

After Recording return document to:

JP Goates
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

12405030
11/3/2016 12:36:00 PM \$20.00
Book - 10496 Pg - 979-982
Gary W. Ott
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 4 P.

Affects Sidwell Tax Parcel Numbers:

15-13-453-007
15-13-453-008
15-13-453-019

**NOTICE OF CONSOLIDATION OF LOTS NOT PART OF A PREVIOUSLY RECORDED
SUBDIVISION & LOT LINE ADJUSTMENT APPROVAL**

I, JP Goates, on the 28th day of October, 2016, 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 and 20.32 Lot Line Adjustments and Consolidation of Parcels, and under authority of the Planning Director, have approved the consolidation and adjustment of lot/parcel lines between three existing lots/parcels located in a CG (General Commercial District) at approximately the following addresses:

Parcel 1 (15-13-453-007) 2005 South 300 West, Salt Lake City, UT 84115,
Parcel 2 (15-13-453-008) 2007 South 300 West, Salt Lake City, UT 84115,
Parcel 3 (15-13-453-019) 204 West 2100 South, Salt Lake City, UT 84115,
as requested and agreed to by all necessary owners as indicated in the project file PLNSUB2016-00469 and PLNSUB2016-00470 of the Salt Lake City Planning Division.

This action authorizes the consolidation of Parcel 1 (15-13-453-007, 2005 S 300 W) with Parcel 2 (15-13-453-008, 2007 S 300 W) and a property line adjustment between the combined parcels and Parcel 3 (15-13-453-019, 204 W 2100 S). This action 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 legal descriptions of the original and resulting parcels are located in **Exhibit A**.

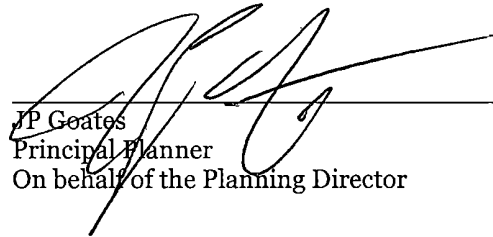
The consolidation of parcels and lot line adjustment is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instruments in the Office of the Salt Lake County Recorder.
2. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for the consolidation and lot line adjustment are recorded within that time.
3. 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.

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.



JP Goates
Principal Planner
On behalf of the Planning Director

State of Utah)
) SS

County of Salt Lake
On this the 28th day of October, 20 10, personally appeared before me, JP Goates, 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: _____



As owner(s) of the lots identified and described in this notice, my/our signature below attests that we have reviewed this notice and understand its purpose, which is to allow the boundary adjustments we seek.

Premium Oil Company

Title (if signing for an entity): John Jackson, President

CENTRAL POINT STATION, LLC

BY: [Signature]

Title (if signing for an entity): LARRY COLOSIMO, MANAGING MEMBER

State of ~~Utah~~ Idaho)
) SS

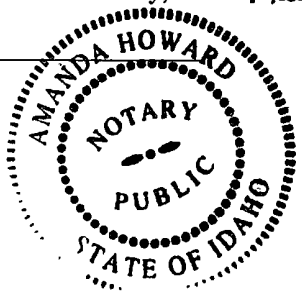
County of ~~Salt Lake~~ Ada

On this the 25th day of October, 20 16, personally appeared before me, John Jackson, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

[Signature: Amanda Howard]

NOTARY PUBLIC, residing in ~~Salt Lake County, Utah~~ Ada County, Idaho

My Commission Expires: 10/07/21



State of Utah)
) SS

County of Salt Lake)

On this the 25 day of October, 20 16, personally appeared before me, Larry Colosimo *, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

* managing member of Central Point Station, LLC

[Signature: Lori Pymm]

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 8.1.19



EXHIBIT A

The **current** legal descriptions of each parcel are as follows:

PARCEL 1 BEFORE CONSOLIDATION AND ADJUSTMENT (15-13-453-007)

BEG 70 FT N FR SW COR LOT 3 BLK 7 5 AC PLAT A BIG FIELD SUR N 73.55 FT E 44 RDS S 73.55 FT W 44 RDS TO BEG LESS TRACT DEEDED TO SALT LAKE CITY
CONTAINS APPROXIMATELY 1.23 ACRES.

PARCEL 2 BEFORE CONSOLIDATION AND ADJUSTMENT (15-13-453-008)

COM AT SW COR LOT 3 BLK 7 5 AC PLAT A BIG FIELD SUR N 70 FT E 44 RDS S 70 FT W 44 RDS TO BEG LESS TRACT DEEDED TO SALT LAKE CITY
CONTAINS APPROXIMATELY 1.17 ACRES.

PARCEL 3 BEFORE ADJUSTMENT (15-13-453-019)

BEG S 89°51'29" W 33 FT & N 00°13'43" E 8.27 FT M OR L FR SECOR LOT 2, BLK 7, 5 AC PL A, BF SUR; N 89°58'51" W 194.74 FT; N 00°13'43" E 139.77 FT; S 89°51'29" W 33.76 FT; N 00°13'43" E 138.59 FT; N 89°51'23" E 228.5 FT; S 00°13'43" W 278.92 FT TO BEG.
CONTAINS APPROXIMATELY 1.35 ACRES.

The legal descriptions of each **adjusted and consolidated** lot/parcels approved by this lot line adjustment are located in Exhibit A and are as followings:

PARCEL 1 AND 2 CONSOLIDATED AND ADJUSTED

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 BEING 239.60 FEET SOUTH 89°51'31" WEST FROM THE SOUTHEAST CORNER OF SAID LOT 3; SAID SOUTHEAST CORNER OF LOT 3 IS LOCATED 747.77 FEET NORTH 89°59'58" EAST ALONG THE MONUMENT LINE, AND SOUTH 0°13'50" WEST 2623.81 FEET ALONG THE LOT LINE FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 1700 SOUTH STREET AND 300 WEST STREET; AND RUNNING THENCE SOUTH 89°51'31" WEST 462.58 FEET ALONG THE LOT LINE TO THE EAST LINE OF 300 WEST STREET AS WIDENED; THENCE NORTH 0°02'13" EAST 143.65 FEET ALONG SAID EAST LINE; THENCE NORTH 89°51'32" EAST 462.58 FEET; THENCE SOUTH 0°02'13" WEST 143.65 FEET TO THE POINT OF BEGINNING.

PARCEL 3 ADJUSTED

A PART OF LOTS 2 AND 3, BLOCK 7, 5 ACRE PLAT "A", BIG FIELD SURVEY WITHIN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 LOCATED 747.77 FEET NORTH 89°59'58" EAST ALONG THE MONUMENT LINE, AND SOUTH 0°13'50" WEST 2623.81 FEET ALONG THE LOT LINE FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 1700 SOUTH STREET AND 300 WEST STREET; AND RUNNING THENCE SOUTH 0°13'50" WEST 279.11 FEET ALONG THE LOT LINE TO THE NORTH LINE OF 2100 SOUTH STREET AS IT EXISTS AT 41.00 FEET HALF-WIDTH; THENCE NORTH 89°58'51" WEST 194.73' FEET ALONG SAID NORTH LINE; THENCE NORTH 0°15'03" EAST 139.89 FEET; THENCE SOUTH 89°52'03" WEST 33.83 FEET; THENCE NORTH 0°08'05" EAST 138.67 FEET TO THE LOT LINE; THENCE SOUTH 89°51'31" WEST 10.86 FEET ALONG THE LOT LINE; THENCE NORTH 0°02'13" EAST 143.65 FEET; THENCE NORTH 89°51'32" EAST 240.09 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0°13'50" WEST 143.65 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

CONTAINS 93,448 SQUARE FEET OR 2.145 ACRES.