

When recorded please return to:
 Planning Division
 South Jordan City
 1600 W. Towne Center Dr.
 South Jordan, UT 84095

File: LLA-2015.08

Affected Parcel Numbers: 2715177033, 2715177007 & 2715177008

12068385
 06/10/2015 02:18 PM \$0.00
 Book - 10332 Pg - 7703-7708
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 SOUTH JORDAN
 1600 W TOWNE CENTER DR
 SOUTH JORDAN UT 84095-8265
 BY: EEP, DEPUTY - WI 6 P.

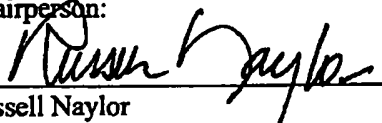
NOTICE OF APPROVAL OF EXCHANGE OF TITLE


The Planning Commission of the City of South Jordan hereby approves file LLA-2015.08, an application for exchange of title that adjusts the lot lines between parcel identification numbers 2715177033, 2715177007, and 2715177008 (the "Lots"). The original legal descriptions of the Lots are attached as Exhibit A, and the legal descriptions of the approved exchange of title between the Lots are attached as Exhibit B.

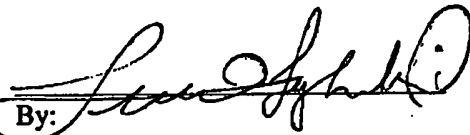
This exchange of title between the Lots does not vacate or amend a public street, right-of-way, or easement and does not result in a violation of any City land use ordinance. This Notice of Approval does not act as a conveyance of title to real property.

APPROVED by the Planning Commission of the City of South Jordan, Utah, on this 20th day of May, 2015 by the following vote:

	YES	NO	ABSTAIN	ABSENT
Beverly Evans	<u>X</u>	_____	_____	_____
Richard Feist	_____	_____	_____	<u>X</u>
T. Earl Jolley	<u>X</u>	_____	_____	_____
Sean Morrissey	<u>X</u>	_____	_____	_____
Russell Naylor	<u>X</u>	_____	_____	_____
Mark Wooley	<u>X</u>	_____	_____	_____

Chairperson:

 Russell Naylor

Approved as to form:

 Office of the City Attorney

By: 
 Owner, Parcel I.D. #s 2715177033, 2715177007 & 2715177008

SOUTH JORDAN PLANNING COMMISSION:

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 20th day of May 2015, by Russell Naylor, the Chairman of the Planning Commission of the City of South Jordan.



Cindy Felt
Notary Public

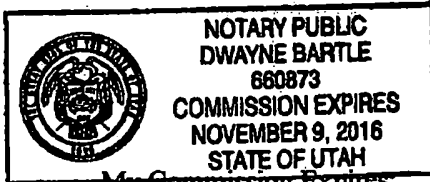
My Commission Expires:

Residing at: Riverton, UT

OWNER OF PROPERTY WITH PARCEL IDENTIFICATION NUMBERS: 2715177033, 2715177007 & 2715177008:

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 21 day of April 2015, by Jannis Lyhnak's, the owner of record of property with parcel identification numbers 2715177033, 2715177007 & 2715177008.



Dwayne Bartle
Notary Public

My Commission Expires:

November 9, 2016

Residing at: 1419 W 40205
SLC UT 84123

Exhibit A

(Original legal descriptions of parcel #s 2715177033, 2715177007 & 2715177008)

PARCEL 1, # 2715177033:

BEGINNING SOUTH 481 FEET AND WEST 333.05 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'39" WEST 60.68 FEET; THENCE SOUTH 0°08'42" EAST 170.62 FEET MORE OR LESS; THENCE NORTHEASTERLY 44.60 FEET MORE OR LESS; THENCE NORTH 20°35' EAST 136.56 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING SOUTH 481 FEET AND WEST 52.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°01'20" WEST 127.85 FEET; THENCE WEST 328.23 FEET MORE OR LESS; THENCE NORTH 20°35' EAST 136.56 FEET; THENCE EAST 280.78 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2, # 2715177007:

BEGINNING AT A POINT WHICH IS NORTH ALONG THE SECTION LINE 608.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 379.50 FEET TO THE EAST RIGHT OF WAY LINE OF THE SALT LAKE & UTAH RAILROAD; THENCE SOUTH 20°56'52" WEST ALONG SAID EAST LINE 76.02 FEET; THENCE EAST 406.68 FEET; THENCE NORTH 71 FEET TO THE POINT OF BEGINNING.

PARCEL 3, #2715177008:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 679.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 406.68 FEET TO THE EAST LINE OF THE SALT LAKE & UTAH RAILROAD; THENCE SOUTH 20°56'52" WEST ALONG SAID EAST LINE 76.02 FEET; THENCE EAST 433.86 FEET; THENCE NORTH 71.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 2 AND 3 THE FOLLOWING DESCRIBED PARCEL:

PART OF ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS;

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BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 608.85 FEET SOUTH ALONG THE QUARTER SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; AND RUNNING THENCE WEST 52.77 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, TO A POINT 53.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID REDWOOD ROAD, OPPOSITE ENGINEERS STATION 493+91.16; THENCE SOUTH 0°01'20" WEST 142.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 52.83 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE QUARTER SECTION LINE AND SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 142.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Exhibit B

(Legal descriptions of exchange of title between parcel #s 2715177033, 2715177007 & 2715177008)

PROPOSED LOT 1:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF REDWOOD ROAD, SAID POINT BEING SOUTH 00°06'39" WEST 481.23 FEET ALONG THE SECTION LINE AND NORTH 89°53'21" WEST 52.72 FEET FROM THE MONUMENT IN THE INTERSECTION OF 10400 SOUTH STREET AND REDWOOD ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°08'00" WEST 269.59 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF THE SJ LES SCHWAB SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2004P AT PAGE 254; THENCE NORTH 89°54'40" WEST 225.78 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SJ LES SCHWAB SUBDIVISION; THENCE NORTH 268.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE FABRIC CENTER SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2001P AT PAGE 254; THENCE NORTH 89°53'22" EAST 226.41 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINS 1.397 ACRES, MORE OR LESS

PROPOSED LOT 2:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE FABRIC CENTER SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2001P AT PAGE 254, SAID POINT BEING SOUTH 00°06'39" WEST 481.23 FEET ALONG THE SECTION LINE AND NORTH 89°53'21" WEST 52.72 FEET AND SOUTH 89°53'22" WEST 226.41 FEET ALONG SAID SOUTHERLY BOUNDARY LINE, FROM THE MONUMENT IN THE INTERSECTION OF 10400 SOUTH STREET AND REDWOOD ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 268.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE SJ LES SCHWAB SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2004P AT PAGE 254; THENCE NORTH 89°54'40" WEST 150.65 FEET ALONG SAID NORTHERLY BOUNDARY LINE OF SAID SJ LES SCHWAB SUBDIVISION TO A POINT ON THE EASTERLY BOUNDARY LINE OF JORDAN HAVEN NO. 3 SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2003P AT PAGE 8; THENCE ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING 2 (TWO) COURSES: 1) NORTH 20°13'00" EAST 103.59 FEET; 2) NORTH 00°08'42" WEST 171.13 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY

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LINE OF THE FABRIC CENTER SUBDIVISION; THENCE NORTH 89°53'22" EAST 115.28
FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINS 0.749 ACRES, MORE OR LESS

