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Book - 9360 Pg - 2218-2219
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
BY: NCT, DEPUTY - WI 2 P.

Affects Sidwell Tax Parcel Number
15-01-129-027
15-01-129-028

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 28th day of December 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: South 89°58'30" West 62.94 feet and North 00°01'30" West 64.43 feet and South 89°58'33" West 165.08 feet from the monument located at the intersection of Second South Street and Third West Street,
thence South 89°58'33" West 218.32 feet;
thence North 00°01'33" West 200.04 feet;
thence North 89°58'27" East 218.22 feet;
thence South 00°03'22" East 200.05 feet to the point of beginning.

Contains 43,664 sq. ft. or 1.00 acres

Parcel 2:

Beginning at a point South 89°58'30" West 62.94 feet and North 00°01'30" West 64.43 feet from the monument located at the intersection of Second South Street and Third West Street,
thence South 89°58'33" West 165.08 feet;
thence North 00°03'22" West 200.05 feet;
thence North 89°58'27" East 165.08 feet;
thence South 00°03'19" East 200.06 feet to the point of beginning.

Contains 33,024 sq. ft. OR 0.76 acres

Parcel 3:

Beginning at a point South 89°58'30" West 62.94 feet and North 00°01'30" West 64.43 feet and South 89°58'33" West 383.40 feet from the monument located at the intersection of Second South Street and Third West Street,

- thence South 89°58'33" West 176.93 feet;
- thence North 00°03'31" West 178.40 feet;
- thence North 89°58'27" East 165.14 feet;
- thence North 00°03'25" West 21.64 feet;
- thence North 89°58'27" East 11.90 feet;
- thence South 00°01'33" East 200.04 feet to the point of beginning.

Contains 31,830 sq. ft. or 0.73 acres

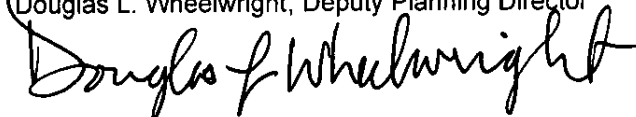
The approval of this minor subdivision is subject to the following conditions:

1. The submittal of a final condominium plat shall conform to the requirements of Chapter 21A.56 – Condominium Approval Procedure.
2. Prior to recording a "Notice of Minor Subdivision", the applicant shall submit written documentation noting that the brick pavers along 200 South have been repaired as required by Salt Lake City Engineering as noted in the Department/Division section of this staff report.
3. 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.

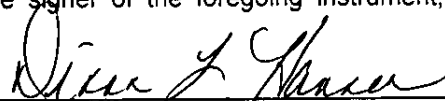
This action by the Salt Lake City Planning Commission authorizes the recording of deeds subdividing the described property. No subdivision plat will be required to be recorded with the County Recorder.

Douglas L. Wheelwright, Deputy Planning Director



State of Utah)
) SS
County of Salt Lake)

On this the 3rd day of October, 2006, 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: April 14, 2008

