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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
KINLEY HORN  
111 E BROADWAY  
STE 600  
SALT LAKE CITY UT 84111  
BY: MGP, DEPUTY - WI 3 P.

After Recording return document to:

John Anderson  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Number:

**15-01-479-021**

**UPDATED NOTICE OF SUBDIVISION APPROVAL**

I, John Anderson, on the 7<sup>TH</sup> day of November, 2019, acting under the authority of Utah Code Annotated 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.16.120, Planning Director Authority And Action, and under authority of the Planning Director, have approved a 2-lot subdivision, heretofore to be known as the *Block 22 Sinclair Subdivision* located at approximately 648 S. Main St., Salt Lake City, Utah, as requested by Patrinely Group, LLC, with signed affidavits granting permission from the property owner.

The boundary legal description of the project area and a legal description of each lot approved by this subdivision are as follows:

**BOUNDARY DESCRIPTION:**

THE N 165 FT OF LOT 1, THE N 85.5 FT OF LOT 2, THE N 82.5 FTOF LOTS 3 & 4, & ALL OF LOTS 5,6,7 & 8, BLK 22, PLAT A, SLC SUR

**Sinclair Subdivision Lot 1 Description**

A parcel of land located in Block 22, Plat A, Salt Lake City Survey, more particularly described as follows;

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, and All of Lots 7 and 8, Block 22, Plat A, Salt Lake City Survey, more particularly described as follows:

Beginning at a point on the west right-of-way line of Main Street, said point being South 00°03'32" East 65.58 feet and South 89°56'28" West 30.22 feet from the offset monument located at the intersection of Main Street and 600 South Street, said point also being the Northeast corner of Lot 8, Block 22, Plat A, Salt Lake City Survey and running;

Thence South 0°02'29" East 495.12 feet along said west right-of-way line;

Thence South 89°56'54" West 165.10 feet to the west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°02'09" West 79.50 feet along said west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence South 89°56'54" West 165.09 feet to the west line of Lot 2, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°01'50" West 415.61 feet along said west line, and the west line of Lot 7, Block 22, Plat A, Salt Lake City Survey, to south right-of-way line of 600 South Street;

Thence North 89°56'45" East 330.11 feet along said south right-of-way line to the point of beginning.

Parcel contains 150,339 Sq. Ft. or 3.451 Acres.

### **Sinclair Subdivision Lot 2 Description**

A parcel of land located in Block 22, Plat A, Salt Lake City Survey, more particularly described as follows;

The North 82.5 feet of Lots 3 and 4, and All of Lots 5 and 6, Block 22, Plat A, Salt Lake City Survey more particularly described as follows:

Beginning at a point on the south right-of-way line of 600 South Street, said point being South 00°03'32" East 65.58 feet and South 89°56'28" West 30.22 feet and South 89°56'45" West 330.11 feet from the monument located at the intersection of Main Street and 600 South Street, said point also being the Northeast corner of Lot 6, Block 22, Plat A, Salt Lake City Survey and running;

Thence South 0°01'50" East 412.61 feet along the east line of said Lot 6 and east line of Lot 3, Block 22, Plat A, Salt Lake City Survey;

Thence South 89°56'54" West 330.19 feet to the East right-of-way line of West Temple Street;

Thence North 0°01'10" West 412.59 feet along said east right-of-way to the South right-of-way line of 600 South Street;


Thence North 89°56'45" East 330.11 feet along said south right-of-way line to the point of beginning.

Parcel contains 136,218 Sq. Ft. 3.127 Acres.

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


The Planning Division provided notice as required by city ordinance. No proposed streets traverse this subdivision and it does not require dedication of land for street or other public purpose. However, a reciprocal access easement has been required providing access between both parcels until a building permit has been issued by the Salt Lake City Building Services Division with respect to the redevelopment of one or both of such parcels. Recording that easement is a condition of approval. The subdivision is located in a zoned area and conforms to applicable land use ordinances.

The lots created by this subdivision were approved by the Planning Division as described by the legal descriptions listed above. The legal description of a lot within this subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Division.

  
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John Anderson  
Planning Manager  
On behalf of the Planning Director

State of Utah        )  
                          ) SS  
County of Salt Lake )

On this the 7<sup>th</sup> day of November, 20 19, personally  
appeared before me, John Anderson, 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: 06/29/2022  
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