

When Recorded Return To:  
QUAIL RUN DEV INC  
9071 S 1300 W Ste 210  
WEST JORDAN, UT 84081

14446628 B: 11607 P: 437 Total Pages: 6  
10/07/2025 03:01 PM By: vanguyen 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. 28-12-177-021  
described as: Lot 104 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 15,000 square feet

AND,

Parcel "B":

Parcel Identification No.: Parcel No. 28-12-177-022  
described as: Lot 105 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 15,019 square feet

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

Revised Parcel "A":

Parcel Identification No.: Parcel No. 28-12-177-021  
described as:  
See legal description attached  
containing 15,000 square feet

AND

Revised Parcel "B":

Parcel Identification No.: Parcel No. 28-12-177-022  
described as:  
See legal description attached  
containing 15019 square feet

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

**Revised Parcel No. 28-12-177-021:** Lot 104

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 105 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 898.51 feet along the section line and East 1,840.11 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 three (3) courses:  
(1) North 87°00'59" West 39.25 feet;  
(2) Northwesterly 8.06 feet along the arc of a 462.00-foot radius curve to the right (center bears North 2°59'01" East and the chord bears North 86°30'59" West 8.06 feet with a central angle of 1°00'00");  
(3) North 86°00'59" West 43.06 feet;  
thence North 2°56'45" East 177.23 feet;  
thence South 68°36'25" East 34.17 feet;  
thence South 77°13'11" East 43.44 feet;  
thence South 24°29'01" East 37.34 feet;  
thence South 2°57'58" West 101.74 feet;  
thence South 14°17'37" West 10.20 feet;  
thence South 2°59'01" West 15.00 feet to the point of beginning.

Contains 15,000 Square Feet or 0.344 Acres

**Revised Parcel -177 No. 28-12-022:** Lot 105

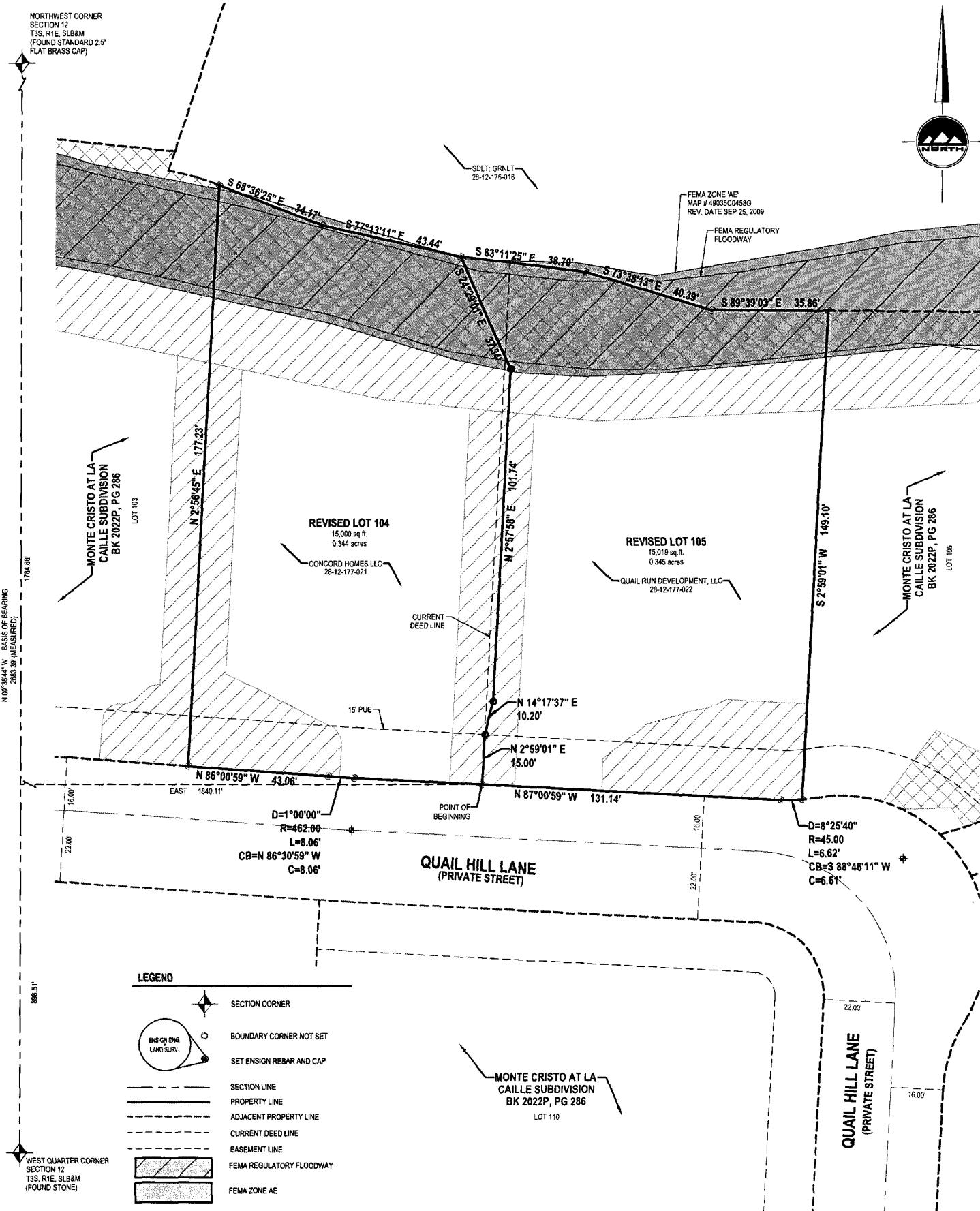
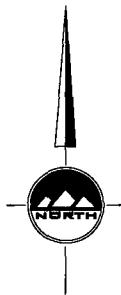
A parcel of land situated in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 105 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 898.51 feet along the section line and East 1,840.11 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 2°59'01" East 15.00 feet;  
thence North 14°17'37" East 10.20 feet;  
thence North 2°57'58" East 101.74 feet;  
thence North 24°29'01" West 37.34 feet;  
thence South 83°11'25" East 38.70 feet;  
thence South 73°38'13" East 40.39 feet;  
thence South 89°39'03" East 35.86 feet;  
thence South 2°59'01" West 149.10 feet to the northerly right-of-way line of Quail Hill Lane;  
thence along the northerly right-of-way line of Quail Hill Lane the following two (2) courses:  
(1) Southwesterly 6.62 feet along the arc of a 45.00-foot radius curve to the right (center bears North 5°26'38" West and the chord bears South 88°46'11" West 6.61 feet with a central angle of 8°25'40");  
(2) North 87°00'59" West 91.89 feet to the point of beginning.

Contains 15,019 Square Feet or 0.345 Acres

NORTHWEST CORNER  
SECTION 12  
T3S, R1E, SLB&M  
(FOUND STANDARD 2.5"  
FLAT BRASS CAP)



PROJECT NUMBER 4978F	PRINT DATE 2025-10-02
PROJECT MANAGER DAJ	DESIGNED BY KFW

MONTE CRISTO AT LA CAILLE  
LOT 104 AND 105  
3773 EAST AND 3787 EAST QUAIL HILL LANE  
SANDY, UTAH  
BOUNDARY ADJUSTMENT EXHIBIT



SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100 TOOLE Phone: 435.843.3590 CEDAR CITY Phone: 435.665.1453 RICHFIELD Phone: 435.896.2983

## PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as Parcel "A", identified by Parcel Identification No. 28121770210000 lot 104, do hereby declare that I (we) do approve of the above described property line adjustment.

Witness the hand(s) of said owner(s), this 8<sup>th</sup> day of September, 2025.



STATE OF Utah )  
COUNTY OF Utah ) ss

On the 8 day of September, 2025, personally appeared before me \_\_\_\_\_  
Samuel Drown

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

  
Notary Public

My Commission Expires:

May 5 2027



## PROPERTY OWNER APPROVAL

I (We), the undersigned owner(s) of the herein described property known as Parcel "B", identified by Parcel Identification No. 28121770220000 lot 105, 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., 20 25.

GDD LLC By its Manager  
CW Management Corp.  
Chris Mc Landless, Pres.

STATE OF Utah )  
COUNTY OF Salt Lake ) ss

On the 8 day of September, 20 25, personally appeared before me \_\_\_\_\_  
Chris Mc Landless, 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

Exp 7-2-2029

Ruth Larsen  
Notary Public

Salt Lake County

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 3<sup>rd</sup> day of October, 2025.

James L. Sorensen *Asst. Director for*  
James L. Sorensen,  
Sandy City Community Development Director

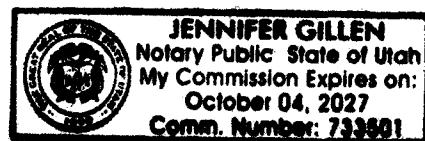
STATE OF Utah)  
COUNTY OF Salt Lake)<sup>ss</sup>

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.

Jennifer Gillen  
Notary Public  
Salt Lake County  
Residing in:

My Commission Expires:

October 4, 2027



comm# 733501