

After Recording return document to:

Kristina Gilmore
Salt Lake City Planning Division
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7/10/2019 4:23:00 PM \$40.00
Book - 10801 Pg - 9453-9455
RASHELLE HOBBS
Recorder, Salt Lake County, UT
JONATHAN RUDD ATTY
BY: eCASH, DEPUTY - EF 3 P.

Affects Sidwell Tax Parcel Number:

09-31-260-001-0000
09-31-260-002-0000

NOTICE OF SUBDIVISION APPROVAL

I, Kristina Gilmore, on the 28th day of June, 2019, acting under the authority of Utah Code Annotated 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.16.120, Planning Director Authority And Action, and under authority of the Planning Director, have approved a 5-lot subdivision, heretofore to be known as the 7th Avenue Subdivision located at approximately 254 E 7th Avenue, Salt Lake City, Utah, as requested by the property owner representative, Josh Johnson. The assigned petition number is PLNSUB2019-00287.

The boundary legal description of the project area and a legal description of each lot approved by this subdivision are as follows:

BOUNDARY DESCRIPTION

All of Lot 3, Block 96, Plat "D", Salt Lake City Survey, more particularly described as follows;

Beginning at the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said point being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.22 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 165.13 feet along the Southerly Line of 7th Avenue to the Easterly Line of Lot 3, Block 96, Plat "D", Salt Lake City Survey;
thence South 00°03'00" East 165.08 feet along the Easterly Line to the Southeast Corner of said Lot 3, Block 96, Plat "D", Salt Lake City Survey;
thence South 89°57'01" West 165.13 feet along the Southerly Line of said Lot 3, Block 96, Plat "D", Salt Lake City Survey to the Easterly Line of B Street;
thence North 00°03'00" West 165.08 feet along the Easterly Line of said B Street to the point of beginning.

Contains 27,259 Square Feet or 0.63 Acres

7th Avenue Subdivision – Lot 1

Beginning at a point being South 00°03'00" East 127.27 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'00" East 105.78 feet;
thence South 00°03'00" East 37.81 feet;
thence South 89°57'01" West 105.78 feet to the Easterly Line of B Street;
thence North 00°03'00" West 37.81 feet along the Easterly Line of said B Street to the point of beginning.

Contains 4,000 Square Feet or 0.092 Acres

7th Avenue Subdivision – Lot 2

Beginning at a point being South 00°03'00" East 89.45 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'00" East 105.78 feet;
thence South 00°03'00" East 37.82 feet;
thence South 89°57'00" West 105.78 feet to the Easterly Line of B Street;
thence North 00°03'00" West 37.82 feet along the Easterly Line of said B Street to the point of beginning.

Contains 4,000 Square Feet or 0.092 Acres

7th Avenue Subdivision – Lot 3

Beginning at the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said point being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 105.78 feet along the Southerly Line of 7th Avenue;
thence South 00°03'00" East 89.45 feet;
thence South 89°57'00" West 105.78 feet to the Easterly Line of B Street;
thence North 00°03'00" West 89.45 feet along the Easterly Line of said B Street to the point of beginning.

Contains 9,462 Square Feet or 0.217 Acres

7th Avenue Subdivision – Lot 4

Beginning at a point being North 89°57'01" East 105.78 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;
thence South 00°03'00" East 165.08 feet;
thence South 89°57'01" West 29.68 feet;
thence North 00°03'00" West 165.08 feet to the point of beginning.

Contains 4,899 Square Feet or 0.112 Acres

7th Avenue Subdivision – Lot 5

Beginning at a point being North 89°57'01" East 135.46 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;
thence South 00°03'00" East 165.08 feet;
thence South 89°57'01" West 29.68 feet
thence North 00°03'00" West 165.08 feet to the point of beginning.

