

After recording return document to:

Noah Elmore
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

14268390 B: 11506 P: 9256 Total Pages: 3
07/25/2024 12 57 PM By zjorgensen Fees \$40 00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To KIMLEY HORN
111 EAST BROADWAY SUITE 600 SALT LAKE CITY UT 84111



Affects Sidwell Tax Parcel Numbers:

08-35-455-016
08-35-455-017
08-35-455-018
08-35-455-019
08-35-455-020

NOTICE OF SUBDIVISION LOT CONSOLIDATION

I, Noah Elmore, of the Salt Lake City Planning Division, on the 31st day of January, 2024, 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 5 lots/parcels into one lot/parcel and legal description, as requested by Amanda Risano, representing the property owner.

The current legal descriptions and approved consolidated legal description 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 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 180 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 31st day of January, 2024, in Salt Lake City, Utah.

Noah Elmore, Associate Planner
On behalf of the Planning Director

Exhibit A

LEGAL DESCRIPTION OF APPROVED CONSOLIDATED LOT

LOTS 9-14, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY

ALL OF LOTS 9, 10, 11, 12, 13 AND 14, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C" (ENTRY NO D-65), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

COMMENCING AT THE FOUND 3" BRASS CAP 60 FOOT OFFSET MONUMENT IN THE INTERSECTION OF NINTH WEST STREET AND NORTH TEMPLE STREET; AND RUNNING THENCE SOUTH 0°00'55" EAST 278.35 FEET ALONG THE CENTER LINE OF SAID NINTH WEST STREET AND NORTH 89°59'05" EAST 205 80 FEET TO THE NORTHWEST CORNER OF SAID LOT 9 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°59'49" EAST 123 80 FEET ALONG THE NORTHERLY LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WESTERLY RIGHT-OF-WAY OF CHICAGO STREET;

THENCE SOUTH 0°00'30" EAST 198 13 FEET ALONG THE EASTERLY LINES OF SAID LOT 9, 10, 11, 12, 13 & 14 AND SAID WESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO THE SOUTHEAST CORNER OF SAID LOT 14,

THENCE NORTH 89°59'47" WEST 123 79 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE NORTH 0°00'43" WEST 198 11 FEET ALONG THE WESTERLY LINE OF SAID LOTS 14, 13, 12, 11, 10 AND 9 TO THE NORTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING.

CONTAINS 24,526 SQ FT OR 0 563 ACRES

LEGAL DESCRIPTION OF ORIGINAL LOTS

Lot Tax ID: 08-35-455-016-0000 & 08-35-455-017-0000

(Lot 1 & Lot 2)

ALL OF LOTS 9 & 10, WESTERN SUBDIVISION OF PART OF BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

Lot Tax ID: 08-35-455-018-0000

(Lot 3)

LOT 11, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

Lot Tax ID: 08-35-455-019-0000

(Lot 4)

ALL OF LOT 12, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

Lot Tax ID: 08-35-455-020-0000

(Lot 5)

LOTS 13 & 14 WESTERN SUBDIVISION OF BLOCK 57 ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY