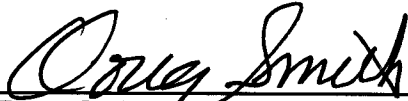


NOTICE OF INTEREST

This notice is to owners and successors in interest of lot 22 of the Pine Shadows subdivision and is in reference to the boundary line agreement recorded as entry number 437782, book number 1189 and page number 1311 recorded in Wasatch County, Utah on May 4, 2017 "Boundary Line Agreement."

In the Pine Shadows Subdivision Plat recorded as Entry 400596 Book 1104 and Page Numbers 705-734 ("Original Plat") the owner's dedication signed by DeAnna B. Kennard, Edward Vozar and Luba Vozarova dedicated to "the perpetual use of the public all parcels of land shown on the plat intended for public use." Pursuant to this dedication, County is an owner of the real property included in this public trail. Utah Code Ann. 17-27a-607 & Falula Farms v. Ludlow, 866 P.2d 569 (Utah Ct. App. 1993). The Original Plat included a 25' public trail access on the northerly portion of former lot 24, and continuing along the easterly side of lot 24 until the public trail connected with Wild Mare Way. The Boundary Line Agreement shows a building setback for the new lot 22 that would allow for a building to be constructed within the public trail. This is a Notice of Interest that the County has not approved the Boundary Line Agreement including Exhibit A attached thereto. The County will not issue a building permit that conflicts with the public trail on the original plat, or any other laws regarding building setbacks. The County will assert its rights in the public trail if any use of Lot 22 conflicts with the public trail. Exhibit A fails to recognize a 25' public trail easement as well as an irrigation easement as shown on the plat (see attachment).



Doug Smith, Wasatch County Planning

ACKNOWLEDGMENT

State of Utah)
) s s.
County of Wasatch)

On the 28th day of August 2017, Doug Smith personally appeared before me, the undersigned Notary Public, In and for said County of Wasatch, in said State of Utah, the signer(s) of the above document, duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.


Notary Public

Residing in Wasatch County.

My Commission Expires: Jan 11, 2020

