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 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SL CITY RECORDER  
 BY: ZJM, DEPUTY - WI 2 P.

Affects Sidwell Tax Parcel Number  
 15-01-129-025

## NOTICE OF MINOR SUBDIVISION APPROVAL

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Deputy Planning Director for the Salt Lake City Planning Division, and that on the 7th day of June 2005, the Salt Lake City Planning Commission, acting under the authority of U. C. A. 10-9-806, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.20, Minor Subdivisions, has approved the Westgate Minor Subdivision, the creation of three (3) parcels described as follows and generally located on the northwest corner of 200 South & 300 West, Salt Lake City, Utah, in a D-4 (Downtown Secondary Central Business District) zone.

The legal description of the minor subdivision being as follows:

### Parcel 1:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET AND THE SOUTHEAST CORNER OF THE DAKOTA LOFTS CONDOMINIUM, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 89°58'33" EAST 100.00 FEET FROM THE SOUTHWEST CORNER OF BLOCK 66, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°58'33" EAST 194.05 FEET; THENCE NORTH 00°04'09" WEST 158.33 FEET; THENCE NORTH 89°58'27" EAST 40.58 FEET; THENCE SOUTH 00°04'09" EAST 22.18 FEET; THENCE NORTH 89°58'27" EAST 15.63 FEET; THENCE SOUTH 00°04'09" EAST 136.14 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET THENCE NORTH 89°58'33" EAST ALONG SAID RIGHT-OF-WAY LINE 21.07 FEET; THENCE NORTH 00°04'09" WEST 180.92 FEET; THENCE NORTH 89°58'27" EAST 75.32 FEET; THENCE SOUTH 00°13'40" WEST 180.93 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 89°58'33" EAST 214.82 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 66; THENCE NORTH 00°03'19" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF 300 WEST STREET 200.06 FEET; THENCE SOUTH 89°58'27" WEST 470.82 FEET; THENCE SOUTH 00°03'25" EAST 21.64 FEET; THENCE SOUTH 89°58'27" WEST 165.14 FEET TO THE NORTHEAST CORNER OF SAID DAKOTA LOFTS CONDOMINIUM; THENCE SOUTH 00°03'31" EAST ALONG THE EAST LINE OF SAID DAKOTA LOFTS CONDOMINIUM 178.40 FEET TO THE POINT OF BEGINNING.

### Parcel 2:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET, SAID POINT BEING NORTH 89°58'33" EAST 371.33 FEET FROM THE SOUTHWEST CORNER OF BLOCK 66, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 00°04'09" WEST 180.92 FEET; THENCE NORTH 89°58'27" EAST 75.32 FEET; THENCE SOUTH 00°13'40" WEST 180.93 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE SOUTH 89°58'33" WEST 74.38 FEET TO THE POINT OF BEGINNING.

### Parcel 3:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET, SAID POINT BEING NORTH 89°58'33" EAST 284.05 FEET FROM THE SOUTHWEST CORNER OF BLOCK 66, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 00°04'09" WEST 158.33 FEET; THENCE NORTH 89°58'27" EAST 40.58 FEET; THENCE SOUTH 00°04'09" EAST 22.18 FEET; THENCE NORTH 89°58'27" EAST 15.63 FEET; THENCE SOUTH 00°04'09" EAST 136.14 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE SOUTH 89°58'33" WEST ALONG SAID RIGHT-OF-WAY LINE 56.21 FEET TO THE POINT OF BEGINNING.

The approval of this minor subdivision is subject to the following conditions:

1. Approval is conditioned upon compliance with departmental comments as outlined in the staff report.
2. The submittal of final condominium plats shall conform to the requirements of Chapter 21A.56 – Condominium Approval Procedure.
3. Prior to recording a "Notice of Minor Subdivision", the applicant shall submit recorded copies of parking agreements pertaining to each Lot to Planning Staff.

4. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this staff report. Additionally, any future redevelopment will be subject to the requirements of the zoning ordinance.

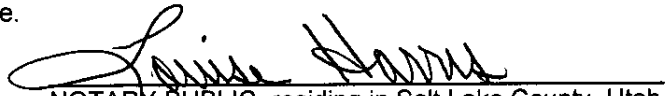
The lots created by this minor subdivision were approved by the Planning Commission as described by the descriptions listed above. The descriptions of a lot within this minor subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Commission.

This action by the Salt Lake City Planning Commission authorizes the recording of deeds subdividing the described property. No subdivision plat will be required to be recorded with the County Recorder.

  
Douglas L. Wheelwright, Deputy Planning Director

State of Utah )  
County of Salt Lake ) SS

On this the 21st day of June, 2005, personally appeared before me, Douglas L. Wheelwright, Deputy Planning Director, 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: March 1 - 2007

