

8539288

Affects Sidwell Tax Parcel Number(s)
15-01-329-005
15-01-329-004

8539288
02/21/2003 01:15 PM NO FEE
Book - 8742 Pg - 3541-3544
GARY W. OTT

8539288
02/21/2003 01:15 PM NO FEE
Book - 8742 Pg - 3541-3544
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
BY: HNP, DEPUTY - WI 4 P.

NOTICE OF ROUTINE LOT LINE ADJUSTMENT

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Deputy Planning Director for the Salt Lake City Planning Division, and that on the 19th day of February 2003, 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 20.29, Routine and Uncontested Lot Line Adjustment, has approved the Routine and Uncontested Lot Line Adjustment, located at approximately 404 South 400 West & 435 West 400 South, Salt Lake City, Utah, as requested by Herman Franks representing Pioneer Associates L.C.. The application satisfied the standards by meeting all applicable zoning requirements, receiving consenting signatures of abutting property owners, not affecting street rights of way, and not creating any additional lots.

The legal description of the two affected lots being as follows:

See "Attachment A"

The legal description of each new lot created by this lot line adjustment being as follows:

See "Attachment B"

The lots created by this routine lot line adjustment 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 lot line adjustment 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 to describe the property as identified in "Attachment B". No subdivision plat or amended plat will be required to be recorded with the County Recorder.

BK8742PG3541

Douglas L. Wheelwright

Douglas L. Wheelwright
Deputy Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 21st day of Feb., 2003, personally appeared before me Douglas L. Wheelwright, Deputy Planning Director, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Josephine C. Briggs
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: _____

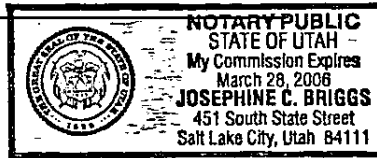


Exhibit "A"

**COM AT NW COR LOT 7 BLOCK 44 PLAT A
SLC SUR E 333 FT S 333 FT W 333 FT N 333 FT
TO BEG, OR MORE SPECIFICALLY
LOTS 7 & 8 BLOCK 44 PLAT A SLC SUR**

BK 8742 PG 3543

Exhibit "B"

Lot 1

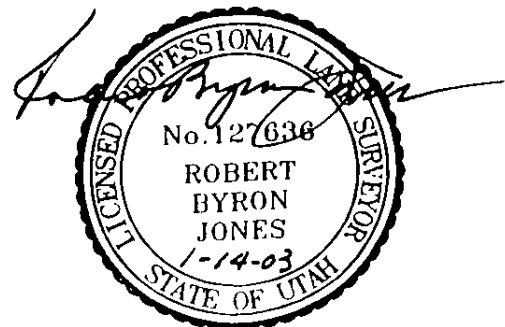
PARCEL 1, (EXCLUDING TRANSFER PARCEL):

BEGINNING at the Southwest corner of the intersection of 400 South and 400 West Streets, said point being the Northeast corner of Lot 8, Block 44, Plat "A", Salt Lake City Survey and running thence South 0°01'01" East along the West line of 400 West Street and the East line of said Block 44, 330.00 feet to the Southeast corner of said Lot 8; thence South 89°57'47" West along the South line of Lots 8 and 7 of said Block 44, 232.50 feet; thence North 0°01'01" West 330.00 feet to the South line of 400 South Street and the North line of said Block 44; thence North 89°57'47" East along said lines, 232.50 feet to the point of beginning. Contains 1.7614 Acres.

Lot 2

PARCEL 2 (INCLUDING TRANSFER PARCEL):

BEGINNING at a point on the South line of 400 South Street, said point being the Northwest corner of Lot 7, Block 44, Plat "A", Salt Lake City Survey and running thence North 89°57'47" East along the South line of 400 South Street and the North line of said Block 44, 97.50 feet; thence South 0°01'01" East 330.00 feet to the South line of said Lot 7; thence South 89°57'47" West along said South line 97.50 feet to the Southwest corner of said Lot 7; thence North 0°01'01" West along the West line of said Lot 7, 330.00 feet to the point of beginning. Contains 0.7386 Acres.



BK8742PG3544