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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CO REAL ESTATE
SUITE S3200
BY: DKP, DEPUTY - WI 6 P.

After Recording return document to:

Katia Pace
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

16-06-306-014
16-06-306-038

NOTICE OF LOT LINE ADJUSTMENT APPROVAL

I, Katia Pace, on the 17th day of January, 2017, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.24, Lot Line Adjustments, and under authority of the Planning Director, have approved the adjustment of lot/parcel lines between two existing lots/parcels located at approximately the following addresses:

35 East 500 South, Salt Lake City, UT 84101
465 So. Main Street, Salt Lake City, UT 84101

as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2016-00395 of the Salt Lake City Planning Division.

The legal descriptions of each **current** parcel are as follows:

Parcel A (Tax Parcel No. 16-06-306-014):

A parcel of land being part of Lot 2 Block 39, Plat "A", Salt Lake City Survey and located in the Southwest Quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian; said parcel was consolidated per that Quit Claim Deed recorded April 28, 2016, as Entry No. 12268305 in Book 10425, at Page 5841 in the Office of the Salt Lake County Recorder and also shown on that certain A.L.T.A Survey plat filed as No. S2015-05-0195 in the Office of the Salt Lake County Surveyor; the boundary of said parcel of land is described as follows:

Beginning at the southwesterly Corner of said Lot 2 of Block 39 which point is 68.72 feet S. 89°47'38" E. along the centerline of 500 South Street and 63.78 feet N. 00°12'34" E. from a brass monument marking the intersection of Main Street and 500 South Street; thence N. 00°12'47" E. (Record = North) 165.00 feet along the westerly line to the northwesterly corner of said Lot 2; thence S. 89°47'29" E. (Record = East) 209.00 feet along the northerly line of said Lot 2; thence departing said northerly line S. 00°12'47" W. (Record = South) 165.00 feet to the southerly line of said Lot 2 of Block 39; thence N. 89°47'29" W. (Record = West) 209.00 feet along said southerly line to the **Point of Beginning**.

The above described parcel of land contains 34,485 square feet in area or 0.792 acres, more or less.

BASIS OF BEARINGS: The Basis of Bearings is S. 89°47'38" E. between the Salt Lake City brass cap monument at the intersection of 500 South Street and Main Street and the Salt Lake City brass cap monument at the intersection of 500 South Street and State Street.

Parcel B (Tax Parcel No. 16-06-306-038):

A parcel of land being part of Lot 2 Block 39, Plat "A", Salt Lake City Survey and located in the Southwest Quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian; said parcel was consolidated per that Quit Claim Deed recorded April 28, 2016, as Entry No. 12268306 in Book 10425, at Page 5845 in the Office of the Salt Lake County Recorder and also shown on that certain A.L.T.A Survey plat filed as No. S2015-05-0195 in the Office of the Salt Lake County Surveyor; the boundary of said parcel of land is described as follows:

Beginning at the northwesterly Corner of said Lot 2 of Block 39 which point is 68.72 feet S. 89°47'38" E. along the centerline of 500 South Street and 63.78 feet N. 00°12'34" E. and 165.00 feet N. 00°12'47" E. (Record = North) along the westerly line of said Lot 2 of Block 39 from a brass monument marking the intersection of Main Street and 500 South Street; thence N. 00°12'47" E. (Record = North) 245.52 feet along the westerly line of said Lots 3 and Lot 4 to a northwesterly corner of said parcel; thence along the northerly and westerly lines of said parcel the following three (3) courses: 1) S. 89°47'29" E. (Record = East) 165.00 feet; 2) N. 00°58'10" E. (Record = North) 1.98 feet; 3) S. 89°47'29" E. (Record = East) 165.00 feet to the easterly line of said Lot 4; thence S. 00°13'04" W. (Record = South) 412.50 feet along the easterly lines of said Lots 4, 3, and 2 to the southeasterly corner of said Lot 2; thence N. 89°47'29" W. (Record = West) 121.00 feet along the southerly line of said Lot 2 and Block 39 to a southwesterly corner of said parcel; thence departing said southerly Lot and Block line N. 00°12'47" E. (Record = North) 165.00 feet along a westerly boundary line of said parcel to the northerly line of said Lot 2; thence N. 89°47'29" W. 209.00 feet along the northerly line of said Lot 2 to the **Point of Beginning**.

The above described parcel of land contains 101,319 square feet in area or 2.326 acres, more or less.

BASIS OF BEARINGS: The Basis of Bearing is S. 89°47'38" E. between the Salt Lake City brass cap monument at the intersection of 500 South Street and Main Street and the Salt Lake City brass cap monument at the intersection of 500 South Street and State Street.

The legal descriptions of each **adjusted** lot/parcel approved by this lot line adjustment are as follows:

LOT 1: (Proposed Address: 35 E. 500 S.)

A parcel of land being a part of Lots 2 and 3 of Block 39, Plat A, Salt Lake City Survey and described as Parcels A and B per those Quit Claim Deeds recorded April 28, 2016, as Entry No. 12268305 in Book 10425, at Page 5841 and as Entry No. 12268306 in Book 10425, at Page 5845 in the Office of the Salt Lake County Recorder; said parcel is located in the Southwest Quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of said Parcel B, which point is 68.72 feet S. 89°47'38" E. along the centerline of 500 South Street and 63.78 feet N. 00°12'34" E. and 330.00 feet S. 89°47'29" E. from a brass monument marking the intersection of Main Street and 500 South Street; thence N. 89°47'29" W. 230.23 feet along the southerly line of said parcels A and B; thence North 290.65 feet; thence East 231.33 feet to the easterly boundary of said Parcel B; thence S. 00°13'04" W. 291.50 feet along said easterly boundary line to the **Point of Beginning**.

The above described parcel of land contains 67,174 square feet in area or 1.542 acres, more or less.

BASIS OF BEARINGS: The Basis of Bearings is S. 89°47'38" E. between the Salt Lake City brass cap monument at the intersection of 500 South Street and Main Street and the Salt Lake City brass cap monument at the intersection of 500 South Street and State Street.

LOT 2: (Proposed Address: 455 S. Main Street)

A parcel of land being a part of Lots 2, 3, and 4 of Block 39, Plat A, Salt Lake City Survey and described as Parcels A and B per those Quit Claim Deeds recorded April 28, 2016, as Entry No. 12268305 in Book 10425, at Page 5841 and as Entry No. 12268306 in Book 10425, at Page 5845 in the Office of the Salt Lake County Recorder; said parcel is located in the Southwest Quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

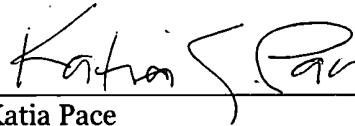
Beginning at the southwesterly corner of said Parcel A, which point is 68.72 feet S. 89°47'38" E. along the centerline of 500 South Street and 63.78 feet N. 00°12'34" E. from a brass monument marking the intersection of Main Street and 500 South Street; thence N. 00°12'47" E. 410.52 feet along the westerly boundary lines of said Parcels A and B to the northwesterly corner of said Parcel B; thence along the northerly and easterly boundary lines of said Parcel B the following four (4) courses: (1) S. 89°47'29" E. 165.00 feet; (2) N. 00°58'10" E. 1.98 feet; (3) S. 89°47'29" E. 165.00 feet to the northeasterly corner of said Parcel B; (4) S. 00°13'04" W. 121.00 feet; thence N. 90°00'00" W. 231.33 feet; thence S. 00°00'00" E. 290.65 feet to the southerly boundary line of said Parcel A; thence N. 89°47'29" W. 99.77 feet along said southerly boundary line to the **Point of Beginning**.

The above described parcel of land contains 68,630 square feet in area or 1.576 acres, more or less.

BASIS OF BEARINGS: The Basis of Bearings is S. 89°47'38" E. between the Salt Lake City brass cap monument at the intersection of 500 South Street and Main Street and the Salt Lake City brass cap monument at the intersection of 500 South Street and State Street.

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the adjusted lots. No subdivision plat will be required to be recorded with the County Recorder.

The legal descriptions of these adjusted lots/parcels may not be adjusted again without prior documented approval from the Salt Lake City Planning Division.



Katia Pace
Principal Planner
On behalf of the Planning Director

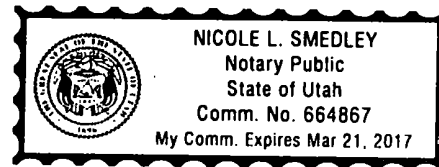
State of Utah)
) SS
County of Salt Lake)

On this the 17th day of January, 20 17, personally appeared before me, Katia Pace, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 3/21/17



As owner(s) of the lots identified and described in this notice, my/our signature below attests that we have reviewed this notice and understand its purpose, which is to allow the boundary adjustments we seek.

SALT LAKE COUNTY
Title (if signing for an entity):

Kimberly Barnett
Title (if signing for an entity):

KIMBERLY BARNETT
ASSOCIATE DEPUTY MAYOR

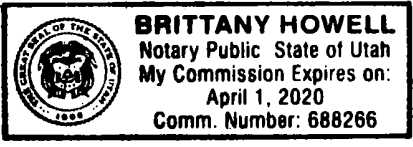
APPROVED AS TO FORM
District Attorney's Office
By: R. Christopher Preston
Attorney
R. CHRISTOPHER PRESTON
Date: 12/2/2016

State of Utah)
) SS
County of Salt Lake)

On this the 13 day of December, 2016, personally appeared before me, Kimberly Barnett, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

Brittany Howell
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: April 1, 2020



State of Utah)
) SS
County of Salt Lake)

On this the _____ day of _____, 20____, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: _____



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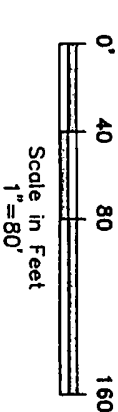
PARCEL LINE ADJUSTMENT
DISTRICT ATTORNEY OFFICE

SALT LAKE COUNTY FACILITIES

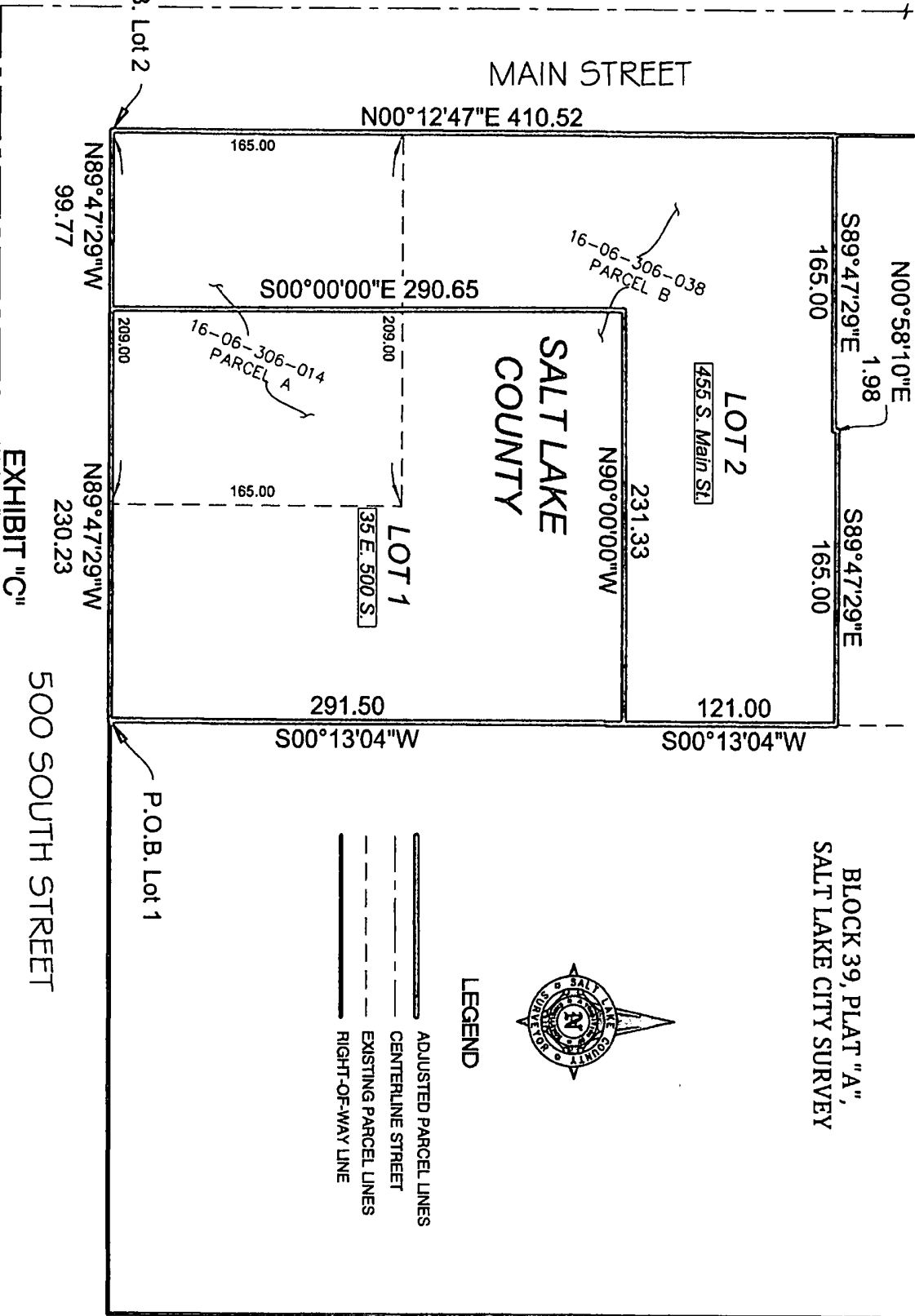
Prepared for:
Sec. 6, T.1S., R.1E., S.L.B.&M.
Work Order No. SU20160020

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



BLOCK 39, PLAT "A",
SALT LAKE CITY SURVEY



LEGEND

- ADJUSTED PARCEL LINES
- CENTERLINE STREET
- EXISTING PARCEL LINES
- RIGHT-OF-WAY LINE