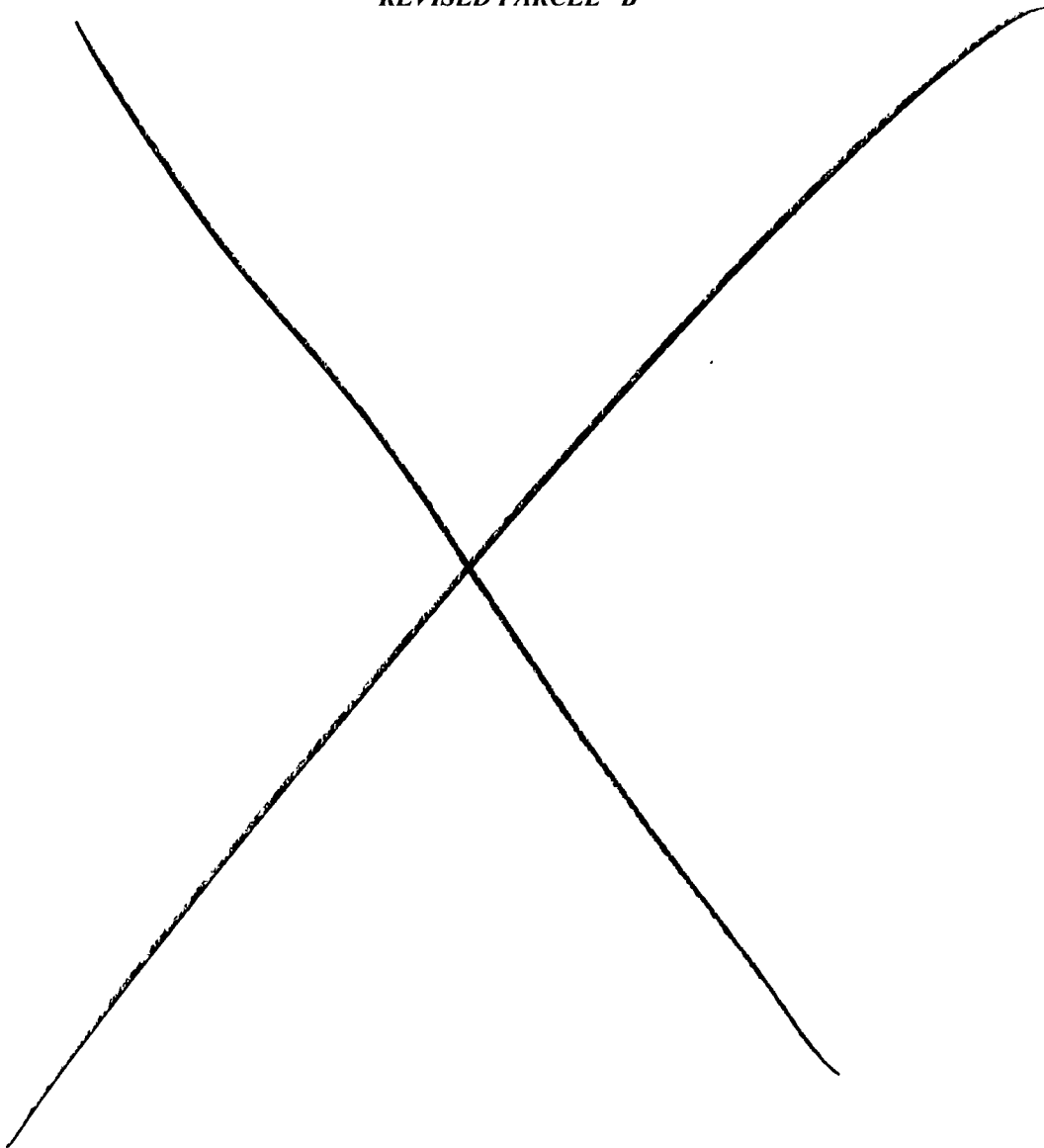


EXHIBIT A-3

REVISED PARCEL "B"





Date: October 3erd 2023.

Tax Parcel # 22-15-451-024, 6033 South 2300 East

All of Lot 2 of the Carterwood Subdivision Amended and Extended, on file with Salt Lake County Recorder's Office, Utah Recorded as Entry Number 9072839.

Containing 2.28 Acers

PROPOSED DESCRIPTION

Beginning at a point that is on the easterly edge of a stone wall which point is S 88°02'36" E 8.78' from the Southeast corner of Lot 2 Landa Subdivision on file within the official records of Salt Lake County Recorder's Office.

Running thence North 88° 02' 36" West a distance of 8.78 feet, Thence along said Lot 2 Carterwood Sub boundary the following 9 courses: 1) South 57° 16' 42" West a distance of 48.05 feet, 2) Thence South 00°30' 42" West a distance of 88.00 feet, 3) Thence North 80° 57' 22" West a distance of 136.88 feet, 4) Thence North 11° 10' 48" West a distance of 179.10 feet, 5) Thence North 52° 10' 27" East a distance of 67.64 feet, 6) Thence North 36° 03' 22" West a distance of 33.90 feet, 7) Thence North 17° 52' 48" East a distance of 61.09 feet, 8) Thence North 18° 52' 29" West a distance of 37.72 feet, 9) Thence North 89° 56' 42" East a distance of 436.60 feet, Thence along the easterly and southerly edge of a wood/stone wall fence the following courses South 02° 59' 37" East a distance of 136.16 feet, Thence South 81° 11' 01" West a distance of 11.97 feet, Thence South 79° 36' 17" West a distance of 34.66 feet, Thence South 54° 46' 10" West a distance of 6.56 feet, Thence South 72° 31' 35" West a distance of 10.54 feet, Thence South 73° 43' 05" West a distance of 4.02 feet, Thence South 58° 26' 58" West a distance of 21.74 feet, Thence South 60° 19' 50" West a distance of 20.09 feet, Thence South 66° 07' 17" West a distance of 18.91 feet, Thence South 74° 04' 34" West a distance of 23.58 feet, Thence South 77° 29' 45" West a distance of 10.98 feet, Thence South 76° 07' 43" West a distance of 21.68 feet, Thence South 79° 33' 28" West a distance of 5.57 feet, Thence South 70° 19' 14" West a distance of 2.15 feet, Thence South 61° 42' 36" West a distance of 27.50 feet, Thence South 50° 02' 59" West a distance of 8.76 feet, Thence South 52° 14' 57" West a distance of 13.57 feet, Thence South 61° 20' 40" West a distance of 47.59 feet to the point of beginning.

Containing 110,332 Square feet or 2.53 Acres.



W111°49'23.52"

Image: 2023 April

N40°38'25.44"

Imagery Date: 6/24/2023 10:38:28.88" N 111°49'26.87" W elev