

WHEN RECORDED RETURN TO:
Salt Lake County Planning and Development Services
2001 South State Street, Suite N3-600
Salt Lake City, Utah 84190-3050

12385620
10/10/2016 02:41 PM \$18.00
Book - 10486 Pg - 1757-1760
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MILLCREEK COVE APTS LLC
4873 S STATE ST
MURRAY UT 84107
BY: SMP, DEPUTY - WI 4 P.

Space above for County Recorder's use

**NOTICE OF APPROVAL & OWNERS AFFIDAVIT
PROPERTY LINE ADJUSTMENT /
LOT CONSOLIDATION
Salt Lake County**

*Tax Serial No's. 16-31-378-009,
16-31-378-010,
16-31-378-011
County File # 29766
Surveyor WO SU20160103*

An exchange of title in accordance with UCA 17-27a-608(5) and Salt Lake County Ordinance 18.18.030 herein referred to as a "property line adjustment / lot consolidation" is hereby considered for approval for adjacent parcels of land which are currently described as follows:

(See Attachment A)

The legal descriptions of the parcels following modification by this proposed property line adjustment / lot consolidation will be as follows:

(See Attachment B)

OWNERS AFFIDAVIT

This document is made and executed this _____ day of _____, 20_____.

BDB. AND ASSOCIATES, LLC, the owners of Parcels Number 16-31-378-009, 16-31-378-010 and 16-31-378-011, do hereby acknowledge and consent to the property line adjustment / lot consolidation proposed in the Salt Lake County Planning Application # 29766. We understand that we will be responsible for the completion and recordation of the accurate and appropriate deed(s) of transfer for the new legal descriptions of our parcels as proposed in Attachment B.

PARCEL # 16-31-378-009

PARCEL # 16-31-378-010

PARCEL # 16-31-378-011

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

[Acknowledgements on following page]

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 20____, personally appeared before me, BDB AND ASSOCIATES, LLC, the owners of record of Parcels No. 16-31-378-009, 16-31-378-010, and 16-31-378-011 and the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____
Residing in: _____
NOTARY PUBLIC

Salt Lake County Approval

I Rolen Yoshinaga in accordance with Salt Lake County Ordinance 18.18.030, serving in my capacity as the Division Director for Salt Lake County Planning and Development Services, approve the property line adjustment / lot consolidation between adjacent parcels as proposed by the adjoining property owners of record, having concluded that:

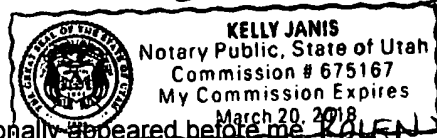
- a) The adjoining property owners consent to the proposed property line adjustment / lot consolidation and shall record approved recordable instruments in the office of the Salt Lake County Recorder;
- b) The proposed property line adjustment does not result in a violation of any applicable land use ordinance;

This action authorizes the recording of the proper instruments but does not act as conveyance of title to the legal descriptions for the real property described in Attachment B. This Notice of Approval shall expire 90 calendar days from the date this document was executed by me unless both this document and the approved instruments are recorded within that time or unless otherwise extended in writing.

Dated this 15th day of August, 2016.

By [Signature]
Title Division Director

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)



On this 15 day of AUGUST, 2016, personally appeared before me, ROLEN YOSHINAGA, the signer of the foregoing instrument, who duly acknowledged to me that ___he executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 3-20-2018
Residing in: DAVIS COUNTY, UTAH
[Signature]
NOTARY PUBLIC



ATTACHMENT A
Current Descriptions

Record Owner(s): BDB AND ASSOCIATES LLC
Parcel Identification No.: 16-31-378-009
Address: 3961 South 300 East
Vesting Deed: Warranty Deed, Entry #12224787, Book 10404 – Page 16
Described as:

Vesting Description

Commencing at a point 469.2 feet South of the Northwest corner of Lot 9, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence East 23 rods; thence South 50 feet; thence West 23 rods; thence North 50 feet to the place of beginning.

Containing 18,975 square feet in area or 0.436 acres more or less

AND,

Record Owner(s): BDB AND ASSOCIATES LLC
Parcel Identification No.: 16-31-378-010
Address: 3965 South 300 East
Vesting Deed: Warranty Deed, Entry #12149882, Book 10369 – Page 6915
Described as:

Vesting Description

PARCEL: 1

COMMENCING AT A POINT 34.8 RODS SOUTH OF THE NORTHWEST CORNER OF LOT 9, BLOCK 7, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE EAST 23 RODS; THENCE NORTH 55 FEET; THENCE WEST 23 RODS; THENCE SOUTH 55 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT ACROSS THE TWO- 50 FT. TRACTS IMMEDIATELY NORTH OF THE PROPERTY DESCRIBED HEREIN, FOR THE PURPOSE OF MAINTAINING NOT TO EXCEED A TWO (2) INCH PIPELINE OF CONDUIT WATER FROM THE ARTESIAN WELL LOCATED ON THE 5 FOOT STRIP OWNED BY GRANTOR PRIOR TO GRANTORS HEREIN, ABOUT 100 FEET NORTH OF THE PROPERTY DESCRIBED HEREIN.

Containing 20,873 square feet in area or 0.479 acres more or less

AND,

Record Owner(s): BDB AND ASSOCIATES LLC
Parcel Identification No.: 16-31-378-011
Address: 3971 South 300 East
Vesting Deed: Warranty Deed, Entry #12149882, Book 10369 – Page 6915
Described as:

Vesting Description

PARCEL: 2

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 7, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 57.75 FEET; THENCE SOUTH 89°58'59" EAST 233 FEET; THENCE NORTH 0°01'01" EAST 1.5 FEET; THENCE SOUTH 89°58'59" EAST 22.73 FEET; THENCE NORTH 56.25 FEET; THENCE WEST 255.75 FEET TO THE POINT OF BEGINNING.

Containing 14,729 square feet in area or 0.338 acres more or less

ATTACHMENT
New Description

NEW LOT CONSOLIDATION

Record Owner(s): _____

Described as:

A consolidated parcel of land being those three (3) entire tracts located in a portion of Lots 8 and 9, Block 7, Ten Acre Plat "A", Big Field Survey being in the Southwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian. Said entire tracts were conveyed to B.D.B. and Associates, L.L.C. per that Warranty Deed (16-31-378-009) recorded February 18, 2016 as Entry No. 12224787 in Book 10404, at Page 16 in the Office of the Salt Lake County Recorder and that Warranty Deed, known as parcel 1 and 2 (16-31-378-010 and 16-31-378-011) recorded October 13, 2015 as Entry No. 12149882 in Book 10369, at Page 6915 in the Office of said Recorder and also shown on those certain Records of Survey filed as No's. S2016-02-0228 and S2016-05-0472 in the Office of the Salt Lake County Surveyor. The boundary of said consolidated parcel of land is described as follows:

Beginning at the Northwest Corner of said Lot 9, which is 574.15 feet S. 00°01'11" W. (Record = South) from the Northwest corner of Lot 9; thence N.00°01'11" E. (Record = North) 105.00 feet along the westerly boundary lines of said entire tracts to the northwesterly corner of parcel 16-31-378-009; thence S. 89°57'16" E. (Record = East) 379.38 feet along the northerly boundary line to the northeasterly corner of said parcel 16-31-378-009; thence S. 00°10'31" W. (Record = South) 105.00 feet along the easterly boundary lines of said entire tracts to the southeasterly corner of parcel 16-32-378-010; thence S. 89°58'00" W. (Record = West) 123.64 feet along the southerly boundary line of said parcel to the northeasterly corner of parcel 16-31-378-011; thence along the easterly, southerly and westerly boundary lines of said parcel 16-31-378-011 the following five (5) courses: 1) S. 00°30'42" W. (Record = South 56.25 feet) 55.90 feet; 2) N. 89°59'46" W. (Record = 22.73 feet) 22.00 feet; 3) S. 00°00'14" W. (Record = S. 00°01'01" W.) 1.50 feet; 4) N. 89°59'46" W. (Record = N. 89°58'59" W.) 232.99 feet; 5) N. 00°01'11" E. (Record = North) 57.75 feet to the ***Point of Beginning.***

The above-described consolidated parcel of land contains 54,514 square feet in area or 1.252 acres more or less.