



13524448  
 01/06/2021 02:23 PM \$40.00  
 Book - 11094 Pg - 5073-5074  
**RASHELLE HOBBS**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 CH REALTY  
 423 W. BROADWAY  
 STE 230  
 SALT LAKE CITY UT 84101  
 BY: JLA, DEPUTY - WI 2 P.

**CASE PLNSUB2020-00846**  
**FINDINGS AND ORDER**  
**CONSOLIDATION OF LOTS/PARCELS NOT PART OF**  
**A PREVIOUSLY RECORDED SUBDIVISION**  
 6020 W 300 S (approximate)

A request by Corbin Bennion of Dominion Engineering, representing the property owner, to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in an M-1 (Light Manufacturing) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

**CRITERIA:**

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

**FINDINGS:**

- The proposed consolidation meets the above criteria.

**ORDER:**

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 30<sup>th</sup> day of December, 2020 in Salt Lake City, Utah.

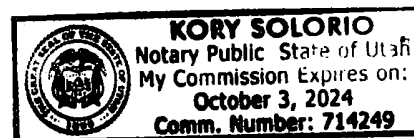
Kristina Gilmore  
 Kristina Gilmore, Principal Planner  
 On behalf of the Planning Director

State of Utah )  
 ) SS  
 County of Salt Lake )

On this the 30 day of December, 2020, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Kory Solorio  
 NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 10/3/2024



## Exhibit A

### Existing Descriptions

#### Parcel 1:

A parcel of land located In the South Half of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southeast Comer of Lot 1, Gardner Logistics Center Plat 1, a subdivision recorded January 28, 2019 as Entry No. 12924984 In Book 2019P al Page 37 In the records of the Salt Lake County Recorder, said corner being South 89'49'53" East 1,844.02 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian and North 00'10'07" East 86.00 feet from the West Quarter Corner of said Section 2, and thence North 89'49'53" West 803.41 feet along the north line of 300 South Street lo the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P al Page 15 of said records; thence along said east line the following five courses: 1) North 00'01'10" East 226.30 feet, 2) North 00'27'22" West 113.52 feet, 3) North 01'19'50" West 111.78 feet, 4) North 01'30'43" East 130.43 feet and 5) North 00'26'13" West 524.02 feet to a point on the arc of a 201.30 fool non-tangent curve to the left, the center of which bears North 06'57'32" West; thence Easterly 79.36 feet along the arc of said curve through a central angle of 22'35'16" and a long chord of North 71'44'50" East 78.85 feet lo the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 in Book 9130 al Page 8141 of said records; thence along said line the following four courses: 1) North 60'27'12" East 41.59 feet, 2) North 84'48'37" East 62.30 feet, 3) North 74'34'40" East 155.82 feet and 4) North 89'46'34" East 484.09 feet to the Northeast Corner of said Lot 1; thence South 00'00'02" West 1,202.49 feet to the POINT OF BEGINNING. Said parcel contains 951,865 square feel or 21.85 acres, more or less.

#### Parcel 2:

Lot 2, Gardner Logistics Center Plat 1 , according to the official Plat thereof, on file and of record in the office of the Salt Lake County Recorder.

### Consolidated Parcel Description:

A parcel of land located in the South Half of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P al Page 15 of the Salt Lake County records, said point being South 89'49'53" East 1,040.61 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian and North 00'10'07" East 86.00 feet from the West Quarter Corner of said Section 2, and thence along said east line the following five courses: 1) North 00'01'10" East 226.30 feet, 2) North 00'27'22" West 113.52 feet, 3) North 01'19'50" West 111.78 feet, 4) North 01'30'43" East 130.43 feet and 5) North 00'26'13" West 524.02 feet lo a point on the arc of a 201.30 fool non-tangent curve lo the left; thence Easterly 79.36 along the arc of said curve through a central angle of 22'35'16" and a long chord of North 71'44'50" East 78.85 feet lo the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 In Book 9130 at Page 8141 of said records; thence along said line the following three courses: 1) North 60'27'12" East 41.59 feet, 2) North 84'48'37" East 62.30 feet, 3) North 74'34'40" East 155.82 feet lo the westerly extension of the north line of Lot 2, Gardner Logistics Plat 1, a subdivision recorded January 28, 2019 as Entry No. 12924984 in Book 2019P al Page 37 of said records; thence along said north line and the extension thereof the following four courses: 1) North 89'46'34" East 671.38 feet, 2) South 89'41'38" East 628.15 feet, 3) North 89'59'58" East 61.80 feet and 4) South 74'49'17" East 28.39 feet lo the Northeast Corner of said Lot 2; thence South 00'10'07" West 1,195.09 feet lo the Southeast Corner of said Lot 2; thence along the south line of said Lot 2 and the westerly extension thereof North 89'49'53" West 1,704.54 feet; to the POINT OF BEGINNING. Said parcel contains 2,037,918 square feel or 46.78 acres, more or less.

Parcel 1: 14-02-176-009

Parcel 2: 14-02-176-005