After Recording return document to:

Kristina Gilmore Salt Lake City Planning Division P. O. Box 145480 Salt Lake City, UT 84114-5480 13026863 7/10/2019 4:23:00 PM \$40.00 Book - 10801 Pg - 9453-9455 RASHELLE HOBBS Recorder, Salt Lake County, UT JONATHAN RUDD ATTY BY: eCASH, DEPUTY - EF 3 P.

Affects Sidwell Tax Parcel Number:

09-31-260-001-0000 09-31-260-002-0000

NOTICE OF SUBDIVISION APPROVAL

I, Kristina Gilmore, on the 28th day of June, 2019, 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 5-lot subdivision, heretofore to be known as the 7th Avenue Subdivision located at approximately 254 E 7th Avenue, Salt Lake City, Utah, as requested by the property owner representative, Josh Johnson. The assigned petition number is PLNSUB2019-00287.

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

BOUNDARY DESCRIPTION

All of Lot 3, Block 96, Plat "D", Salt Lake City Survey, more particularly described as follows;

Beginning at the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said point being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.22 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 165.13 feet along the Southerly Line of 7th Avenue to the Easterly Line of Lot 3, Block 96, Plat "D", Salt Lake City Survey; thence South 00°03'00" East 165.08 feet along the Easterly Line to the Southeast Corner of said Lot 3, Block 96, Plat "D", Salt Lake City Survey; thence South 89°57'01" West 165.13 feet along the Southerly Line of said Lot 3, Block 96, Plat "D", Salt Lake City Survey to the Easterly Line of B Street; thence North 00°03'00" West 165.08 feet along the Easterly Line of said B Street to the point of beginning.

Contains 27,259 Square Feet or 0.63 Acres

7th Avenue Subdivision - Lot 1

Beginning at a point being South 00°03'00" East 127.27 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'00" East 105.78 feet; thence South 00°03'00" East 37.81 feet; thence South 89°57'01" West 105.78 feet to the Easterly Line of B Street; thence North 00°03'00" West 37.81 feet along the Easterly Line of said B Street to the

thence North 00°03'00" West 37.81 feet along the Easterly Line of said B Street to the point of beginning.

Contains 4,000 Square Feet or 0.092 Acres

7th Avenue Subdivision - Lot 2

Beginning at a point being South 00°03'00" East 89.45 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'00" East 105.78 feet; thence South 00°03'00" East 37.82 feet;

thence South 89°57'00" West 105.78 feet to the Easterly Line of B Street;

thence North 00°03'00" West 37.82 feet along the Easterly Line of said B Street to the point of beginning.

Contains 4,000 Square Feet or 0.092 Acres

7th Avenue Subdivision - Lot 3

Beginning at the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said point being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 105.78 feet along the Southerly Line of 7th Avenue; thence South 00°03'00" East 89.45 feet;

thence South 89°57'00" West 105.78 feet to the Easterly Line of B Street; thence North 00°03'00" West 89.45 feet along the Easterly Line of said B Street to the

thence North 00°03'00" West 89.45 feet along the Easterly Line of said B Street to the point of beginning.

Contains 9,462 Square Feet or 0.217 Acres

7th Avenue Subdivision - Lot 4

Beginning at a point being North 89°57'01" East 105.78 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;

thence South 00°03'00" East 165.08 feet;

thence South 89°57'01" West 29.68 feet;

thence North 00°03'00" West 165.08 feet to the point of beginning.

Contains 4,899 Square Feet or 0.112 Acres

7th Avenue Subdivision - Lot 5

Beginning at a point being North 89°57'01" East 135.46 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;

thence South 00°03'00" East 165.08 feet;

thence South 89°57'01" West 29.68 feet

thence North 00°03'00" West 165.08 feet to the point of beginning.

Contains 4,899 square feet or 0.112 acres

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 listed above. 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.

Kristina Gilmore
Principal Planner
On behalf of the Planning Director

MARLENE RANKINS
NOTARY PUBLIC -STATE OF UTAM
My Comm. Exp 06/22/2022
Commission # 701096