

8621060

Affects Sidwell Parcel Number(s):
16-06-426-008
16-06-427-036

8621060
04/22/2003 09:39 AM NO FEE
Book - 8782 Page - 2495-2500
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
BY: ROJ, DEPUTY - WI 6 P.

NOTICE OF MINOR SUBDIVISION APPROVAL

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Planning Programs Supervisor for the Salt Lake City Planning Division, and that on this 9th day of April, 2003, 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 20.29, *Routine and Uncontested Lot Line Adjustments* and Chapter 20.30 *Subdivision Amendments*, have approved the 3-lot minor subdivision, heretofore to be known as the *Emigration Court Minor Subdivision*, located on the block between 300 to 400 South St. & 500 to 600 East St., in Salt Lake City, Utah; as requested by Overland Development.

The legal description of each lot(s) created by this minor subdivision being as follows:

See Attachment A

The legal boundary of the combined parcels of this minor subdivision is as follows:

See Attachment B

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

1. That the Applicant complies with the City Departmental comments as described in the Staff report heard in the Public Hearing dated 3-31-03.

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

BK8782PG2495

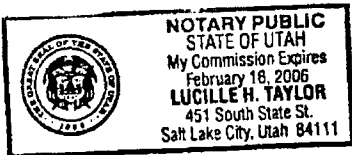
This action by the Salt Lake City Planning Commission authorizes the recording of deeds to describe the property as identified in "Attachment B". No subdivision plat or amended plat will be required to be recorded with the County Recorder.

Douglas L. Wheelwright

Douglas L. Wheelwright
Deputy Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 9TH day of April, 2003, 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.



Lucille H. Taylor
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 2-15-06

BK 8782 PG 2496

Attachment A

BK8782PG2497

Attachment B

BK8782PG2498

TOTAL PROPERTY BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY; THENCE N.89°57'38"E 181.496 FEET ALONG THE SOUTH LINE OF 300 SOUTH STREET; THENCE S.00°01'22"E 165.664 FEET; THENCE N.89°57'33"E 149.168 FEET TO THE WEST LINE OF 600 EAST AND NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 38; THENCE S.00°01'25"E 290.068 FEET ALONG SAID WEST LINE OF 600 EAST STREET; THENCE S.89°57'38"W 330.667 FEET; THENCE N.00°01'22"W 66.664 FEET; THENCE S.89°57'40"W 330.667 FEET TO THE EAST LINE OF 500 EAST; THENCE N.00°01'19"W 223.404 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID BLOCK 38; THENCE N.89°57'40"E 330.664 FEET TO THE NORTHEAST CORNER OF LOT 4 AND SOUTHWEST CORNER OF LOT 6; THENCE N.00°01'22"W 165.657 FEET TO THE POINT OF BEGINNING. CONTAINS 4.588 ACRES.

BASIS OF BEARING = S.00°01'25"E. BEARING ON 600 EAST.

BK 8782 PG 2499

PHASE 1 BOUNDARY

BEGINNING AT THE NORTH WEST CORNER OF LOT 4, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE EAST LINE OF 500 EAST STREET; THENCE N89°57'40"E 361.114 FEET ALONG THE NORTH LINE OF SAID LOT 4, AND LOT 7 OF SAID BLOCK 38; THENCE SOUTH 24.585 FEET; THENCE EAST 153.750 FEET; THENCE SOUTH 181.083 FEET; THENCE WEST 153.750 FEET; THENCE SOUTH 17.736 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE S89°57'40"W 361.028 FEET ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTH WEST CORNER OF LOT 4, SAID POINT ALSO LYING ON THE EAST LINE OF 500 EAST STREET; THENCE N0°01'19"W 223.404 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 2.491 ACRES.

revised 11/12/02 cb

PHASE 2 BOUNDARY

BEGINNING AT THE NORTH WEST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE SOUTH LINE OF 300 SOUTH STREET; THENCE N89°57'38"E 181.496 FEET ALONG SAID SOUTH LINE; THENCE S0°01'22"E 190.346 FEET TO A POINT ON THE NORTH LINE OF PHASE 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING THREE COURSES: WEST 151.056 FEET; THENCE NORTH 24.585 FEET; THENCE S89°57'40"W 30.450 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE N0°01'22"W 165.657 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 0.776 ACRES.

PHASE 3 BOUNDARY

BEGINNING AT THE SOUTH EAST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE WEST LINE OF 600 EAST STREET; THENCE S0°01'25"E 290.061 FEET ALONG SAID WEST LINE TO A SET REBAR AND CAP # 158397; THENCE S89°57'38"W 330.667 FEET TO THE EAST LINE OF LOT 3 OF SAID BLOCK 38; THENCE N0°01'22"W 66.664 FEET ALONG SAID EAST LINE TO THE NORTH EAST CORNER OF SAID LOT 3, SAID POINT ALSO LYING ON THE SOUTH LINE OF PHASE 1; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING FIVE COURSES: N89°57'40"E 30.361 FEET; THENCE NORTH 17.736 FEET; THENCE EAST 153.750 FEET; THENCE NORTH 181.083 FEET; THENCE WEST 2.694 FEET TO THE SOUTH EAST CORNER OF PHASE 2; THENCE N0°01'22"W 24.682 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LOT 6; THENCE N89°57'38"E 149.167 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 1.321 ACRES.

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BK8782PG2500