

12463319  
 01/27/2017 09:22 AM \$0.00  
 Book - 10524 Pg - 2113-2114  
**GARY W. OTT**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SL CITY PLANNING  
 PO BOX 145480  
 SLC UT 84114  
 BY: MMA, DEPUTY - WI 2 P.

After Recording return document to:

Anthony Riederer  
 Salt Lake City Planning Division  
 P. O. Box 145480  
 Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers  
 16-08-182-016-0000  
 16-08-182-017-0000

**NOTICE OF SUBDIVISION LOT CONSOLIDATION**

I, Anthony Riederer, of the Salt Lake City Planning Division, on the 18th 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 20.32.050, Recordable Instrument, and under authority of the Planning Director, approve the consolidation of 2 lots/parcels into one lot/parcel and legal description, as requested by Mark Issac.

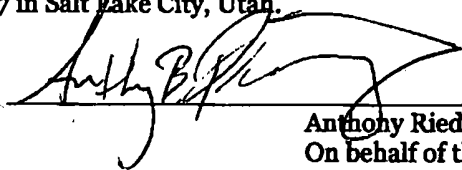
This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the revised lots as approved by this notice. No subdivision plat will be required to be recorded with the County Recorder.

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 18<sup>th</sup> day of January, 2017 in Salt Lake City, Utah.



Anthony Riederer, Principal Planner  
 On behalf of the Planning Director

State of Utah )  
 ) SS  
 County of Salt Lake )

On this the 17<sup>th</sup> day of January, 20 17, personally appeared before me, Anthony Riederer, 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: \_\_\_\_\_



**LEGAL DESCRIPTION FOR TAX PARCEL No. 16-08-182-017**

The South one-half of Lot 26 and all of Lot 27, Block 3, BELMONT SUBDIVISION, in the City of Salt Lake, County of Salt Lake, State of Utah, according to the plat thereof recorded in the office of the county recorder of said county.

**LEGAL DESCRIPTION FOR TAX PARCEL No. 16-08-182-016**

The East 99 feet of Lots 22, 23 and 24; the North 1/2 of Lot 26 and part of Lot 25, Block 3, BELMONT SUBDIVISION, described as follows: Beginning at the Northeast corner of said Lot 25, and running thence South 25.0 feet; thence West 157.0 feet; thence North 14.7 feet; thence East 57.65 feet; thence North 10.3 feet; and thence East 99.35 feet to the point of beginning,

**COMBINED LEGAL DESCRIPTION**

Beginning at the Northeast Corner of Lot 22, Block 3, of the BELMONT SUBDIVISION, in Salt Lake City, County of Salt Lake, State of Utah, according to the official record thereof; and running thence South 00°00'24" East 187.19 feet (187.1 feet record) to the Southeast Corner of Lot 27 of said Block 3; thence South 89°57'14" West 157.08 feet (157 feet record) along the southerly lot line to the Southwest corner of said Lot 27 and the easterly line of an existing alley way; thence North 00°00'24" West 64.70 feet along the easterly line of said alley way; thence North 89°57'14" East 57.65 feet; thence North 00°00'24" West 10.30 feet; thence North 89°57'14" East 0.38 feet; thence North 00°00'24" West 112.21 feet to the northerly lot line of said Lot 22; thence North 89°57'51" East 99.05 feet (90.00 feet record) along said lot line to the point of beginning.

Combined Legal Description contains 22,301 square feet in area or 0.512 acre.