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7/27/2020 12:12:00 PM \$40.00
Book - 10986 Pg - 2217-2226
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 10 P.

After Recording return document to:

Chris Earl
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

15-13-102-002

NOTICE OF SUBDIVISION APPROVAL

I, Chris Earl, on the 22nd day of July, 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 LHM Super Ford Subdivision located at approximately 1340 S 500 W, Salt Lake City, Utah, as requested by David Hamilton.

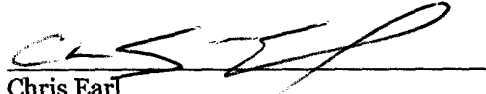
The boundary legal description of the project area and a legal description of each lot approved by this subdivision are as follows:

Please see attachments

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.

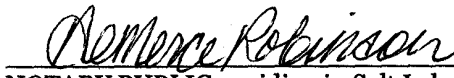
The lots created by this subdivision were approved by the Planning Division as described by the legal descriptions found in the attachments below. The legal description of a lot within this subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Division.


Chris Earl
Associate Planner
On behalf of the Planning Director

State of Utah)
) SS

County of Salt Lake
On this the 22nd day of July, 20 20, personally appeared before me, Chris Earl, 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: _____

Prepared by and return to:
Miller Family Real Estate, L.L.C.
c/o Greg Flint
351 Opportunity Way
Draper, Utah 84020

Parcel No.: _ - _ - _ - _

SUBDIVISION DEED
(Lot #1)

MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company (“MFRE”), with office located at 351 Opportunity Way, Draper, Utah 84020, is the owner of real property located in Salt Lake City, Salt Lake County, Utah, referred to herein as Parcel A, and more particularly described on Exhibit “A”, which is attached hereto and by this reference incorporated herein.

The purpose of this Subdivision Deed (“Deed”) is to effectuate the subdivision of Parcel A into the two adjoining lots identified on Exhibit “A”, one described as Lot 1 consisting of 523,472 square feet, or 12.017 acres, with an address of 1340 S. 500 W., Salt Lake City, Utah, and the other described as Lot 2 consisting of 221,136 square feet, or 5.077 acres, with an address of 1420 S. 500 W., Salt Lake City, Utah.

NOW THEREFORE, in order to effectuate the subdivision of Parcel A and to create Lot 1 as identified on Parcel A, MFRE hereby grants, conveys, releases and transfers to itself Lot 1, as more particularly described in Exhibit “B” attached hereto and by this reference incorporated herein, and does hereby submit this Deed to the Salt Lake County Recorder’s Office for recordation.

IN WITNESS WHEREOF, MFRE has executed this instrument as of this ___ day of April 2020.

MILLER FAMILY REAL ESTATE, L.L.C.

By: _____
Bradley E. Holmes, Manager

STATE OF UTAH)
)
) :SS
)
COUNTY OF SALT LAKE)

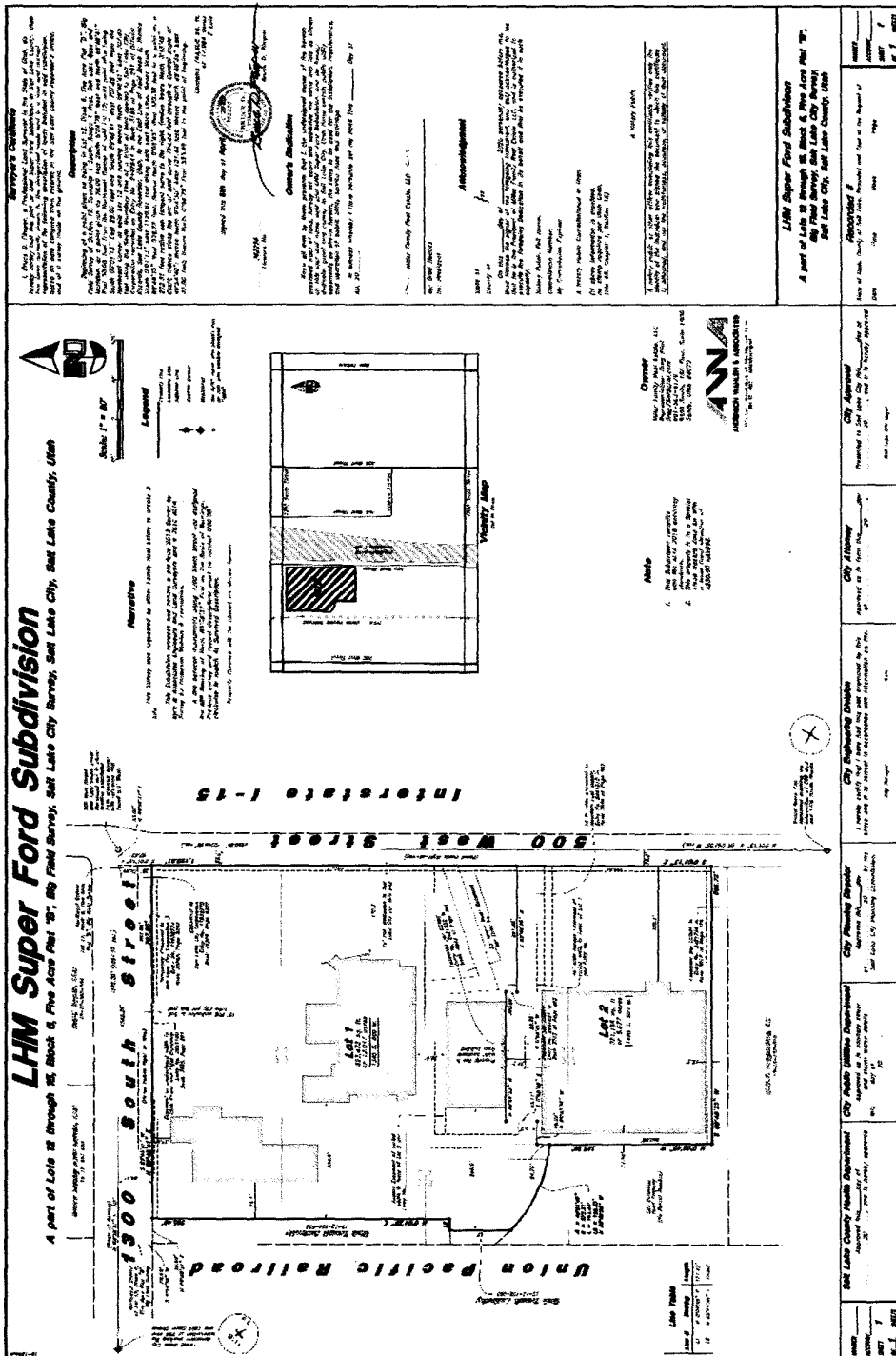
On this ___ day of April, 2020, personally appeared before me Bradley E. Holmes, Manager of MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, who acknowledged before me that he signed the foregoing instrument as authorized agent for MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, and on oath stated that he was authorized to execute said instrument on behalf of said company and that said company executed the same.

WITNESS my hand and official seal.

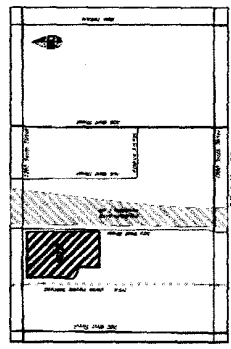
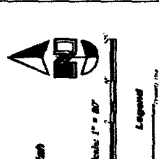
Notary Public

EXHIBIT "A"

Surveyor's Plat of Parcel A



LHM Super Ford Subdivision
 A part of Lots 12 through 15, Block 6, Five Acres Plat '97', Big Field Survey, Salt Lake City Survey, Salt Lake City, Salt Lake County, Utah



Owner's Declaration
 I, [Name], Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner, and that the same has been compared with the original survey and found to be correct.

City of Salt Lake City
 City Attorney: [Name]
 City Planning Director: [Name]
 City Public Utilities Department: [Name]
 City Health Department: [Name]

Surveyor's Information
 Surveyor: Robert J. [Name]
 License No.: [Number]
 Date of Survey: [Date]

Map Information
 Map No.: [Number]
 Date of Issue: [Date]

EXHIBIT "B"

(Legal Description of Lot 1)

APN: - - - -

A part of Lots 12, 13 and 14, Block 6, Five Acre Plat "B", Big Field Survey within Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point of intersection of the South Boundary Line of a tract of land deeded to Salt Lake City Corporation recorded as Entry No. 2497944 in Book 3195 at Page 291 of Official Records, Salt Lake County, Utah and the East line of said Block 6, 28.00 feet South 0°01'13" East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North 89°56'37" East along the monument line and 39.65 feet South 0°01'13" East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South 0°01'13" East 731.27 feet along the East line of said Block 6; thence South 89°48'35" West 251.35 feet; thence North 0°08'45" West 22.38 feet; thence North 89°59'28" West 260.02 feet; thence South 0°08'45" East 63.11 feet; thence North 89°43'36" West 46.22 feet; thence South 0°08'45" East 24.70 feet; thence Northwesterly along the arc of a 272.31 foot radius non-tangent curve to the right a distance of 194.44 feet (Center bears North 3°43'45" East, Central Angle equals 40°54'40" and Long Chord bears North 65°48'55" West 190.33 feet); thence North 0°04'30" East 121.42 feet; thence North 89°48'35" East 22.00 feet; thence North 0°04'29" East 595.49 feet to said Salt Lake City Corporation South Boundary line; thence North 89°48'41" East 707.85 feet along said South line to the East Line of said Block 6 and the point of beginning.

Contains 523,472 sq. ft.
or 12.017 acres

Prepared by and return to:
Miller Family Real Estate, L.L.C.
c/o Greg Flint
351 Opportunity Way
Draper, Utah 84020

Parcel No.: _ - - - -

SUBDIVISION DEED
(Lot #2)

MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company ("MFRE"), with office located at 351 Opportunity Way, Draper, Utah 84020, is the owner of real property located in Salt Lake City, Salt Lake County, Utah, referred to herein as Parcel A, and more particularly described on Exhibit "A," which is attached hereto and by this reference incorporated herein.

The purpose of this Subdivision Deed ("Deed") is to effectuate the subdivision of Parcel A into the two adjoining lots identified on Exhibit "A", one described as Lot 1 consisting of 523,472 square feet, or 12.017 acres, with an address of 1340 S. 500 W., Salt Lake City, Utah, and the other described as Lot 2 consisting of 221,136 square feet, or 5.077 acres, with an address of 1420 S. 500 W., Salt Lake City, Utah.

NOW THEREFORE, in order to effectuate the subdivision of Parcel A and to create Lot 2 as identified on Parcel A, MFRE hereby grants, conveys, releases and transfers to itself Lot 2, as more particularly described in Exhibit "B" attached hereto and by this reference incorporated herein, and does hereby submit this Deed to the Salt Lake County Recorder's Office for recordation.

IN WITNESS WHEREOF, MFRE has executed this instrument as of this ___ day of April 2020.

MILLER FAMILY REAL ESTATE, L.L.C.

By: _____
Bradley E. Holmes, Manager

STATE OF UTAH)
)
) :ss
COUNTY OF SALT LAKE)

On this __ day of April, 2020, personally appeared before me Bradley E. Holmes, Manager of MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, who acknowledged before me that he signed the foregoing instrument as authorized agent for MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, and on oath stated that he was authorized to execute said instrument on behalf of said company and that said company executed the same.

WITNESS my hand and official seal.

Notary Public

EXHIBIT "A"

Surveyor's Plat of Parcel A

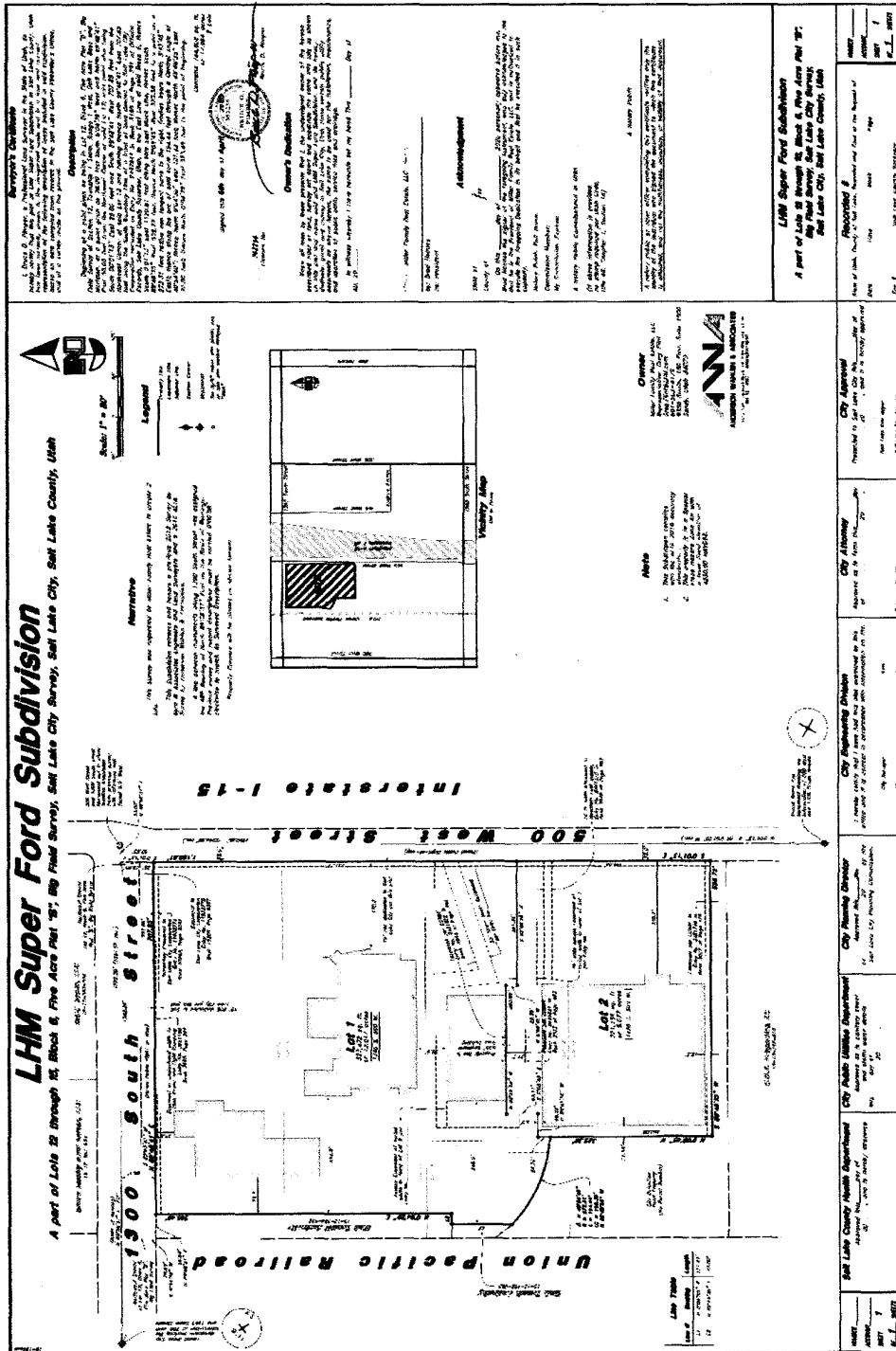


EXHIBIT "B"

(Legal Description of Lot 2)

APN: - - - - -

A part of Lots 14 and 15, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point on the East line of said Block 6, located 759.27 feet South 0°01'13" East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North 89°56'37" East along the monument line and 39.65 feet South 0°01'13" East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South 0°01'13" East 389.54 feet along the East line of said Block 6; thence South 89°48'35" West 556.72 feet; thence North 0°08'45" 350.08 feet; thence South 89°43'36" East 46.22 feet; thence North 0°08'45" West 63.11 feet; thence South 89°59'28" East 260.02 feet; thence South 0°08'45" East 22.38 feet; thence North 89°48'35" East 251.35 feet to the East line of Block 6 and the point of beginning.

Contains 221,136 sq. ft.
or 5.077 acres