

After Recording return document to:

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07/31/2024 02:59 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JF CAPITAL
1148 W. LEGACY CROSSING CENTERVILLE, UT 84014

Affects Sidwell Tax Parcel Numbers:

16-06-176-013
16-06-176-028

**FINDINGS AND ORDER - CASE PLNSUB2024-00726
CONSOLIDATION OF LOTS/PARCELS NOT PART OF A PREVIOUSLY RECORDED SUBDIVISION
250 S 200 E**

A request by Wendy Leonelli, representing JF Luxe Partners QOZB, LLC (owner), to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in the D-1 Central Business District zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

The current legal descriptions and approved consolidated legal description are attached in Exhibit A.

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.

ORDER:

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 31st day of July, 2024 in Salt Lake City, Utah.



Amanda Roman, Urban Designer
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 31st day of July, 20 24, personally appeared before me, Amanda Roman, the signer of the foregoing instrument, who duly acknowledged to me that s/he executed the same.

Shanna Earl
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 7.12.27

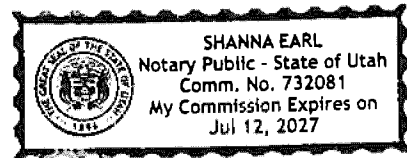


Exhibit A

Current Legal Descriptions

OLD PARCEL 16-06-176-013: ENTRY NO. 13704979

BEGINNING AT A POINT WHICH IS NORTH 00°02'29" EAST 82.50 FEET (DEED 5 RODS NORTH) ALONG LOT LINE FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 00°02'29" EAST 82.50 FEET (DEED 5 RODS NORTH) ALONG SAID LOT LINE; THENCE SOUTH 89°58'21" WEST 249.25 FEET (DEED WEST 249 FEET) TO THE EAST LINE OF EDISON STREET; THENCE SOUTH 00°07'42" WEST (DEED SOUTH) 84.25 FEET ALONG SAID EAST LINE; THENCE NORTH 89°58'21" EAST 84.38 FEET (DEED 84 FEET) TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 00°02'29" EAST (DEED NORTH 1.75 FEET ALONG THE WEST LINE; THENCE NORTH 89°58'21" EAST (DEED EAST) 165.00 FEET TO THE POINT OF BEGINNING.

OLD PARCEL 16-06-176-028: ENTRY NO. 13257354

BEGINNING AT A 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.

Approved Consolidated Legal Description

BASIS OF BEARING WAS MEASURED FROM THE INTERSECTION OF 300 SOUTH AND STATE STREET AND THE INTERSECTION OF 300 SOUTH AND 300 EAST, AND IS CONSIDERED TO BEAR SOUTH 89°47'00" EAST 1586.01 FEET. THE RECORD AREA REFERENCE PLAT BEARING OF THIS LINE IS SOUTH 89°47'00" EAST 1585.43 FEET AS ON RECORD WITH THE SALT LAKE COUNTY ATLAS MAPS.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 EAST STREET, SAID POINT BEING SOUTH 00°13'21" WEST 315.26 FEET AND SOUTH 89°59'53" WEST, 64.54 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°17'25" EAST, 82.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE ALONG THE SAID WESTERLY ROW LINE OF 200 EAST, SOUTH 0°17'25" WEST, 255.02 FEET; THENCE NORTH 89°46'45" WEST, 165.00 FEET; THENCE NORTH 0°17'26" EAST, 253.27 FEET; THENCE NORTH 89°46'43" WEST, 84.38 FEET TO THE EASTERLY ROW LINE OF EDISON STREET; THENCE ALONG SAID EASTERLY ROW LINE OF EDISON STREET, NORTH 0°22'38" EAST, 84.25 FEET; THENCE SOUTH 89°46'43" EAST, 249.25 TO THE SAID WESTERLY ROW LINE; THENCE ALONG THE SAID WESTERLY ROW LINE, SOUTH 0°17'25" WEST, 82.50 FEET TO THE POINT OF BEGINNING.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CONTAINING 62,794.02 SQUARE FEET, OR 1.442 ACRES, MORE OR LESS.