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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
PO BOX 145480
SLC UT 84114
BY: DDA, DEPUTY - WI 2 P.

After Recording return document to:

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

Affects Sidwell Tax Parcel Numbers
15-10-151-025
15-10-151-026

NOTICE OF SUBDIVISION LOT CONSOLIDATION

I, Katia Pace, of the Salt Lake City Planning Division, on the 24th day of November, 2015, 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 lots/parcels into one lot/parcel and legal description (see Exhibit A), as requested by Pace CM/Tyler Bodrero.

Chapter 20.12.020 of the Salt Lake City Subdivision Ordinance determines that double lots in a subdivision are not allowed except where necessitated by topographic or other unusual condition. In this case the unusual condition is that the lot is close to a fault line which restricts the buildable area allowed in the lot. 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 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.

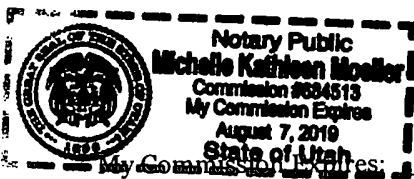
FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 24th day of November, 2015 in Salt Lake City, Utah.

Katia Pace, Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 24 day of November, 20 15, personally appeared before me, Katia Pace, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



NOTARY PUBLIC, residing in Salt Lake County, Utah

August 7, 2019

EXHIBIT A

EXISTING LEGAL DESCRIPTION FOR LOT 19

(1960 W Bending River Ct)

ALL OF LOT 19 IN THE RIVERBEND INDUSTRIAL PARK SUBDIVISION PLAT, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 WEST, RANGE 1 SOUTH, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH.

CONTAINS 131,969 SQ. FT. OR 3.03 ACRES

EXISTING LEGAL DESCRIPTION FOR LOT 20

(980 S Bending River Rd)

ALL OF LOT 20 IN THE RIVERBEND INDUSTRIAL PARK SUBDIVISION PLAT, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 WEST, RANGE 1 SOUTH, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH.

CONTAINS 86,718 SQ. FT. OR 1.99 ACRES

PROPOSED LOT CONSOLIDATION DESCRIPTION

(1960 W Bending River Ct and 980 S Bending River Rd)

ALL OF LOTS 19 AND 20, RIVERBEND INDUSTRIAL PARK, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF BENDING RIVER ROAD IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 0°02'47" WEST 356.10 FEET AND WEST 33.00 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF BENDING RIVER ROAD AND BENDING RIVER COURT AS SHOWN ON THE OFFICIAL PLAT FOR RIVERBEND INDUSTRIAL PARK, BOOK 2006P PAGE 164 OF THE SALT LAKE COUNTY RECORDS, AND RUNNING THENCE SOUTH 89°57'14" WEST 256.12 FEET; THENCE SOUTH 54°47'46" WEST 148.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF BENDING RIVER COURT; THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT-OF-WAY: NORTH 35°12'14" WEST 161.08 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.11 FEET THROUGH A CENTRAL ANGLE OF 52°58'02" TO A POINT OF REVERSE CURVATURE (NOTE: CHORD TO SAID CURVE BEARS NORTH 8°43'13" WEST 22.30 FEET), THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 100.22 FEET THROUGH A CENTRAL ANGLE OF 91°08'58" (NOTE: CHORD TO SAID CURVE BEARS NORTH 27°45'41" WEST 89.98 FEET); THENCE NORTH 2°42'32" EAST 462.93 FEET; THENCE SOUTH 51°32'30" EAST 349.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 620.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 248.38 FEET THROUGH A CENTRAL ANGLE OF 22°56'39" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 63°00'51" EAST 246.72 FEET) TO THE WEST RIGHT-OF-WAY LINE OF SAID BENDING RIVER ROAD; THENCE SOUTH 0°02'47" EAST 280.47 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 218,667 SQ. FT. OR 5.02 ACRES