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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PLANNING  
PO BOX 145480  
SLC UT 84114  
BY: MGA, DEPUTY - MI 4 P.

After Recording return document to:

Lex Traughber  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers:

16-06-176-014, 015, 016, 017, 018, 019 & 020

### NOTICE OF LOT CONSOLIDATION APPROVAL

I, Lex Traughber, being duly sworn, depose and say that I am a Senior Planner for the Salt Lake City Planning Division, and that on the 20th day of April, 2020, 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 20.32 – Consolidation of Lots have approved the consolidation of lots between seven (7) existing lots/parcels located at approximately the following addresses:

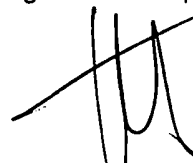
234 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-014)  
236 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-015)  
240 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-016)  
242 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-017)  
250 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-018)  
256 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-019)  
258 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-020)

as requested and agreed to by all necessary owner(s) as indicated in the project files PLNSUB2019-01198 of the Salt Lake City Planning Division.

The legal description of each **current** parcel and the **consolidated** parcel approved by this lot consolidation is attached as Exhibit A.

This action by the Salt Lake City Planning Division authorizes the property owner(s) to record deeds to create the consolidated parcel as approved by this document. No subdivision plat will be required to be recorded with the County Recorder.

Per section 20.32.60 of the Salt Lake City Code, City approval for lot consolidations is only valid upon recording of the approved deed or other recordable instrument, and any document of approval issued by the City shall clearly indicate the same. Furthermore, City approval shall expire ninety (90) calendar days from the date the City document was notarized unless both the City approval document and the approved recordable instrument for transferring property are recorded within that time. The legal description of the adjusted parcel may not be adjusted again without prior documented approval from the Salt Lake City Planning Division.



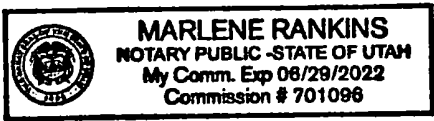
Lex Traughber  
Senior Planner

State of Utah )  
 ) SS  
County of Salt Lake )

On this the 24<sup>th</sup> day of April, 20 20, personally appeared before me, Lex Traugher, Senior Planner, 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 FOR LOT CONSOLIDATION

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

PARCEL 1: 234 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-014)  
BEGINNING 40 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 42.5 FEET; THENCE WEST 165 FEET; THENCE SOUTH 42.5 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 236 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-015)  
BEGINNING 6 FEET SOUTH AND 39 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 126 FEET; THENCE NORTH 46 FEET; THENCE EAST 165 FEET; THENCE SOUTH 9 FEET; THENCE WEST 39 FEET; THENCE SOUTH 37 FEET TO THE POINT OF BEGINNING.

PARCEL 3: 240 S. 200 East, Salt Lake City, UT 84111 (Parcel 16-06-176-016)  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 31 FEET; THENCE WEST 39 FEET; THENCE SOUTH 37 FEET; THENCE EAST 39 FEET; THENCE NORTH 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: 242 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-017)  
BEGINNING AT A POINT 6 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 60 FEET; THENCE WEST 165 FEET; THENCE NORTH 60 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 250 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-018)  
BEGINNING AT A POINT ON THE WEST SIDE OF SECOND EAST STREET, 4 RODS SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 2.5 RODS; THENCE WEST 10 RODS; THENCE NORTH 2.5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING

PARCEL 6: 256 S. 600 East, Salt Lake City, UT 84111 ( Parcel 16-06-176-019)  
BEGINNING AT A POINT ON THE WEST SIDE OF THE SECOND EAST STREET, 6 1/2 RODS SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 56 PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 10 RODS; THENCE SOUTH 2 1/4 RODS; THENCE EAST 10 RODS; THENCE NORTH 2 1/4 RODS TO THE POINT OF BEGINNING.

PARCEL 7: 258 S. 600 East, Salt Lake City, UT 84111 (Parcel 16-06-176-020)  
BEGINNING ON A LINE OF AN OLD FENCE RUNNING WEST AT A POINT 157.00 FEET 7 INCHES NORTH ALONG THE WEST SIDE OF SECOND EAST STREET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST ALONG SAID THENCE LINE 10 RODS; THENCE NORTH 28.042 FEET; THENCE EAST 10 RODS; THENCE SOUTH 28.042 FEET TO THE POINT OF BEGINNING.

The **consolidated** legal description approved by this lot consolidation is as follows:

BEGINNING AT POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; SAID POINT BEING SOUTH 00°01'40" EAST, 315.61 FEET AND SOUTH 89°58'20" WEST, 64.55 FEET FROM A SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH STREET AND 200 EAST STREET; SAID POINT ALSO BEING NORTH 00°02'21" EAST, 82.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 00°02'21" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 255.02 FEET; THENCE SOUTH 89°58'11" WEST, 165.08 FEET; THENCE NORTH 00°02'35" EAST, 255.02 FEET; THENCE NORTH 89°58'11" EAST, 165.06 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING BEING SOUTH 00°01'32" EAST ALONG A MONUMENT LINE BETWEEN TWO (2) SALT LAKE CITY SURVEY MONUMENTS LOCATED AT THE INTERSECTIONS OF 100 SOUTH 200 EAST AND 200 SOUTH 200 EAST)

CONTAINS: 42,096 Sq. Ft. (or 0.966 ACRES)