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Book - 9320 Pg - 4149-4153
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
BY: ZJM, DEPUTY - MA 5 P.

Affects Sidwell Tax Parcel Number(s): 15-07-400-011

NOTICE OF MINOR SUBDIVISION APPROVAL

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Deputy Planning Director for the Salt Lake City Planning Division, and that on the 29th day of June 2006, the Salt Lake City Planning Commission, acting under the authority of U. C. A. 10-9-806, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.20, Minor Subdivisions, has approved the 4268 West California Avenue Subdivision for a four-lot minor subdivision, located approximately at 4268 West California Avenue in the "M-1" zoning district, Salt Lake City, Utah, as requested by David W. Bernolfo, Gloria B. Rothwell and SCSB, LLC.

The legal description of each lot created by this minor subdivision being as follows:

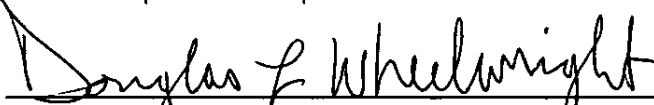
See Exhibit "A"

The approval of this minor subdivision is subject to the following conditions:

- 1) Subject to meeting all requirements of the Salt Lake City Transportation Division, City Engineering Department, Public Utilities Division, Fire Department, and Planning Department, Planning Commission (see staff report and minutes Salt Lake City Planning Office).
- 2) Any future development activities associated with this property will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this staff report. Additionally, any future development will be subject to the requirements of the zoning ordinance.

The lots created by this minor subdivision were approved by the Planning Commission as described by the metes and bounds descriptions listed above. The metes and bounds description of a lot within this minor subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Commission.

This action by the Salt Lake City Planning Commission records the lot lines of the described property. No subdivision plat will be required to be recorded with the County Recorder.



Douglas L. Wheelwright, Deputy Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 11th day of July, 20 06, personally appeared before me, Douglas L. Wheelwright, Deputy Planning Director, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Diana L. Hansen
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: April 14, 2008

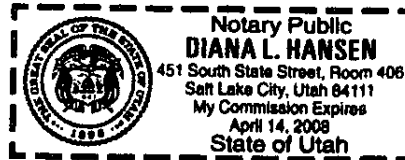


Exhibit A

Lot 1: (28 Acre Parcel South of California Avenue)

A parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the westerly right-of-way line of the Bangerter Highway, said point being North 89°57'57" West 1,034.80 feet along the south line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian to said westerly line and along said westerly line North 00°27'03" East 143.20 feet to a point 143.20 feet perpendicularly distant northerly of said south line from the Southeast Corner of said Section 7, and thence parallel to said south line North 89°57'57" West 1,470.26 feet to the easterly right-of-way line of 4400 West Street; thence along said easterly line the following seven courses: 1) North 00°12'49" West 187.56 feet to a point of tangency of a 633.00 foot radius curve to the left, 2) Northerly 26.93 feet along said curve through a central angle of 02°26'14" and a long chord of North 01°25'56" West 26.92 feet, 3) North 44°09'51" East 32.83 feet, 4) North 07°29'50" West 66.00 feet, 5) North 55°36'50" West 30.96 feet, 6) North 12°00'47" West 93.15 feet and 7) North 20°39'33" West 146.55 feet to the southerly right-of-way line of California Avenue; thence along said southerly line the following five courses: 1) North 62°42'28" East 4.51 feet, 2) North 32°57'12" East 23.61 feet, 3) North 69°20'15" East 533.21 feet to a point of tangency of a 1,845.00 foot radius curve to the right, 4) Easterly 676.77 feet along said curve through a central angle of 21°01'01" and a long chord of North 79°50'45" East 672.99 feet and 5) South 89°38'44" East 488.24 feet to said westerly right-of-way line of the Bangerter Highway and a point on the arc of a 3,929.72 foot radius non-tangent curve to the left, of which the radius point bears South 75°00'43" East; thence along said westerly line the following two courses: 1) Southerly 597.77 feet along said curve through a central angle of 08°42'56" and a long chord of South 10°37'49" West 597.19 feet; and South 00°27'03" West 288.77 feet to the POINT OF BEGINNING.

Said parcel contains 1,219,711 square feet or 28.00 acres, more or less.

Lot 2: (60.12 Acre Parcel North of California Avenue)

A parcel of land located in the South Half of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of the Utah Power and Light property described in Book 4449 at Page 800 of the Salt Lake County records, said point being North 00°13'24" West 1,378.63 feet along the west line of the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian from the South Quarter Corner of said Section 7, and thence along said north line North 89°38'44" West 59.05 feet to the easterly right-of-way line of 4400 West Street; thence along said westerly line the following three courses: 1) North 11°32'52" East 283.84 feet to a point of tangency of

a 3,038.00 foot radius curve to the left, 2) Northerly 888.99 feet along said curve through a central angle of 16°45'58" and a long chord of North 03°09'53" East 885.82 feet and 3) North 05°13'06" West 122.24 feet to the north line of said Southeast Quarter of Section 7; thence along said north line North 89°59'38" East 2,242.05 feet to the westerly right-of-way line of the Bangerter Highway; thence along said westerly line the following three courses: 1) South 18°06'20" West 661.09 feet, 2) South 25°42'00" West 151.33 feet and 3) South 18°06'20" West 559.21 feet to said north line of the Utah Power and Light property; thence North 89°38'44" West 1,832.79 feet to the POINT OF BEGINNING.

Said parcel contains 2,619,033 square feet or 60.12 acres, more or less.

Lot 3: (3.88 Parcel North of California Avenue)

A parcel of land located in the South Half of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the easterly right-of-way line of 4400 West Street, said point being North 00°13'24" West 846.25 feet along the west line of the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian from the South Quarter Corner of said Section 7, and thence along said easterly line the following three courses: 1) North 73°16'41" West 8.55 feet, 2) North 20°39'45" West 134.20 feet to a point of tangency of a 562.00 foot radius curve to the right and 3) Northerly 189.26 feet along said curve through a central angle of 19°17'43" and a long chord of North 11°00'54" West 188.37 feet to the south line of the Utah Power and Light property described in Book 4449 at Page 800 of the Salt Lake County records; thence along said south line South 89°38'44" East 1,326.70 feet to the northerly right-of-way line of California Avenue and a point on the arc of a 1,975.00 foot radius non-tangent curve to the left, of which the radius point bears South 00°21'16" West; thence along said northerly line the following four courses: 1) Westerly 724.46 feet along said curve through a central angle of 21°01'01" and a long chord of South 79°50'45" West 720.40 feet, 2) South 69°20'15" West 240.53 feet, 3) South 73°09'06" West 150.33 feet and 4) South 69°20'15" West 152.16 feet to said easterly right-of-way line of 4400 West Street; thence North 73°16'41" West 15.37 feet to the POINT OF BEGINNING.

Said parcel contains 168,855 square feet or 3.88 acres, more or less.

Lot 4: (9.19 Acre Parcel East of the Bangerter Highway together with a 0.13 Acre Parcel East of the Bangerter Highway)

A parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of the Utah Power and Light property described in Book 4449 at Page 800 of the Salt Lake County records and the westerly line of the

Union Pacific Railroad right-of-way, said point being North 00°13'17" West 1,363.87 feet along the east line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian to said north line and along said north line North 89°38'44" West 49.21 feet from the Southeast Corner of said Section 7, and thence continuing along said north line North 18°06'20" East 517.18 feet to the easterly right-of-way line of the Bangerter Highway; thence along said easterly line North 18°06'20" East 1,365.36 feet to the north line of the Southeast Quarter of said Section 7; thence along said north line North 89°59'38" East 93.41 feet to said westerly line of the Union Pacific Railroad; thence along said westerly line the following two courses: South 00°12'54" East 1,207.42 feet to a point of tangency of a 808.39 foot radius curve to the right and Southerly 93.74 feet along said curve through a central angle of 06°38'38" and a long chord of South 03°06'25" West 93.69 feet to the POINT OF BEGINNING.

Said parcel contains 400,385 square feet or 9.19 acres, more or less.

Together with:

A parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the northerly right-of-way line of California Avenue and the east line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being North 00°13'17" West 1,020.97 feet along said east line from the Southeast Corner of said Section 7, and thence along said northerly right-of-way line North 67°14'04" West 75.87 feet to the easterly line of the Union Pacific Railroad right-of-way; thence along said easterly line the following two courses: North 22°04'57" East 80.00 feet to a point of tangency of a 878.39 foot radius curve to the left and Northerly 21.04 feet along said curve through a central angle of 01°22'21" and a long chord of North 21°23'47" East 21.04 feet to the south line of the Utah Power and Light property described in Book 4449 at Page 800 of the Salt Lake County records; thence along said south line South 89°38'44" East 31.74 feet to said east line of Section 7; thence South 00°13'17" East 122.89 feet to the POINT OF BEGINNING.

Said parcel contains 5,772 square feet or 0.13 acres, more or less.