

Notice of Consent Simple Boundary Adjustment

I, Eric Daems, the designated Land Use Authority for Salt Lake City, in accordance with §10-9a-523 (3) or §17-27a522 (3), hereby provide consent to a Simple Boundary Adjustment proposed by Keystone Construction, LLC that:

- (a) Included the attached conveyance document that complies with §57-1-45.5;
- (b) Does not:
 - (i) Affect a public right-of-way, county utility easement or other public property
 - (ii) Affect an existing easement, onsite wastewater regulation, or an internal lot restriction;
Or
 - (iii) Result in a lot or parcel out of conformity with land use regulation.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of the boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment was recorded.

Signed this 16th day of September, 2025


Eric Daems
Designated Land Use Authority
Of Salt Lake City

14442156 B: 11604 P: 3675 Total Pages: 6
09/29/2025 12:26 PM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To KEYSTONE CONSTRUCTION LLC
42 E. 1100 SAMERICAN FORK, UT 84003


BOUNDARY ADJUSTMENT AGREEMENT

The Agreements set forth hereinafter are made and entered into by and between Keystone Construction, LLC of 1590 S 900 W #603 , (hereinafter referred to as "Party 1" and Keystone Construction, LLC of 1590 S 900 W #604, (hereinafter referred to as "Party 2". All the Property described herein is in Salt Lake City, Salt Lake County, Utah

RECITALS

WHEARAS:

A. "Party 1 is the owner of the following parcel of real property a reflected in the current instruments recorded at **Entry Number 11418668 Book 11591 Page 18** of the Salt Lake County records

Tax ID Number **15142530920000**

All of lot 28 Regency on 9th Subdivision

(Hereinafter referred to as the "**Party 1 Property**")

B. "Party 2 is the owner of the following parcel of real property a reflected in the current instruments recorded at **Entry Number 11418668 Book 11591 Page 18** of the Salt Lake County records

Tax ID Number **15142530910000**

All of lot 27 Regency on 9th Subdivision

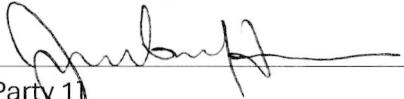
(Hereinafter referred to as the "**Party 2 Property**")

C.) Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

Owners Certificate

In order to establish the adjusted boundary, Party 1 Hereby relinquished, conveys and quitclaims to party 2 any right, title, interest and estate Party 1 may have in the property described as the adjusted boundary of the [Party 2] adjusted boundary.

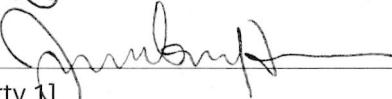
Land Owner Signatures



[Party 1]

9/18/25

Date



[Party 1]

9/18/25

Date

ACKNOWLEDGEMENT

State of Utah } SS
County of Utah }

On the date shown by each signature, personally appeared before me [Party #1] signers of the above certificate who duly acknowledged to me that they did execute the same

My Commission Expires 4/30/28



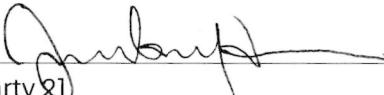
Notary Public



Owners Certificate

In order to establish the adjusted boundary, Party 2 Hereby relinquished, conveys and quitclaims to Party 1 any right, title, interest and estate Party 2 may have in the property described as the adjusted boundary of the [Party 1] adjusted boundary.

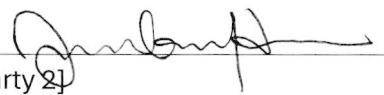
Land Owner Signatures



[Party 1]

9/18/28

Date



[Party 2]

9/18/28

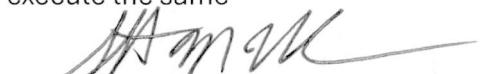
Date

ACKNOWLEDGEMENT

State of Utah } SS
County of Utah }

On the date shown by each signature, personally appeared before me [Party #2] signers of the above certificate who duly acknowledged to me that they did execute the same

My Commission Expires 4/30/28



Notary Public



AGREEMENT AND CONVEYANCE

NOW THEREFORE, in consideration of the premises below and for other good and valuable consideration, the sufficiency and receipt is hereby acknowledged by the party as an agreement to permanently establish an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the Party 1 Adjusted Property based upon the adjusted boundary, be more particularly described as follows.

Party 1 Adjusted Property

Tax ID 15142530920000

All of Lot 28 and the East 4 feet of Lot 27,
according to the official plat thereof recorded in the office of the Salt Lake County Recorder on
November 15, 2024 as Entry No. 14314066 in Book 2024P at Page 249.

2. The **Party 2 Property** shall henceforth be referred to as the “Party 2 Adjusted Property” and shall based upon the adjusted boundary, be more particularly described as follows

Party 2 Adjusted Property

Tax ID 15142530910000

All of Lot 27 less the 4 East feet of the Lot
according to the official plat thereof recorded in the office of the Salt Lake County Recorder on
November 15, 2024 as Entry No. 14314066 in Book 2024P at Page 249.

3. A visual graphic in accordance with §57-1-45.5(3)(b) depicting the affected properties with their former and new adjusted boundary locations is attached as **Exhibit A**.
4. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitsclaims to Party 2 any right, title, interest and estate Party 1 may have in the property described in Paragraph 2 above which lies within the adjusted boundary of the Party 2 Adjusted Property.
5. In order to establish the adjusted boundary, Party 2 hereby relinquishes, conveys and quitsclaims to Party 1 any right, title, interest and estate Party 2 may have in the property described in Paragraph 1 above which lies within the adjusted boundary of the Party 1 Adjusted Property.
6. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing or otherwise affecting any existing easements rights, interests or claims which otherwise inure to the benefit of Party 1 or Party 2.
7. The terms and conditions of this agreement shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the parties hereto and shall run with the property.

LEGEND

507

Simple Boundary Adjustment between Lots 27 and 28

EXHIBIT A

PARCEL A
COMMON AREA CONVEYED TO THE HOA UPON
THE RECORDING OF THIS PLAT
70,002 SF
1.61 ACRES
(ENTIRE AREA WITHIN THE BOUNDARY
EXCLUDING THE INDIVIDUAL LOTS)

LOT LINE TO BE ADJUSTED _____
ADJUSTED LOT LINE _____

ZONE CB

BOUNDARY LINE AFTER
ADJUSTMENT

BOUNDRY LINE BEING
ADJUSTED AND REMOVED

BOUNDARY LINE BEING
ADJUSTED AND REMOVED

15	21.38'	17.25'	17.25'	21.25'	17.25'	21.38'	16
----	--------	--------	--------	--------	--------	--------	----

19

N 0° 14' 34" W 31.00"

25

26
[0]

27

28

29

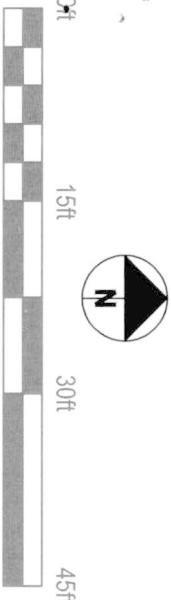
30

31.00'

N 0° 14' 34" W 31.00'

Entry No 14314066 Book 2024P Page 249.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
4700 SOUTH 800 WEST SALT LAKE CITY, UTAH



REGENCY ON 9TH SUBDIVISION

14442156 B: 11604 P: 3680 Page 6 of 6