



When recorded mail to:
Castlewood Const.
10909 S. 900 E. Ste. 130
Midvale UT 84047

13079060
9/20/2019 12:06:00 PM \$40.00
Book - 10833 Pg - 6738-6739
RASHELLE HOBBS
Recorder, Salt Lake County, UT
US TITLE
BY: eCASH, DEPUTY - EF 2 P.

CASE PLNSUB2019-00761
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
Approx. 300 West 2100 South

Tax ID No:
15-13-453-020-0000
15-13-453-022-0000

A request by Castlewood Development (owner) to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in an CG (General Commercial) 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 28th day of August, 2019 in Salt Lake City, Utah.

Kristina Gilmore
Kristina Gilmore, Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 28th day of August, 20 19, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Marlene Rankins
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2022

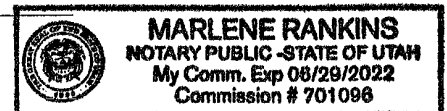


EXHIBIT A: LEGAL DESCRIPTIONS

CURRENT LEGAL DESCRIPTIONS

Parcel No. 15-13-453-020

**Current Deed of Record: Quit Claim Deed, Entry #12405029, Book 10496, Page 976
in the Office of the Salt Lake County Recorder.**

A part of Lot 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 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 No. 15-13-453-022

**Current Deed of Record: Quit Claim Deed, Entry #12405028, Book 10496, Page 973
in the Office of the Salt Lake County Recorder.**

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.

CONSOLIDATED LEGAL DESCRIPTION

**Comprised of two (2) parcels identified by Salt Lake County Tax Id. Numbers
15-13-453-020 & 15-13-453-022, being more particularly described as follows:**

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°59'24" East along the Monument Line, and South 0°13'16" West 2,623.81 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°13'16" 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°59'25" West 194.73 feet along said North Line; thence North 0°14'29" East 139.89 feet; thence South 89°51'29" West 33.83 feet; thence North 0°07'31" East 138.67 feet to the Lot Line; thence South 89°50'57" West 473.43 feet along the Lot Line to the East line of 300 West Street as widened; thence North 0°01'39" East 143.65 feet along said East line; thence North 89°50'57" East 702.67 feet to the East Line of said Lot 3; thence South 0°13'16" West 143.65 feet along said Lot Line to the point of beginning.

159,897 square feet or 3.67 acres+/-