After Recording return document to:

Wayne Mills Salt Lake City Planning Division P. O. Box 145480 Salt Lake City, UT 84114-5480 13892816 B: 11306 P: 9566 Total Pages: 2
02/16/2022 03:23 PM By: ndarmiento Fees: \$40.00
NOTICE- NOTICE
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affects Sidwell Tax Parcel Numbers

16-16-426-034-0000

CORRECTED NOTICE OF SUBDIVISION APPROVAL

This Notice of Subdivision Approval has been issued to correct the legal descriptions attached to the Notice of Subdivision Approval issued on September 9, 2021, and recorded as Entry No. 13781519, Book 11243, Page 8545-8546.

I, Wayne Mills, on the 26th day of January 2022, 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 <u>2-lot</u> subdivision, located at approximately 1805 E Downington Avenue, Salt Lake City, Utah, as requested by Joseph Mills.

The legal descriptions of each lot approved by this subdivision are illustrated in Exhibit A, which is attached.

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.

Wayne Mills
Senior Planner
On behalf of the Planning Director

KEITH REYNOLDS
Notary Public - State of Utah
Comm. No. 722122
My Commission Expires on
Dec 22, 2025

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND CONVEYEYED BY WARRANTY DEED RECORDED MARCH 31, 2021 AS ENTRY NO. 13616752 SITUATE IN LOT 11, BLOCK 8, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 11, BLOCK 8, SAID POINT ALSO BEING SOUTH 89°46'36" WEST ALONG SAID NORTH LINE 681.20 FEET (WEST, RECORD) FROM THE NORTHEAST CORNER OF SAID LOT 11, AND RUNNING THENCE SOUTH 0°28'29" EAST 21.26 FEET; THENCE SOUTH 89°55'03" WEST 0.47 FEET TO A POINT ON A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 1°09'30" EAST 22.82 FEET, 2) SOUTH 0°02'31" WEST 16.35 FEET; THENCE SOUTH 0°35'47" EAST 58.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOWNINGTON AVENUE; THENCE SOUTH 89°46'33" WEST ALONG SAID RIGHT OF WAY LINE 51.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1800 EAST STREET; THENCE NORTH 0°11'49" EAST ALONG SAID RIGHT OF WAY LINE 119.13 FEET (SOUTH 119.05, RECORD) TO A POINT ON SAID NORTH LINE OF SAID LOT 11; THENCE NORTH 89°46'36" EASTALONG SAID NORTH LINE 49.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 5,999 SQUARE FEET OR 0.138 ACRES.

PARCEL 2:

A PARCEL OF LAND CONVEYEYED BY WARRANTY DEED RECORDED MARCH 31, 2021 AS ENTRY NO. 13616752 SITUATE IN LOT 11, BLOCK 8, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 11, BLOCK 8, SAID POINT ALSO BEING SOUTH 89°46'36" WEST 625.57 FEET (WEST 625.6 FEET, RECORD) FROM THE NORTHEAST CORNER OF SAID LOT 11, AND RUNNING THENCE SOUTH 0°11'49" WEST 119.13 FEET (NORTH 119.05 FEET, RECORD) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOWNINGTON AVENUE; THENCE SOUTH 89°46'33" WEST ALONG SAID RIGHT OF WAY LINE 54.45 FEET; THENCE NORTH 0°35'47" WEST 58.70 FEET TO A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) NORTH 0°02'31" EAST 16.35 FEET, 2) NORTH 1°09'30" WEST 22.82 FEET; THENCE NORTH 89°55'03" EAST 0.47 FEET; THENCE NORTH 0°28'29" WEST 21.26 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 89°46'36" EAST ALONG SAID NORTH LINE 55.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6,572 SQUARE FEET OR 0.151 ACRES.