

When Recorded Return To:

Mr. John Garff  
Garff Enterprises  
531 South State Street  
Salt Lake City, UT 84111

9226646  
11/18/2004 02:21 PM \$25.00  
Book - 9062 Pg - 3077-3083  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
BY: SBM, DEPUTY - WI 7 P.

## NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT

An exchange of title in accordance with 10-9-808 UCA and 15-09-17 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:

Parcel No. (Parcel identification no.): 27-13-478-005, described as:

COMMENCING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET, SANDY, UTAH, WHICH POINT IS NORTH 1155.09 FEET AND EAST 86.45 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG THE BOUNDARY OF THE AUTO MALL PHASE 1, 466.12 FEET; THENCE NORTH ALONG SAID AUTO MALL BOUNDARY, 166.75, MORE OR LESS, TO THE SOUTH LINE OF CARLSON SUBDIVISION AMENDED (AMENDING AND EXTENDING PARCEL 1); THENCE EAST ALONG SAID SOUTH LINE 341.19 FEET; THENCE SOUTH 1°07'48" EAST ALONG A FENCE LINE 77.02 FEET TO A FENCE CORNER; THENCE NORTH 89°49'58" EAST ALONG A FENCE LINE AND A BLOCK WALL 123.33 FEET; THENCE SOUTH 0°03'19" EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE STREET 90.10 FEET TO THE POINT OF BEGINNING.  
(CONTAINS 1.573 ACRES)

and,

Parcel No. (Parcel identification no.): 27-13-478-006, described as:

ALL OF LOTS 37 UTAH AUTO MALL PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.  
(CONTAINS .807 ACRES)

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

New Parcel (Parcel identification no.): 27-13-478-005, described as:

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, UTAH AUTO MALL PHASE 1 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°00'14" WEST 1155.10 FEET AND EAST 86.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION, 316.133 FEET TO THE NORTHEAST CORNER OF LOT 37 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION; THENCE NORTH 76.856 FEET; THENCE WEST 149.990 FEET TO A POINT ON THE WEST LINE OF LOT 36 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36, 89.897 FEET TO A POINT ON THE SOUTH LINE OF CARLSON SUBDIVISION AMENDED (AMENDING AND EXTENDING PARCEL 1); AS RECORD WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDERS; THENCE EASTERLY AND SOUTHERLY ALONG SAID SOUTH LINE OF CARLSON SUBDIVISION AMENDED THE FOLLOWING THREE (3) COURSES: (1) EAST 341.19 FEET (MEASURED AS 342.129 FEET); (2) SOUTH 01°07'48" EAST 77.02 FEET (MEASURED AS SOUTH 00°03'30" EAST 74.800 FEET); (3) NORTH 89°49'58" EAST 123.33 FEET (MEASURED AS NORTH 89°28'30" EAST 123.830 FEET) TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH 00°03'19" EAST ALONG SAID WEST LINE 90.10 FEET (MEASURED AS 93.09 FEET) TO THE POINT OF BEGINNING.

(CONTAINS 1.308 ACRES)

and,

New Parcel (Parcel identification no.): 27-13-478-006, described as:

BEGINNING AT THE NORTHEAST CORNER OF LOT 37, UTAH AUTO MALL PHASE 1 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°00'14" WEST 1155.10 FEET AND WEST 229.470 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 37 234.474 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE WEST 149.990 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36 311.330 FEET; THENCE EAST 149.990 FEET; THENCE SOUTH 76.856 FEET TO THE POINT OF BEGINNING. (CONTAINS 1.072 ACRES).





**SANDY CITY APPROVAL**

I, Michael G. Coulam, in accordance with 15-09-17 Revised Ordinances of Sandy City, serving in my capacity as the Sandy City Community Development Director, approve the above described property line adjustment for portions of parcels by adjacent property owners of record where:


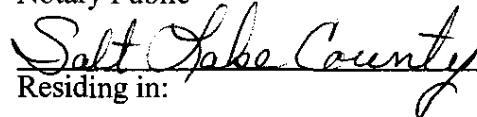
- (a) no new dwelling lot or housing unit results from the property line adjustment;
- (b) the adjoining property owners consent to the property line adjustment;
- (c) the property line adjustment does not result in remnant land that did not previously exist; and
- (d) the property line adjustment does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

Signed this 4<sup>th</sup> day of November, 2004.

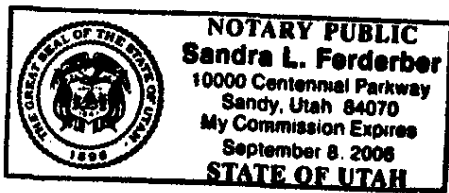
  
 Michael G. Coulam, Sandy City Community Development Director

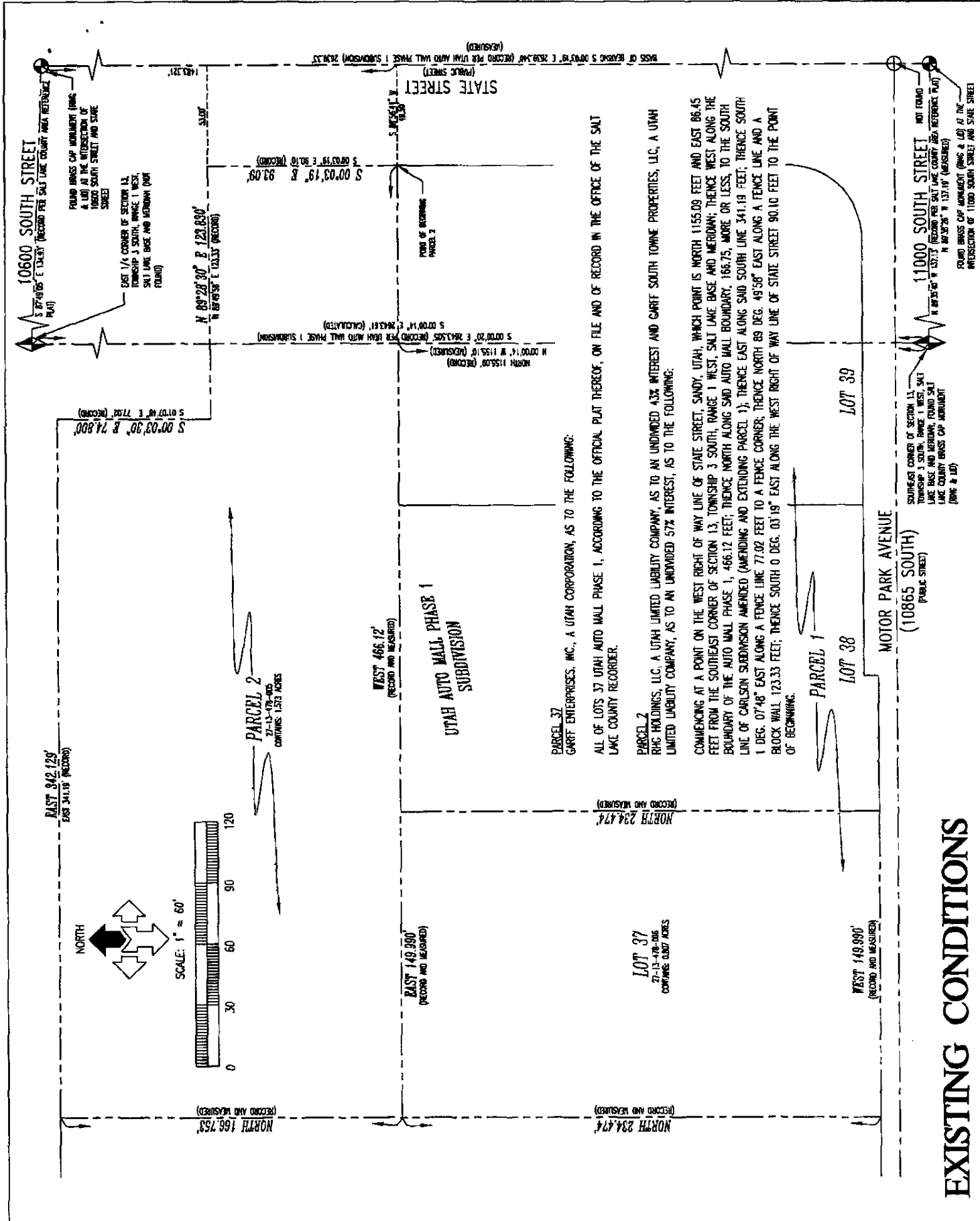
STATE OF UTAH                    )  
   SS  
 COUNTY OF SALT LAKE        )

On this 9<sup>th</sup> day of November, 2004, personally appeared before me Michael G. Coulam, 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  
  
 Residing in:

My Commission Expires:  
9-8-06





10600 SOUTH STREET

11000 SOUTH STREET

UTAH AUTO MALL PHASE 1  
SUBDIVISION

MOTOR PARK AVENUE  
(10865 SOUTH)  
(PUBLIC STREET)

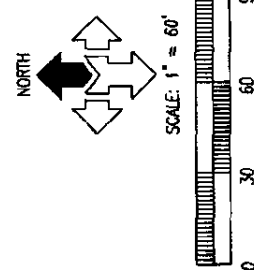
PARCEL 2  
27-13-478-405  
CONTAINS 1.35 ACRES

PARCEL 1

LOT 37  
27-13-478-006  
CONTAINS 0.807 ACRES

LOT 38

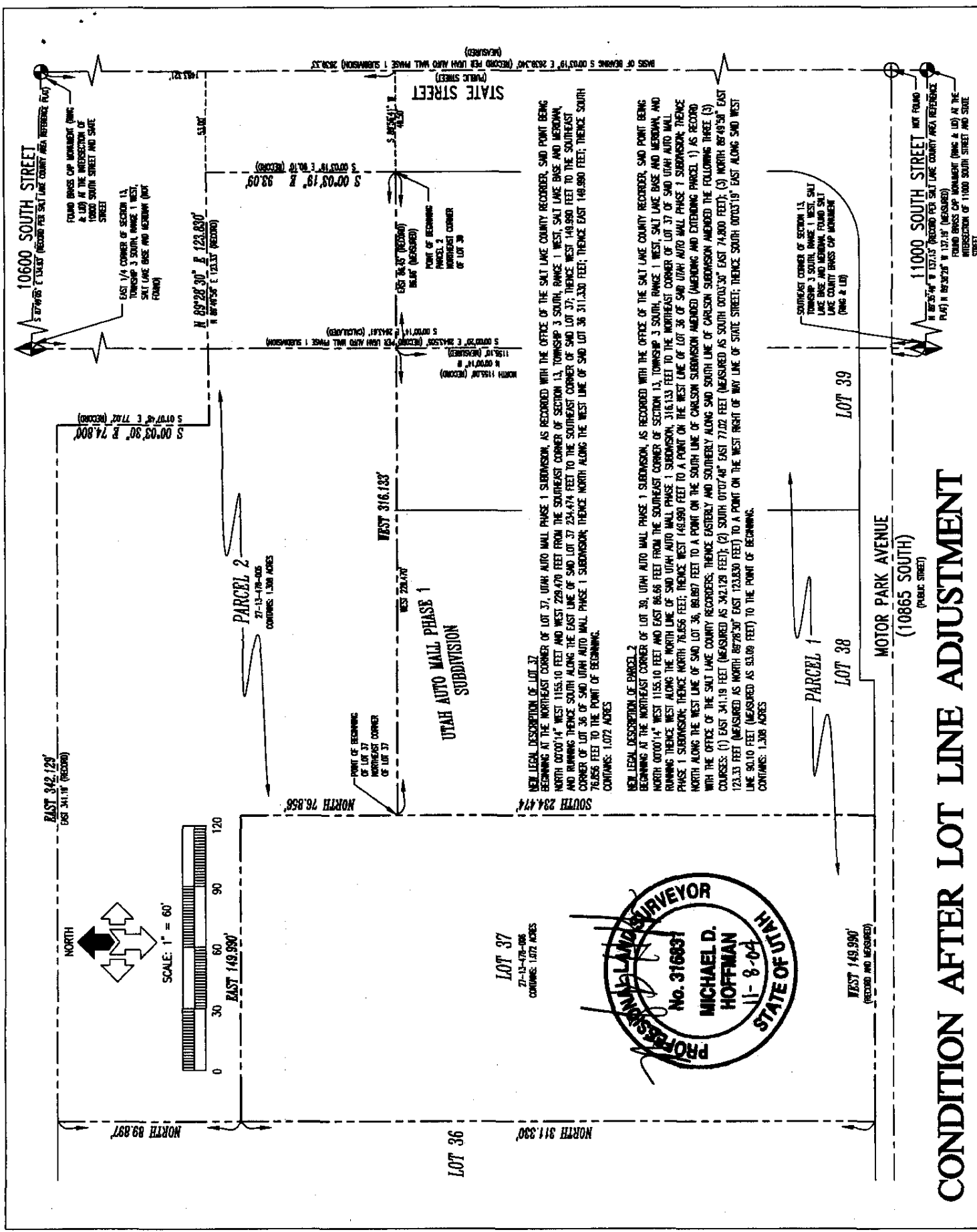
LOT 39



PARCEL 37  
GARRETT ENTERPRISES, INC., A UTAH CORPORATION, AS TO THE FOLLOWING:  
ALL OF LOTS 37 UTAH AUTO MALL PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 2  
RHC HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 43% INTEREST AND GARRETT SOUTH TOWNE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 57% INTEREST, AS TO THE FOLLOWING:  
COMMENCING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET, SANDY, UTAH, WHICH POINT IS NORTH 1155.09 FEET AND EAST 86.45 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG THE BOUNDARY OF THE AUTO MALL PHASE 1, 466.12 FEET; THENCE NORTH ALONG SMD AUTO MALL BOUNDARY, 166.75, MORE OR LESS, TO THE SOUTH LINE OF CARLSON SUBDIVISION AMENDED (AMENDING AND EXTENDING PARCEL 1); THENCE EAST ALONG SAID SOUTH LINE, 341.19 FEET; THENCE SOUTH 1 DEG. 07'48" EAST ALONG A FENCE LINE 77.02 FEET TO A FENCE CORNER; THENCE NORTH 89 DEG. 49'58" EAST ALONG A FENCE LINE AND A BLOCK WALL 123.33 FEET; THENCE SOUTH 0 DEG. 03'19" EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE STREET 90.10 FEET TO THE POINT OF BEGINNING.

EXISTING CONDITIONS



10600 SOUTH STREET

11000 SOUTH STREET

MOTOR PARK AVENUE  
(10865 SOUTH)

STATE STREET

UTAH AUTO MALL PHASE 1  
SUBDIVISION

LOT 36

LOT 37

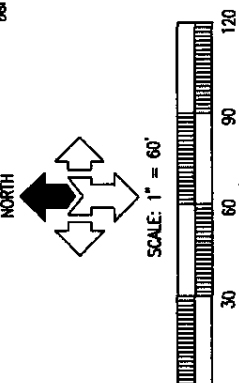
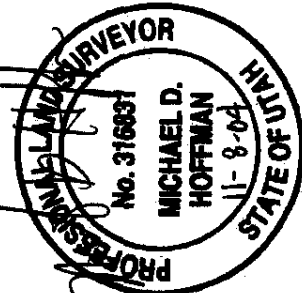
27-13-178-006  
CONTAINS 1.072 ACRES

LOT 38

LOT 39

PARCEL 2  
27-13-178-005  
CONTAINS 1.308 ACRES

PARCEL 1



NEW LEGAL DESCRIPTION OF LOT 37, UTAH AUTO MALL PHASE 1 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING BEGINNING AT THE NORTHEAST CORNER OF LOT 37, UTAH AUTO MALL PHASE 1 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 07°00'14" WEST 1155.10 FEET AND WEST 228.270 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 37 234.474 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE WEST 149.990 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36 311.320 FEET; THENCE EAST 149.990 FEET; THENCE SOUTH 76.856 FEET TO THE POINT OF BEGINNING. CONTAINS: 1.072 ACRES

NEW LEGAL DESCRIPTION OF PARCEL 2 BEGINNING AT THE NORTHEAST CORNER OF LOT 39, UTAH AUTO MALL PHASE 1 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 07°00'14" WEST 1155.10 FEET AND EAST 86.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION, 316.133 FEET TO THE NORTHEAST CORNER OF LOT 37 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION; THENCE NORTH 76.856 FEET; THENCE WEST 149.990 FEET TO A POINT ON THE WEST LINE OF LOT 36 OF SAID UTAH AUTO MALL PHASE 1 SUBDIVISION, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36, 86.807 FEET TO A POINT ON THE SOUTH LINE OF CARLSON SUBDIVISION AMENDED (AMENDING AND EXTENDING PARCEL 1) AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE EASTERLY AND SOUTHERLY ALONG SAID SOUTH LINE OF CARLSON SUBDIVISION AMENDED THE FOLLOWING THREE (3) COURSES: (1) EAST 341.19 FEET (MEASURED AS 342.129 FEET); (2) SOUTH 07°00'30" EAST 74.800 FEET; (3) NORTH 86°40'30" EAST 123.33 FEET (MEASURED AS NORTH 86°39'30" EAST 123.650 FEET) TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH 07°00'19" EAST ALONG SAID WEST LINE 90.10 FEET (MEASURED AS 89.897 FEET) TO THE POINT OF BEGINNING. CONTAINS: 1.308 ACRES

WEST 149.990'  
(RECORDED AND MEASURED)

CONDITION AFTER LOT LINE ADJUSTMENT