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8/4/2020 9:34:00 AM \$40.00
Book - 10992 Pg - 2567-2573
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 7 P.

When Recorded Return To:


Kirton McConkie
Attn: Peter Schofield
2600 West Executive Parkway, Suite 400
Lehi, UT 84043
Affected Parcel ID Numbers: **22-07-157-030, (190-192 East Vine Street) and
22-07-157-035, (4998 South Jones Court)**


**NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT
190-192 East Vine Street and 4998 South Jones Court**

The Murray City Community Development Division approves the application for parcel line adjustment that adjusts the lot lines between Parcels ID#'s: **22-07-157-030**, and **22-07-157-035**, (the "Parcels"). The original legal descriptions of the Parcels and the new legal description of the approved Parcel Line Adjustment are attached as Exhibit A.

The parcel line adjustment 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 of real property.

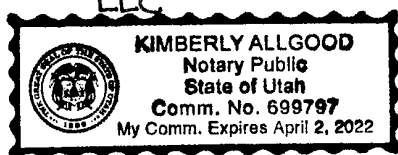
OWNER OF PARCEL ID# **22-07-157-030, (190-192 East Vine Street)**

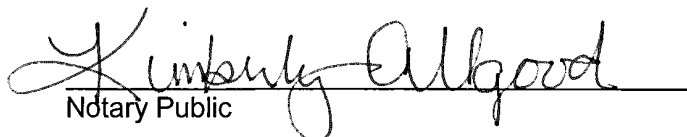

By: Clayton Cornia, Manager Member
HCVI Property, LLC
Owner(s), Parcel ID # **22-07-157-030, (190-192 East Vine Street)**


Helen M. Cornia, Manager Member
HCVI Property, LLC

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

The foregoing instrument was acknowledged before me this 8TH day of JULY, 2020, by HCVI PROPERTY, LLC, the owner of Parcel ID# **22-07-157-030**.




Notary Public

My commission expires APRIL 2ND, 2022 Residing in: UTAH COUNTY

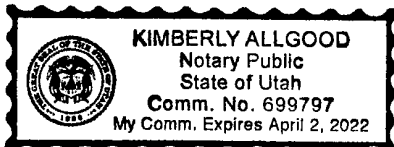
OWNER OF PARCEL ID# 22-07-157-035, (4998 South Jones Court)

Loree Haines

By: Loree Haines
Owner(s), Parcel ID # 22-07-157-035, (4998 South Jones Court)

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

The foregoing instrument was acknowledged before me this 8th day of JULY,
2020, by LOREE HAINES, the owner of Parcel ID# 22-07-157-035.



Kimberly Allgood
Notary Public

My commission expires APRIL 2, 2022 Residing in: UTAH COUNTY

MURRAY CITY APPROVAL

I, Jared Hall, serving in my capacity as the Murray City Community Development Manager, approve the described property line adjustment/lot consolidation of lots/parcels as proposed on Exhibit A, by the property owner(s) of record, whereas:

- (a) No new dwelling lot or housing unit results from the property line adjustment;
- (b) The adjoining property owner(s) consent to the property line adjustment;
- (c) The property line adjustment/parcel consolidation 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 25th day of JUNE, 2020.



 Jared Hall
 Murray City Community Development Manager

STATE OF UTAH)

ss

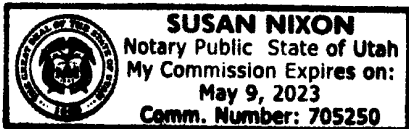
COUNTY OF SALT LAKE)

On this 25th day of June, 2020, personally appeared before me Jared Hall, Murray City Community Development Manager, the signer of the above, who, being duly subscribed and sworn, did acknowledge to me that he executed the same.



 Notary Public

My Commission Expires: 5/9/23 Residing in Salt Lake County



“EXHIBIT A”

Existing Legal Descriptions:

Parcel ID #22-07-157-030 (190-192 East Vine Street)

COMMENCING AT A POINT IN THE CENTER OF VINE STREET BEARING SOUTH 63°EAST, BEING 1.7 CHAINS SOUTH AND SOUTH 63° EAST ALONG THE CENTER OF VINE STREET 194.83 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED AND RUNNING THENCE ALONG AN OLD FENCE LINE SOUTH 14°45' WEST 154.57 FEET; THENCE NORTH 75°15' WEST 2.00 FEET TO A POINT 1.5 FEET NORTHERLY FROM THE NORTHWEST CORNER OF A CONCRETE SHED; THENCE SOUTH 14°45' WEST 28.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 81° EAST 58.8 FEET TO THE WEST SIDE OF A 40- FOOT STREET; THENCE NORTH 14°45' EAST 163 FEET TO THE CENTER OF VINE STREET; THENCE NORTH 63° WEST 57.95 FEET ALONG THE CENTER OF VINE STREET TO THE POINT OF BEGINNING.

Parcel No.: 22-07-157-030

Parcel ID #22-07-157-035 (4998 South Jones Court)

PARCEL 1:

BEGINNING AT A POINT WITH IS SOUTH 354.00 FEET FROM THE NORTHEAST CORNER OF LOT 2, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 49.66 FEET; THENCE SOUTH 88°40'20" EAST 96.00 FEET; THENCE NORTH 01°19'40" EAST, 2.75 FEET; THENCE SOUTH 88°40'20" EAST 70.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JONES COURT AS DETERMINED BY THE MURRAY CITY ENGINEER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 14°57'40" EAST 19.54 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF THE IRENE K. MERRICK PROPERTY, AS DESCRIBED IN THE AT CERTAIN WARRANTY DEED RECORDED JUNE 11, 1976, AS ENTRY NO.: 2823639, IN BOOK 4230, AT PAGE 261, OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE NORTH 81°00'00" WEST, 58.80 FEET TO THE SOUTHWEST CORNER OF SAID MERRICK PROPERTY; THENCE NORTH 78°42' WEST 115.80 FEET TO THE POINT OF BEGINNING.

Parcel No.: 22-07-157-035

New Legal Descriptions:

Parcel ID #22-07-157-030 (190-192 East Vine Street):

A parcel of land situated within the Northwest Quarter of Section 07, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Murray City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point on the south line of Vine Street, said point being South 63°04'40" East, along the Vine Street monument line, (*Basis of bearing being South 0°05'19" West, along the State Street monument line, between monuments found at Vine Street and 5300 South Street*) a distance of 741.21, to the record point of beginning of that certain tract of land conveyed to HCVI Property, L.L.C., by Warranty Deed recorded as Entry No.: 12855839, of official records (*said record point of beginning being therein described as 1.7 chains South and South 63° East along the center of Vine Street 194.83 feet from the Southeast Corner of Lot 1, Section 07, Township 2 South, Range 1 East*) and South 14°40'20" West, along the west line of said tract, a distance of 33.77 feet, from the Salt Lake County monument at the intersection of State Street and Vine Street, said point also being East 1484.77 feet and South 1549.30 feet from the Northwest Corner of said Section 07; and running thence South 63°04'40" East, a distance of 57.95 feet, more or less, to the westerly line of Jones Court; thence South 14°40'20" West, along said westerly line, a distance of 117.81 feet, to a point of intersection with a wrought iron fence; thence South 88°57'05" West, along said wrought iron fence and the projection thereof, a distance of 60.91 feet, to the west line of said tract; thence along the said west line the following three (3) courses: (1) North 14°40'20" East, a distance of 25.81 feet; (2) South 75°19'40" East, a distance of 2.00 feet; (3) North 14°40'20" East, a distance of 120.80 feet, to the point of beginning.

Contains: 7,522 Square Feet, or 0.173 of an Acre

Parcel ID #22-07-157-035 (4998 South Jones Court):

A parcel of land situated within the Northwest Quarter of Section 07, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Murray City, County of Salt Lake, State of Utah and being more particularly described as follows:

beginning at a point South 63°04'40" East, along the Vine Street monument line, a distance of 546.38 feet and South, a distance of 239.66 feet and East, a distance of 1.39 feet, from the Salt Lake County monument at the intersection of Vine Street and State Street (*Basis of bearing being South 0°05'19" West, along the State Street monument line, between monuments found at Vine Street and 5300 South Street*), (*said beginning point being described by record as south 354.00 feet from the Northeast Corner of Lot 2 Section 7, Township 2 South, Range 1 East*), said point also being East 1321.00 feet and South 1668.10 feet, from the Northwest Corner of said Section 07; and running thence South 78°46'24" East, a distance of 126.57 feet (115.80' by record), to the west line of that certain tract of land conveyed to HCVI Property, L.L.C., by Warranty Deed recorded as Entry No.: 12855839, of official records; thence North 14°40'20" East, along said west line, a distance of 2.19 feet, to the projection of a wrought iron fence; thence North 88°57'06" East, along said wrought iron fence and the projection thereof, a distance of 60.91 feet, more or less, to the westerly line of Jones Court; thence South 14°40'20" West, along said westerly line, a distance of 30.37 feet, to the southerly line of that certain tract conveyed to Loree Haines, recorded as Entry No.: 12882149, of official records; thence North 88°45'00" West, a distance of 81.89 feet (70.57 feet by record); thence South

01°15'00" West, a distance of 2.75 feet; thence North 88°45'00" West, a distance of 96.00 feet, to the East line of that certain tract described as "Parcel 1", in Warranty deed recorded as Entry No.: 13186444, of official records; thence North, along said East line, a distance of 49.66 feet, to the point of beginning.

Contains: 6,352 Square Feet, or 0.145 of an Acre

RECORD OF SURVEY / LOT LINE ADJUSTMENT

SURVEYORS CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original Record of Survey as shown to me by the parties hereto, and that the same is a true and correct copy of the original Record of Survey as shown to me by the parties hereto, and that the same is a true and correct copy of the original Record of Survey as shown to me by the parties hereto.

RECORD LEGAL DESCRIPTIONS:

PANEL I: The parcel of land shown on the attached plat is a portion of the 1/4 Section 07, Township 2 South, Range 1 East, S.L.B. & M., containing 1.4818 acres, more or less, as shown on the attached plat, and is bounded as follows: North by the 1/4 Section 07, Township 2 South, Range 1 East, S.L.B. & M., containing 1.4818 acres, more or less, as shown on the attached plat; East by the 1/4 Section 07, Township 2 South, Range 1 East, S.L.B. & M., containing 1.4818 acres, more or less, as shown on the attached plat; South by the 1/4 Section 07, Township 2 South, Range 1 East, S.L.B. & M., containing 1.4818 acres, more or less, as shown on the attached plat; West by the 1/4 Section 07, Township 2 South, Range 1 East, S.L.B. & M., containing 1.4818 acres, more or less, as shown on the attached plat.

SURVEY NARRATIVE

The survey was conducted on the 15th day of August, 2011, at the location of the parcel shown on the attached plat. The survey was conducted by the undersigned, who is a duly licensed Professional Surveyor in the State of Missouri. The survey was conducted in accordance with the Missouri Surveying and Mapping Act, Chapter 173, RSMo. The survey was conducted in accordance with the Missouri Surveying and Mapping Act, Chapter 173, RSMo. The survey was conducted in accordance with the Missouri Surveying and Mapping Act, Chapter 173, RSMo. The survey was conducted in accordance with the Missouri Surveying and Mapping Act, Chapter 173, RSMo.

PROPOSED DESCRIPTIONS

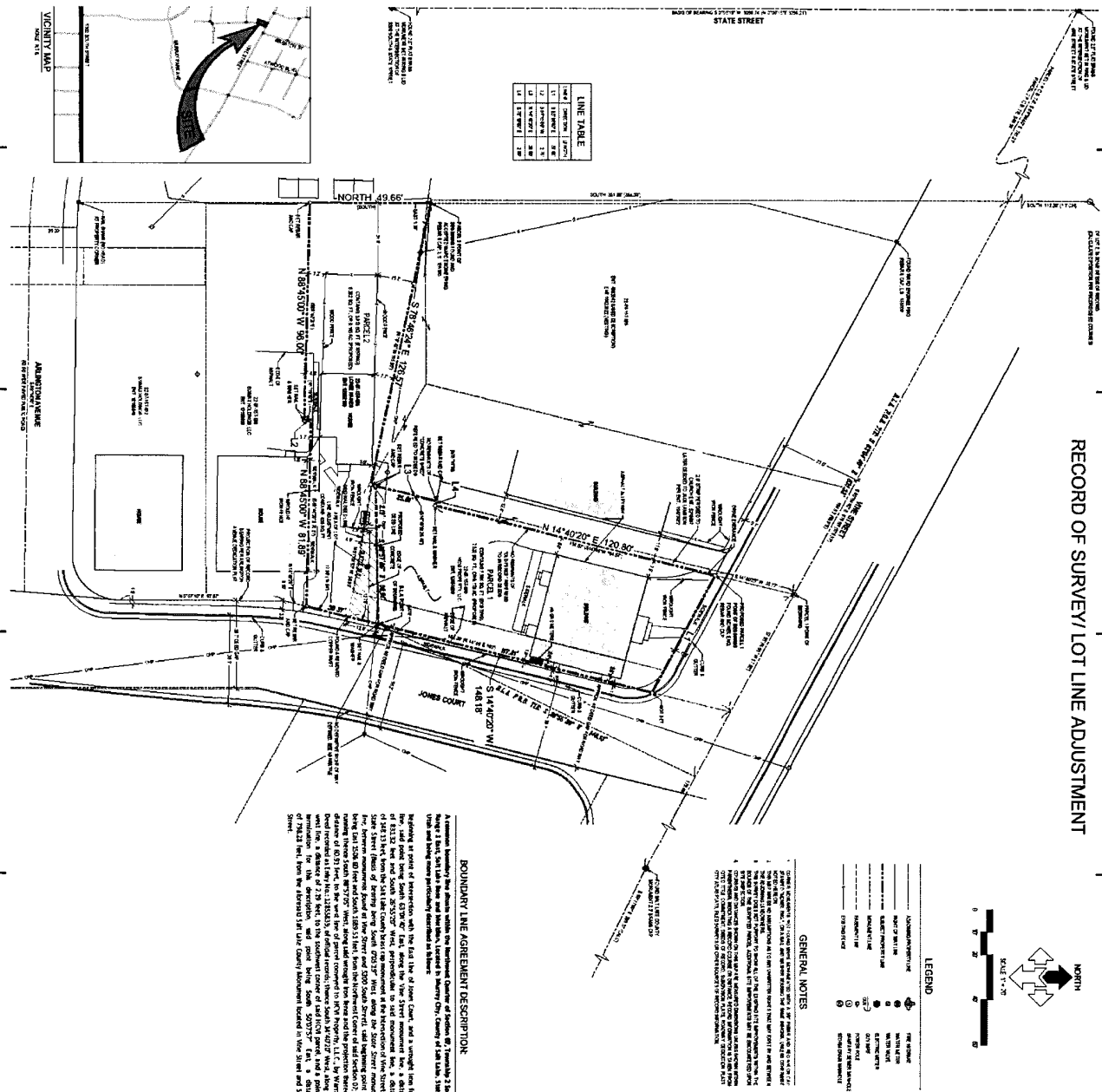
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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 1 | 08/15/11 | COMPLETE SURVEY AND RECORD |
| 2 | 08/15/11 | RECORD LEGAL DESCRIPTIONS AND PROPOSED DESCRIPTIONS |
| 3 | 08/15/11 | LOT LINE ADJUSTMENT |
| 4 | 08/15/11 | RECORD LEGAL DESCRIPTIONS AND PROPOSED DESCRIPTIONS |

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| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1 | N 14° 40' 20" E | 120.80 |
| 2 | S 76° 10' 00" W | 120.80 |
| 3 | N 14° 40' 20" E | 120.80 |
| 4 | S 76° 10' 00" W | 120.80 |

BOUNDARY LINE AGREEMENT DESCRIPTION

A boundary line agreement was entered into between the undersigned and the owners of the adjacent parcels, as shown on the attached plat. The agreement provides for the adjustment of the boundary line between the parcels, as shown on the attached plat. The agreement provides for the adjustment of the boundary line between the parcels, as shown on the attached plat. The agreement provides for the adjustment of the boundary line between the parcels, as shown on the attached plat.

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 Structural Engineering • Land Surveying & M&S

HCVI PROPERTY, L.L.C. PARCEL
 190-192 EAST VINE STREET
 & 4998 SOUTH JONES COURT, MURRAY UTAH
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 07, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B. & M.

1 OF 1
 R05 / L1A