

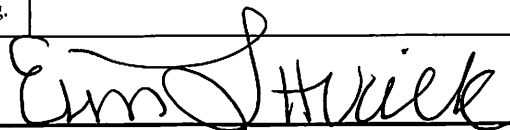
## Mayor's Office: Council Agenda Item Request Form

*This form and supporting documents (if applicable) are due the Wednesday before the COW meeting by noon.*

Date Received  
(office use)

Date of Request	05/16/2018
Requesting Staff Member	Derrick Sorensen
Requested Council Date	05/22/2018
Topic/Discussion Title	RE 3762 Tax Deed - Osvaldo Mendoza
Description	The County Owns a parcel of Real Property 8-09-251-012 at approximately 3130 N 2200 W, SLC, UT. Mr Mendoza owns all of the surrounding property of the parcel. The property is not in public use and is available for disposition.
Requested Action <sup>1</sup>	Consent Agenda
Presenter(s)	Derrick Sorensen
Time Needed <sup>2</sup>	>5 minutes
Time Sensitive <sup>3</sup>	No
Specific Time(s) <sup>4</sup>	No
Will You Be Providing a PowerPoint?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will You Be Providing Back-Up Documentation or Handouts?  Please attach supporting documentation you plan to provide for the packets to this form. While not ideal, if supporting documents are not yet ready, you can still submit them by 10 am the Friday morning prior to the COW agenda. Items without documentation may be taken off for consideration at that COW meeting.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Mayor or Designee approval:



<sup>1</sup> What you will ask the Council to do (e.g., discussion only, appropriate money, adopt policy/ordinance) – in specific terms.

<sup>2</sup> Assumed to be 10 minutes unless otherwise specified.

<sup>3</sup> Urgency that the topic to schedule on the requested date.

<sup>4</sup> If important to schedule at a specific time, list a few preferred times.



**Ralph Chamness**  
Chief Deputy  
Civil Division

**SIM GILL**  
DISTRICT ATTORNEY

**Jeffrey William Hall**  
Chief Deputy  
Justice Division

**Lisa Ashman**  
Administrative  
Operations

**Blake Nakamura**  
Chief Deputy  
Justice Division

May 11, 2018

MAIL  
RECEIVED  
SLCo FACILITIES  
MAY 14 2018

Derrick L. Sorensen  
Senior Appraiser  
Salt Lake County  
2001 South State Street, Suite S3-110  
Salt Lake City UT 84190

RE: RE3762 – Mendoza, Osvaldo – Tax Deed Sale Request

Dear Derrick:

Please find the above-referenced document, Resolution No. is approved as to form and is being returned to you for further processing.

If you have any questions or concerns, please contact me at extension 87782

Sincerely,

Christopher Preston  
Deputy District Attorney  
Civil/Litigation Division

RESOLUTION NO. \_\_\_\_\_, 2018

**A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING  
SURPLUS REAL PROPERTY AND APPROVING THE CONVEYANCE OF A  
PORTION OF THE SAME BY QUIT-CLAIM DEED TO OSVALDO  
MENDOZA**

**RECITALS**

1. Salt Lake County (the “County”) owns a parcel of real property, Parcel No. 8-09-251-012, located at approximately 3130 North 2200 West, Salt Lake City, Utah (the “Property”), which was struck off to the County after the tax sale in 1989.

2. Osvaldo Mendoza, also known as Osvaldo Arturo Mendoza and Osvaldo A. Mendoza (“Buyer”), owns three parcels of land adjacent to the Property.

3. Buyer has offered to purchase a portion of the Property that is adjacent to Buyer’s three parcels from the County (the “Acquisition Parcels”) for appraised value, which has been reviewed and approved by the County Real Estate Division, and has paid a fee of \$100, which amount shall be credited towards the purchase prices of the Acquisition Parcels. This offer is in the form of a Tax Sale Property Purchase Agreement (the “Agreement”) attached hereto as Exhibit A.

4. The County has determined that the Acquisition Parcels are not currently in public use and that the Acquisition Parcels have a combined appraised value of \$7,775.00. Proceeds from the sale of the Acquisition Parcels will be distributed in accordance with Section 59-2-1351.5 of the Utah Code.

5. The best interest of the County and the general public will be served by the sale and conveyance of the Acquisition Parcels to Buyer for its fair market value. The sale and conveyance will be in compliance with all applicable state statutes and county ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that

the Acquisition Parcels described in Exhibits 2 and 3 of the Agreement are hereby declared surplus property.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the sale and conveyance of the Property by quit-claim deeds to Buyer as provided in the Agreement for the agreed appraised value of Seven Thousand Seven Hundred Seventy-Five Dollars (\$7,775.00) is hereby approved; and the Mayor is hereby authorized to execute the Agreement and the Mayor and County Clerk are authorized to execute the Quit-Claim Deeds, attached to the Agreement as Exhibits 2 and 3, and to deliver the fully executed documents to the Salt Lake County Real Estate Division for delivery to Buyer in accordance with the terms of the Agreement.

APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Aimee Winder Newton, Chair

ATTEST:

\_\_\_\_\_  
Sherrie Swensen  
Salt Lake County Clerk

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Newton voting	_____
Council Member Snelgrove voting	_____
Council Member Wilson voting	_____

APPROVED AS TO FORM:

R. Christopher Preston  
R. Christopher Preston  
Deputy District Attorney  
Date: 5/11/2018

**EXHIBIT A**

**Tax Sale Property Purchase Agreement**

## TAX SALE PROPERTY PURCHASE AGREEMENT

This TAX SALE PROPERTY PURCHASE AGREEMENT ("Agreement") is made and executed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between SALT LAKE COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as COUNTY, and OSVALDO MENDOZA also known as Osvaldo A. Mendoza and Osvaldo Arturo Mendoza, hereinafter referred to as BUYER.

### RECITALS

- A. COUNTY owns a parcel of land located at approximately 3130 North 2200 West in Salt Lake City, identified as Tax ID No. 08-09-251-012 (the "Property"), which was struck off to COUNTY after the tax sale in 1989. A description of the Property is attached hereto as Exhibit 1 and incorporated herein by this reference.
- B. BUYER owns title to three parcels of real property adjacent to the Property, desires to purchase a portion of the Property from the County (the "Acquisition Parcels"), and has paid a fee of \$100, which amount shall be credited towards the purchase price of the Acquisition Parcels.
- C. COUNTY has determined that the Acquisition Parcels are not currently in public use and that the Acquisition Parcels have a combined appraised value of \$7,775.00.

IN CONSIDERATION of the covenants and conditions set forth herein, it is mutually agreed by the parties hereto as follows:

1. COUNTY agrees to convey and deliver to BUYER two quit-claim deeds for the Acquisition Parcels (the "Quit-Claim Deeds"), the forms of which hereto as Exhibit 2 and Exhibit 3 respectively and incorporated herein by this reference.

2. IN CONSIDERATION for conveying the Acquisition Parcels by two quit-claim deeds, BUYER shall pay COUNTY \$7,775.00 (the "Purchase Price").

3. COUNTY makes no representations as to the title conveyed, nor as to BUYER's right of possession of the Acquisition Parcels. Similarly, COUNTY makes no warranties or representations as to whether the Acquisition Parcels are buildable or developable, nor does COUNTY make any representations regarding whether the Acquisition Parcels comply with applicable zoning regulations. COUNTY does not warrant or represent that the Acquisition Parcels are habitable or in any particular condition. COUNTY also makes no warranties or representations regarding the accuracy of the assessment of the Acquisition Parcels or the accuracy of the description of the real estate or improvements therein.

4. COUNTY and BUYER agree that time is of the essence of this Agreement.

5. COUNTY and BUYER understand and agree that this Agreement shall not be considered final until executed by the Mayor of Salt Lake County, pursuant to a resolution of the Salt Lake County Council.

6. COUNTY and BUYER agree that Derrick Sorensen of the Salt Lake County Real Estate Division shall act as closing agent in accordance with the terms of this Agreement for the parties hereto.

7. Upon receipt of the full Purchase Price from BUYER, COUNTY shall deliver the Quit-Claim Deeds to BUYER.

8. CAMPAIGN CONTRIBUTIONS: BUYER acknowledges the prohibition of campaign contributions by contractors to COUNTY candidates, pursuant to Chapter 2.72A, Salt Lake County Code of Ordinances, 2001. BUYER also acknowledges and understands this prohibition means that any person, business, corporation or other entity that enters into a contract or is engaged in a contract with BUYER maybe prohibited from making certain campaign contributions to COUNTY candidates. BUYER further acknowledges that violation of this prohibition may result in criminal sanctions as well as termination of this Agreement. BUYER represents, by executing this Agreement, that BUYER has not made or caused others to make any campaign contribution to any COUNTY candidate in violation of the above-referenced County ordinance.

9. It is agreed that the terms herein constitute the entire Agreement between COUNTY and BUYER and that no verbal statement made by anyone shall be construed to be part of this Agreement unless incorporated in writing herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed this \_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY:** Salt Lake County

RECOMMENDED FOR APPROVAL:


By \_\_\_\_\_  
Mayor or Designee

  
Derrick L. Sorensen  
Salt Lake County Property Manager

**BUYER:** Osvaldo Mendoza

By: \_\_\_\_\_  
Osvaldo Mendoza

APPROVED AS TO FORM:

  
R. Christopher Preston  
Deputy District Attorney  
Date: 5/11/2018

**EXHIBIT 1**  
**LEGAL DESCRIPTION OF TAX DEED PARCEL**

**BEG 209.756 FT N & 939.949 FT E FR CEN OF SEC 9, T 1N, R 1W,  
S L M; N 50 FT; N 89°24'19" E 276.42 FT; S 17°31'11" E 52.26  
FT; S 39°24'19" W 292.153 FT M OR L TO BEG. 0.33 AC M OR L.**

Parcel No. 08-09-251-012



**EXHIBIT 2**  
**QUIT-CLAIM DEED**

WHEN RECORDED RETURN TO:  
Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

Also: Osvaldo Auturo Mendoza  
P.O. Box 165134  
Salt Lake City, Utah 84116

*Space above for County Recorder's use*

**QUIT CLAIM DEED**  
**Salt Lake County**

*Parcel No. 1:C  
Tax Serial No. 08-09-251-012  
Surveyor WO# SU20180130*

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, of Salt Lake County, State of Utah, hereby Quit Claims to OSVALDO ARTURO MENDOZA, a married man, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT "A")**

**IN WITNESS WHEREOF**, GRANTOR has caused this Quit-Claim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**SALT LAKE COUNTY**

STATE OF UTAH	)	By _____
	)ss.	MAYOR or DESIGNEE
COUNTY OF SALT LAKE	)	By _____
		COUNTY CLERK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

**WITNESS** my hand and official stamp the date in this certificate first above written:

My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

**WITNESS** my hand and official stamp the date in this certificate first above written:

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Residing in: \_\_\_\_\_

**(EXHIBIT "A")**

A parcel of land being part of an entire tract located in the Northeast Quarter of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and described in that Tax Sale Record recorded as Entry # 4789192, in Book 6136, on Page 1549, in the Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at the northwesterly corner of said entire tract, at a point in the northerly right of way line of 3130 North Street and the southerly boundary line of a parcel of land described in that Warranty Deed recorded as Entry # 11880218, in Book 10245, on Page 1313 in the office of said Recorder, which point is 209.756 feet North and 939.949 feet East to the southwest corner of said entire tract and 50 feet North along the west boundary line of said entire tract from the Center Corner of said Section 9; thence N. 89°24'19" E. 145.01 feet along the northerly boundary line of said entire tract, said northerly right of way line, and said southerly boundary line, to the southeasterly corner of said parcel of land; thence South 25.00 feet to intersect the centerline of said 3130 North Street; thence S. 89°24'19" W. 145.01 feet, along said centerline, to the west boundary line of said entire tract; thence North 25.00 feet along said west boundary line to the point of beginning.

The above described parcel of land contains 3,625 square feet in area, or 0.083 acre, more or less.

**Together with and subject to** a right of way described as follows: Beginning N. 0°35'41" W. 200 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence N. 89°24'19" E. 1,231.63 feet; thence N. 17°31'11" W. 52.26 feet; thence S. 89°24'19" W. 1,216.42 feet; thence S. 0°35'41" E. 50.00 feet to the point of beginning.

The **Basis of Bearing** is N. 89°24'19" E. along the Quarter Section line between the Center Corner and the East Quarter Corner of said Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

**Exhibit "B":** By this reference, made a part hereof

# EXHIBIT "B"



LEGEND	
Adjoining Parcel Lines =	—
Salt Lake Co. Parcel Lines =	— — — — —
Right of way Lines =	- - - - -
Surplus Parcel Lines =	— — — — —
Street Centerline =	- - - - -
Quarter Section Line =	- . - . - .

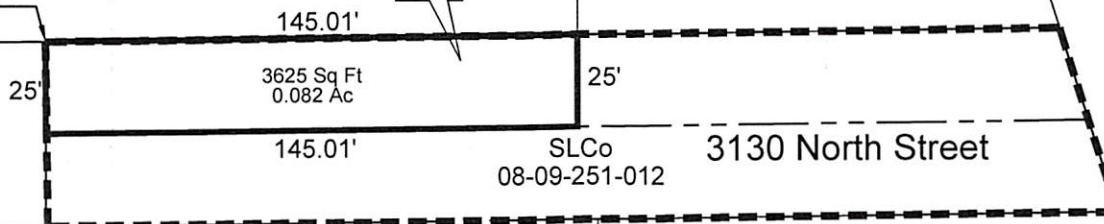
Mendoza  
08-09-251-016

Thomasson  
08-09-251-007

2200 West Street

POB 1:C

1:C



Mendoza  
Parcel 1  
08-09-251-008

Wright  
08-09-251-013

Quarter Section Line



Parcel 1:C 3130 North Surplus  
2240 West 3130 North

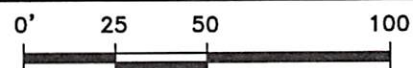
Prepared for:  
Salt Lake County Real Estate Division

Sec. 09, T.1 N, R.1 W, S.L.B & M.  
Work Order No. SU20180130

Prepared by the Office of:

Reid J. Demman, P.L.S.  
Salt Lake County Surveyor

2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240



Scale in Feet

Prepared by KDS 1"=50' March 29, 2018

**EXHIBIT 3**  
**QUIT-CLAIM DEED**

WHEN RECORDED RETURN TO:  
Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

Also: Osvaldo Auturo Mendoza  
P.O. Box 165134  
Salt Lake City, Utah 84116

*Space above for County Recorder's use*

**QUIT CLAIM DEED**  
**Salt Lake County**

*Parcel No. 2:C*  
*Tax Serial No. 08-09-251-012*  
*Surveyor WO# SU20180130*

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, of Salt Lake County, State of Utah, hereby Quit Claims to OSVALDO MENDOZA, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT "A")**

**IN WITNESS WHEREOF**, GRANTOR has caused this Quit-Claim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

**SALT LAKE COUNTY**

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

By \_\_\_\_\_  
MAYOR or DESIGNEE  
By \_\_\_\_\_  
COUNTY CLERK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that \_\_he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

**WITNESS** my hand and official stamp the date in this certificate first above written:

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Residing in: \_\_\_\_\_

*Acknowledgment continued on following page*

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that \_\_\_\_he is the CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

**WITNESS** my hand and official stamp the date in this certificate first above written:

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Residing in: \_\_\_\_\_

**(EXHIBIT "A")**

A parcel of land being part of an entire tract located in the Northeast Quarter of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and described in that Tax Sale Record recorded as Entry # 4789192, in Book 6136, on Page 1549, in the Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at the southwesterly corner of said entire tract at a point on the southerly right of way line of 3130 North Street and the northerly boundary line of a parcel of land described in that Warranty Deed recorded as Entry # 11992160, in Book 10295, on Page 7459 in the office of said Recorder, which point is 209.756 feet North and 939.949 feet East from the Center Corner of said Section 9; thence North 25.00 feet along the west boundary line of said entire tract to the centerline of said 3130 North Street; thence N. 89°24'19" E. 150.52 feet along said centerline to intersect the north projection of the east boundary line of said parcel of land described in that Warranty Deed; thence South 25.00 feet along said projection to the northeast corner of said parcel of land, at a point in the southerly boundary line of said entire tract and southerly right of way line; thence S. 89°24'19" W. 150.52 feet along said lines to the point of beginning.

The above described parcel of land contains 3,763 square feet in area, or 0.086 acre, more or less.

**Together with and subject to** a right of way described as follows: Beginning N. 0°35'41" W. 200 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence N. 89°24'19" E. 1,231.63 feet; thence N. 17°31'11" W. 52.26 feet; thence S. 89°24'19" W. 1,216.42 feet; thence S. 0°35'41" E. 50.00 feet to the point of beginning.

The **Basis of Bearing** is N. 89°24'19" E. along the Quarter Section line between the Center Corner and the East Quarter Corner of said Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

**Exhibit "B":** By this reference, made a part hereof

# EXHIBIT "B"



LEGEND	
Adjoining Parcel Lines =	—————
Salt Lake Co. Parcel Lines =	—————
Right of way Lines =	—————
Surplus Parcel Lines =	—————
Street Centerline =	—————
Quarter Section Line =	—————

Mendoza  
08-09-251-016

Thomasson  
08-09-251-007

2200 West Street

3130 North Street

150.52'  
3763 Sq Ft  
0.086 Ac

25'  
SLCo  
08-09-251-012

POB 2:C

2:C

Mendoza  
Parcel 1  
08-09-251-008

Wright  
08-09-251-013

Quarter Section Line

Page 3 of 3



Parcel 2:C 3130 North Surplus  
2235 West 3130 North

Prepared for:  
Salt Lake County Real Estate Division

Sec. 09, T.1 N, R.1 W, S.L.B.&M.  
Work Order No. SU20180130

Prepared by the Office of:

Reid J. Demman, P.L.S.  
Salt Lake County Surveyor

2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240

0' 25 50 100

Scale in Feet

Prepared by KDS 1"=50' March 29, 2018



WHEN RECORDED RETURN TO:  
Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

Also: Osvaldo Auturo Mendoza  
P.O. Box 165134  
Salt Lake City, Utah 84116

APPROVED AS TO FORM  
District Attorney's Office

Space above for County Recorder's use

By: R. Christopher Preston  
Attorney

R. CHRISTOPHER PRESTON

Date: 5/11/2018

**QUIT CLAIM DEED**  
**Salt Lake County**

Parcel No. 1:C  
Tax Serial No. 08-09-251-012  
Surveyor WO# SU20180130

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, of Salt Lake County, State of Utah, hereby Quit Claims to OSVALDO ARTURO MENDOZA, a married man, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT "A")**

IN WITNESS WHEREOF, GRANTOR has caused this Quit-Claim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

SALT LAKE COUNTY

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

By \_\_\_\_\_  
MAYOR or DESIGNEE  
By \_\_\_\_\_  
COUNTY CLERK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

**WITNESS** my hand and official stamp the date in this certificate first above written:

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC

Residing in: \_\_\_\_\_

Acknowledgment continued on following page

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that \_\_\_\_he is the CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

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My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Residing in: \_\_\_\_\_

**(EXHIBIT "A")**

A parcel of land being part of an entire tract located in the Northeast Quarter of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and described in that Tax Sale Record recorded as Entry # 4789192, in Book 6136, on Page 1549, in the Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at the northwesterly corner of said entire tract, at a point in the northerly right of way line of 3130 North Street and the southerly boundary line of a parcel of land described in that Warranty Deed recorded as Entry # 11880218, in Book 10245, on Page 1313 in the office of said Recorder, which point is 209.756 feet North and 939.949 feet East to the southwest corner of said entire tract and 50 feet North along the west boundary line of said entire tract from the Center Corner of said Section 9; thence N. 89°24'19" E. 145.01 feet along the northerly boundary line of said entire tract, said northerly right of way line, and said southerly boundary line, to the southeasterly corner of said parcel of land; thence South 25.00 feet to intersect the centerline of said 3130 North Street; thence S. 89°24'19" W. 145.01 feet, along said centerline, to the west boundary line of said entire tract; thence North 25.00 feet along said west boundary line to the point of beginning.

The above described parcel of land contains 3,625 square feet in area, or 0.083 acre, more or less.

**Together with and subject to** a right of way described as follows: Beginning N. 0°35'41" W. 200 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence N. 89°24'19" E. 1,231.63 feet; thence N. 17°31'11" W. 52.26 feet; thence S. 89°24'19" W. 1,216.42 feet; thence S. 0°35'41" E. 50.00 feet to the point of beginning.

The **Basis of Bearing** is N. 89°24'19" E. along the Quarter Section line between the Center Corner and the East Quarter Corner of said Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

**Exhibit "B":** By this reference, made a part hereof

# EXHIBIT "B"



LEGEND	
Adjoining Parcel Lines =	—
Salt Lake Co. Parcel Lines =	— — — — —
Right of way Lines =	- - - - -
Surplus Parcel Lines =	— — — — —
Street Centerline =	- - - - -
Quarter Section Line =	- - - - -

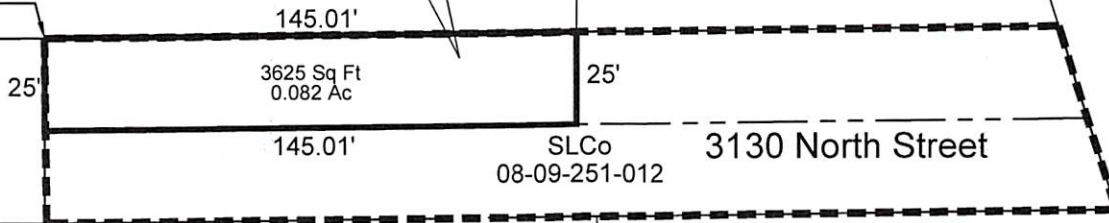
Mendoza  
08-09-251-016

Thomasson  
08-09-251-007

2200 West Street

POB 1:C

1:C



SLCo  
08-09-251-012

3130 North Street

Wright  
08-09-251-013

Mendoza  
Parcel 1  
08-09-251-008

Quarter Section Line

Page 3 of 3



Parcel 1:C 3130 North Surplus  
2240 West 3130 North

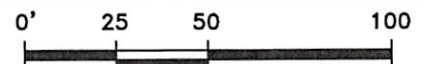
Prepared for:  
Salt Lake County Real Estate Division

Sec. 09, T.1 N, R.1 W, S.L.B.&M.  
Work Order No. SU20180130

Prepared by the Office of:

Reid J. Demman, P.L.S.  
Salt Lake County Surveyor

2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240



Scale in Feet

Prepared by KDS 1"=50' March 29, 2018