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Book - 10937 Pg - 5414-5424
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 11 P.

After Recording return document to:

Chris Earl
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers
15-01-428-002-0000
15-01-428-003-0000

NOTICE OF LOT LINE ADJUSTMENT APPROVAL

I, Chris Earl, on the 2ND day of October, 2019, 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:

355 S 200 W, Salt Lake City, UT 84101
180 W 400 S, Salt Lake City, UT 84101

as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2019-00642 of the Salt Lake City Planning Division.

The legal descriptions of each **current** lot are as follows

NORTH PARCEL: (15-01-428-002-0000)

A PART OF LOTS 3 AND 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED 132.07 FEET NORTH 0°13'48" EAST ALONG THE WEST LINE OF SAID BLOCK 50 FROM THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 150.18 FEET ALONG THE EAST LINE OF 200 WEST STREET TO THE SOUTH LINE OF BROADWAY LOFTS CONDOMINIUMS AS STAKED ON THE GROUND; THENCE SOUTH 89°47'02" EAST 165.08 FEET ALONG SAID SOUTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE SOUTH 0°13'48" WEST 67.75 FEET ALONG SAID LOT LINE; THENCE SOUTH 89°46'33" EAST 52.48 FEET; THENCE SOUTH 0°13'51" WEST 49.50 FEET; THENCE SOUTH 89°46'33" EAST 49.54 FEET; THENCE SOUTH 0°13'55" WEST 102.70 FEET; THENCE SOUTH 0°32'03" WEST 62.30 FEET TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 101.68 FEET ALONG SAID NORTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 0°13'48" EAST 132.10 FEET ALONG SAID LOT LINE; THENCE NORTH 89°47'33" WEST 165.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,209 SQ. FT.
OR 1.015 ACRES

SOUTH PARCEL: (15-01-428-003-0000)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 10 RODS; THENCE NORTH 8 RODS; THENCE WEST 10 RODS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING.

CONTAINS 21,802 SQ. FT.
OR 0.500 ACRES

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

NEW NORTH PARCEL:

A PART OF LOTS 3 AND 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED 100.00 FEET NORTH 0°13'48" EAST ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 182.25 FEET ALONG SAID EAST LINE OF 200 WEST STREET TO THE SOUTH LINE OF BROADWAY LOFTS CONDOMINIUMS AS STAKED ON THE GROUND; THENCE SOUTH 89°47'02" EAST 165.08 FEET ALONG SAID SOUTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE SOUTH 0°13'48" WEST 67.75 FEET ALONG SAID LOT LINE; THENCE SOUTH 89°46'33" EAST 52.48 FEET; THENCE SOUTH 0°13'51" WEST 49.50 FEET; THENCE SOUTH 89°46'33" EAST 49.54 FEET; THENCE SOUTH 0°13'55" WEST 102.70 FEET; THENCE SOUTH 0°32'03" WEST 62.30 FEET TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 101.68 FEET ALONG SAID NORTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 0°13'48" EAST 67.71 FEET ALONG SAID LOT LINE; THENCE NORTH 89°47'54" WEST 7.07 FEET; THENCE NORTH 0°13'48" EAST 32.34 FEET; THENCE NORTH 89°47'54" WEST 158.01 FEET TO THE EASTLINE OF 200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS 49,731 SQ. FT.
OR 1.142 ACRES

NEW SOUTH PARCEL:

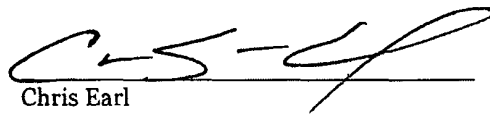
A PORT OF LOT 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 100.00 FEET ALONG THE EAST LINE OF 200 WEST STREET; THENCE SOUTH 89°47'54" EAST 158.01 FEET; THENCE SOUTH 0°13'48" WEST 32.34 FEET; THENCE SOUTH 89°47'54" EAST 7.07 FEET TO THE EAST LINE OF LOT 4; THENCE SOUTH 0°13'48" WEST 67.71 FEET ALONG SAID LOT LINE TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 165.08 FEET ALONG SAID NORTH LINE OF 400 SOUTH STREET LO THE POINT OF BEGINNING.

CONTAINS 16,283 SQ. FT.
OR 0.374 ACRES

This action by the Salt Lake City Planning Division authorizes the property owners to record deeds to create the adjusted lots as approved by this document. 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.



Chris Earl
Associate Planner
On behalf of the Planning Director

State of Utah

) SS

County of Salt Lake

On this the 2nd day of October, 20 19, personally appeared before me, Chris Earl, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Lilian Grange
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 09/20/2022

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.

[Handwritten Signature]

Manager

Title (if signing for an entity):

Title (if signing for an entity):

State of Utah)
County of *Utah*) SS

On this the *27th* day of *April*, 20 *20*, personally appeared before me, *Cameron Ginter*, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.



STACY EMERINE
NOTARY PUBLIC
STATE OF UTAH
Commission Number 693275
My Commission Expires *Jan 23, 2021*

[Handwritten Signature]
NOTARY PUBLIC, residing in *Utah* Salt Lake County, Utah

My Commission Expires: *Jan 23, 2021*

State of Utah)
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: _____

**LETTER OF AUTHORIZATION
FOR LOT LINE ADJUSTMENT**

4th South Associates, LLC

Property Owner

15-01-428-0050000, 15-01-428-0040000, 15-01-428-0030000, 15-01-428-0020000; legal descriptions of parcels composing Subject Property attached hereto as Exhibit A

Subject Property

Salt Lake City, Salt Lake County, UT

Jurisdiction and State

This letter authorizes PEG SLC 360 South, LLC to represent the above-named Property Owner with respect to the Subject Property in the jurisdiction and state named above. This authorization includes, but is not limited to: completing, filing, and negotiating all matters relating to a Lot Line Adjustment application.

If there are any questions concerning this authorization please contact the following:
Matt Krambule, (801) 390-2948, mkrambule@pegcompanies.com

Exhibit A

15-01-428-0050000:

COMMENCING 64.0 FEET WEST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°17' EAST 62.30 FEET ALONG THE EAST FACE OF THE EAST WALL OF A BRICK BUILDING; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY-WAY 102.70 FEET; THENCE WEST 48.63 FEET; THENCE SOUTH 165.0 FEET; THENCE EAST 48.5 FEET TO THE POINT OF BEGINNING.

15-01-428-0040000:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 52.5 FEET; THENCE NORTH 13 RODS; THENCE WEST 52.5 FEET; THENCE SOUTH 13 RODS TO THE POINT OF BEGINNING.

15-01-428-0030000:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 10 RODS; THENCE NORTH 8 RODS, THENCE WEST 10 RODS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING.

15-01-428-0020000:

BEGINNING 8 RODS NORTH FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 10 RODS; THENCE NORTH 5 RODS; THENCE WEST 10 RODS; THENCE SOUTH 5 RODS TO POINT OF BEGINNING.

Attachment 1 (Property Information)

to Lot Line Adjustment Application submitted by PEG SLC 360 South, LLC

Property Information for parcel involved in the Lots Line Adjustment:

Property 1

Address: 180 West 400 South Salt Lake City, Utah 84101

Parcel Number: 15014280030000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Owner Signature Consenting to Application:



Property 2

Address: 355 South 200 West Salt Lake City, Utah 84101

Parcel Number: 15014280020000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Owner Signature Consenting to Application:



Property 3

Address: 164 West 400 South Salt Lake City, Utah 84101

Parcel Number: 15014280040000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Owner Signature Consenting to Application:



June 28, 2019

Salt Lake City, Utah
Planning Department
451 South State Street
Salt Lake City, Utah 84114

RE: Consent to Lot Line Adjustment

To whom it may concern:

This is to verify our consent of the proposed lot-line adjustment as described in the attached Lot Line Adjustment application, which is adjacent to the property we own. I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.

Sincerely,

4th South

By: Vectra Management Group, Inc., its mana


By: 
Raju Shah
Title: President

EXHIBIT A
LOT LINE ADJUSTMENT APPLICATION

**Peg 400 South
Lot Line Adjustment
Sushi Parcel**

June 26, 2019

A part of Lot 4, Block 50, Plat A, Salt Lake City Survey lying within the East Half of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Southwest Corner of said Block 50; and running thence North $0^{\circ}13'48''$ East 100.00 feet along the East Line of 200 West Street; thence South $89^{\circ}47'54''$ East 158.01 feet; thence South $0^{\circ}13'48''$ West 32.34 feet; thence South $89^{\circ}47'54''$ East 7.07 feet to the East Line of Lot 4; thence South $0^{\circ}13'48''$ West 67.71 feet along said Lot Line to the North Line of 400 South Street; thence North $89^{\circ}46'57''$ West 165.08 feet along said North Line of 400 South Street to the point of beginning.

**Contains 16,283 sq. ft.
or 0.374 acres**

**Peg 400 South
Lot Line Adjustment
The Revival Parcel**

June 26, 2019

A part of Lots 3 and 4, Block 50, Plat A, Salt Lake City Survey lying within the East Half of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the East Line of 200 West Street located 100.00 feet North $0^{\circ}13'48''$ East along said East Line from the Southwest Corner of said Block 50; and running thence North $0^{\circ}13'48''$ East 182.25 feet along said East Line of 200 West Street to the South Line of Broadway Lofts Condominiums as staked on the ground; thence South $89^{\circ}47'02''$ East 165.08 feet along said South Line to the Lot Line common to said Lots 3 and 4; thence South $0^{\circ}13'48''$ West 67.75 feet along said Lot Line; thence South $89^{\circ}46'33''$ East 52.48 feet; thence South $0^{\circ}13'51''$ West 49.50 feet; thence South $89^{\circ}46'33''$ East 49.54 feet; thence South $0^{\circ}13'55''$ West 102.70 feet; thence South $0^{\circ}32'03''$ West 62.30 feet to the North Line of 400 South Street; thence North $89^{\circ}46'57''$ West 101.68 feet along said North Line to the Lot Line common to said Lots 3 and 4; thence North $0^{\circ}13'48''$ East 67.71 feet along said Lot Line; thence North $89^{\circ}47'54''$ West 7.07 feet; thence North $0^{\circ}13'48''$ East 32.34 feet; thence North $89^{\circ}47'54''$ West 158.01 feet to the East Line of 200 West Street and the point of beginning.

**Contains 49,731 sq. ft.
or 1.142 acres**