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Book - 10940 Ps - 6926-6931
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PUBLIC UTILITIES
1530 SOUTH WEST TEMPLE
SLC UT 84115
BY: NGA, DEPUTY - WI 6 P.

After Recording return document to:

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

Affects Sidwell Tax Parcel Numbers:

16-06-227-002, 003, 004, 005 & 013

NOTICE OF LOT LINE ADJUSTMENT & LOT CONSOLIDATION APPROVAL

I, Lex Traugher, being duly sworn, depose and say that I am a Senior Planner for the Salt Lake City Planning Division, and that on the 17th day of January, 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 20.24 – Lot Line Adjustments, and Chapter 20.32 – Consolidation of Lots have approved the adjustment of lot/parcel lines and the consolidation of lots between five (5) existing lots/parcels located at approximately the following addresses:

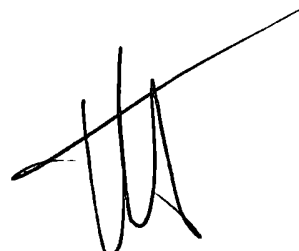
25 S. 600 East, Salt Lake City, UT 84102
31 S. 600 East, Salt Lake City, UT 84102
35 S. 600 East, Salt Lake City, UT 84102
43 S. 600 East, Salt Lake City, UT 84102
650 E. South Temple Street, Salt Lake City, UT 84102

as requested and agreed to by all necessary owners as indicated in the project files PLNSUB2019-01116 and PLNSUB2019-01117 of the Salt Lake City Planning Division.

The legal descriptions of each **current** lot are attached as Exhibit A. The legal descriptions of each **adjusted** lot/parcel approved by this lot line adjustment & consolidation are attached as Exhibit A.

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.



Lex Traugher
Senior Planner

State of Utah)
) SS
County of Salt Lake)

On this the 24th day of April, 20 20, personally appeared before me, Nick Norris, Planning Director, 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 LINE ADJUSTMENT & LOT CONSOLIDATION

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

PARCEL 1 – 16-06-227-002 (25 S. 600 East):

Commencing 39.25 feet South from the Northwest corner of Lot 4, Block 60, Plat B, Salt Lake City Survey; thence South 43.25 feet; thence East 158.5 feet; thence North 41.25 feet; thence West 48.5 feet; thence North 2 feet; thence West 110 feet to the beginning.

PARCEL 2 – 16-06-227-003 (31 S. 600 East):

Commencing 2.5 rods North from the Southwest corner of Lot 4, Block 60, Plat B, Salt Lake City Survey; thence North 2.5 rods; thence East 9 rods; thence South 2.5 rods; thence West 9 rods to the beginning.

PARCEL 3 – 16-06-227-004 (35 S. 600 East):

Commencing at the Southwest corner of Lot 4, Block 60, Plat B, Salt Lake City Survey; thence North 2.5 rods; thence East 9 rods; thence South 2.5 rods; thence West 9 rods to the beginning.

PARCEL 4 – 16-06-227-005 43 S. 600 East):

Commencing 21.75 feet South from the Northwest corner of Lot 3, Block 60, Plat B, Salt Lake City Survey; thence South 43.25 feet; thence East 330 feet; thence North 43.25 feet; thence West 330 feet to the beginning.

PARCEL 5 – 16-06-227-013 (650 E. South Temple Street):

Commencing 15 rods East from the Northwest corner of Lot 5, Block 60, Plat B, Salt Lake City Survey; thence East 15 rods; thence South 10 rods; thence East 10 rods; thence South 10 rods; thence West 20 rods; thence South 21.67 feet; thence West 20 rods; thence North 21.67 feet; thence East 9 rods; thence North 5 rods; thence East 10 feet; thence North 41.25 feet; thence East 6.5 feet; thence North 2 feet; thence East 5 rods; thence North 204.25 feet to the beginning.

The **adjusted** legal descriptions of the two (2) lots/parcels approved by this lot line adjustment & lot consolidation are as follows:

PARCEL 1

A parcel of land being all or part of nine (9) entire tracts described in that: 1) Quit Claim Deed recorded December 15, 1966 as Entry No. 2182145 in Book 2516, at Page 361; 2) Warranty Deed recorded April 14, 1972 as Entry No. 2449917 in Book 3062, at Page 459; 3) Special Warranty Deed recorded November 30, 1962 as Entry No. 1884925, in Book 1992 at Page 226; 4) Warranty Deed recorded July 12, 1924 as Entry No. 515799 in Book 12-C, at Page 129; 5) Quit Claim Deed recorded November 6, 1964 as Entry No. 2039826 in Book 2257, at Page 366; 6) Warranty Deed recorded November 14, 1922 as Entry No. 480299 in Book 11-H, at Page 554; 7) Warranty Deed recorded June 23, 1952 as Entry No. 1290316 in Book 936, at Page 395; 8) Warranty Deed recorded December 5, 1923 as Entry No. 503070 in Book 12-A, at Page 42; 9) Warranty Deed recorded May 17, 1922 as Entry No. 468962 in Book 11-K, at Page 369 in the Office of the Salt Lake County Recorder. Said parcel of land is located in Lots 3 and 4, Block 60, Plat "B", Salt Lake City Survey in the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian; the boundary of said parcel of land is described follows:

Beginning at the northwesterly corner of said Lot 3, Block 60, which is 396.03 feet S. 00°01'25" E. and East 67.45 feet from the Salt Lake City brass cap monument marking the intersection of South Temple Street and 600 East Street; thence N. 00°02'34" W. (Record = North) 125.75 feet along the westerly line of said Lot 4; thence along the northerly boundary line of said entire tracts the following courses: 1) N. 89°57'33" E. (Record = East) 110 feet; 2) S. 00°02'27" E. (Record = South) 2 feet; 3) N. 89°57'33" E. (Record = East) 55.00 feet; thence N. 00°02'27" W. (Record = North) 2 feet; thence N. 89°57'33" E. (Record = East) 82 ½ feet to the westerly boundary line of said entire tract referred to as Entry No. 468962 in the Office of said Recorder; thence N. 00°02'27" W. (Record = North) 6.32 feet along said westerly boundary line; thence N. 89°57'33" E. 82.51 feet to the easterly line of said Lot 4; thence S. 00°02'31" E. (Record = South) 197.06 feet along said easterly line of said Lot 4 to the southeasterly corner of said tract referenced as Entry No. 2039826 in the Office of said Recorder; thence S. 89°57'26" W. (Record = West) 330 feet to the southwesterly corner of said entire tract and the westerly line of Lot 3, Block 60; thence N. 00°02'34" W. (Record = North) 64.99 feet along said westerly line to the **Point of Beginning**.

The above described parcel of land contains 63,357 square feet in area or 1.455 acres, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 00°01'25" E. along the Monument line between the Salt Lake City brass monument at the intersection of South Temple Street and 600 East Street and the Salt Lake City brass monument at the intersection of 100 South Street and said 600 east Street.

PARCEL 2

A parcel of land being all or part of four (4) entire tracts described in that: 1) Warranty Deed recorded May 17, 1922 as Entry No. 468962 in Book 11-K, at Page 369; 2) Warranty Deed recorded January 31, 1924 as Entry No. 505574 in Book 11-T, at Page 569; 3) Warranty Deed recorded November 12, 1926 as Entry No. 572458 in Book 12-R, at Page 192; 4) Quit Claim Deed recorded June 29, 1956 as Entry No. 1490609 in Book 1324, at Page 193 in the Office of the Salt Lake County Recorder. Said parcel of land is located in Lots 4, 5, 6, 7, Block 60, Plat "B", Salt Lake City Survey in the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian; the boundary of said parcel of land is described follows:

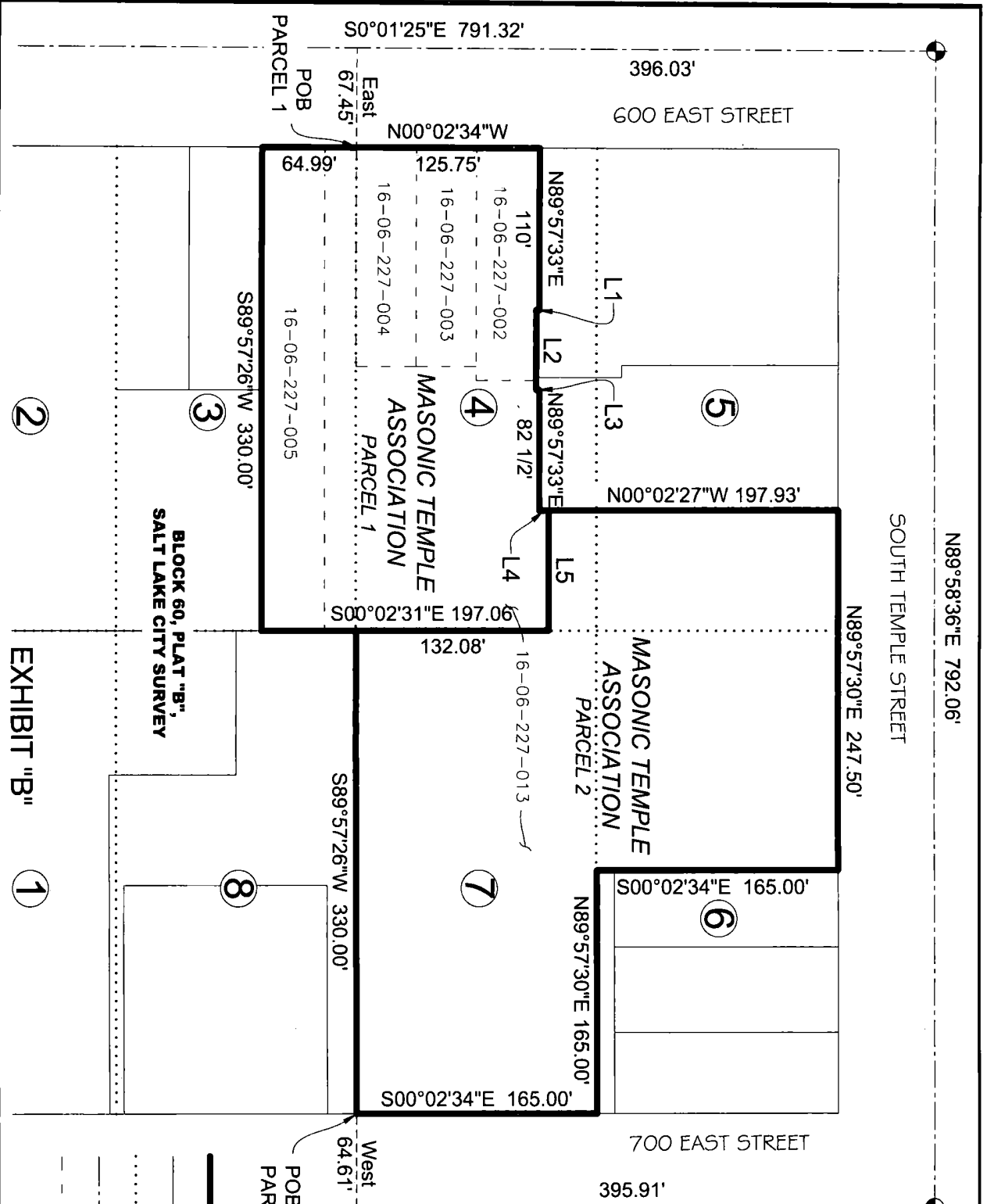
Beginning at the southeasterly corner of said Lot 7, Block 60, which is 395.91 feet S. 00°01'49" E. and West 64.61 feet from the Salt Lake City brass cap monument marking the intersection of South Temple Street and 700 East Street; thence S. 89°57'26" W. (Record = West) 330.00 feet along the southerly line and to the southwesterly corner of said Lot 7; thence N. 00°02'31" W. (Record = North) 132.08 feet along the westerly line of said Lot 7; thence S. 89°57'33" W. 82.51 feet to the westerly boundary line of said entire tract referred to as Entry 468962 in the Office of said Recorder; thence N. 00°02'27" W. 197.93 feet to the northerly line of said Lot 5; thence N. 89°57'30" E. (Record – East) 247.50 feet along said northerly line of Lot 5 and Lot 6 to the northeasterly corner of said entire tract referred to as Entry No. 505574 in the Office of said Recorder; thence S. 00°02'34" E. (Record = South) 165.00 feet to the southerly line of said Lot 6; thence N. 89°57'30" E. (Record = East) 165.00 feet along said southerly

line of Lot 6 to the southeasterly corner of said Lot 6; thence S. 00°02'34" E. 165.00 feet along the easterly line of said Lot 7 to the **Point of Beginning**.

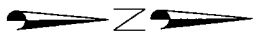
The above described parcel of land contains 98,008 square feet in area or 2.250 acres, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 00°01'49" E. along the Monument line between the Salt Lake City brass monument at the intersection of South Temple Street and 700 East Street and the Salt Lake City brass monument at the intersection of 100 South Street and said 700 east Street.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	2'	S00° 02' 27"E
L2	55.00'	N89° 57' 33"E
L3	2'	N00° 02' 27"W
L4	6.32'	N00° 02' 27"W
L5	82.51'	N89° 57' 33"E



LEGEND

- BOUNDARY
- ADJACENT PARCEL
- LOT LINE
- MONUMENT LINE
- PARCEL LINE
- LOT NUMBER



Masonic Temple Association
Parcel Consolidation

Assessor Parcel No's:
16-06-227-013, 16-06-227-004,
16-06-227-003, 16-06-227-002, & 16-06-227-005

Lots 3, 4, 5, 6, and 7, Block 60, Plat "B", Salt Lake City Survey
NE 1/4 Sec 6, SW 1/4 Sec 5, T.1 N., R. 2., S.L.B.&M.

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296