

After Recording return document to:

Casey Stewart
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

16-05-452-011

13694207
6/18/2021 8:37:00 AM \$40.00
Book - 11192 Pg - 6900-6901
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF SUBDIVISION APPROVAL

I, Casey Stewart, 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 two lot subdivision located at approximately 1024 E 500 S, Salt Lake City, Utah, 84102, as requested by IRA 1024, LLC.

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

Project Boundary (original parcel 16-05-452-011)

BEG AT NW COR LOT 6, BLK 13, PLAT F, SLC SUR; E 72 1/2 FT; S 129 FT; W 72 1/2 FT; N 129 FT TO BEG.

Legal Descriptions of each proposed new lot

LOT 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT F, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 89°57'42" EAST 72.50 FEET; THENCE SOUTH 00°01'39" WEST 81.33 FEET; THENCE SOUTH 89°57'42" WEST 72.50 FEET TO THE WEST LINE SAID LOT 6, THENCE NORTH 00°01'39" EAST ALONG SAID LINE 81.33 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FOUR FOOT (4.00') WIDE WATERLINE EASEMENT, OVER THE EAST FOUR FEET OF THE ABOVE DESCRIBED PROPERTY.

CONTAINS 5,897 SQ. FT. OR 0.13 ACRES

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT F, SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°01'39" WEST ALONG THE WEST LINE SAID LOT 6, 81.33 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE NORTH 89°57'42" EAST 72.50 FEET; THENCE SOUTH 00°01'39" WEST 48.00 FEET; THENCE SOUTH 89°57'42" WEST 72.50 FEET TO THE WEST LINE SAID LOT 6, THENCE NORTH 00°01'39" EAST ALONG SAID LINE 48.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 3,480 SQ. FT. OR 0.08 ACRES

ALSO:

A FOUR FOOT (4.00') WIDE WATERLINE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°57'42" EAST 72.50 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT F, SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°01'39" WEST 81.33 FEET; THENCE SOUTH 89°57'42" WEST 4.00 FEET; THENCE NORTH 00°01'39" EAST 81.33 FEET; THENCE NORTH 89°57'42" EAST 4.00 FEET TO THE POINT OF BEGINNING.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Effect

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the new 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 for the preliminary plat file *PLNSUB2018-00697*. 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.

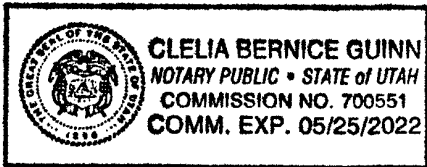
Dated June 2, 2021

Casey Stewart
Casey Stewart
Senior Planner
On behalf of the Planning Director

State of Utah)
County of Weber) SS
County of ~~Salt Lake~~)

On this the 2 day of June, 20 21, personally appeared before me, Casey Stewart, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
NOTARY PUBLIC, residing in ~~Salt Lake~~ Weber County, Utah



My Commission Expires: 05/25/2022