

04-069-0097
04-144-0007

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BK 7682 PG 3384

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/25/2021 01:13 PM
FEE \$0.00 Pgs: 6
DEP RTT REC'D FOR BOUNTIFUL CITY



Notice of Approval of Lot Line Adjustment

The Bountiful City Administrative Committee is the municipal body authorized to approve an exchange of title between the owners of record of adjacent parcels.

This Notice of Approval affects the following properties:

RETURNED
JAN 25 2021

(1) BEG AT A PT ON NORTH BNDRY OF 500 SOUTH STR (A 66 FT WIDE R/W) WH PT IS N 89°38'33" E 67.96 FT ALG THE SEC LINE & S 0°11'23" E 516.71 FT ALG THE CENTERLINE OF 400 EAST STR (A 66 FT WIDE R/W) TO AN EXISTING BRASS MONUMENT & N 89°44'04" E 486.42 FT ALG THE CENTERLINE OF SD 500 SOUTH STR & N 0°11'23" W 33.0 FT FR THE RELOCATED NW COR OF SEC 29-T2N-R1E, SLM; & RUN TH N 0°11'23" W 236.50 FT; TH N 89°44'04" E 4.99 FT TO A PT ON THE W'LY FENCE LINE OF BARTON CREEK (A CONCRETE LINED DRAINAGE CANAL); TH ALG SD W'LY FENCE LINE IN THE FOLLOWING FIVE COURSES: N 20°30'00" W 67.43 FT, NW'LY 82.07 FT ALG THE ARC OF A 330.00 FT RAD CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 14°15'00" (RAD PT BEARS N 69°30'00" E FR THE BEG OF THE CURVE), N 6°15'00" W 28.99 FT, N 14°30'00" W 79.17 FT, N 20°19'46" W 23.83 FT; TH S 89°40'49" E 346.15 FT; TH S 24°20'40" W 110.21 FT; TH SW'LY 43.09 FT ALG THE ARC OF A 100.00 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 24°41'15" (RAD PT BEARS S 65°39'20" E FR THE BEG OF THE CURVE); TH S 0°20'35" E 71.50 FT; TH SW'LY 95.86 FT ALG THE ARC OF A 125.00 FT RAD CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 43°56'26" (RAD PT BEARS S 89°39'25" W FR THE BEG OF THE CURVE) TO A PT OF REVERSE CURVATURE; TH S'LY 57.32 FT ALG THE ARC OF A 75.00 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 43°47'14" (RAD PT BEARS S 46°24'09" E FR THE BEG OF THE CURVE); TH S 0°11'23" E 151.78 FT; TH S 89°44'04" W 168.00 FT ALG THE N SIDE OF SD 500 SOUTH STR TO THE POB. CONT 2.60 ACRES, CITY OF BOUNTIFUL, DAVIS COUNTY, UTAH.

(2) PART OF THE NW 1/4 OF SEC 29 & THE SW 1/4 OF SEC 20-T2N-R1E, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE E'LY R/W LINE OF 400 EAST STR, SD PT BEING S 00°11'23" E 184.96 FT & N 89°48'37" E 33.00 FT FR A FOUND CENTERLINE MONU IN THE INTERSECTION OF 200 SOUTH & 400 EAST (SD CENTERLINE MONU BEING N 00°11'23" W 1109.30 FT FR A FOUND CENTERLINE MONU IN THE INTERSECTION OF 500 SOUTH 400 EAST), SD PT ALSO BEING N 408.16 FT & E 99.61 FT FR THE CALCULATED POSITION OF THE NW COR OF SEC 29-T2N-R1E, WH IS NOT IN PLACE; TH N 89°48'37" E 133.49 FT; TH S 00°11'23" E 6.31 FT TO AN EXIST FENCE COR; TH N 89°50'21" E ALG AN EXIST FENCE 114.00 FT TO AN EXIST FENCE COR; TH S 00°11'23" E ALG AN EXIST FENCE 260.74 FT TO THE S'LY LINE OF LOT 1 OF LAKEVIEW LIFE CENTER; TH ALG SD S'LY LINE THE FOLLOWING ELEVEN COURSES: (1) S 46°12'52" E 3.90 FT; (2) S 42°54'19" E 19.87 FT; (3) S 53°31'08" E 8.44 FT; (4) S 49°42'06" E 17.47 FT; (5) S 54°33'54" E 17.75 FT; (6) S 52°06'30" E 56.36 FT; (7) N 41°21'24" E 5.05 FT; (8) S 55°45'02" E 15.77 FT; (9) ALG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 66.60 FT, AN ARC LENGTH OF 37.50 FT, A DELTA ANGLE OF 32°15'51", A CHORD BEARING OF S 42°17'56" E, & A CHORD LENGTH OF 37.01 FT; (10) S 20°19'52" E 4.38 FT; & (11) S 14°43'22" E 0.75 FT; TH S

20°19'46" E 23.83 FT; TH S 14°30'00" E 79.17 FT; TH S 06°15'00" E 28.99 FT; TH ALG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FT, AN ARC LENGTH OF 82.07 FT, A DELTA ANGLE OF 14°15'00", A CHORD BEARING OF S 13°22'30" E, & A CHORD LENGTH OF 81.86 FT; TH S 20°30'12" E 53.05 FT; TH S 20°29'16" E 14.38 FT; TH S 89°44'04" W 4.99 FT; TH S 00°11'23" E 236.50 FT TO THE N'LY R/W LINE OF 500 SOUTH STR; TH S 89°44'04" W ALG SD N'LY R/W LINE 453.42 FT TO THE E'LY R/W LINE OF 400 EAST STR; TH N 00°11'23" W ALG SD E'LY R/W LINE 891.30 FT TO THE POB. CONT.7.2074 ACRES, CITY OF BOUNTIFUL, DAVIS COUNTY, UTAH.

CTR Partnership LP, owns a parcel of property located at 499 East 500 South, Bountiful, Utah, as described in Attachment A, "Parcel 1." Providential BBA Property LLC owns a parcel of property located at 485 E 500 South, Bountiful, Utah, as described in "Parcel 2."

CTR Partnership LP desire to convey the real property described in Attachment A, "Parcel to be Conveyed" to the property described in "Parcel 2." The area to be conveyed (described as "Parcel to be Conveyed") will not result in a new dwelling lot or housing unit, and will not result in a violation of applicable Bountiful City zoning requirements.

Notice is hereby given that pursuant to the provisions of 10-9a-608(5) of the Utah Code, at a meeting held Monday, January 4, 2021, the Bountiful City Administrative Committee approved the requested conveyance of property. **This Notice of Approval does not act as a conveyance of title to real property**, and the parties involved must execute appropriate conveyance documents to effectuate the transaction.

Dated this 25 day of January, 2021.

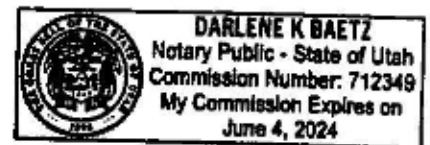
Bountiful City Administrative Committee:

By: *Francisco Astorga*
Francisco Astorga, Administrative Committee Chairman

State of Utah)
County of Davis)

The foregoing instrument was acknowledged before me this 25 day of January, 2021, by Francisco Astorga, Administrative Committee Chairman.

Darlene K. Baetz
Notary Public



ATTACHMENT A

PARCEL 1 (Parcel ID 04-069-0097) – CTR PARTNERSHIP LP

BEG AT A PT ON NORTH BNDRY OF 500 SOUTH STR (A 66 FT WIDE R/W) WH PT IS N 89°38'33" E 67.96 FT ALG THE SEC LINE & S 0°11'23" E 516.71 FT ALG THE CENTERLINE OF 400 EAST STR (A 66 FT WIDE R/W) TO AN EXISTING BRASS MONUMENT & N 89°44'04" E 486.42 FT ALG THE CENTERLINE OF SD 500 SOUTH STR & N 0°11'23" W 33.0 FT FR THE RELOCATED NW COR OF SEC 29-T2N-R1E, SLM; & RUN TH N 0°11'23" W 236.50 FT; TH N 89°44'04" E 4.99 FT TO A PT ON THE W'LY FENCE LINE OF BARTON CREEK (A CONCRETE LINED DRAINAGE CANAL); TH ALG SD W'LY FENCE LINE IN THE FOLLOWING FIVE COURSES: N 20°30'00" W 67.43 FT, NW'LY 82.07 FT ALG THE ARC OF A 330.00 FT RAD CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 14°15'00" (RAD PT BEARS N 69°30'00" E FR THE BEG OF THE CURVE), N 6°15'00" W 28.99 FT, N 14°30'00" W 79.17 FT, N 20°19'46" W 23.83 FT; TH S 89°40'49" E 346.15 FT; TH S 24°20'40" W 110.21 FT; TH SW'LY 43.09 FT ALG THE ARC OF A 100.00 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 24°41'15" (RAD PT BEARS S 65°39'20" E FR THE BEG OF THE CURVE); TH S 0°20'35" E 71.50 FT; TH SW'LY 95.86 FT ALG THE ARC OF A 125.00 FT RAD CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 43°56'26" (RAD PT BEARS S 89°39'25" W FR THE BEG OF THE CURVE) TO A PT OF REVERSE CURVATURE; TH S'LY 57.32 FT ALG THE ARC OF A 75.00 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 43°47'14" (RAD PT BEARS S 46°24'09" E FR THE BEG OF THE CURVE); TH S 0°11'23" E 151.78 FT; TH S 89°44'04" W 168.00 FT ALG THE N SIDE OF SD 500 SOUTH STR TO THE POB. CONT 2.60 ACRES.

PARCEL 2 (Parcel ID 04-144-0007) – PROVIDENTIAL BBA PROPERTY LLC

PART OF THE NW 1/4 OF SEC 29 & THE SW 1/4 OF SEC 20-T2N-R1E, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE E'LY R/W LINE OF 400 EAST STR, SD PT BEING S 00°11'23" E 184.96 FT & N 89°48'37" E 33.00 FT FR A FOUND CENTERLINE MONU IN THE INTERSECTION OF 200 SOUTH & 400 EAST (SD CENTERLINE MONU BEING N 00°11'23" W 1109.30 FT FR A FOUND CENTERLINE MONU IN THE INTERSECTION OF 500 SOUTH 400 EAST), SD PT ALSO BEING N 408.16 FT & E 99.61 FT FR THE CALCULATED POSITION OF THE NW COR OF SEC 29-T2N-R1E, WH IS NOT IN PLACE; TH N 89°48'37" E 133.49 FT; TH S 00°11'23" E 6.31 FT TO AN EXIST FENCE COR; TH N 89°50'21" E ALG AN EXIST FENCE 114.00 FT TO AN EXIST FENCE COR; TH S 00°11'23" E ALG AN EXIST FENCE 260.74 FT TO THE S'LY LINE OF LOT 1 OF LAKEVIEW LIFE CENTER; TH ALG SD S'LY LINE THE FOLLOWING ELEVEN COURSES: (1) S 46°12'52" E 3.90 FT; (2) S 42°54'19" E 19.87 FT; (3) S 53°31'08" E 8.44 FT; (4) S 49°42'06" E 17.47 FT; (5) S 54°33'54" E 17.75 FT; (6) S 52°06'30" E 56.36 FT; (7) N 41°21'24" E 5.05 FT; (8) S 55°45'02" E 15.77 FT; (9) ALG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 66.60 FT, AN ARC LENGTH OF 37.50 FT, A DELTA ANGLE OF 32°15'51", A CHORD BEARING OF S 42°17'56" E, & A CHORD LENGTH OF 37.01 FT; (10) S 20°19'52" E 4.38 FT; & (11) S 14°43'22" E 0.75 FT; TH S 20°19'46" E 23.83 FT; TH S 14°30'00" E 79.17 FT; TH S 06°15'00" E 28.99 FT; TH ALG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FT, AN ARC LENGTH OF 82.07 FT, A DELTA ANGLE OF 14°15'00", A CHORD BEARING OF S 13°22'30" E, & A CHORD LENGTH OF 81.86 FT; TH S 20°30'12" E 53.05 FT; TH S 20°29'16" E 14.38 FT; TH S 89°44'04" W 4.99 FT; TH S 00°11'23" E 236.50 FT TO THE N'LY R/W LINE OF 500 SOUTH STR; TH S 89°44'04" W ALG SD N'LY R/W LINE 453.42 FT TO THE E'LY R/W LINE OF 400 EAST STR; TH N 00°11'23" W ALG SD E'LY R/W LINE 891.30 FT TO THE POB. CONT.7.2074 ACRES, City of Bountiful, Davis County, Utah

PARCEL TO BE CONVEYED

A PORTION OF PARCEL 04-069-0097

LEGAL DESCRIPTION OF PARCEL TO BE CONVEYED (PARCEL 3);

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM A FOUND 1.5" WITNESS

CORNER IN THE TOP BACK OF CURB ON THE WEST SIDE OF 400 EAST STREET, (SOUTHWEST CORNER BEING SOUTH 89°58'10" WEST 41.93 FEET ALONG THE SECTION LINE FROM SAID WITNESS CORNER); THENCE ALONG SAID SECTION LINE NORTH 89°58'10" EAST 67.89 FEET TO A POINT ON THE CENTERLINE OF SAID 400 EAST STREET (66.00 FEET WIDE); THENCE ALONG SAID CENTERLINE SOUTH 00°08'14" WEST 516.71 FEET TO AN EXISTING BRASS CAP MONUMENT AT THE INTERSECTION OF SAID 400 EAST STREET AND 500 SOUTH STREET; THENCE ALONG THE CENTERLINE OF SAID 500 SOUTH STREET SOUTH 89°56'19" EAST 486.42 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°08'14" EAST 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 500 SOUTH STREET (66.00 FEET WIDE), SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°08'14" EAST 236.50 FEET ALONG THE EASTERLY LINE OF PARCEL 04-144-0007 BEING COINCIDENT WITH THE WESTERLY LINE OF PARCEL 04-069-0097; THENCE SOUTH 89°56'19" EAST 4.99 FEET TO A POINT ON THE WESTERLY FENCE LINE OF BARTON CREEK (A CONCRETE LINED DRAINAGE CANAL), THENCE ALONG SAID WESTERLY CHAIN-LINK FENCE LINE THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 20°17'16" EAST 206.55 FEET; (2) SOUTH 21°24'15" EAST 10.04 FEET; (3) SOUTH 25°07'24" EAST 9.92 FEET; (4) SOUTH 32°45'31" EAST 9.96 FEET; (5) SOUTH 42°09'19" EAST 11.26 FEET; THENCE DEPARTING SAID FENCE LINE SOUTH 7.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 500 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°56'19" WEST 98.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED CONTAINS 11,712 SQUARE FEET OR 0.27 ACRES

December 10, 2020
B. Yates

LEGAL DESCRIPTION

**A portion of Parcel 04-069-0097
Legal Description of parcel to be conveyed (Parcel 3);**

Commencing at the Southwest Corner of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian as calculated from a found 1.5" witness corner in the top back of curb on the West side of 400 East Street, (Southwest Corner being South 89°58'10" West 41.93 feet along the section line from said witness corner); thence along said section line North 89°58'10" East 67.89 feet to a point on the centerline of said 400 East Street (66.00 feet wide); thence along said centerline South 00°08'14" West 516.71 feet to an existing brass cap monument at the intersection of said 400 East Street and 500 South Street; thence along the centerline of said 500 South Street South 89°56'19" East 486.42 feet; thence departing said centerline North 00°08'14" East 33.00 feet to a point on the north right-of-way line of said 500 South Street (66.00 feet wide), said point also being the **Point of Beginning**.

Thence departing said north right-of-way line North 00°08'14" East 236.50 feet along the easterly line of Parcel 04-144-0007 being coincident with the westerly line of Parcel 04-069-0097; thence South 89°56'19" East 4.99 feet to a point on the westerly fence line of Barton Creek (a concrete lined drainage canal), thence along said westerly chain-link fence line the following five (5) courses; (1) South 20°17'16" East 206.55 feet; (2) South 21°24'15" East 10.04 feet; (3) South 25°07'24" East 9.92 feet; (4) South 32°45'31" East 9.96 feet; (5) South 42°09'19" East 11.26 feet; thence departing said fence line South 7.81 feet to the north right-of-way line of said 500 South Street; thence along said north right-of-way line North 89°56'19" West 98.00 feet to the **Point of Beginning**.

The above-described contains 11,712 square feet or 0.27 acres

End of description.

Bryan Yates, PLS
Professional Land Surveyor
Utah License No. 8589857