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11/17/2015 08:24 AM #12-00
Book - 10379 Pg - 7692-7693
BARRY M. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TYLER OTTO
2765 S IMPERIAL ST
SALT LAKE CITY UT 84106
BY: TRM, DEPUTY - MT 2 P.

CASE PLNSUB2015-00886
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS
2765 South Imperial (Parcels 16-28-201-009 and 16-28-201-010)

A request by Tyler and Karen Otto (owners), to consolidate two lots/parcels. The subject property is located in a R-1-7000(Single-Family Residential) 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.

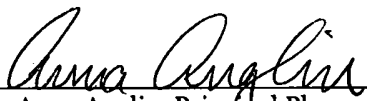
ORDER:

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.

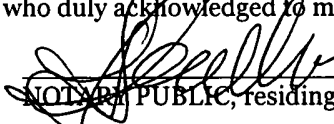
Dated this 16th day of November, 2015 in Salt Lake City, Utah.



Anna Anglin, Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 17 day of November, 2015, personally appeared before me, Anna Anglin, 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: August 7, 2019

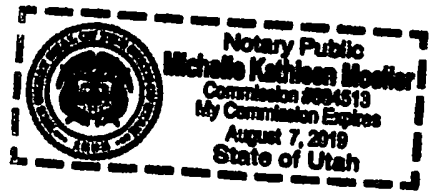


EXHIBIT "A"

Parcel 1:

Beginning at a point on the East side of 1700 East Street (Imperial Street), said point being South $0^{\circ}09'51''$ East 103.83 feet, and North $89^{\circ}51'55''$ East 38.16 feet from the Northwest corner of the Northeast quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North $89^{\circ}51'55''$ East 76.00 feet; thence North $0^{\circ}09'51''$ West 3.00 feet; thence North $89^{\circ}51'55''$ East 20 feet; thence South $0^{\circ}09'51''$ East 61.50 feet; thence South $89^{\circ}51'55''$ West 96.00 feet to the East line of aforementioned street; thence North $0^{\circ}09'51''$ West along the East Line 58.50 feet to the point of beginning.

Tax Parcel No. 16-28-201-009

Parcel 2:

Beginning at a point of the East Side of 1700 East Street (Imperial Street). said point being South $0^{\circ}09'51''$ East 103.83 feet, and North $89^{\circ}51'55''$ East 38.16 feet and North $89^{\circ}51'55''$ East 76 feet; thence North $0^{\circ}09'51''$ West 3 feet; thence North $89^{\circ}51'55''$ East 20 feet from the Northwest corner of the Northeast quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; running thence South $0^{\circ}09'51''$ East 61.50 feet; thence South $89^{\circ}51'55''$ West 96 feet to the East line of a aforementioned street, South along East line of Said street 12 feet; thence North $89^{\circ}51'55''$ East 111 feet; thence North $0^{\circ}09'51''$ West 73.50 feet; thence South $89^{\circ}51'55''$ West 15 feet to the point of beginning.

Tax Parcel No. 16-28-201-010

ITS #62809