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After recording return document to:

Anna Anglin  
Salt Lake City Planning Division  
P. O. Box 145480  
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers:  
08-35-478-036-0000

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08/30/2021 02:28 PM \$40.00  
Book - 11230 Pg - 6873-6874  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ANNA ANGLIN  
SALT LAKE CITY PLANNING  
PO BOX 145480  
SALT LAKE CITY, UT 84114  
BY: ZHA, DEPUTY - WI 2 P.

**NOTICE OF SUBDIVISION APPROVAL**

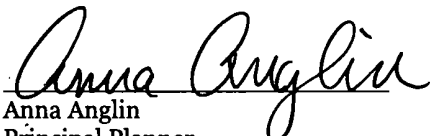
I, Anna Anglin, on the 25<sup>th</sup> day of August 2021, acting under the authority of Utah Code Annotated 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.16.120, Planning Director Authority And Action, and under authority of the Planning Director, have approved a 2-lot subdivision, located at approximately 757 West North Temple Street, Salt Lake City, Utah, as requested by Scott Harwood.

The boundary legal description of the project area, current property legal descriptions, and a legal description of each lot approved by this subdivision are attached in Exhibit A.

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.

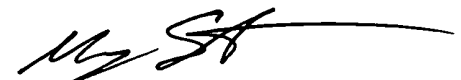
The Planning Division provided notice as required by city ordinance. No proposed streets traverse this subdivision, and it does not require dedication of land for street or other public purpose. The water and sewer provisions were deemed adequate. The subdivision is located in a zoned area and conforms to applicable land use ordinances.

The lots created by this subdivision were approved by the Planning Division as described by the approved legal descriptions noted in Exhibit A. 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.

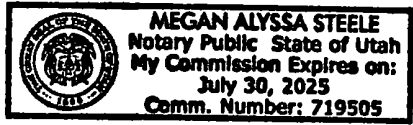
  
Anna Anglin  
Principal Planner  
On behalf of the Planning Director

State of Utah            )  
                                  ) SS  
County of Salt Lake    )

On this the 25<sup>th</sup> day of August, 20 21, personally appeared before me, Daniel Echeverria, 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: 7-30-25



## **Exhibit A**

### **Project Area Boundary Description**

#### **Parcel 1**

Beginning at a point which is South 89°58'38" West along the South line of North Temple Street 335.00 feet from the Northeast corner of Lot 8, Block 59, Plat "C", SALT LAKE CITY SURVEY and running thence South 00°00'55" East 136.70 feet; thence South 89°58'38" West 160.00 feet; thence North 00°00'55" West 37.70 feet; thence South 89°58'38" West 66.00 feet; thence North 00°00'55" West 99.00 feet to the Southerly line of said North Temple Street; thence North 89°58'38" East along said Southerly line 226.00 feet to the point of beginning.

#### **Parcel 1A:**

Together with an Access Easement being a part of that certain Access Easement Agreement recorded September 16, 2001, as Entry No. 11244291, in Book 9950 at Page 4616, of Official Records.

### **Approved New Legal Descriptions**

#### **Lot 1:**

A part of the Southeast Quarter of Section 35, Township 1 North, Range 1 West. Salt Lake Base and Meridian, U.S. Survey Salt Lake City, Salt Lake County, Utah.

Beginning at a point which is South 89°58'59" East 99.06 feet from the Northwest corner of Lot 5, Block 59, Plat "C", Salt Lake City survey, said point being on the Southerly Right of way line of North Temple Street, and running thence South 89°58'59" East 115.44 feet; thence South 136.79 feet; thence North 89°58'59" West 49.44 feet; thence North 0°00'55" West 37.72 feet; thence North 89°58'59" West 65.96 feet; thence North 0°00'55" West 99.07 feet to the point of beginning. Contains 13,300 sq. ft or .305 Acre

#### **Lot 2:**

A part of the Southeast Quarter of Section 35, Township 1 North, Range 1 West. Salt Lake Base and Meridian, U.S. Survey Salt Lake City, Salt Lake County, Utah.

Beginning at a point which is South 89°58'59" East 214.50 feet from the Northwest corner of Lot 5, Block 59, Plat "C", Salt Lake City survey, said point being on the Southerly Right of way line of North Temple Street, and running thence South 89°58'59" East 110.66 feet; thence South 0°00'55" East 136.79; thence North 89°58'59" West 110.70 feet; thence North 136.79 feet to the point of beginning. Contains 15,140 sq. ft or .348 Acre