

Affects Sidwell Tax Parcel Number(s)

16-06-154-002-0000.

16-06-154-035-0000.

16-06-154-008-0000.

7594131
03/13/2000 03:14 PM NO FEE
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
BY: ZJM, DEPUTY - WI 4 P.

7594131

NOTICE OF MINOR SUBDIVISION APPROVAL

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Planning Programs Supervisor for the Salt Lake City Planning Division, and that on the 24th day of February 2000, the Salt Lake City Planning Commission, acting under the authority of U. C. A. 10-9-806, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.20, Minor Subdivisions, has approved a two-lot minor subdivision, heretofore to be known, as the Block 56 Subdivision located at approximately 215 & 237 South State Street, Salt Lake City, Utah, as requested by Salt Lake City Redevelopment Agency.

The legal description of the minor subdivision being as follows:

See Exhibit "A"

The legal description of each lot created by this minor subdivision being as follows:

See Exhibit "B"

The approval of this minor subdivision is subject to the following conditions:

- 1. Subject to meeting all requirements of the Salt Lake City Transportation Division, City Engineering Department, Public Utilities Division, Fire Department, and Planning Department (see staff report and minutes Salt Lake City Planning Office).*

The lots created by this minor subdivision were approved by the Planning Commission as described by the metes and bounds descriptions listed above. The metes and bounds description of a lot within this minor subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Commission.

This action by the Salt Lake City Planning Commission authorizes the recording of deeds subdividing the described property. No subdivision plat will be required to be recorded with the County Recorder.

BK8347PG9082

"Exhibit A"
RDA Parcels of Block 56 Overall Description

Beginning at the Northwest corner of Lot 5, Block 56, Plat "A" Salt Lake City Survey and running thence: N 89° 59'03" E 231.00 feet along the North line of Lot 5 and part of Lot 6 of said Block 56; thence S 0° 03'14" W 231.00 feet; thence N 89° 58'56" E 2.00 feet; thence S 0° 03'14" W 99.00 feet; thence S 89° 58'56" W 233.00 along the south line of Lot 5 and part of Lot 6 of said Block 56; thence N 0° 03'14" E 330.00 feet to the point of beginning. Containing 76,429 square feet.

1.755 Acres

BK8347PG9084

"Exhibit B"

PARCEL 1

Beginning at the Northwest corner of Lot 5, Block 56, Plat "A" Salt Lake City Survey and running thence: N 89°59'03" E 231.00 feet along the North line of Lot 5 and part of Lot 6 of said Block 56; thence S 0°03'14" W 231.00 feet, thence N 89°58'56" E 2.00 feet; thence S 0°03'14" W 48.67 feet; thence S 89°58'56" W 233.00 feet to the West line of Lot 5 of said Block 56; thence N 0°03'14" E 279.67 feet along the West line of said Block 56 to the point of Beginning. Containing 64,702 sq. ft. or 1.4854 Acres.

Together with one-half the vacated alley abutting said property on the East.

Together with a right of way over Floral Avenue 16 feet in width adjoining said property on the East and extending North to the North line of said Lot 6.

PARCEL 2

Beginning at the Southwest corner of Lot 5, Block 56, Plat "A" Salt Lake City Survey and running thence: N 89°58'56" E 233.00 feet along the South line of Lot 5 and part of Lot 6 of said Block 56; thence N 0°03'14" E 50.33 feet; thence S 89°58'56" W 233.00 feet to the West line of Lot 5, of said Block 56; thence S 0°03'14" W 50.33 feet along the West line of said Block 56 to the point of Beginning. Containing 11,729 sq. ft. of 0.2693 Acres.

Together with one-half the vacated alley abutting said property on the East.

Together with a right of way over Floral Avenue 16 feet in width adjoining said property on the East and extending North to the North line of said Lot 6.

PARKING EASEMENT

Beginning at the Southwest corner of Lot 6, Block 56, Plat "A" Salt Lake City Survey and running thence; N 89°58'56" E 68.00 feet along the South line of said Lot 6; thence N 0°03'14" E 8.00 feet; thence S 89°58'56" W 68.00 feet to the West line of Lot 6; thence S 0°03'14" W 8.00 feet along the West line of said Lot 6 to the point of Beginning. Contains 544 sq. ft.

Together with one-half the vacated alley abutting said property on the East.

Olsen to RDA

Beginning at a point located 50.33 feet N 0° 03'14" E from the Southwest corner of Lot 6, Block 56, Plat "A" Salt Lake City Survey and running thence N 0°03'14" E 48.67 feet; thence N 89°58'56" E 68.00 feet; thence S 0°03'14" W 48.67 feet; thence S 89° 58'56" W 68.00 feet to the point of beginning. Contains 3310 sq. ft. or 0.076 acres.

Together with one-half the vacated alley abutting said property on the East.

Together with a right of way over Floral Avenue 16 feet in width adjoining said property on the East and extending North to the North line of said Lot 6.

Parkside Towers

Beginning at the Southeast corner of Lot 5, Block 56, Plat "A" Salt Lake City Survey and running thence S 89°58'56" W 66.00 feet; thence N 0°03'14" E 50.33 feet; thence N 89° 58'56" E 66.00 feet; thence S 0°03'14" W 50.33 feet to the point of beginning. Contains 3322 sq. feet or 0.0763 acres.

200 South

N 89°59'03" E

792.66' (M)
792.65' (R)

BASIS OF BEARINGS

BK 8347 PG 9085