

After Recording return document to:

Nannette Larsen
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

14008898 B: 11368 P: 8494 Total Pages: 3
08/30/2022 04:41 PM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS DE
1380 17TH STDENVER, CO 802021508

Affects Sidwell Tax Parcel Numbers

15-01-379-04	15-12-126-004	15-12-127-001
15-01-379-003	15-12-126-005	15-12-127-003
15-12-126-009	15-12-126-007	15-12-127-004
15-01-379-005	15-12-126-008	15-12-127-005
15-01-379-006	15-01-379-007	15-12-127-006
15-12-126-002	15-01-379-008	
15-12-126-003	15-01-379-009	

NOTICE OF SUBDIVISION APPROVAL

I, Nannette Larsen, on the 7th day of March, 2022, 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 4-lot subdivision, heretofore to be known as the Industry Neighborhoods Subdivision located at approximately 439 West 600 South, Salt Lake City, Utah, as requested by Jess Dean.

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

PARCEL A:

BEGINNING AT A POINT ON THE WEST LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 00°01'01" WEST ALONG SAID WEST LINE 267.10 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING NORTH 00°01'01" WEST ALONG SAID WEST LINE 178.07 FEET; THENCE NORTH 78°58'31" EAST 105.91 FEET; THENCE NORTH 00°01'01" WEST 63.00 FEET; THENCE NORTH 89°57'29" EAST 64.69 FEET; THENCE SOUTH 10°01'01" EAST 228.07 FEET; THENCE SOUTH 79°58'59" WEST 211.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,546 SQ. FT. OR .885 ACRES

PARCEL B:

BEGINNING AT A POINT NORTH 00°01'01" WEST ALONG THE WEST LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY 445.17 FEET AND NORTH 78°58'31" EAST 105.91 FEET AND NORTH 00°01'01" WEST 63.00 FEET AND NORTH 89°57'29" EAST 46.04 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING THENCE NORTH 00°01'01" WEST 132.00 FEET TO THE NORTH LINE OF SAID BLOCK 26; THENCE NORTH 89°57'29" EAST ALONG SAID NORTH LINE 262.50 FEET; THENCE SOUTH 00°01'01" EAST 568.36 FEET; THENCE SOUTH 89°57'35" WEST 175.00 FEET; THENCE SOUTH 00°01'01" EAST 92.00 FEET TO THE SOUTH LINE OF SAID BLOCK 26; THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 26.00 FEET; THENCE NORTH

00°01'01" WEST 198.95 FEET; THENCE NORTH 10°01'01" WEST 103.76 FEET; THENCE NORTH 79°58'59" EAST 15.00 FEET; THENCE NORTH 10°01'01" WEST 228.07 FEET; THENCE SOUTH 89°57'29" WEST 18.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 130,875 SQ. FT. OR 3.005 ACRES

PARCEL C:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING NORTH 00°01'01" WEST ALONG THE WEST LINE OF SAID BLOCK 26 A DISTANCE OF 267.10 FEET; THENCE NORTH 79°58'59" EAST 196.47 FEET; THENCE SOUTH 10°01'01" EAST 103.76 FEET; THENCE SOUTH 00°01'01" EAST 198.95 FEET TO THE SOUTH LINE OF SAID BLOCK 26; THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 211.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 59,477 SQ. FT. OR 1.365 ACRES

PARCEL D:

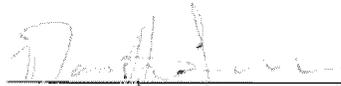
BEGINNING AT A POINT NORTH 89°57'35" EAST ALONG THE SOUTH LINE OF BLOCK 26, PLAT "A" SALT LAKE CITY SURVEY 412.50 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 175.00 FEET; THENCE NORTH 00°01'01" WEST 92.00 FEET; THENCE NORTH 89°57'35" EAST 175.00 FEET; THENCE SOUTH 00°01'01" EAST 92.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,100 SQ. FT. OR 0.370 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.



Nannette Larsen
Senior Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 14 day of March, 20 22, personally appeared before me, Nannette Larsen, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Rory Solorio

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 10/03/2024

