

7120736

Affects Sidwell Tax Parcel Number(s)

- 16-19-126-001
- 16-19-126-002
- 16-19-126-003
- 16-19-126-004
- 16-18-382-017 & 018

7120736
 10/15/98 3:45 PM**NO FEE**
 NANCY WORKMAN
 RECORDER, SALT LAKE COUNTY, UTAH
 SL CITY - RECORDER
 REC BY: A GARAY DEPUTY - WI

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 the 19th day of February 1998, 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 2 lot minor subdivision, heretofore to be known as Finnegan Minor Subdivision, located at 203 East 2100 South Street, Salt Lake City, Utah, as requested by Patrick Finnegan.

The legal description of the minor subdivision being as follows:

See Attachment A

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

See Attachment B

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

1. *Subdivision improvements as required by City Engineering, Transportation, and Public Utilities.*
2. *That the parking stalls be restriped in accordance with the layout as approved by the City Transportation Division.*
3. *That the internal circulation around the building be signed and marked for one way traffic, consistent with the City Transportation Division.*
4. *Maintain, through ownership or lease, at least 56 parking stalls.*
5. *Lot #2 shall be subject to a driveway cross-over easement for the benefit of Lot #1.*

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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.

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

Douglas L. Wheelwright

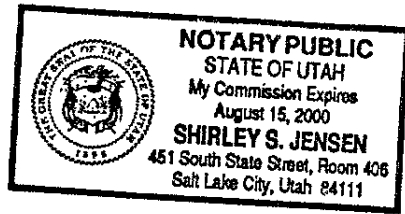
Douglas L. Wheelwright
Planning Programs Supervisor

State of Utah)
County of Salt Lake) SS

On this the 15th day of October, 1998, personally appeared before me Douglas L. Wheelwright, Planning Programs Supervisor, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Shirley S. Jensen
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: _____



ATTACHMENT "A"

DESCRIPTION OF OVERALL PROPERTY (10/24/97)

BEGINNING AT A POINT ON THE EAST RIGHT-OF- WAY LINE OF 200 EAST STREET, SAID POINT BEING NORTH 89°52'23" EAST 32.99 FEET (EAST 33.00 FEET PER DEED) FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, 5 ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 00°13'40" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF 200 EAST STREET 441.33 FEET; THENCE NORTH 89°52'30" EAST 156.19 FEET TO THE WEST LINE OF WAGSTAFF ADDITION SUBDIVISION AS RECORDED WITH THE OFFICE OF SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°09'51" WEST (DUE SOUTH PER DEED) ALONG THE WEST LINE OF SAID WAGSTAFF ADDITION SUBDIVISION 316.28 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID WAGSTAFF DIVISION SUBDIVISION; THENCE NORTH 89°52'11" EAST 39.95 FEET; THENCE SOUTH 00°08'52" WEST 125.05 FEET; THENCE SOUTH 89°52'23" WEST ALONG THE NORTH SIDE OF 2100 SOUTH STREET 196.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.699 ACRES.

BK8126PG1845

ATTACHMENT "B"

LOT 1 - GEORGIA APARTMENTS PROPERTY (10/24/97)

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 EAST STREET, SAID POINT BEING NORTH 89°52'23" EAST 32.99 FEET (EAST 33.00 FEET PER DEED) FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, 5 ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 00°13'40" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF 200 EAST STREET 441.33 FEET; THENCE NORTH 89°52'30" EAST 156.19 FEET TO THE WEST LINE OF WAGSTAFF ADDITION SUBDIVISION AS RECORDED WITH THE OFFICE OF SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°09'51" WEST (DUE SOUTH PER DEED) ALONG THE WEST LINE OF SAID WAGSTAFF ADDITION SUBDIVISION 305.40 FEET; THENCE WEST 72.20 FEET; THENCE SOUTH 00°13'40" WEST 136.08 FEET; THENCE SOUTH 89°52'23" WEST ALONG THE NORTH SIDE OF 2100 SOUTH STREET 84.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.359 ACRES.

LOT 2 (PROPOSED 8-PLEX)

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET, SAID POINT BEING NORTH 89°52'23" EAST 117.32 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, 5 ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 00°13'40" EAST 136.08 FEET; THENCE EAST 72.20 FEET TO A POINT ON THE WEST LINE OF WAGSTAFF ADDITION SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°09'51" WEST (DUE SOUTH PER DEED) ALONG THE WEST LINE OF SAID WAGSTAFF ADDITION SUBDIVISION 10.88 FEET; THENCE NORTH 89°52'11" EAST 39.95 (EAST 40 FEET PER DEED); THENCE SOUTH 0°08'52" WEST 125.05 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE SOUTH 89°52'23" WEST ALONG SAID NORTH LINE OF 2100 SOUTH 95.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.340 ACRES

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