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11/24/2014 11:00:00 AM \$14.00
Book - 10276 Pg - 7379-7381
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

After Recording return document to:

Everett Joyce
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

15-13-303-007
15-13-304-004

RECORDED

OCT 07 2014

CITY RECORDER

NOTICE OF LOT LINE ADJUSTMENT APPROVAL

I, Joel Paterson, being duly sworn, depose and say that I am the Zoning Administrator for the Salt Lake City Planning Division, and that on the 24th day of September, 2014, the Salt Lake City Planning Division, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.24, Lot Line Adjustments, and under authority of the Planning Director, have approved the adjustment of lot/parcel lines between two existing lots/parcels located at approximately the following addresses:

F-866UF
F-85842F

Parcel 1: 551 W 1700 South, Salt Lake City, UT 84115
Parcel 2: 1714 S 500 West, Salt Lake City, UT 84115

as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2014-00477 of the Salt Lake City Planning Division.

The legal descriptions of each **current** lot are as follows: (SALT LAKE COUNTY ASSESSOR - PARCEL LEGAL DESCRIPTIONS)

PARCEL 1 BEFORE ADJUSTMENT (15-13-303-007)

BEGINING S 89°59'39" W 171.69 FT & S 47°42'00" W 7.37 FT FR NE COR LOT 12, BLK 1, FIVE AC PL B, BFS; N 89°59'39" E 59.44 FT; S 47°42'00" W 485.54 FT; SW'LY 311.58 FT ALG A 922.29 FT RADIUS CURVE TO L (CHD S 38°01'18" W 310.10 FT); N 89°10'00" W 44.85 FT; N 0°03'30" E 573.04 FT; S 89°38'10" E 416.82 FT; N 89°59'39" E 118.14 FT TO BEG. CONTAINS 3.85 ACRES.

PARCEL 2 BEFORE ADJUSTMENT (15-13-304-004)

BEG S 89°59'39" W 74.33 FT & S 03°08'00" E 35.09 FT FR MONUMENT AT THE INTERSECTION OF 1700 S & 500 W; SD MON BEING N 0°07'10" E 33 FT & N 89°59'39" E 33 FT FR NE COR OF LOT 12, BLK 1, 5 ACRE PLAT B BIG FIELD SUR; S 03°08'00" E 309.65 FT; S 89°59'39" W 429.17 FT; N 47°17'18" E 455.87 FT TO S ROW OF 1700 SO; N 89°59'39" E 77.29 FT TO BEG. CONTAINS 1.80 ACRES.

The legal descriptions of each **adjusted** lot/parcel approved by this lot line adjustment are as follows:

PARCEL 1 ADJUSTED (Nate Wade Composite Parcel- 1700 Investments, LLC)

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°59'39" West 173.93 feet along the north line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey, South 47°42'00" West 7.37 feet to the south line of 1700 South Street and along said line South 89°59'39" West 106.60 feet from the Northeast Corner of said Lot 12, and thence South 00°00'21" East 302.11 feet to the north line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records; thence along said line South 89°59'39" West 166.04 feet to the Northwest Corner of said Lot; thence along the west line of said subdivision the following two courses: -1) South 47°42'00" West 33.57 feet to a point of tangency of a 922.29

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SALT LAKE CITY, UTAH 84114-5515

foot radius curve to the left and 2) Southwesterly 311.58 feet along said curve through a central angle of 19°21'23" and a long chord of South 38°01'18" West 310.10 feet; thence North 89°10'00" West 44.85 feet; thence North 00°03'30" East 568.31 feet to said south line of 1700 South Street; thence along said line North 89°59'39" East 426.12 feet to the POINT OF BEGINNING. Said parcel contains 165,907 square feet or 3.81 acres, more or less.

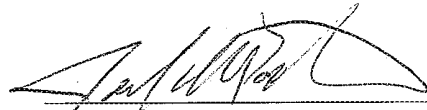
PARCEL 2 ADJUSTED (Salt Lake City Composite Parcel - Salt Lake City Public Utilities)

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west line of 500 West Street, said point being South 89°59'39" West 40.06 feet along the north line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey and South 03°08'00" East 21.42 feet from the Northeast Corner of said Lot 12, and thence along said west line South 03°08'00" East 286.11 feet to the easterly extension of the north line of 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records; thence along said line and extension South 89°59'39" West 262.70 feet; thence North 00°00'21" West 302.11 feet to the south line of 1700 South Street; thence along said line the following two courses: 1 North 89°59'39" East 222.25 feet to a point of tangency of a 27.00 foot radius curve to the right and 2) Southeasterly 31.54 feet along said curve through a central angle of 66°55'56" and a long chord of South 56°31'56" East 29.78 feet to the POINT OF BEGINNING. Said parcel contains 76,764 square feet or 1.76 acres, more or less.

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

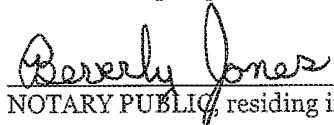
The legal descriptions of these adjusted lots/parcels may not be adjusted again without prior documented approval from the Salt Lake City Planning Division.



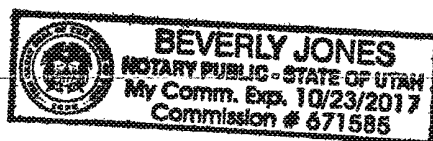
Joel Paterson, AICP
Zoning Administrator
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 24 day of September, 20 14, personally appeared before me, Joel Paterson, Zoning Administrator, 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: 10-23-17



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