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Book - 10359 Pg - 5261-5263
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
G-BAR VENTURES LLC
3819 S 2000 E
SLC UT 84109
BY: CBP, DEPUTY - WI 3 P.

After Recording return document to:

Tracy Tran
Salt Lake City Planning Division
451 S State Street, Room 406
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

07-26-200-002
07-25-100-014

NOTICE OF SUBDIVISION APPROVAL

I, Joel Paterson, being duly sworn, depose and say that I am the Zoning Administrator for the Salt Lake City Planning Division, and that on the 27th day of August, 2015, 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 20.16.120, Planning Director Authority And Action, and under authority of the Zoning Administrator, have approved a new 3-lot subdivision, heretofore to be known as the Coans Subdivision located at approximately 5450 West John Cannon Drive, Salt Lake City, Utah, as requested by G-Bar Ventures, LLC.

The boundary legal description of the project area and a legal description of three (3) new lots and the two (2) remaining parcels approved by this subdivision are as follows:

Boundary Legal Description

Parcel A (07-26-200-002)
E 730.13 FT OF SEC 26, T1 N, R2W, SLM; LESS & EXCEPT THE S 1284.23 FT OF THE E 730.13 FT SO SEC 26; LESS & EXCEPT THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 SD SEC 26. 46.98 AC M OR L. 5487-0125 6138-2099 9800-9492

Parcel B (07-25-100-014)
W 2357.44 FT OF SEC 25, T1N, R2W, SLM; LESS & EXCEPT THE S 1284.23 FT OF THE W 2357.44 FT SD SEC 25; LESS & EXCEPT BEG N 89°58' W 282.38 FT & N 0°00'51" E 1284.17 FT FR S 1/4 COR SD SEC 25; S 89°58'11" W 662.35 FT ALG N LINE OF WATKINS INDUSTRIAL PARK SUB; N 0°00'51" E 3988.93 FT TO N SEC LINE; N 89°59'57" E 662.35 FT; S 0°00'51" W 3988.59 FT TO BEG. 155.60 AC M OR L. 5487-0125 6138-2099 9800-9492

Parcels Contains 202.58 acres.

Legal Description of each lot

Lot 1 Description (New address: 5710 West John Cannon Drive)
Beginning at a point North 00°06'10" East 1284.32 feet along the Section line from the Southwest Corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58'11" West 730.14 feet to the easterly line of the property described in Special Warranty Deed recorded 1/12/2007 as EN 9971585, Book 9408 Page 4134-4137; thence North 00°04'55" East 2111.84 feet along said easterly line and generally along an existing barbed wire fence; thence South 49°23'48" East 666.23 feet; thence South 81°47'49" East 226.55 feet to the west line of said Section 25; thence South 00°06'02" West 293.67 feet along last said Section line to the West Quarter Corner of Section 25; thence South 00°06'10" West 1351.87 feet along last said Section line to the point of beginning.

Containing 1,331,889 square feet or 30.57596 acres, more or less.

Subject to and together with easements, rights, rights-of-way, reservations, conditions, restrictions, and covenants of record or apparent use or enforceable in law or equity.

Lot 2 Description (New address: 5550 West John Cannon Drive)

Beginning at a point North 00°06'10" East 1284.32 feet along the Section line from the Southwest Corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 00°06'10" East 1351.87 feet along said Section line to the West Quarter Corner of Said Section 25; thence North 00°06'02" East 293.67 feet along said Section line; thence South 81°47'49" East 743.89 feet; thence SOUTH 1539.01 feet; thence South 89°58'11" West 739.22 feet to the point of beginning.

Containing 1,174,767 square feet or 26.96893 acres, more or less.

Subject to and together with easements, rights, rights-of-way, reservations, conditions, restrictions, and covenants of record or apparent use or enforceable in law or equity.

Lot 3 Description (New Address: 5420 West John Cannon Drive)

Beginning at a point North 00°06'10" East 1284.32 feet along the Section line and North 89°58'11" East 739.22 feet from the Southwest Corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence NORTH 1539.01 feet; thence South 81°47'49" East 964.21 feet to the westerly line of the property described in Quitclaim Deed recorded 12/28/2010 as EN 11105417, Book 9892 Page 7953-7954; thence South 00°00'51" West 1400.93 feet along said westerly line and generally along an existing barbed wire fence; thence South 89°58'11" West 954.00 feet to the point of beginning.

Containing 1,402,614 square feet or 32.19959 acres, more or less.

Subject to and together with easements, rights, rights-of-way, reservations, conditions, restrictions, and covenants of record or apparent use or enforceable in law or equity.

Legal Description of Remaining Parcels

Parcel A (07-26-200-002)

Beginning at a point North 00°06'02" East 293.67 feet along the Section line from the East Quarter Corner of Section 26, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 81°47'49" West 226.55 feet; thence North 49°23'48" West 666.23 feet to the easterly line of the property described in Special Warranty Deed recorded 1/12/2007 as EN 9971585, Book 9408 Page 4134-4137; thence North 00°04'55" East 1881.12 feet along said easterly line to the Section line; thence South 89°56'43" East 71.35 feet along last said Section line to the west line of the East Half of the Northeast Quarter of the Northeast Quarter of Section 26; thence South 00°05'35" West 1320.18 feet along said west line; thence South 89°57'30" East 659.96 feet along the southerly line of said East Half of the Northeast Quarter of the Northeast Quarter of Section 26 to the east line of Section 26; thence South 00°06'02" West 1026.31 feet along last said Section line to the point of beginning.

Containing 714,543 square feet or 16.40364 acres, more or less.

Subject to and together with easements, rights, rights-of-way, reservations, conditions, restrictions, and covenants of record or apparent use or enforceable in law or equity.

Parcel B (07-25-100-014)

Beginning at a point North 00°06'02" East 293.67 feet along the Section line from the West Quarter Corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 81°47'49" East 1708.10 feet to the westerly line of the property described in Quitclaim Deed recorded 12/28/2010 as EN 11105417, Book 9892 Page 7953-7954; thence North 00°00'51" East 2590.13 feet more or less, along last said line to the Section line; thence South 89°59'50" West 1687.15 feet along the Section line to the Northwest Corner of said Section 25; thence South 00°06'02" West 2346.34 feet along the Section line to the point of beginning.

Containing 4,168,852 square feet or 95.70367 acres, more or less

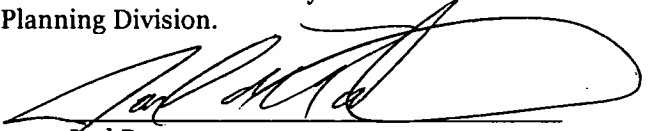
Subject to and together with easements, rights, rights-of-way, reservations, conditions, restrictions, and covenants of record or apparent use or enforceable in law or equity.

Approval

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.


Joel Paterson
Zoning Administrator

State of Utah)
) SS
County of Salt Lake)

On this the 27th day of August, 20 15, personally appeared before me, Joel Paterson, Zoning Administrator, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 3/21/17

