

**WHEN RECORDED, RETURN TO:**

David & Rachael Simmons  
361 Aspen Road  
Francis Kamas, Utah 84036

**ENTRY NO. 01131117**

04/23/2020 09:42:51 AM B: 2567 P: 0497

Quit Claim Deed PAGE 1/7  
RHONDA FRANCIS SUMMIT COUNTY RECORDER  
FEE 40.00 BY DAVID SIMMONS



Affects Parcel Nos. CD-627 & CD-627-A

**QUIT CLAIM DEED & BOUNDARY LINE ADJUSTMENT**

This Quit Claim Deed and Boundary Line Adjustment is made this 6<sup>th</sup> day of April 2020, by and between David and Rachael Simmons and themselves, David and Rachael Simmons, as owners of both parcels noted above.

**RECITALS**

A. The Parties are the owners of record of adjoining parcels or lots within Summit County Utah. Parcel CD-627, located in Summit County, Utah, is further described on Exhibit A. Parcel CD-627-A located in Summit County, Utah, is further described on Exhibit B.

B. By signing, the Parties do not create any new lot, dwelling unit, or remnant parcel. The Parties also do not intend this to result in violation of any currently applicable Summit County zoning requirements or land use ordinance.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby Quitclaim their respective rights to the original parcels (as described in the "old legal descriptions") to themselves (as described in the "new legal descriptions") as follows:

1. The new legal descriptions of the lots or parcels created and the adoption of the new common boundary line are attached hereto. Exhibit C contains the new legal description for Parcel CD-627. Exhibit D contains the new legal description for Parcel CD-627-A.
2. These terms shall run with the land and shall be binding upon all parties claiming by, through or under the Parties including, but not limited to, their purchasers, successors, assigns and lenders.
3. All easements of use or of record in existence on the date hereof affecting, burdening or benefitting the Parties' properties shall remain in force and effect.

OWNER  
Parcel CD- 627

OWNER  
Parcel CD-627-A

By:   
David Simmons

By:   
David Simmons



EXHIBIT A

Old Legal Description

Parcel CD-627

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of said Section 21 and the Street Monument at 200 North and Main Street, described as follows:

Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the Northwest Corner of Section 21, T2S, R6E, SLB&M said point also being the Southeast Corner of the Kamas View Estates Subdivision and running thence South 00°59'29" West 346.99 feet; thence South 00°37'14" West 20.97 feet; thence West 255.74 feet; thence South 00°00'21" West 87.36 feet; thence South 54°57'01" East 233.74 feet; thence North 89°53'13" East 62.00 feet; thence South 00°37'14" West 257.25 feet; thence North 89°10'03" West 257.81 feet; thence South 00°11'10" East 58.97 feet; thence North 89°59'39" West 673.88 feet to a point on the Easterly Boundary of the White Knight Subdivision; thence North 00°00'26" West 141.12 feet; thence South 89°59'39" East 57.26 feet; thence North 00°00'46" West 360.74 feet to a point on the Southerly line of the Kamas View Estates Subdivision; thence South 89°59'39" East 885.81 feet along said subdivision to the POINT OF BEGINNING; said described tract containing 17.05 Acres, more or less.

EXHIBIT B  
Old Legal Description

Parcel CD-627-A

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of said Section 21 and the Street Monument at 200 North and Main Street, described as follows:

Beginning at a point which is East 2279.63 feet and South 1831.70 feet from the Northwest Corner of Section 21, T2S, R6E, SLB&M said point also being the Southeast Corner of the Kamas View Estates Subdivision and South 00°59'29" West 346.99 feet; and South 00°37'14" West 20.97 feet to the point of beginning; said point of beginning being on the westerly boundary line of the Foothill Estates Phase I Subdivision and running thence South 00°37'14" West 221.49 feet along said subdivision; thence South 89°53'13" West 62.00 feet; thence North 54°57'01" West 233.74 feet; thence North 00°00'21" East 87.36 feet; thence East 255.74 feet to the POINT OF BEGINNING; said described tract containing 1.00 Acres, more or less.

EXHIBIT C

New Legal Description

Parcel CD-627

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of said Section 21 and the Street Monument at 200 North and Main Street, described as follows:

Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the Northwest Corner of Section 21, T2S, R6E, SLB&M said point also being the Southeast Corner of the Kamas View Estates Subdivision and South 00°59'29" West 189.10 feet to the true point of beginning and running thence South 00°59'29" West 157.89 feet to a point being the Northwest corner of the Foothill Estates Phase 1 Subdivision; thence South 00°37'14" West 499.70 feet along the Westerly line of the Foothill Estates Phase 1 Subdivision to the Southwest corner of said subdivision; thence North 89°10'03" West 257.81 feet; thence South 00°11'10" East 58.97 feet; thence North 89°59'39" West 673.88 feet to a point on the Easterly Boundary of the White Knight Subdivision; thence North 00°00'26" West 141.12 feet; thence South 89°59'39" East 57.26 feet; thence North 00°00'46" West 760.74 feet to a point on the Southerly line of the Kamas View Estates Subdivision; thence South 89°59'39" East 653.80 feet along the southerly line of said subdivision; thence South 00°00'21" West 189.07 feet; thence South 89°59'39" East 228.76 feet; to the POINT OF BEGINNING; said described tract containing 17.05 Acres, more or less.

EXHIBIT D

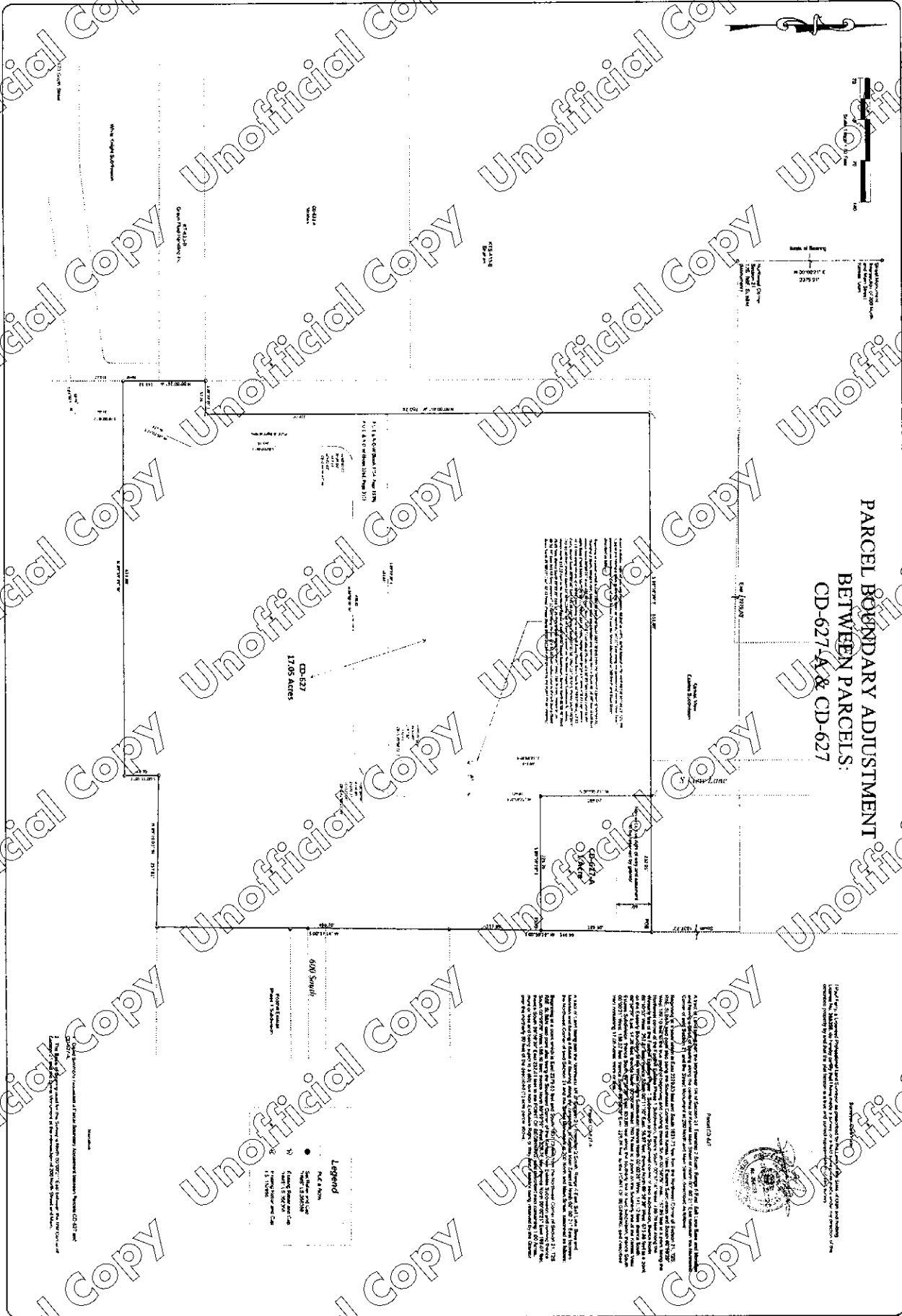
New Legal Description

Parcel CD-627-A

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of said Section 21 and the Street Monument at 200 North and Main Street, described as follows:

Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the Northwest Corner of Section 21, T2S, R6E, SLB&M said point also being the Southeast Corner of the Kamas View Estates Subdivision and running thence South 00°59'29" West 189.10 feet; thence North 89°59'39" West 228.76 feet; thence North 00°00'21" East 189.07 feet; thence South 89°59'39" East 232.01 feet to the POINT OF BEGINNING; said described tract containing 1.00 Acres, more or less and being subject to a (60) foot Non Exclusive Right of Way and Easement being reserved by the Grantor over the northerly 60 feet of the described (1) acre parcel.

Unofficial Copy



**PARCEL BOUNDARY ADJUSTMENT  
BETWEEN PARCELS:  
CD-627 A & CD-627**

<p><b>LOT LINE ADJUSTMENT RECORD OF SURVEY</b></p> <p>Prepared For: Devid S. Harris          Parcels: CD-627 &amp; CD-627A          Part of the Northwest Quarter of Section 31, T25, R6E, S1&amp;2M          Kansas, Summit County, Kan</p>	<p>DESIGNED BY: POF          DRAWN BY: POF          CHECKED BY: POF          DATE: MARCH 19, 2020</p>	<p>PROJECT NO: 1002-18          SHEET 1 OF 1</p>	<p><b>HIGH MOUNTAIN SURVEYING, LLC</b>          P.O. Box 445          1325 South Hoytville Road          Coalsville, Utah 84004          (435) 336-2310</p>
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