

After Recording return document to:

Sara Javoronok  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Parcel Numbers:  
16-07-452-048-0000  
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11/16/2020 11:58 AM \$40.00  
Book - 11060 Pg - 9808-9809  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SARA JAVORONOK  
SALT LAKE CITY PLANNING  
PO BOX 145480  
SLC UT 84114-5480  
BY: CBA, DEPUTY - WI 2 P.

### NOTICE OF SUBDIVISION APPROVAL

I, Sara Javoronok, on the 13<sup>th</sup> day of November, 2020, 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 2-lot subdivision, heretofore to be known as the Hampton Avenue Subdivision located at approximately 1150 South 400 East, Salt Lake City, Utah, as requested by Ambrose Real Estate on behalf of the property owner. The deeds to effectuate this subdivision have already been recorded and this serves to legalize that subdivision of property.

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

#### BOUNDARY DESCRIPTION:

BEGINNING 2 RODS WEST AND 2 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 177.75 FEET; THENCE SOUTH 77.88 FEET; THENCE EAST 177.75 FEET; THENCE NORTH 77.88 FEET TO THE PLACE OF BEGINNING.

#### PARCEL 1:

BEGINNING 2 RODS WEST AND 2 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING SOUTH 00°01'48" EAST 31.00 FEET ALONG THE MONUMENT LINE AND SOUTH 89°59'25" WEST 30.56 FEET FROM THE STREET MONUMENT IN THE INTERSECTION OF HAMPTON AVENUE AND 400 EAST STREETS, AND RUNNING THENCE SOUTH 00°02'13" EAST 77.88 FEET; THENCE SOUTH 89°59'25" WEST 113.60 FEET; THENCE NORTH 00°02'13" WEST 77.88 FEET; THENCE NORTH 89°59'25" EAST 113.60 FEET TO THE POINT OF BEGINNING.

#### TOGETHER WITH AND SUBJECT TO A SHARED ACCESS EASEMENT:

BEGINNING 2 RODS WEST AND 2 RODS SOUTH AND SOUTH 89°59'25" WEST 91.90 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPTON AVENUE, SAID POINT ALSO BEING SOUTH 00°01'48" EAST 31.00 FEET ALONG THE MONUMENT LINE AND SOUTH 89°59'25" WEST 122.46 FEET FROM THE STREET MONUMENT IN THE INTERSECTION OF HAMPTON AVENUE AND 400 EAST STREETS, AND RUNNING THENCE SOUTH 00°02'13" EAST 76.89 FEET; THENCE SOUTH 89°57'47" WEST 24.00 FEET; THENCE NORTH 00°02'13" WEST 76.91 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°59'25" EAST 24.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 8,847 SQ FT OR 0.203 ACRES

#### PARCEL 2:

BEGINNING 2 RODS WEST AND 2 RODS SOUTH AND SOUTH 89°59'25" WEST 113.60 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING SOUTH 00°01'48" EAST 31.00 FEET ALONG THE MONUMENT LINE AND SOUTH

89°59'25" WEST 144.16 FEET FROM THE STREET MONUMENT IN THE INTERSECTION OF HAMPTON AVENUE AND 400 EAST STREETS, AND RUNNING THENCE SOUTH 00°02'13" EAST 77.88 FEET; THENCE SOUTH 89°59'25" WEST 64.20 FEET; THENCE NORTH 00°02'13" WEST 77.88 FEET; THENCE NORTH 89°59'25" EAST 64.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A SHARED ACCESS EASEMENT:

BEGINNING 2 RODS WEST AND 2 RODS SOUTH AND SOUTH 89°59'25" WEST 91.90 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPTON AVENUE, SAID POINT ALSO BEING SOUTH 00°01'48" EAST 31.00 FEET ALONG THE MONUMENT LINE AND SOUTH 89°59'25" WEST 122.46 FEET FROM THE STREET MONUMENT IN THE INTERSECTION OF HAMPTON AVENUE AND 400 EAST STREETS, AND RUNNING THENCE SOUTH 00°02'13" EAST 76.89 FEET; THENCE SOUTH 89°57'47" WEST 24.00 FEET; THENCE NORTH 00°02'13" WEST 76.91 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°59'25" EAST 24.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 5,000 SQ FT OR 0.115 ACRES

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the revised lots as approved by this subdivision approval. No subdivision plat will be required to be recorded with the County Recorder.

The Planning Division provided notice as required by city ordinance. No proposed streets traverse this subdivision and it does not require dedication of land for street or other public purpose. The water and sewer provisions were deemed adequate. The subdivision is located in a zoned area and conforms to applicable land use ordinances.

The lots created by this subdivision were approved by the Planning Division as described by the legal descriptions listed above. The legal description of a lot within this subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Division.

Sara Javoronok  
Sara Javoronok  
Senior Planner  
On behalf of the Planning Director

State of Utah                     )  
  ) SS  
County of Salt Lake            )

On this the 13 day of November, 20 20, personally appeared before me, Sara Javoronok, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Kory Solorio  
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 10/3/2024

