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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SALT LAKE CITY PLANNING DIVISION
P.O. BOX 145480 SALT LAKE CITY, UT 84114



Katia Pace
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480
Project # PLNSUB2021-01318

Affects Sidwell Tax Parcel Numbers
16-07-358-001
16-07-358-008

NOTICE OF SUBDIVISION LOT CONSOLIDATION

I, Katia Pace, of the Salt Lake City Planning Division, on the 27th day of July, 2022, 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 parcels into one parcel and legal description according to Exhibit A, as requested by Mike Nikols, property owner, and as indicated in the project file PLNSUB2021-01318 of the Salt Lake City Planning Division.

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to create the revised lot 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 27th day of July 2022 in Salt Lake City, Utah.

Katia Pace

Katia Pace, Principal Planner
On behalf of the Planning Director

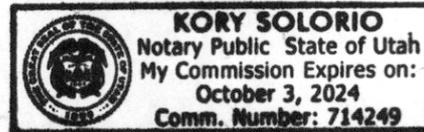
State of Utah)
) SS
County of Salt Lake)

On this the 27 day of July, 2022, personally appeared before me, Katia Pace, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Kory Solorio

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 10/03/2024



(EXHIBIT A)

Existing Legal Descriptions

PARCEL 1

(16-07-358-001)

Address: 1301 S STATE ST, SALT LAKE CITY, UTAH

NYE'S ADD 0526BEG AT A PT ON THE SOUTH LINE OF A STREET WHICH IS S 0°02'11" E 40.34 FT ALG THE MONUMENT LINE OF EDISON ST & S 89°54'32" W 182.50 FT FR THE SLC MONUMENT AT 13TH SOUTH & EDISON ST; S 89°54'32" W 164.50 FT ALG THE SOUTH LINE OF SD 1300 SOUTH ST TO THE EAST LINE OF STATE ST TO A PT GIVEN AS THE NW COR OF BLK 2, NYES ADDITION; S 0°02'11" E 155 FT ALG SD EAST LINE; N 89°54'32" E 164.50 FT; N 0°02'11" W 155 FT TO BEG. LESS STREET. (BEING THE N 5 FT OF LOT 18, ALL OF LOTS 19 THRU 24, & VACATED ALLEY, BLK 2, NYES ADD).

PARCEL 2

(16-07-358-008)

Address: 1321 S STATE ST, SALT LAKE CITY, UTAH

LOT A, AMENDMENT TO LOTS 1 THROUGH 17 AND LOTS 26 THROUGH 46 AND A PORTION OF LOTS 18 AND 25 OF BLOCK 2, NYE'S ADDITION SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Proposed Legal Description

Amending all of Lot A, of Amendment to Lots 1 through 17 and Lots 26 through 46 and a portion of Lots 18 and 25 of Block 2, Nye's Addition Subdivision, recorded as Entry No. 8905014 in Book 2003P at Page 369 of the Official Records of Salt Lake County, and Amending all of Lots 19 through 24 and a portion of Lot 18, of Block 2, Nye's Addition Subdivision recorded November 13, 1891 as Entry No. 45712 in Book C at Page 134 of the Official Records, being a part of Lots 10 and 11, Block 12, Five Acre Plat A, Big Field Survey, and a Part of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Salt Lake City, Salt Lake County, Utah, more particularly described metes-and-bounds as follows:

Beginning at the point of intersection of the Easterly line of State Street as it exists at varied width and the Southerly line of that certain Final Order of Condemnation recorded as Entry No. 4261590 in Book 5778 at Page 2111 of the Official Records of Salt Lake County, located 63.51 feet South 0°01'43" East along the monument line of said State Street; and 60.86 feet North 89°58'17" East from a Brass Cap Monument found marking the intersection of said State Street and 1300 South Street; and running thence along said Southerly line the following three courses: North 38°50'46" East 22.29 feet; North 89°54'13" East 135.98 feet to the record Westerly line of a 15 foot wide Alley vacated by Bill 138 on December 8, 1972; and North 0°01'00" West 5.61 feet along said Westerly line to the Southerly line of said 1300 South Street as it exists at varied width; thence North 89°54'48" East 14.50 feet along said Southerly line to the Westerly line and Westerly line extended of Lot B of said Amendment; thence to and along said Westerly line the following 7 courses: South 0°02'28" East 155.09 feet; South 89°54'53" West 41.62 feet; South 0°04'04" East 98.93 feet; North 89°54'44" East 10.00 feet; thence South 0°04'24" East 80.81 feet; South 89°54'47" West 10.00 feet; and South 0°04'04" East 239.70 feet to the Northerly line of Lot 9 of said Block 12; thence South 89°55'08" West

123.10 feet along said Northerly line to said Easterly line of State Street; thence North 0°02'11" West
551.55 feet along said Easterly line to the point of beginning.

Contains 76,937 sq. ft. Or 1.776 acres 1 Lot