

13413089
10/1/2020 9:50:00 AM \$40.00
Book - 11030 Pg - 8160-8167
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 8 P.

WHEN RECORDED, RETURN TO:

8803 DEV LLC
Attn: Dave Richards
13053 Minuteman Dr.
Draper, Utah 84020

APN: 28-06-279-021, 28-06-279-007

BOUNDARY LINE AGREEMENT AND QUITCLAIM DEED

WHEREAS, 8803 Storage, LLC ("8803") is the present owner of real property described in Exhibit "A" ("8803 Property").

WHEREAS, 8803 DEV LLC ("DEV") is the present owner of property described in Exhibit "B" ("DEV Property").

WHEREAS, 8803 and DEV have agreed to modify the existing boundary line between the 8803 Property and DEV Property and create a new boundary line between the 8803 Property and the DEV Property as more fully set forth herein.

WHEREAS Sandy has approved the lot line adjustment as described herein.

THEREFORE, based on good and valuable consideration, the receipt of which is acknowledged, the parties agree to the following:

1. 8803 hereby quitclaims to DEV all of its right, title and interest, if any, to the real property as legally described and set forth on the attached Exhibit "C", which the parties agree shall be the new property description of the DEV Property.
2. DEV hereby quitclaims to 8803 all of its right title and interest, if any, in the real property as legally described and set forth on the attached Exhibit "D", which the parties agree shall be the new property description of the DEV property.

(signatures attached)

Exhibit "A"
Parcel No. 28-06-279-021

Lot 1, Sandy Storage Subdivision, Salt Lake County, State of Utah

Exhibit "B"

Parcel No. 28-06-279-007

COMMENCING 970 FEET EAST AND 114 FEET SOUTH FROM THE CENTER SECTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THEN SOUTH 140 FEET; THENCE EAST 100 FEET; THENCE NORTH 254 FEET; THENCE WEST 25 FEET; THENCE SOUTH 114 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

State of Utah, County of Salt Lake

Exhibit "C"

New 8803 Dev LLC Legal Description

PARCEL NO. 28-06-279-007

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 1, SANDY CITY STORAGE SUBDIVISION RECORDED OCTOBER 3, 2017 IN BOOK 2017 OF PLATS, AT PAGE 269 ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET AND NORTH 44°56'20" WEST 20.05 FEET AND NORTH 89°55'22" WEST 170.43 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 254.05 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°53'00" WEST 111.85 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°25'00" EAST 140.53 FEET; THENCE SOUTH 89°35'00" EAST 75.00 FEET; THENCE NORTH 00°25'00" EAST 113.89 FEET; THENCE SOUTH 89°55'22" EAST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,651 SQ FT OR 0.451 ACRES, MORE OR LESS

EXHIBIT "D"
New 8803 Storage, LLC Legal Description

PARCEL NO. 28-06-279-021

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 1, SANDY CITY STORAGE SUBDIVISION RECORDED OCTOBER 3, 2017 IN BOOK 2017 OF PLATS, AT PAGE 269 ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET AND NORTH 44°56'20" WEST 20.05 FEET AND NORTH 89°55'22" WEST 170.43 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 89°55'22" EAST 170.43 FEET; 2) SOUTH 44°56'20" EAST 20.05 FEET; 3) SOUTH 00°07'00" WEST 240.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; 4) NORTH 89°53'00" WEST 184.10 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 254.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 46,748 SQ FT OR 1.073 ACRES, MORE OR LESS

SANDY CITY APPROVAL

I, James L. Sorensen, in accordance with 21-30-8 Revised Ordinances of Sandy City, serving in my capacity as the Sandy City Community Development Director, approve the above described property line adjustment of parcels as proposed by the adjoining owuers of record, whereas:

- (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 11th day of September, 2020

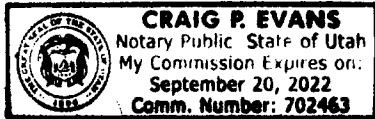
James L. Sorensen
James L. Sorensen,
Community Development Director

STATE OF UTAH)

ss

COUNTY OF SALT LAKE)

On this 11th day of September 20 20, personally appeared before me James L. Sorensen, Sandy City Community Development Director, the signer of the above, who, being duly subscribed and sworn, did acknowledge to me that executed the same.



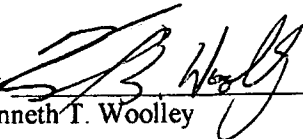
Craig P. Evans
Notary Public
Salt Lake County
Residing in:

My Commission Expires:
09/20/2022

Dated and effective this 4 day of September, 2020.

8803:

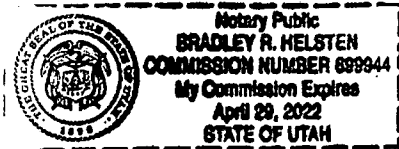
8803 Storage, LLC,
a Utah limited liability company

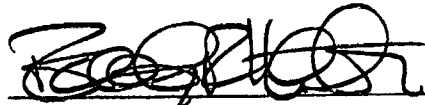
By: 
Kenneth T. Woolley

Its: Manager

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

The foregoing Boundary Line Agreement and Quitclaim Deed was acknowledged before me this 4 day of September, 2020, by Kenneth T. Woolley, the Manager of 8803 Storage, LLC, a Utah limited liability company.




NOTARY SIGNATURE
Residing at: SVC UT
My Commission Expires: 4-29-2022