

13056913
08/22/2019 08:55 AM \$40.00
Book - 10819 Pg - 3925-3930
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CENTRAL STATION APARTMENTS
423 W BROADWAY, STE 230
SLC UT 84101
BY: TBA, DEPUTY - WI 6 P.

Mail Recorded Deed and Tax Notice To:
Central Station Apartments, LLC
423 West Broadway, Ste 230
Salt Lake City, UT 84101



File No.: 103602-DMY

SPECIAL WARRANTY DEED (Consolidation)

Central Station Apartments, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Central Station Apartments, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Commencing 12 rods East from the Northwest corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence East 113.5 feet; thence South 165 feet; thence West 113.5 feet; thence North 165 feet to the point of beginning.

Together with a right of way over the following described tract of land, to wit: Commencing 2 feet West of the Northeast corner of said Lot 5 and running thence West 1 rod; thence South 10 rods; thence East 1 rod; thence North 10 rods to the place of beginning.

TAX ID NO.: 15-01-151-002, 15-01-151-004 and 15-01-151-003 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

*****NOTE:** This deed is given for the purpose of consolidating the real property identified by the tax parcels listed above under one tax parcel and legal description in the records of the Salt Lake County Recorder.

Dated this 25th day of June, 2019.

Central Station Apartments, LLC,
a Utah limited liability company
By: GBR Housing III, LLC
a Utah limited liability company

BY: Michael D. Batt
Michael D. Batt
Manager

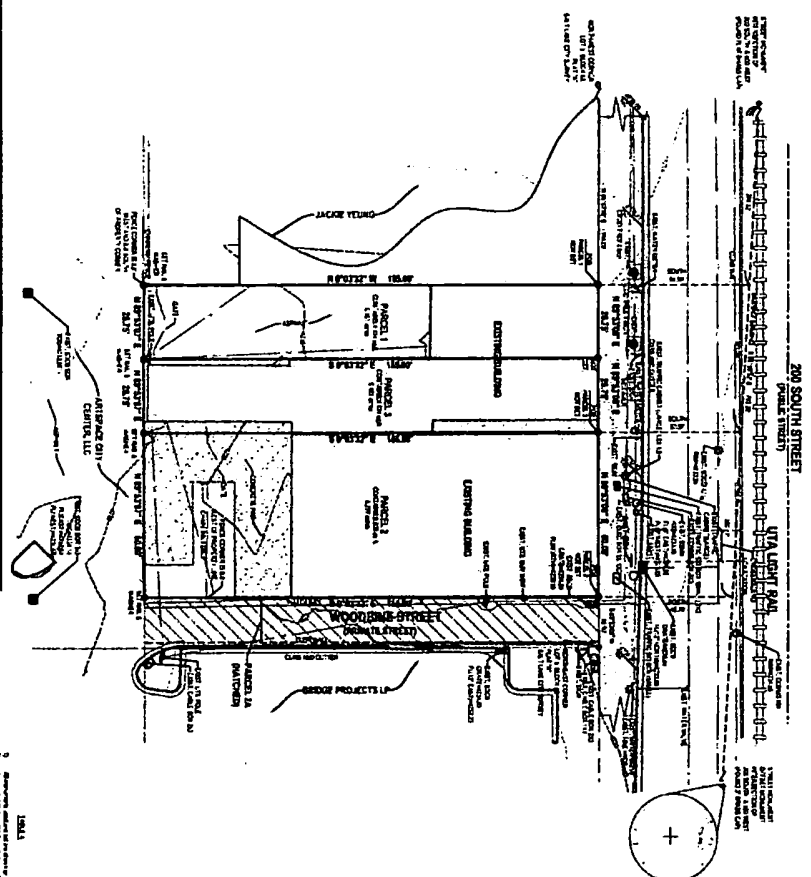
STATE OF UTAH

COUNTY OF SALT LAKE

On the 25 day of June, 2019, personally appeared before me Michael D. Batt, who acknowledged themselves to be the Manager of GBR Housing III, LLC, a Utah limited liability company who is names as Manager of Central Station Apartments, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Diane Schmidt
Notary Public



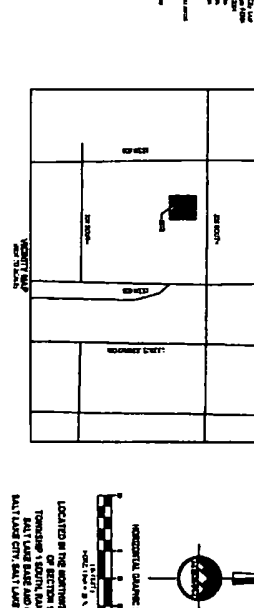


LEGEND

Symbol	Description
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Utility
[Symbol]	Other

NOTES

1. This plan shows the proposed subdivision of the land shown on the attached plan into three parcels. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3.



LOCATED BY THE SOUTHWEST QUARTER
SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE COUNTY, SALT LAKE COUNTY, UTAH

STATE

1. This plan shows the proposed subdivision of the land shown on the attached plan into three parcels. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3. The parcels are shown as Parcel 1, Parcel 2, and Parcel 3.

LEGEND

Symbol	Description
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Utility
[Symbol]	Other

EN SIGN
16 S. STANBURN IN BROOKLINE

SALT LAKE CITY
19 W. 1020 S. 2ND 100
PHONE: 571-2810

DAVID M. PETERSON
PROFESSIONAL ENGINEER
LICENSE NO. 4818
STATE OF UTAH

GENERAL CITY
PHONE: 451-5413
REGISTERED
PHONE: 451-5413

NELSON ELECTRIC
ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY
550 WEST 200 SOUTH
SALT LAKE CITY, UTAH

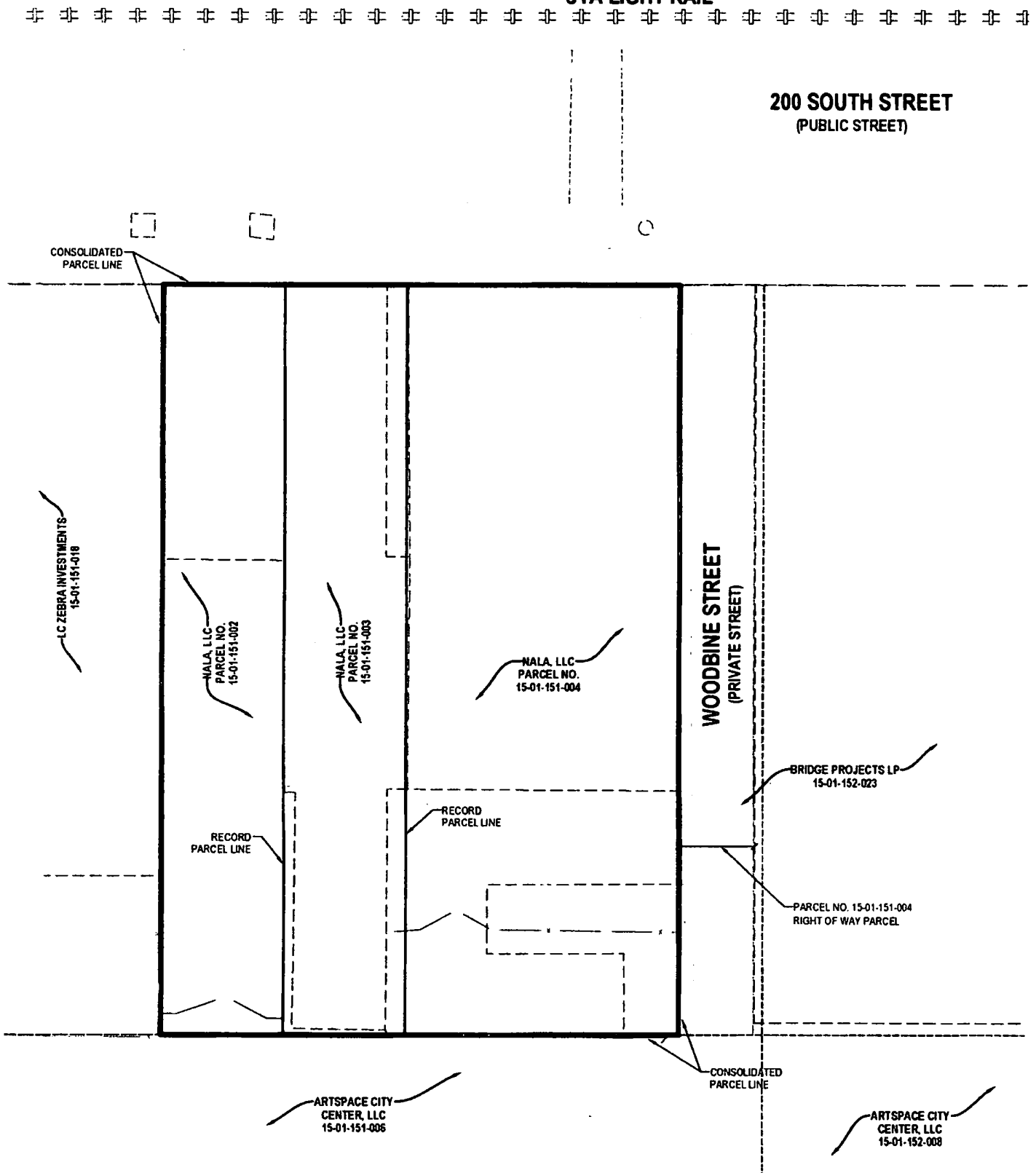
ALLIANCE
LAND TITLE &
TOPOGRAPHY
SURVEY


10F1

200 SOUTH STREET
(PUBLIC STREET)

UTA LIGHT RAIL

200 SOUTH STREET
(PUBLIC STREET)



<p>PROJECT # DATE 8468A 6/19/19</p> <p>1 OF 1</p> <p>FILE: SOLot Consolidation</p>	<p>CENTRAL STATION</p> <p>200 SOUTH 549 WEST SALT LAKE CITY, UTAH</p> <p>LOT CONSOLIDATION EXHIBIT</p>	<p>FOR ARCHITECTURE BELGIQUE, INC 7583 MAIN STREET MIDVALE, UTAH PHONE: 801.561.1333</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
---	--	--	--	---

**CASE PLNSUB2019-00571
 FINDINGS AND ORDER
 CONSOLIDATION OF LOTS/PARCELS
 549 West 200 South. (15-01-151-002), (15-01-151-003), and (15-01-151-004)**



A request by Mr. Mark Isaac, representing Central Station Apartments LLC (owner), to consolidate 3 parcels. The subject properties are located in a G-MU (Gateway Mixed-Use) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.
- The elimination of parcel lines will not leave in place any utility easements that will impede future development.

ORDER:

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 20th day of August, 2019 in Salt Lake City, Utah.


 Doug Dansie, Senior Planner
 On behalf of the Planning Director

State of Utah)
) SS
 County of Salt Lake)

On this the 20th day of August, 20 19, personally appeared before me, Doug Dansie, 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: _____



RECORD DESCRIPTIONS

Parcel No. 15-01-151-002

Commencing 12 rods East from the Northwest corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence East 26.75 feet; thence South 10 rods; thence West 26.75 feet; thence North 10 rods to the point of beginning.

Parcel No. 15-01-151-003

Commencing at a point 78.5 feet West of the Northeast corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence West 26.75 feet; thence South 10 rods; thence East 26.75 feet; thence North 10 rods to the place of beginning.

Parcel No. 15-01-151-004

Commencing 18.5 feet West of the Northeast corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence West 60 feet; thence South 165 feet; thence East 60 feet; thence North 165 feet to the place of beginning.

Together with a right of way over the following described tract of land, to wit: Commencing 2 feet West of the Northeast corner of said Lot 5 and running thence West 1 rod; thence South 10 rods; thence East 1 rod; thence North 10 rods to the place of beginning.

Consolidated Parcel

Commencing 12 rods East from the Northwest corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence East 113.5 feet; thence South 165 feet; thence West 113.5 feet; thence North 165 feet to the point of beginning.

Together with a right of way over the following described tract of land, to wit: Commencing 2 feet West of the Northeast corner of said Lot 5 and running thence West 1 rod; thence South 10 rods; thence East 1 rod; thence North 10 rods to the place of beginning.