

When Recorded Return To:

Bluffdale City Planning
2222 West 14400 South
Bluffdale, Utah 84065

14354153 B: 11554 P: 4668 Total Pages: 6
03/05/2025 11:30 AM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BLUFFDALE CITY
2222 W 14400 S RIVERTON, UT 84065



NOTICE OF APPROVAL OF LOT LINE ADJUSTMENT

Pursuant to Utah Code Ann. § 10-9a-608(5) (2010), the City of Bluffdale hereby approves the adjustment of lot lines as shown in Exhibit A attached hereto, observing that the lot line adjustment will not result in the violation of any land use ordinance.

The descriptions of both the original parcels and the parcels created by the exchange of title are set forth in Exhibit A. Notice is given that this Notice of Approval of Lot Line Adjustment does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.

Dated this 20th day of February, 2025.

The City of Bluffdale

Acting as Land Use Authority pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(23) and Bluffdale Subdivision Ordinance § 12-2-4.

Grant E. Crowell
City Planner / Economic Development Director

Duane D. Johnson
NAME OF PARTY

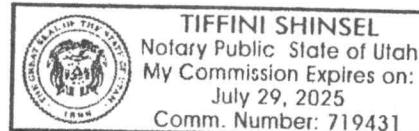
City Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 20 day of February, 2025, personally appeared before me Grant E. Crowell, who being duly sworn, did say that he is the Land Use Authority for the City of Bluffdale, a municipal corporation of the State of Utah, pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(23) and Bluffdale Subdivision Ordinance § 12-2-4, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Grant E. Crowell acknowledged to me that the City executed the same.



Notary Public



PERSONAL ACKNOWLEDGEMENTS

On the ___ day of _____ 2025, personally appeared before me NAME OF PARTY, who acknowledged before me that he executed the foregoing document for the purposes stated in it.

Notary Public

City Acknowledgement

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the ____ day of _____, 2025, personally appeared before me Grant E. Crowell, who being duly sworn, did say that he is the Land Use Authority for the City of Bluffdale, a municipal corporation of the State of Utah, pursuant to Utah Code Ann. §§ 10-9a-608(5)(b) and 10-9a-103(23) and Bluffdale Subdivision Ordinance § 12-2-4, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Grant E. Crowell acknowledged to me that the City executed the same.

Notary Public

PERSONAL ACKNOWLEDGEMENTS

On the 25th day of FEBRUARY 2025, personally appeared before me NAME OF
DUANE D. JOHNSON
PARTY, who acknowledged before me that he executed the foregoing document for
the purposes stated in it.

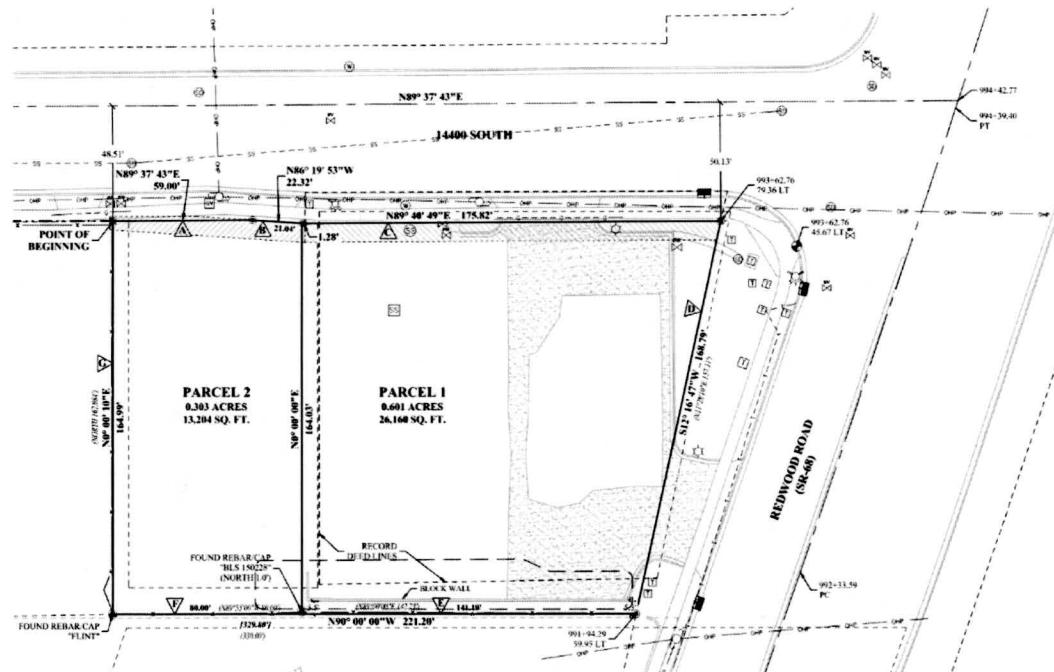
Krista Allred
Notary Public



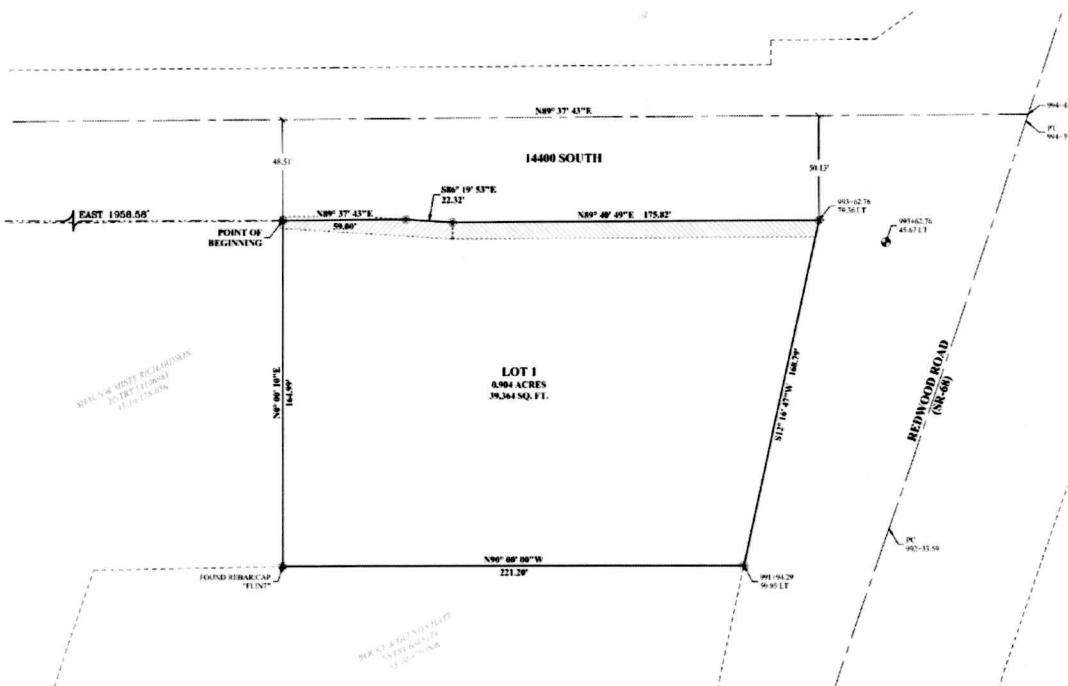
Duane D. Johnson

Exhibit A
Lot Line Adjustment Map and Legal Descriptions

SEPARATE PARCELS



PROPOSED ADJUSTED OVERALL PARCEL



EXISTING PARCEL 1

14416 SOUTH REDWOOD RD PARCEL (33-10-176-043-0000)

BEGINNING AT A POINT WHICH IS SOUTH 1356.00 FEET AND EAST 2038.45 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 156.46 FEET; THENCE NORTH 89°00' EAST 142.73 FEET TO THE EXISTING RIGHT OF WAY LINE OF THE CAMP WILLIAMS HIGHWAY; THENCE ALONG SAID RIGHT OF WAY NORTH 11°28'10" EAST 157.11 FEET; THENCE WEST 173.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE OF SR-068 AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT S-0136(4) ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, AND THE NORTH LINE OF SAID ENTIRE TRACT, WHICH POINT IS 457.44 FT., N. 89°51'06" W., ALONG THE NORTH LINE OF SAID NW1/4, AND 1,350.46 FT. S00°08'54" W, FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; AND RUNNING THENCE S. 12°30'56" W. ALONG SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE, 12.96 FT. TO A POINT 79.36 FT. PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 993+62.76; THENCE S. 89°54'32" W., 175.82 FT. TO THE WEST LINE OF SAID ENTIRE TRACT, WHICH IS 245.64 FT. PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 993+04.85; THENCE N. 01°02'18" E., ALONG SAID WEST LINE, 13.10 FT. TO THE SOUTH RIGHT OF WAY LINE OF 14400 SOUTH STREET; THENCE S. 89°56'39" E., ALONG SAID SOUTH LINE, 178.39 FT. TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

ANY PORTION OF SUBJECT PROPERTY LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF 14400 SOUTH STREET AS SHOWN ON THAT RIGHT OF WAY MAP PREPARED BY DOMINION ENGINEERING ROS# S2017-04-0262 AS RECORDED AND/OR FILED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

CONTAINING 22,651 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

EXISTING PARCEL 2

1817 WEST 14400 SOUTH PARCEL (33-10-176-047-0000)

BEGINNING AT A POINT WHICH IS SOUTH 1351.66 FEET AND EAST 1957.70 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 80.00 FEET; THENCE SOUTH 162.21 FEET; THENCE NORTH 89°55'00" WEST 80.00 FEET; THENCE NORTH 162.084 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT A POINT SOUTH 33.00 FEET FROM THE CENTERLINE OF 14400 SOUTH STREET, SAID POINT BEING SOUTH 1356.00 FEET AND EAST 1950.94 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.L.B. & AND RUNNING THENCE EAST 80.00 FEET; THENCE SOUTH 7.00 FEET; THENCE WEST 80.00 FEET; THENCE NORTH 7.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 14400 SOUTH STREET, AND THE SOUTH LINE OF SAID ENTIRE TRACT, WHICH POINT IS 635.99 FT., N.

89°51'06" W., ALONG THE NORTH LINE OF SAID NW1/4, AND 1,360.75 FT. S.00°08'54" W., FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; AND RUNNING THENCE S. 01°02'18" W., ALONG SAID SOUTH LINE, 3.10 FT., TO A POINT 245.64 FT. PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 993+04.85; THENCE N. 86°06'10" W., 46.30 FT. TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, WHICH IS 290.33 FT. PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 992+92.48; THENCE S. 89°56'39" E., ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, 46.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 14400 SOUTH STREET AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY DOMINION ENGINEERING ROS# S2017-04-0262 AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR. SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY RECORDED IN BOOK 10318 AT PAGE 6570 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, WHICH IS 1324.30 FEET SOUTH 00°18'53" WEST ALONG THE SECTION LINE TO THE SALT LAKE COUNTY STREET MONUMENT FOUND AT THE INTERSECTION OF 14400 SOUTH STREET AND 2200 WEST STREET AND 1958.15 FEET NORTH 89°37'43" EAST ALONG THE MONUMENT LINE OF SAID 14400 SOUTH STREET AND 43.03 FEET SOUTH 00°22'17" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 10 (THE BASIS OF BEARINGS IS SOUTH 00°18'53" WEST BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 10) AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 86°31'48" EAST 80.14 FEET; THENCE SOUTH 89°37'43" WEST 80.00 FEET; THENCE NORTH 5.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

ANY PORTION OF SUBJECT PROPERTY LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF 14400 SOUTH STREET AS SHOWN ON THAT RIGHT OF WAY MAP PREPARED BY DOMINION ENGINEERING ROS# S2017-04-0262 AS RECORDED AND/OR FILED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

CONTAINING 12,632 SQUARE FEET OR .29 ACRES, MORE OR LESS.

PROPOSED PARCEL

BEGINNING AT A POINT ON THE SOUTH LINE OF 14400 SOUTH STREET, SAID POINT BEING SOUTH 0°18'53" WEST 1360.00 FEET ALONG THE SECTION LINE AND EAST 1958.58 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF 14400 SOUTH STREET THE FOLLOWING THREE COURSES:

- 1) NORTH 89°37'43" EAST 59.00 FEET;
- 2) SOUTH 86°19'53" EAST 22.32 FEET;
- 3) NORTH 89°40'49" EAST 175.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD(SR-68); THENCE SOUTH 12°16'47" WEST 168.79 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE WEST 221.20 FEET; THENCE NORTH 00°00'10" EAST 164.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.904 ACRES OR 39,364 SQUARE FEET, MORE OR LESS