



\*W3170426\*

TAX NOTICE TO:

183 South 2250 West  
Marriott Slaterville, Utah 84404

E# 3170426 PG 1 OF 12  
Leann H. Kilts, WEBER COUNTY RECORDER  
22-Jul-21 0337 PM FEE \$40.00 DEP DAC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

Michael S. Kener aka Michael Stanley Kener, is the owner of the fee estate, in and to real property, located in Weber County, State of Utah, described as follows:

See Record Description of Subject Property on attached, Exhibit "A",  
Tax Parcel Numbers 15-042-0003 and 15-039-0025

Michael S. Kener aka Michael Stanley Kener, retained the services of a Licensed Surveyor, in the State of Utah, to conduct a survey for the purposes of realigning the boundaries of the real property described on attached Exhibit "A".

Klint Whitney, a Professional Land Surveyor with Gardner Engineering conducted a Record of Survey, for purposes of realigning the boundaries of the real property described on Exhibit "A". Attached as Exhibit "B" is a copy of the Survey Map prepared by Gardner Engineering, together with the Notice of Approval of said realignment executed by Marriott-Slaterville City. The realignment of the property lines, which describe the two, (2), parcels are attached hereto as Exhibit "C" and Exhibit "D".

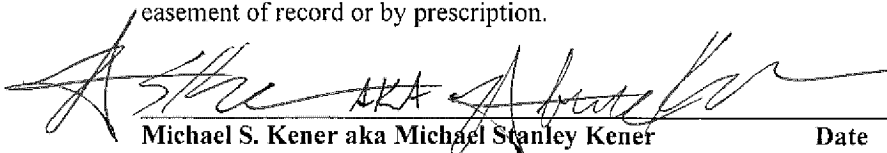
Michael S. Kener aka Michael Stanley Kener, hereinafter referred to as Grantor, does hereby grant, convey, and warrant to:

Michael Stanley Kener,

herein after referred to as Grantee, of Weber County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors, right, title and interest in and to the fee estate of the real property located in Weber County, State of Utah, described on attached Exhibit "C" and attached Exhibit "D".

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises.

Together with any water appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by deed or decree. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

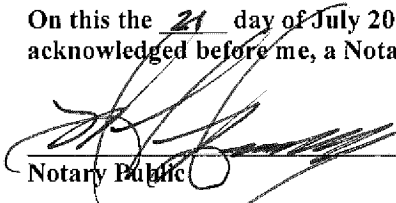
  
Michael S. Kener aka Michael Stanley Kener

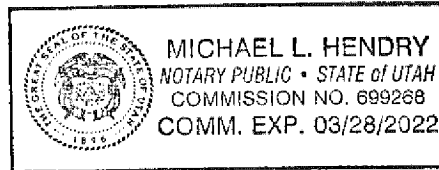
Date

7-21-21

State of Utah  
County of Weber

On this the 21 day of July 2021, Michael S. Kener aka Michael Stanley Kener, stipulated, and acknowledged before me, a Notary Public in the State of Utah, that he executed this deed.

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



**EXHIBIT "A"**  
**RECORD LEGAL DESCRIPTIONS**  
**TAX PARCEL NUMBERS**  
**15-042-0003 and 15-039-0025**



Project: Mike Kener BLA

**EXHIBIT "A"**

**RECORD BOUNDARY DESCRIPTION PARCEL 150420003**

BEGINNING AT A POINT 142.3 FEET EAST AND 19.26 CHAINS SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, AND RUNNING THENCE NORTH 172 FEET, MORE OR LESS, TO A POINT 422.7 FEET EAST, 1097.4 FEET SOUTH AND 280.4 FEET SOUTH 89°30' WEST FROM SAID NORTHWEST QUARTER CORNER; THENCE WEST 269.6 FEET; THENCE NORTH 119.5 FEET, MORE OR LESS, TO THE NORTH LINE OF GRANTOR'S LAND; THENCE WEST 103.4 FEET; THENCE SOUTH 293.92 FEET, MORE OR LESS, TO A POINT WEST OF THE PLACE OF BEGINNING; THENCE EAST 373.3 FEET TO THE PLACE OF BEGINNING. QUIT CLAIMING ONLY THE EAST 7.4 OF THE SOUTH 172 FEET OF SUCH TRACT AND THE LAND OCCUPIED BY PUBLIC HIGHWAY IF ANY.

**RECORD BOUNDARY DESCRIPTION PARCEL 150390025**

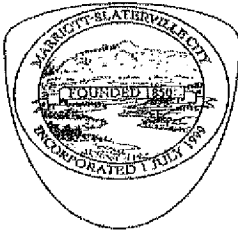
BEGINNING AT A POINT 422.7 FEET EAST AND 977.9 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH 119.5 FEET; THENCE SOUTH 89°30' WEST 280.4 FEET; THENCE WEST 269.6 FEET; THENCE NORTH 120 FEET, MORE OR LESS, TO A POINT 550 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST 550 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. CONTAINING 1.5 ACRES.

DATE: 07/14/2021

Klint Whitney, PLS  
Gardner Engineering

**EXHIBIT "B"**  
**SURVEY MAP PREPARED BY GARDNER ENGINEERING**  
**NOTICE OF APPROVAL LETTER**





MARRIOTT-SLATERVILLE CITY  
1570 WEST 400 NORTH  
MARRIOTT-SLATERVILLE, UTAH 84404  
Telephone (801) 627-1919 Facsimile (801) 627-1880

**NOTICE OF APPROVAL**

Standard Form: Marriott-Slaterville City, Weber County, Utah

**WHEREAS**, Marriott-Slaterville City (hereafter the "City") received an application from Michael Kener for a:

- Minor Lot Subdivision.
- Parcel/Lot/Boundary Line Adjustment.
- Agricultural Land Division.
- Consolidation of Parcels.

**WHEREAS**, the application/request complies with the allowed exemptions enumerated in *Utah Code Annotated* §10-9a-103, et. seq, and the City's municipal code;

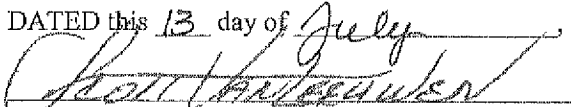
**WHEREAS**, the applicant/land owner(s) have applied for, and complied with, the applicable state law and the municipal code relating to the approval the above noted action;

**WHEREAS**, documents relating to this Notice are identified in the Attached Exhibit "A" incorporated herein by this reference which relating to the conveyance of title, division or consolidation of land, or otherwise in accordance with the above specified action have been duly executed, acknowledged, and recorded or prepared for recording with the Weber County Recorder;

**WHEREAS**, in accordance with *Utah Code Annotated* §10-9a-605 said grantor(s) and grantee(s) along with the City's authorized official do hereby sign and acknowledge this Notice of Approval in accordance with Title 57, Chapter 2a of the *Utah Code*, the Recognition of Acknowledgments Act;

**WHEREAS**, the above applicant/land owner has on file a record of survey with the Weber County Surveyor's in accordance with *Utah Code Annotated* §10-9a-605(6).

**NOW, THEREFORE**, the forgoing approval is granted.

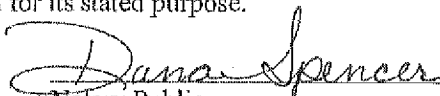
DATED this 13 day of July, 2021.  
  
SCOTT VANLEEUWEN, Mayor

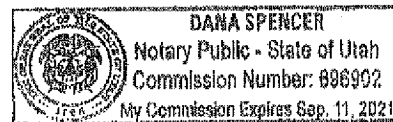
STATE OF UTAH )

:ss.

COUNTY OF WEBER )

On the 13 day of July, 2021, personally appeared before me, the undersigned notary, SCOTT VANLEEUWEN, the Mayor of Marriott-Slaterville City, who did execute the forgoing instrument in his authorized capacity who duly acknowledged to me that he signed the same voluntarily and for its stated purpose.

  
Dana Spencer  
Notary Public



NOW, THEREFORE, we the undersigned owners of the properties described in the deeds attached hereto or in Exhibit "A" of this Notice of Approval, do hereby approve the execution of this Notice.

*[Handwritten Signature]*  
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Owner

Owner

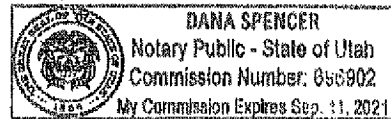
Owner

Owner

STATE OF UTAH                    )  
  :ss.  
COUNTY OF WEBER            )

On the 13 day of July, 2021, personally appeared before me, the undersigned notary, the forgoing owners of the properties accepting of the foregoing Notice of Approval, who duly acknowledged to me that he/she/they signed the same voluntarily and for its stated purpose.

*[Handwritten Signature: Dana Spencer]*  
\_\_\_\_\_  
Notary Public





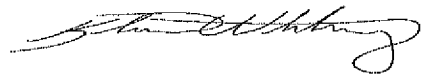
**EXHIBIT "C"**  
**SURVEY DESCRIPTION OF**  
**ADJUSTED TAX PARCEL 15-042-0003**

**EXHIBIT "C"**  
**ADJUSTED BOUNDARY DESCRIPTION PARCEL 150420003**

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT BEING LOCATED SOUTH 0°21'42" EAST 1097.42 FEET AND NORTH 90°00'00" WEST 170.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; RUNNING THENCE SOUTH 1°39'10" EAST 199.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°58'21" WEST 115.57 FEET; THENCE NORTH 0°51'48" EAST 199.87 FEET; THENCE SOUTH 88°55'13" EAST 106.79 FEET TO THE POINT OF BEGINNING. CONTAINING 22,215 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

DATE: 07/14/2021

**Klint Whitney, PLS**  
**Gardner Engineering**



**EXHIBIT "D"**  
**SURVEY DESCRIPTION OF**  
**ADJUSTED TAX PARCEL 15-039-0025**

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**EXHIBIT "D"**  
**ADJUSTED BOUNDARY DESCRIPTION PARCEL 150390025**

A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT BEING LOCATED SOUTH 0°21'42" EAST 1097.42 FEET AND NORTH 90°00'00" WEST 170.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; RUNNING THENCE NORTH 88°55'13" WEST 106.79 FEET; THENCE NORTH 0°51'48" EAST 122.50 FEET TO THE SOUTH BOUNDARY LINE OF HUNSAKER'S RETREAT SUBDIVISION; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 88°57'45" EAST 620.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2250 WEST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°10'20" WEST 120.57 FEET TO THE COMMON BOUNDARY LINE OF GERALD F TAYLOR FAMILY TRUST SUBDIVISION; THENCE ALONG SAID COMMON BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°41'26" WEST 244.17 FEET; (2) SOUTH 1°55'14" WEST 198.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°58'21" WEST 258.22 FEET; THENCE NORTH 1°39'10" WEST 199.99 FEET TO THE POINT OF BEGINNING. CONTAINING 128,812 SQUARE FEET OR 2.957 ACRES MORE OR LESS.

DATE: 07/14/2021

**Klint Whitney, PLS**  
**Gardner Engineering**

