

After Recording return document to:

Katia Pace
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480
Project # PLNSUB2016-00278

Affects Sidwell Tax Parcel Numbers
15-12-204-019
15-12-204-027

12273257
05/05/2016 08:15 AM \$0.00
Book - 10428 Pg - 1803-1805
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
PO BOX 145480
SLC UT 84114
BY: TRA, DEPUTY - MI 3 P.

NOTICE OF SUBDIVISION LOT CONSOLIDATION

I, Katia Pace, of the Salt Lake City Planning Division, on the 2nd day of May, 2016, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.32.050, Recordable Instrument, and under authority of the Planning Director, approve the consolidation of two parcels into one parcel and legal description according to Exhibits A, as requested by the Fisher Brewing Company LLC and as indicated in the project file PLNSUB2016-00278 of the Salt Lake City Planning Division.

An existing utility easement was found not to impede future development. This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the revised lot as approved by this notice. No subdivision plat will be required to be recorded with the County Recorder.

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.

(EXHIBIT A)

Existing Legal Descriptions

PARCEL 1 (15-12-204-019)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE EAST 3 RODS; THENCE NORTH 5 RODS; THENCE WEST 3 RODS; THENCE SOUTH 5 RODS TO THE POINT OF BEGINNING

Address: 316 WEST 800 SOUTH, SALT LAKE CITY, UTAH 84101

PARCEL 2 (15-12-204-027)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2-1/2 RODS; THENCE NORTH 5 RODS; THENCE EAST 2-1/2 RODS; THENCE SOUTH 5 RODS TO THE POINT OF BEGINNING.

Address: 324 WEST 800 SOUTH, SALT LAKE CITY, UTAH 84101

Proposed Legal Description

Grantor hereby consolidates said parcels 15-12-204-019, and 15-12-204-027 into the following parcel described as:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE EAST 3 RODS; THENCE NORTH 5 RODS; THENCE WEST 5.5 RODS; THENCE SOUTH 5 RODS; THENCE EAST 2.5 RODS TO THE POINT OF BEGINNING

Proposed Address: 320 WEST 800 SOUTH, SALT LAKE CITY, UTAH 84101