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 06/26/2015 12:30 PM \$0.00  
 Book - 10337 Pg - 7384-7389  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SOUTH JORDAN  
 1600 W TOWNE CENTER DR  
 SOUTH JORDAN UT 84095-8265  
 BY: TRP, DEPUTY - MA & P.

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

File: LLA-2015.16

Subdivision Parcel/Lots: Lot 2B and Lot 2C of the Oquirrh Mountain Marketplace Amended  
 Affected Parcel Numbers: 27-19-430-023 and 27-19-430-024

**NOTICE OF APPROVAL OF EXCHANGE OF TITLE**

The Planning Commission of the City of South Jordan hereby approves file LLA-2015.16, an application for exchange of title that adjusts the lot lines between lot 2B and lot 2C of the Oquirrh Mountain Marketplace Amended (the "Lots"). The original legal descriptions of the Lots and the legal descriptions of the approved exchange of title between the Lots are attached as Exhibit A.

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 23<sup>rd</sup> day of June, 2015 by the following vote:

	YES	NO	ABSTAIN	ABSENT
Beverly Evans	X			
Richard Feist	X			
T. Earl Jolley				X
Sean Morrissey	X			
Russell Naylor	X			
Mark Wooley	X			

Chairperson:

Russell Naylor  
 Russell Naylor

85 Marketplace, LLC

Steven Uedan

By: Steven Uedan  
 Owner, Lot 2B  
 Oquirrh Mountain Marketplace Amended

Approved as to form:

[Signature]  
 Office of the City Attorney

85 Marketplace, LLC

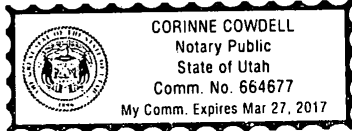
Steven Uedan

By: Steven Uedan  
 Owner, Lot 2C  
 Oquirrh Mountain Marketplace Amended

SOUTH JORDAN PLANNING COMMISSION:

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

The foregoing instrument was acknowledged before me this 24 day of June 2015, by Russell Naylor, the Chairman of the Planning Commission of the City of South Jordan.



Corinne Cowdell  
Notary Public

My Commission Expires: 3/27/17 Residing at: salt lake county

OWNER OF LOT 2B, OQUIRRH MOUNTAIN MARKETPLACE AMENDED:

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

*SEE ATTACHED  
CA CERTIFICATE*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2015, by \_\_\_\_\_, the owner of record of lot 2B, Oquirrh Mountain Marketplace Amended.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_ Residing at: \_\_\_\_\_

OWNER OF LOT 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED:

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

*SEE ATTACHED  
CA CERTIFICATE*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2015, by \_\_\_\_\_, the owner of record of lot 2C, Oquirrh Mountain Marketplace Amended.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_ Residing at: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On June 16, 2015 before me, Jocelyn Maynes, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Steven Uddan  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Notice of Approval of Exchange of Title Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Steven Uddan x 2  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Exhibit A

(Original legal descriptions and legal descriptions of exchange of title between of Lot 2B and Lot 2C of the Oquirrh Mountain Marketplace Amended)

CURRENT DESCRIPTIONS:

ALL OF LOT 2B, OQUIRRH MOUNTAIN MARKETPLACE AMENDED, AMENDING LOTS 2, 12, AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2015P AT PAGE 1, SAID LOT 2B BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2B, AND RUNNING THENCE ALONG SAID LOT 2B THE FOLLOWING FOUR COURSES: 1) SOUTH 0°04'39" EAST 152.80 FEET, 2) SOUTH 89°55'21" WEST 239.35 FEET, 3) NORTH 0°04'39" WEST 152.80 FEET, 4) NORTH 89°55'21" EAST 239.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 36,573 SQ. FT. OR 0.840 ACRES

ALL OF LOT 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED, AMENDING LOTS 2, 12, AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2015P AT PAGE 1, SAID LOT 2C BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2C, AND RUNNING THENCE ALONG SAID LOT 2C THE FOLLOWING SIX COURSES: 1) SOUTH 0°04'39" EAST 141.20 FEET, 2) SOUTH 89°55'21" WEST 203.50 FEET, 3) NORTH 0°04'39" WEST 12.70 FEET, 4) SOUTH 89°55'21" WEST 35.85 FEET, 5) NORTH 0°04'39" WEST 128.50 FEET, 6) NORTH 89°55'21" EAST 239.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 33,341 SQ. FT. OR 0.765 ACRES

PROPOSED DESCRIPTIONS

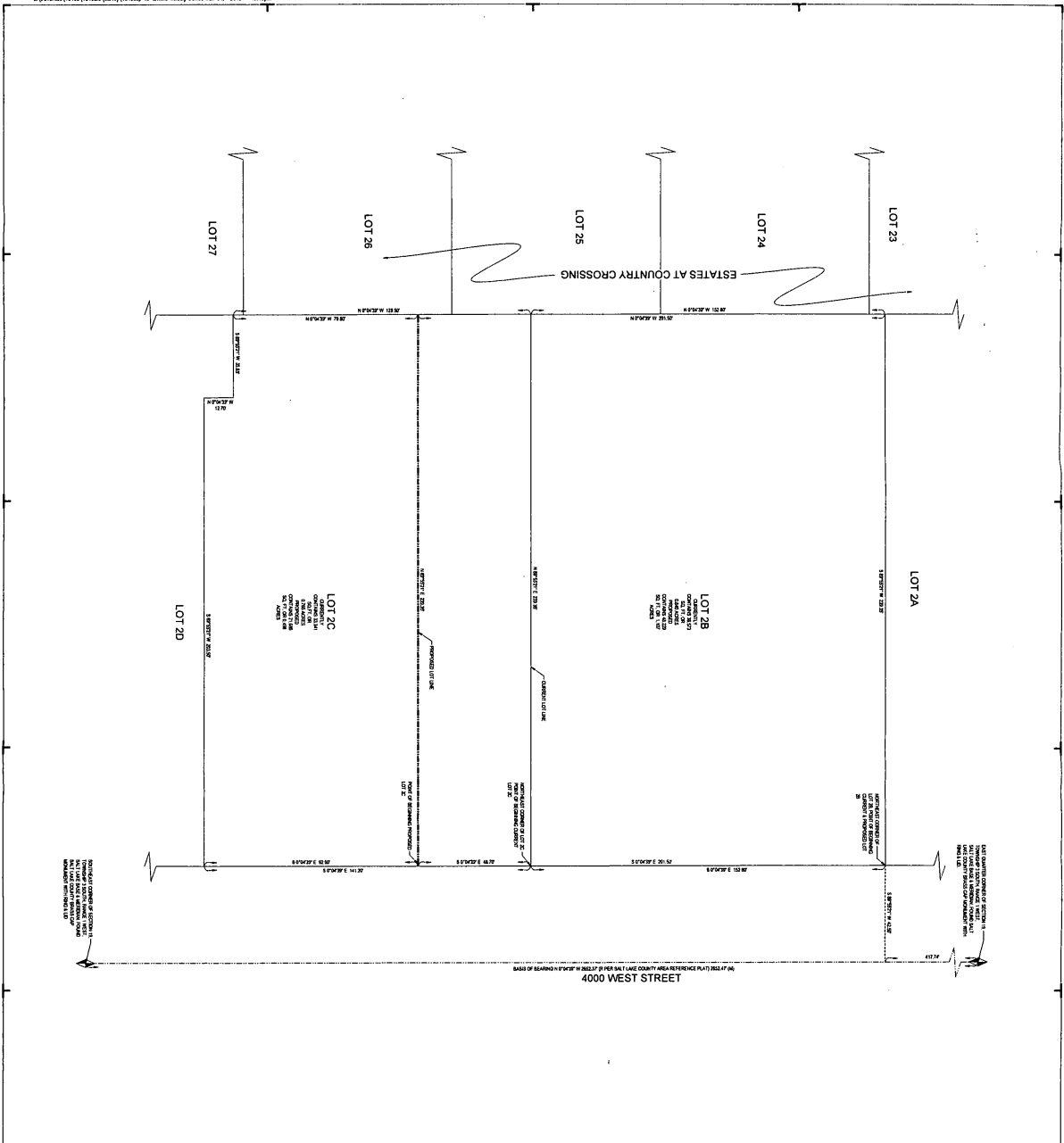
ALL OF LOT 2B AND A PORTION OF LOT 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED, AMENDING LOTS 2, 12, AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2015P AT PAGE 1, SAID PARCEL BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2B, AND RUNNING THENCE SOUTH 0°04'39" EAST ALONG THE EASTERLY LINE OF LOTS 2B & LOT 2C A DISTANCE OF 201.50 FEET; THENCE SOUTH 89°55'21" WEST 239.35 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2C; THENCE NORTH 0°04'39" WEST ALONG THE WESTERLY LINE OF SAID LOTS 2C & 2B A DISTANCE OF 201.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 89°55'21" EAST 239.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 48,229 SQ. FT. 1.107 ACRES

A PORTION OF LOT 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED,  
AMENDING LOTS 2, 12, AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE, AS  
RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK  
2015P AT PAGE 1, SAID PARCEL BEING MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 2C, SAID POINT  
BEING SOUTH 0°04'39" EAST ALONG SAID LINE 48.70 FEET FROM THE NORTHEAST  
CORNER OF SAID LOT 2C, AND RUNNING THENCE SOUTH 0°04'39" EAST ALONG  
SAID EASTERLY LINE 92.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2C;  
THENCE ALONG SAID LOT 2C THE FOLLOWING FOUR COURSES: 1) SOUTH  
89°55'21" WEST 203.50 FEET, 2) NORTH 0°04'39" WEST 12.70 FEET, 3) SOUTH  
89°55'21" WEST 35.85 FEET, 4) NORTH 0°04'39" WEST 79.80 FEET; THENCE NORTH  
89°55'21" EAST 239.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,685 SQ. FT. 0.498 ACRES



**COMPARISON OF DESCRIPTIONS**

DESCRIPTIONS

**NARRATIVE**

**LEGEND**

**ADJUSTMENT**

**REVISIONS**

REV	DATE	DESCRIPTION
1	11/15/23	INITIAL SETTING
2	11/15/23	REVISIONS
3	11/15/23	REVISIONS
4	11/15/23	REVISIONS
5	11/15/23	REVISIONS
6	11/15/23	REVISIONS
7	11/15/23	REVISIONS
8	11/15/23	REVISIONS
9	11/15/23	REVISIONS
10	11/15/23	REVISIONS
11	11/15/23	REVISIONS
12	11/15/23	REVISIONS
13	11/15/23	REVISIONS
14	11/15/23	REVISIONS
15	11/15/23	REVISIONS
16	11/15/23	REVISIONS
17	11/15/23	REVISIONS
18	11/15/23	REVISIONS
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26	11/15/23	REVISIONS
27	11/15/23	REVISIONS
28	11/15/23	REVISIONS
29	11/15/23	REVISIONS
30	11/15/23	REVISIONS

**McNEIL ENGINEERING**  
 Economic and Sustainable Design. Professionals You Know and Trust  
 6410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 [mcneilengineering.com](http://mcneilengineering.com)  
 Civil Engineering • Consulting & Landscape Architecture  
 Structural Engineering • Land Surveying & MDS

**LOTS 2B & 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED**  
**11514 SOUTH & 11522 SOUTH 4000 WEST STREET**  
**SOUTH JORDAN, UTAH**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, 51&M

**LOT LINE ADJUSTMENT EXHIBIT**  
**1 OF 1**