

13440615  
10/27/2020 01:32 PM \$40.00  
Book - 11047 Pg - 7347-7349  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
CHAD BUNTING  
352 W VAN BUREN AVE  
SALT LAKE CITY UT 84115  
BY: JLA, DEPUTY - WI 3 P.

After Recording return document to:

Mayara Lima  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

15-13-178-001  
15-13-178-004  
15-13-178-005  
15-13-178-006  
15-13-178-007

**NOTICE OF SUBDIVISION LOT CONSOLIDATION AND LOT LINE ADJUSTMENT  
APPROVAL**

I, Mayara Lima, of the Salt Lake City Planning Division, on the 15<sup>th</sup> day of October, 2020, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapters 20.32 and 20.24, Consolidation of Parcels and Lot Line Adjustments, and under authority of the Planning Director, approve the consolidation of five lots/parcels into two lots/parcels and approve the adjustment of a parcel line and legal descriptions, as requested by Chad Bunting, representing the property owner Bunting Family Ltd Partnership.

The legal descriptions of the consolidated and adjusted lots/parcels approved by this consolidation and lot line adjustment (project files PLNSUB2019-00783 & PLNSUB2019-00799) are as follows:

**PARCEL 1 (WESTERLY PORTION):**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 28, 1986, AS ENTRY NO. 4220972, IN BOOK 5749, AT PAGE 2224, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ALSO IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 22, 1998, AS ENTRY NO. 7093858, IN BOOK 8100, AT PAGE 1115, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCELINE, SAID POINT BEING NORTH 00°01'06" EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH 89°54'13" WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWARTS ADDITION A SUBDIVISION OF LOT 18, BLOCK 9, 5-ACRE PLAT "A", RECORDED SEPTEMBER 16, 1890 AS ENTRY NO. 27614, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND NORTH 89°54'13" WEST 502.36 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FROM THE STREET MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 300 WEST STREET; AND RUNNING THENCE NORTH 89°54'13" WEST 201.22 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY LINE OF THAT RECORD OF SURVEY DATED MARCH 13, 2001, ON FILE AT THE OFFICE OF SALT LAKE COUNTY SURVEYOR AS INDEX NO. S01-01-0015 (SAID EASTERLY LINE BEING THE HISTORICAL RAILROAD RIGHT OF WAY LINE); THENCE NORTH 47°48'21" EAST 266.81 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 03°24'16" EAST 34.74 FEET ALONG A FENCELINE; THENCE SOUTH 00°35'09" EAST 144.87 FEET ALONG SAID FENCELINE TO THE POINT OF BEGINNING.

CONTAINS: 18,187 SQ FT OR 0.418 ACRES, MORE OR LESS

**PARCEL 2 (EASTERLY PORTION):**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 28, 1986, AS ENTRY NO. 4220972, IN BOOK 5749, AT PAGE 2224, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ALSO IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 22, 1998, AS ENTRY NO. 7093858, IN BOOK 8100, AT PAGE 1115, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF LOT 2, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, BLOCK 9, 5-ACRE PLAT "A", RECORDED SEPTEMBER 16, 1890 AS ENTRY NO. 27614, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°01'06" EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH 89°54'13" WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWARTS ADDITION AND NORTH 89°54'13" WEST 320.23 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FROM THE STREET MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 300 WEST STREET; AND RUNNING THENCE NORTH 89°54'13" WEST 182.13 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A FENCELINE; THENCE NORTH 00°35'09" WEST 144.87 FEET ALONG SAID FENCELINE; ; THENCE NORTH 03°24'16" WEST 34.74 FEET ALONG SAID FENCELINE TO THE EASTERLY LINE OF THAT RECORD OF SURVEY DATED MARCH 13, 2001, ON FILE AT THE OFFICE OF SALT LAKE COUNTY SURVEYOR AS INDEX NO. S01-01-0015 (SAID EASTERLY LINE BEING THE HISTORICAL RAILROAD RIGHT OF WAY LINE); THENCE NORTH 47°48'21" EAST 61.94 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREW AVENUE; THENCE SOUTH 89°54'13" EAST 184.89 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 34 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH 00°01'06" WEST 148.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE NORTH 89°54'13" WEST 38.54 FEET ALONG AN EXISTING 16.50 FOOT ALLEY TO A SOUTHWEST CORNER OF LOT 34; THENCE SOUTH 00°01'06" WEST 16.50 FEET ALONG THE WESTERLY LINE OF SAID ALLEY; THENCE NORTH 89°54'13" WEST 6.49 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH 00°01'06" WEST 56.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: 46,481 SQ FT OR 1.067 ACRES, MORE OR LESS

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the revised lots as approved by this notice. No subdivision plat will be required to be recorded with the County Recorder.

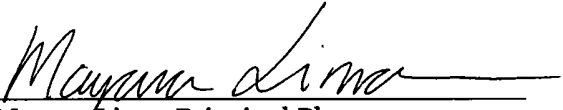
The consolidation and lot line adjustment of parcels is hereby granted approval with the following conditions:

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 existing five parcels are being consolidated into two, and further that a lot line adjustment will occur between the newly consolidated parcels.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument are recorded within that time.

4. City approval for consolidations and lot line adjustments are 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 15<sup>th</sup> day of October, 2020 in Salt Lake City, Utah.

  
\_\_\_\_\_  
Mayara Lima, Principal Planner  
On behalf of the Planning Director

State of Utah            )  
                                  ) SS

County of Salt Lake

On this the 15<sup>th</sup> day of October, 20 20, personally appeared before me, Mayara Lima, Associate Planner, 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: 06/29/2020

