

When Recorded Return To:
Avail Rvn Dev. LLC
9071 S 1300 W Ste 210
West Jordan UT 84088

14446615 B: 11607 P: 387 Total Pages: 6
10/07/2025 02:44 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT

An exchange of title in accordance with 10-9-808 UCA and 15A-30-07 Revised Ordinances of Sandy City, herein referred to as a "property line adjustment", is hereby considered for approval for adjacent parcels of land which are currently described as follows (see also the attached reference map):

Parcel "A":

Parcel Identification No.: Parcel No. 28-12-177-023
described as: Lot 106 of Monte Cristo at LaCaille Subdivision, recorded November 16, 2022 as
Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake
County Recorder
containing 15001 square feet

AND,

Parcel "B":

Parcel Identification No.: Parcel No. 28-12-177-024
described as: Lot 107 of Monte Cristo at LaCaille Subdivision, recorded November 16,
2022 as Entry No. 14042899 in Book 2022P at Page 286 in the Office of
the Salt Lake County Recorder
containing 15694 square feet

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

Revised Parcel "A":

Parcel Identification No.:
described as:
see sheet attached
containing 15001 square feet

AND

Revised Parcel "B":

Parcel Identification No.:
described as:
see sheet attached
containing 15694 square feet

Revised Parcel No. 28-12-177-023:

A parcel of land situated in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 107 of Monte Cristo at LaCaille Subdivision, recorded November 16, 2022 as Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder, said point also being North 00°38'44" West 883.06 feet along the section line and East 1,908.66 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence along the northerly right-of-way line of Quail Hill Lane the following two (2) courses:

- (1) Northwesterly 41.72 feet along the arc of a 45.00-foot radius curve to the left (center bears South 42°53'44" West and the chord bears North 73°39'56" West 40.24 feet with a central angle of 53°07'19");
- (2) Southwesterly 3.76 feet along the arc of a 45.00-foot radius curve to the right (center bears North 10°13'35" West and the chord bears South 82°09'53" West 3.76 feet with a central angle of 4°46'57");

thence North 2°59'01" East 149.10 feet;
thence South 89°39'03" East 106.52 feet;
thence South 66°52'57" East 10.11 feet;
thence South 35°19'57" West 59.70 feet;
thence South 7°18'37" East 34.70 feet;
thence South 33°23'52" East 54.69 feet;
thence South 72°03'06" West 85.38 feet to the point of beginning.

Contains 15,001 Square Feet or 0.344 Acres

Revised Parcel No. 28-12-177-023:

A parcel of land situated in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

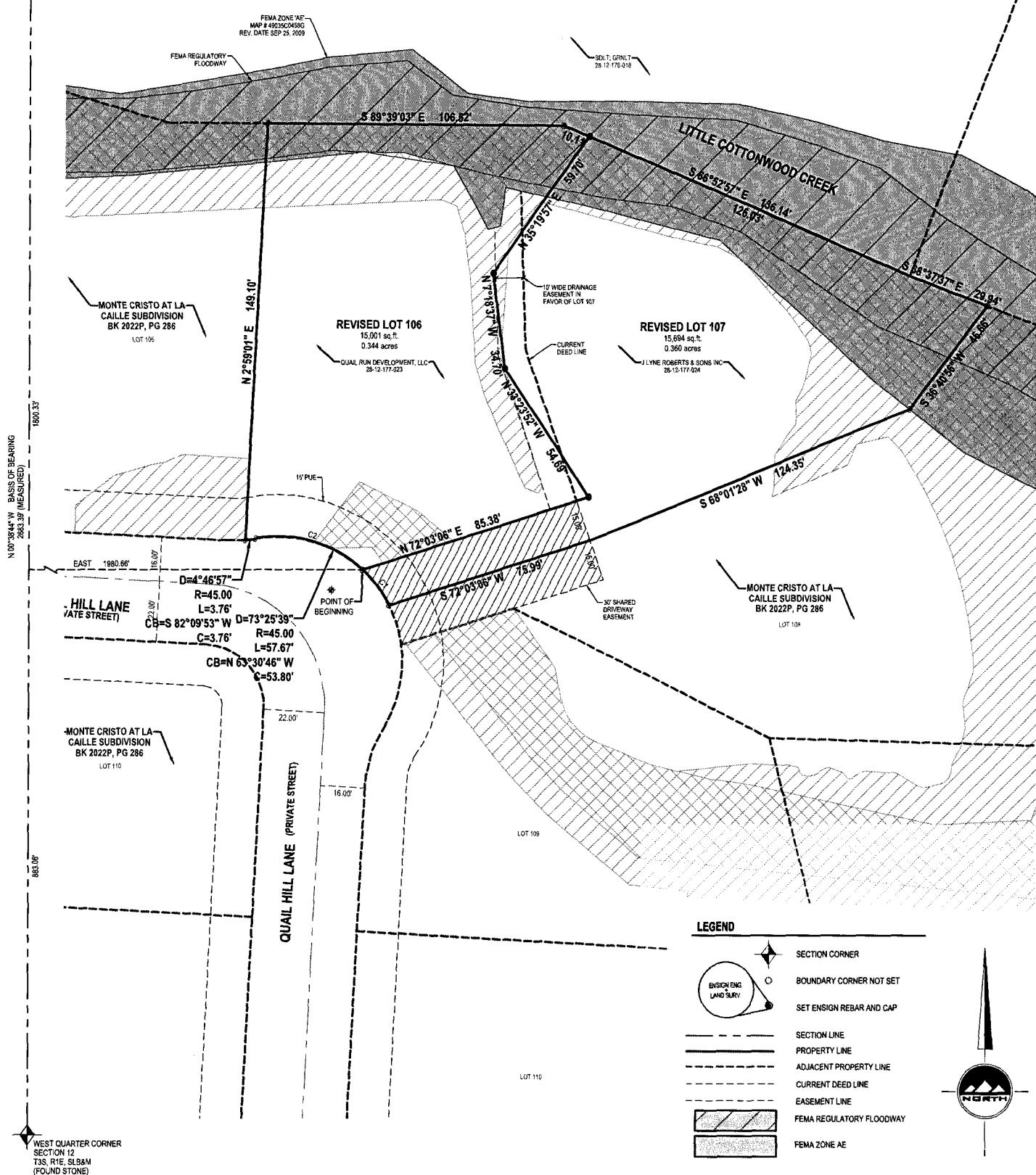
Beginning at the Southwest Corner of Lot 107 of Monte Cristo at LaCaille Subdivision, recorded November 16, 2022 as Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder, said point also being North 00°38'44" West 883.06 feet along the section line and East 1,908.66 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 72°03'06" East 85.38 feet;
thence North 33°23'52" West 54.69 feet;
thence North 7°18'37" West 34.70 feet;
thence North 35°19'57" East 59.70 feet;
thence South 66°52'57" East 126.03 feet;
thence South 68°37'37" East 29.94 feet;
thence South 36°40'56" West 46.66 feet;
thence South 68°01'28" West 124.35 feet;
thence South 72°03'06" West 75.99 feet to the northerly right-of-way line of Quail Hill Lane;
thence Northwesterly 15.95 feet along the arc of a 45.00-foot radius curve to the left (center bears South 63°12'04" West and the chord bears North 36°57'06" West 15.86 feet with a central angle of 20°18'20") along said northerly right-of-way line of Quail Hill Lane feet to the point of beginning.

Contains 15,676 Square Feet or 0.360 Acres

NORTHWEST CORNER
SECTION 12
T3S, R1E, SLS&M
(FOUND STONE
FLAT BRASS CAP)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	45.00'	15.95'	20°18'20"	N38°57'06"W	15.86'	
C2	45.00'	41.72'	53°07'19"	N73°39'56"W	40.24'	



PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as Parcel "A", identified by Parcel Identification No. 28121770230000 lot 106, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 8th day of Sept., 2025.

GRD LLC By its manager
CH Management Corp.
By Chris McCandless, Pres.

STATE OF Utah)

COUNTY OF Salt Lake) ss

On the 8 day of September, 2025, personally appeared before me _____

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



My Commission Expires: 07/02/2029 ex 7-2-2029

Ruth Larsen
Notary Public

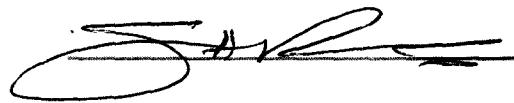
Salt Lake County
Residing in:

PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as Parcel "B", identified by Parcel Identification No. 28121770240000 lot 107, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 8th day of SEPTEMBER, 2025.

J. Lyne Roberts & Sons Inc.



By: Scott Roberts

TITLE: PRESIDENT

STATE OF Utah)
COUNTY OF Utah) ss



On the 8th day of September, 2025, personally appeared before me _____, the

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



Notary Public

My Commission Expires:

01/23/2028

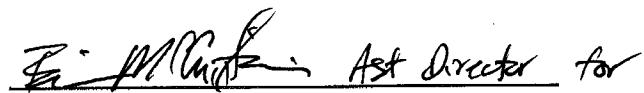
Utah
Residing in:

SANDY CITY APPROVAL

I, James L. Sorensen, in accordance with 21-30-08 Revised Ordinances of Sandy City, serving in my capacity as the Sandy City Community Development Director, approve the above described property line adjustment of parcels as proposed by adjoining property owners of record, where as:

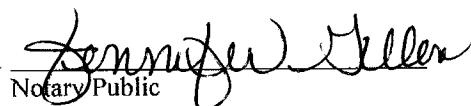
- (a) no new dwelling lot or housing unit results from the property line adjustment;
- (b) the adjoining property owners consent to the property line adjustment;
- (c) the property line adjustment does not result in remnant land that did not previously exist; and
- (d) the property line adjustment does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

Signed this 3rd day of October, 2025.


James L. Sorensen,
Sandy City Community Development Director

STATE OF Utah)
COUNTY OF Salt Lake) ss

On this 3 day of October, 2025, personally appeared before me James L. Sorensen, Sandy City Community Development Director, the signer of the above, who, being duly subscribed and sworn, did acknowledge to me that he executed the same.


Notary Public
Jennifer Gillen
Salt Lake County
Residing in:

My Commission Expires:

October 4, 2027

