

Planning Commission Staff Report

File # 5S23 – SUB-000351-2023
Public Hearing and Consideration
for a Subdivision Plat Amendment
for the Properties Located at 1210
& 1220 W. Rinton Cir. in
Taylorsville, Utah.



Department of Community Development

Date:	January 5, 2024
Meeting Date:	January 9, 2023
Agenda Item:	Public Hearing and Consideration of a Subdivision Plat Amendment for the Properties Located at 1210 & 1220 W Rinton Cir. in Taylorsville, Utah.
Subject Property Addresses:	5979 S Hidden Pl., 1220 & 1210 W. Rinton Cir.
Applicant:	Mysti Lylla
Applicant Agent:	N/A
Author:	Terryne Bergeson, Planner I
Zoning Designation:	R-1-8
General Plan Designation:	Low-Density Residential
Parcel IDs:	21154330280000; 21154330180000; 21154330190000
Applicable Ordinances:	Including, but not limited to 13.20 ; 13.21 ; and 13.30
Agenda Item #:	4

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Site Map

Exhibit D: Vicinity Map

Exhibit E: Current Plat

Exhibit F: Survey

Exhibit G: Proposed Amended Plat

Exhibit H: Notarized Property Owner Affidavit

Summary

Mysti Lylla has submitted a subdivision plat amendment application to adjust the boundary lines for her property, Lot 1 of the Hidden Place Subdivision, located at 1220 W. Rinton Cir. The applicant has recently acquired the small parcel directly to the west located at 5979 S. Hidden Place. The purpose of the plat amendment request is to adjust the property boundary for Lot 1 by consolidating both lots as well as incorporating approximately 338 square feet from the property to the east owned by Calvin AKA Sonny Lam, identified on the original plat as Lot 2 at 1210 W. Rinton Cir.

Site Description

The main property is Lot 1 of the Hidden Place Subdivision at 1220 W. Rinton Cir.; a corner lot with an area of 15,855.84 square feet. The adjacent west parcel at 5979 S. Hidden Pl. is a small parcel approximately 2,570 sq ft in area with a 10' wide easement running along the western property line in favor of the City of Taylorsville. The property to the east, Lot 2 of Hidden Place Subdivision at 1210 W. Rinton Cir. currently has an area of 10,367.28 square feet. With this amendment the property line between the two will be moved to the east, decreasing the area of Lot 2 and increasing the area of Lot 1 by approximately 338 sq ft.

Adjacent Land Uses

North	South	East	West
North Jordan Canal/ Murray City	Single-Family Residential (R-1-8)	Single-Family Residential (R-1-8)	Public Street/ Single- Family Residential (R-1- 8)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as "Low Density Residential" on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the Low Density Residential designation (pg 3-4):

"Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single family dwellings."

The proposed amendment does not increase the number of lots in the subdivision.

Zoning Code Analysis

There are no proposed changes to the zoning or General Plan designations with this application. The documents that have been submitted verify that conditions between the existing structures and new property boundaries will remain in compliance with applicable requirements. Subdivision amendments require preliminary approval granted by the Planning Commission prior to recording the final plat with the County.

The proposal must meet requirements established in the Taylorsville Land Development Code, including residential lot development standards described in [Chapter 13.20](#). The survey (Exhibit F) illustrates the distance between existing structures and both the current and proposed property line dividing Lot 1 and 2. Setbacks for Lot 1 were not in question since the addition of more area to the property will only increase the already compliant front and side setback distances. The survey does demonstrate that the existing home on Lot 2 will still meet setback requirements with the west property line adjustment. Additions to either home are not proposed at this time. The tables below outline existing and proposed conditions compared to requirements for the R-1-8 zone.

	Minimum area	Front, corner side A	Front, corner side B	Side, minimum	Rear
R-1-8 Standard	8,000 sq ft	30'	20'	5'	15'
Current Lot 1	15,850 sq ft	30'	20'	7.6'	>15'
<i>Proposed Lot 101</i>	<i>18,738 sq ft</i>	<i>30'</i>	<i>34.9'</i>	<i>10.5</i>	<i>>15'</i>

	Minimum area	Front to living area	Side, minimum	Side, Combined	Rear
R-1-8 Standard	8,000 sq ft	30'	5'	16'	15'
Current Lot 2	10,366 sq ft	31.4'	10.3'	23.5'	>15'
<i>Proposed Lot 102</i>	<i>10,028 sq ft</i>	<i>31.4'</i>	<i>9.1'</i>	<i>22.3'</i>	<i>>15'</i>

All subdivision amendments are required to be reviewed and approved by the Planning Commission in accordance with [Section 13.30.060\(B\)](#) of the LDC:

The Planning Commission may vacate, alter, or amend a plat or any portion of a plat if it is satisfied that:

- 1. Neither the public interest nor any person will be materially injured by the proposed vacation, alteration, or amendment; and*
- 2. There is good cause for the vacation, alteration, or amendment.*

City review departments and applicable agencies have reviewed the submittals and provided comments. During the process it was noted that the original Hidden Place Subdivision required several notes on the plat related to development next to the canal and the existence and management of a private sewer lift station to service the development. The notes from the original plat have been included on the amendment. The draft plat demonstrates compliance with subdivision, single-family R-1-8 zone and General Plan standards.

Public Comment

Public notice was sent to all property owners within 300 feet of the property on December 29, 2023. As of January 5, 2024 staff has received no comments.

Findings

1. This application was initiated by Mysti Lylla.
2. The subject property is Lot 1 of the Hidden Place Subdivision, located at 1220 W. Rinton Cir. in Taylorsville, Utah.
3. This application affects the property located at 5979 S. Hidden Place, owned by Mysti Lilla, as well as a portion of Lot 2 of the Hidden Place Subdivision, owned by Calvin AKA Sonny Lam at 1210 W. Rinton Cir.
4. The purpose of the application is to consolidate the entire parcel located at 5979 S. Hidden Place as well as a portion of Lot 2 into the property located at 1220 W. Rinton Cir.
5. 1220 and 1210 W. Rinton Cir are Lots 1 and 2 of the Hidden Place Subdivision.
6. The change in boundary lines requires a subdivision plat amendment.
7. The properties are in the Single-Family Residential (R-1-8) zoning district.
8. The Future Land Use Map designation of the subject property in the City's General Plan is "Low Density Residential."
9. The proposed plat amendment complies with all subdivision and zoning standards in the City Code.
10. The draft plat has been forwarded to the County Recorder's office for review.
11. The Taylorsville Planning Commission is the decision-making body for subdivision amendment requests.

Conditions of Approval

Staff recommends approval of the request, subject to the following conditions:

1. All outstanding city, county and review agency comments shall be addressed prior to the recording of the final plat.

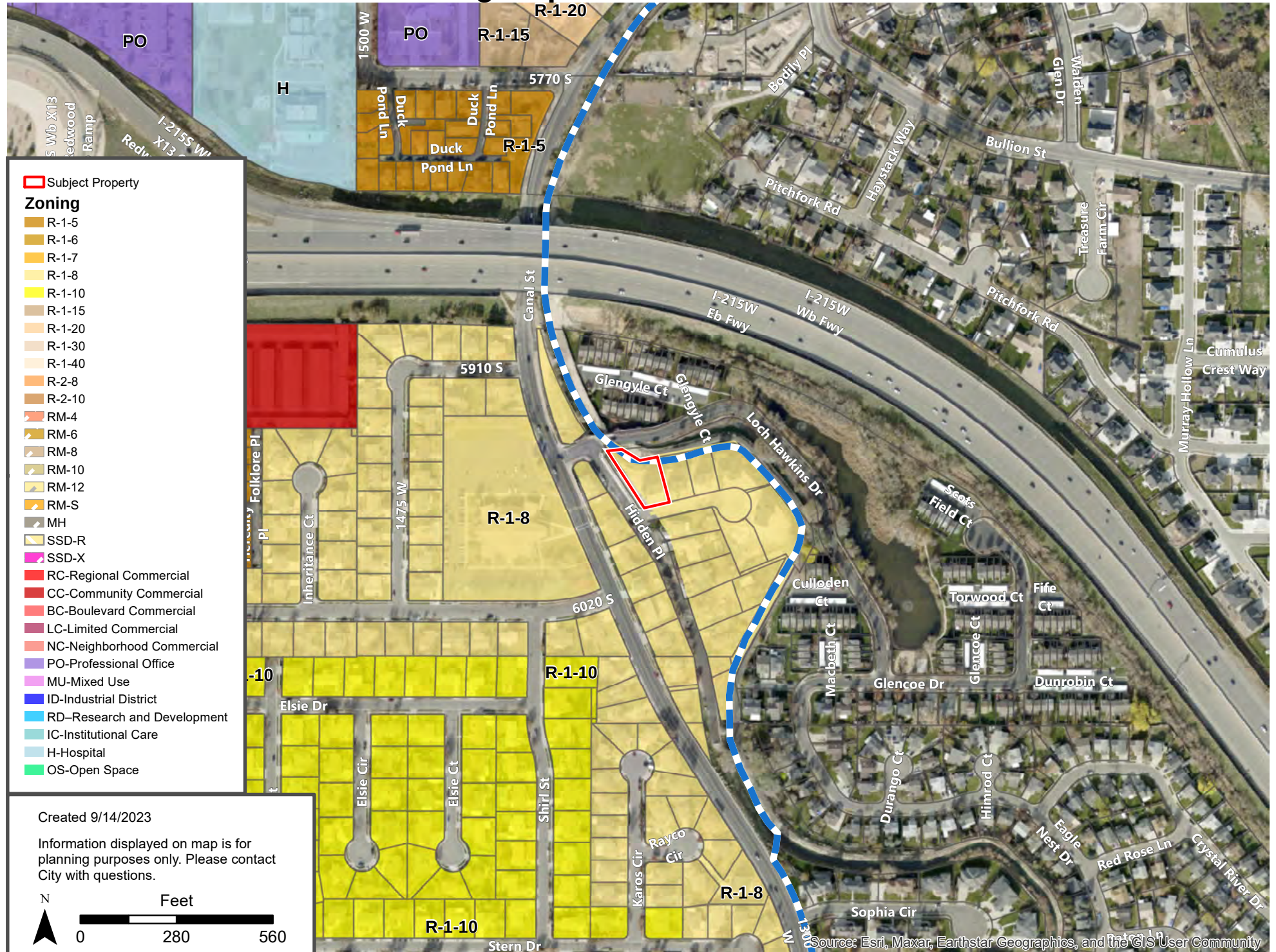
Staff Recommendation

Staff recommends that the Planning Commission approve File #5S23, a subdivision plat amendment to amend Lots 1 and 2 of the Hidden Place Subdivision, located at 1220 & 1210 W. Rinton Cir. in Taylorsville, Utah.

Recommended Motion

I move that we approve File #5S23, a subdivision plat amendment to amend Lots 1 and 2 of the Hidden Place Subdivision, located at 1220 & 1210 W. Rinton Cir. in Taylorsville, Utah.

Zoning Map: 1220 W RINTON CIR



Subject Property

General Plan

- Business Park
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- High Density Mixed Use
- Mixed Use Commercial
- Professional Office
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planned Community Development
- Estate Residential
- Parks and Open Space
- School
- Utility

Created 9/14/2023

Information displayed on map is for planning purposes only. Please contact City with questions.

0 280 560 Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

■ Utility

N

Feet

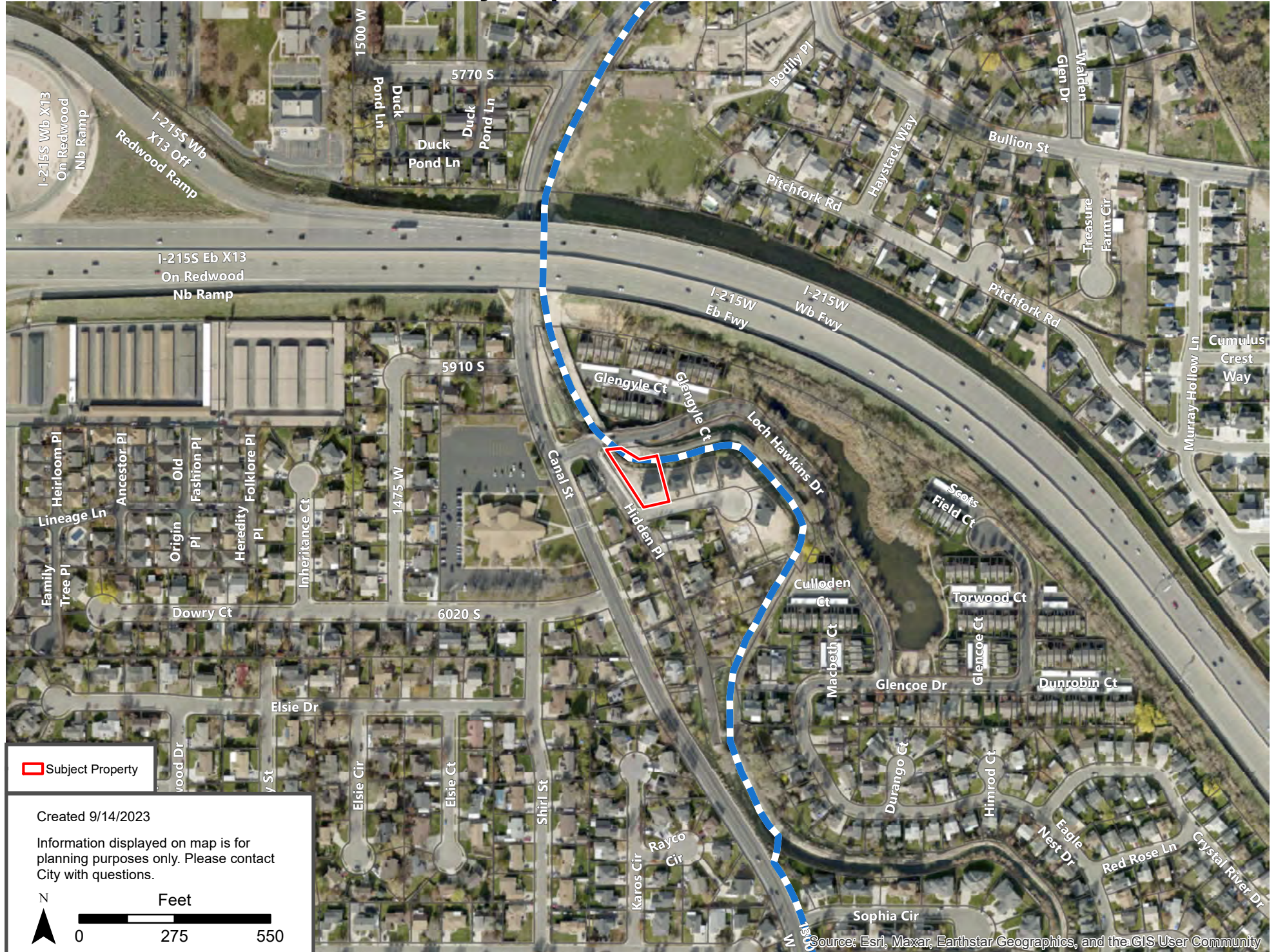
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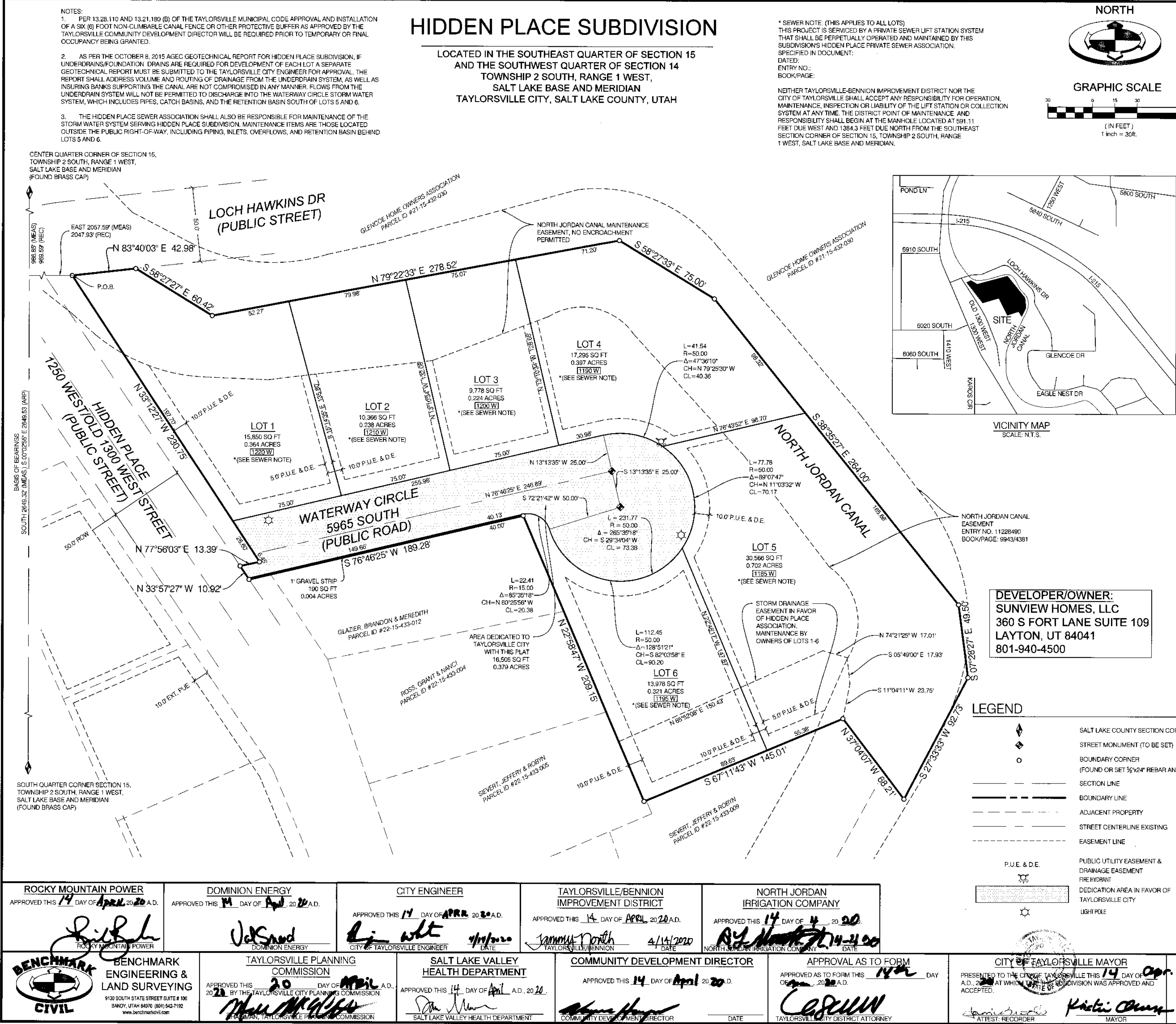
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Site Map: 1220 W RINTON CIR



Vicinity Map: 1220 W RINTON CIR





SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS:

HIDDEN PLACE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LOCH HAWKINS DRIVE, SAID POINT BEING SOUTH ALONG THE SECTION LINE 598.85 FEET AND EAST 267.59 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 82°00'00" EAST 42.88 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF GLENCOE TOWNHOMES PHASE 1, A PLANNED UNIT DEVELOPMENT, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE IN BOOK 89 AT PAGE 147; THENCE ALONG SAID GLENCOE TOWNHOMES PHASE 1 THE FOLLOWING SIX (6) COURSES: 1) SOUTH 58°27'27" EAST 60.42 FEET; 2) NORTH 79°22'33" EAST 278.52 FEET; 3) SOUTH 58°27'27" EAST 75.00 FEET; 4) SOUTH 38°25'27" EAST 264.00 FEET; 5) SOUTH 07°08'27" EAST 46.50 FEET; 6) SOUTH 27°32'33" WEST 92.73 FEET; THENCE NORTH 37°04'07" WEST 68.21 FEET; THENCE SOUTH 67°11'43" WEST 145.01 FEET; THENCE NORTH 22°58'47" WEST 209.15 FEET; THENCE SOUTH 75°46'26" WEST 180.28 FEET TO A POINT THAT IS 24.75 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING PAVING ON 1300 WEST STREET; THENCE PARALLEL WITH SAID STREET NORTH 33°57'27" WEST 10.92 FEET; THENCE NORTH 77°56'03" EAST 13.39 FEET; THENCE NORTH 33°12'27" WEST 230.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.828 ACRES, MORE OR LESS
6 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS

HIDDEN PLACE SUBDIVISION

DO HEREBY DEDICATE, GRANT AND CONVEY TO, TAYLORSVILLE CITY, UTAH, ALL PUBLIC STREETS ON THIS PLAT FOR PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HAND(S) THIS DAY OF April, 2020 A.D.

Sunview Homes LLC.
Troy A. Horton Jason K. Riedelbach

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE 9 DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Davis, IN SAID STATE OF UTAH, Troy A. Horton AND Jason K. Riedelbach, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01/01/2027 (DATE) Amanda Gilbert (PRINT NAME)
618019 (COMMISSION NUMBER) Amanda Gilbert (A NOTARY PUBLIC COMMISSIONED IN UTAH)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE 9 DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Davis, IN SAID STATE OF UTAH, Troy A. Horton AND Jason K. Riedelbach, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ (DATE) _____ (PRINT NAME)

COMMISSION NUMBER A NOTARY PUBLIC COMMISSIONED IN UTAH

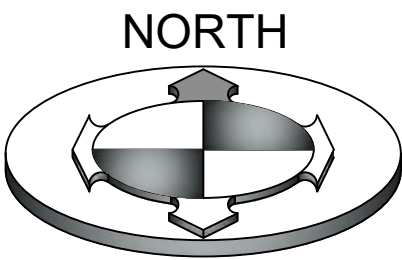
HIDDEN PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SHEET
1 OF 1

BOUNDARY SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

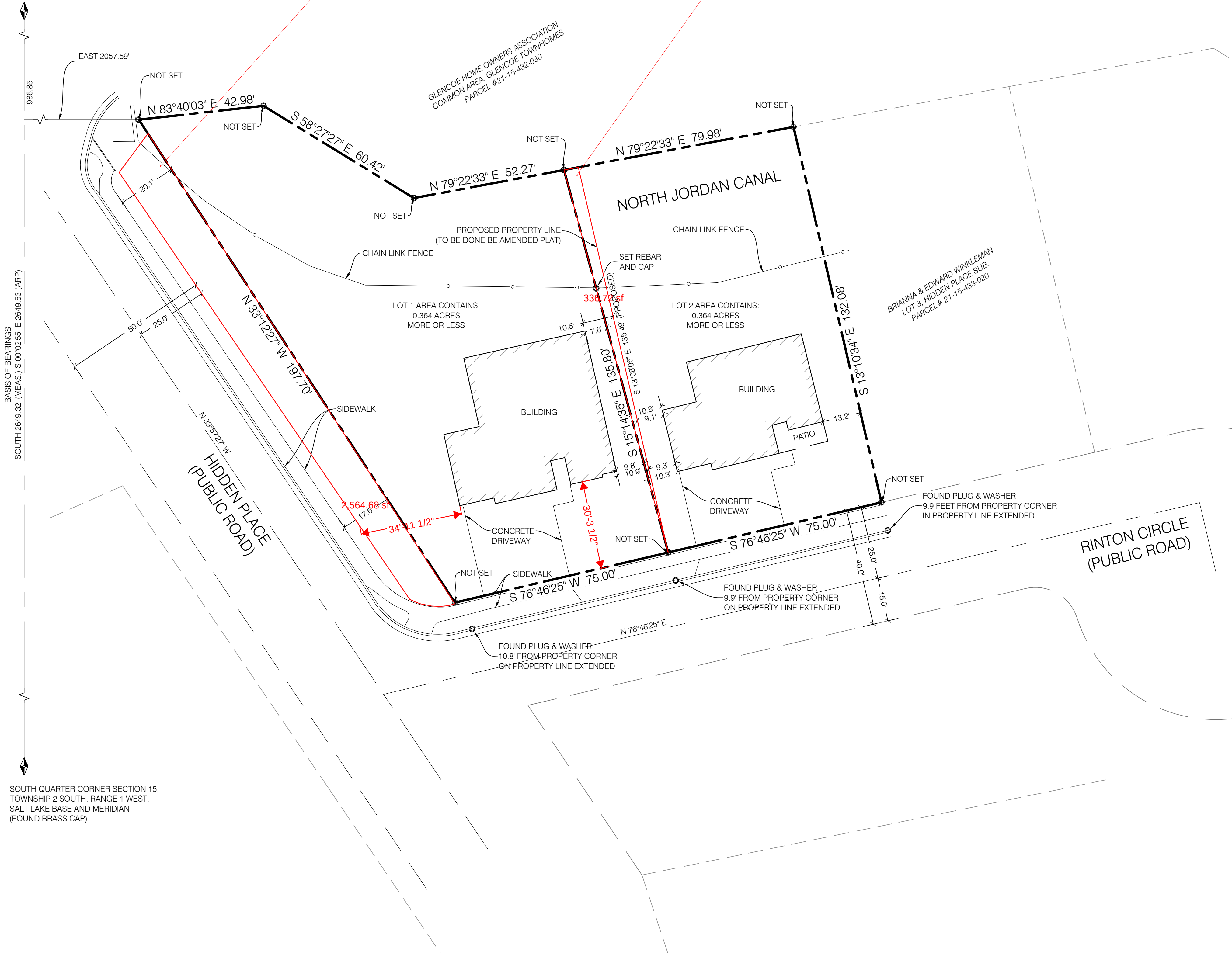


(IN FEET)
1 inch = 20ft.

CENTER QUARTER CORNER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

5979 S Hidden Place to be
incorporated into Lot 1

Area from Lot 2 to be
incorporated into Lot 1



SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



RECORD DESCRIPTION:

PARCEL # 21-15-433-018

LOT 1, HIDDEN PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL # 21-15-433-019

LOT 2, HIDDEN PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY MYSTI LILLA TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED AS ENTRY NO. 13730222, IN BOOK 11213 AT PAGE 6787-6788 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER
R2) WARRANTY DEED, RECORDED AS ENTRY NO. 13932249, IN BOOK 11328 AT PAGE 4015 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R3) HIDDEN PLACE SUBDIVISION, RECORDED AS ENTRY NO. 13264354, IN BOOK 2020P AT PAGE 105 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LEGEND AND ABBREVIATIONS:

- SECTION CORNER & LINE (FOUND)
- PROPERTY CORNER (PLAT NOTED)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- CURB & GUTTER
- FENCE, CHAIN

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PROJECT NO.	2208211
BOUNDARY SURVEY	
SVB.01	
1 OF 1	

BENCHMARK
ENGINEERING &
LAND SURVEYING

9188 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



MYSTI LILLA

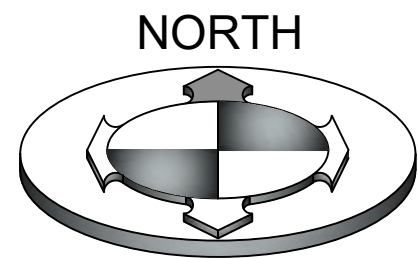
1220 RINTON CIRCLE
TAYLORSVILLE CITY, UTAH

PROJECT NO.	2208211
BOUNDARY SURVEY	
SVB.01	
1 OF 1	

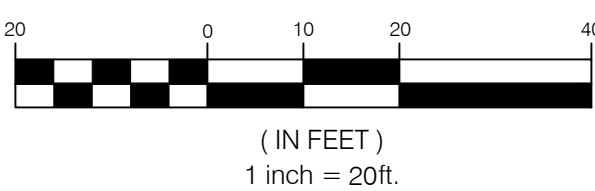
EXHIBIT G

HIDDEN PLACE SUBDIVISION AMENDED
AMENDING LOTS 1 AND 2

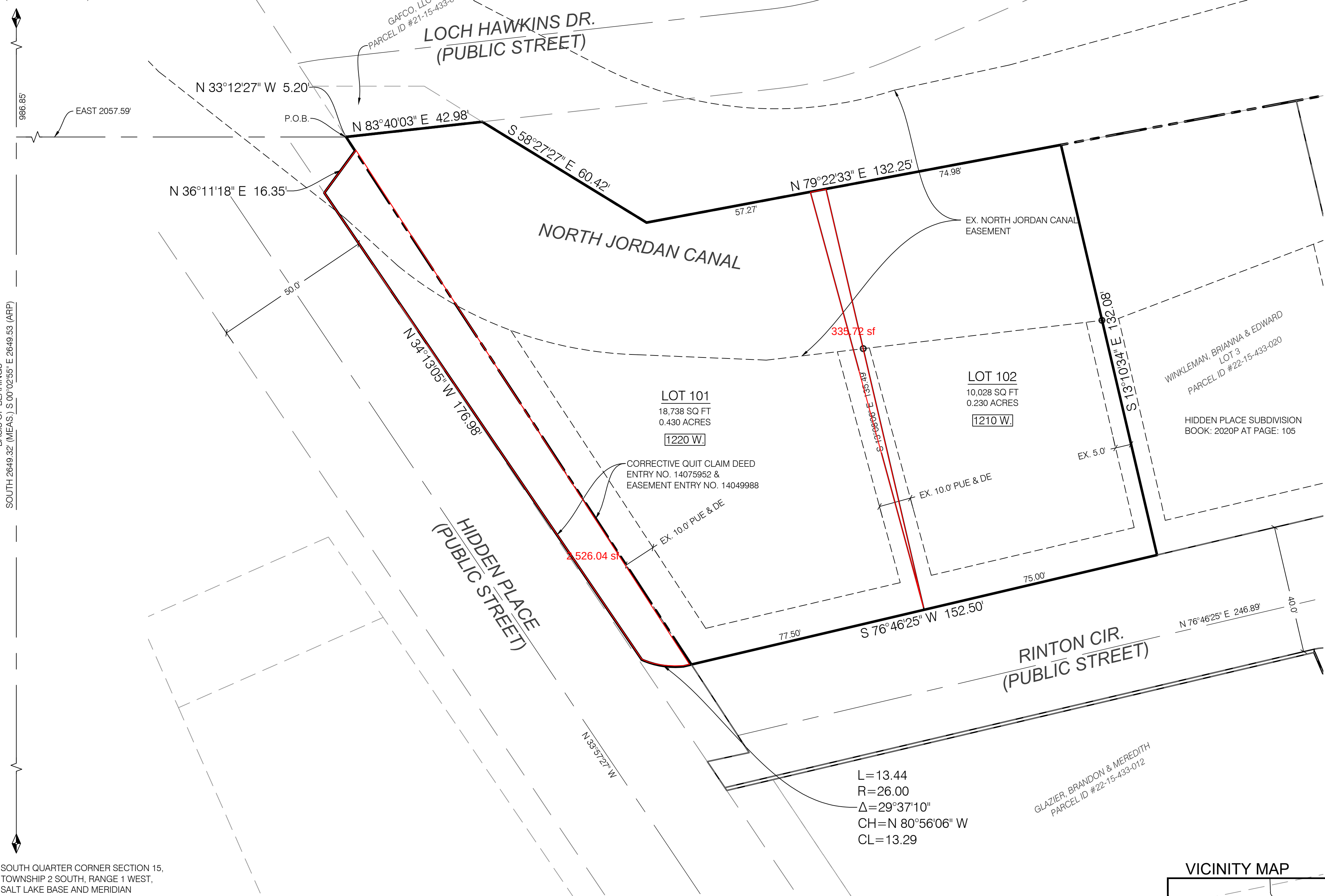
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



CENTER QUARTER CORNER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



CITY NOTES:

PER 13.28.110 AND 13.21.180(B) OF THE TAYLORSVILLE MUNICIPAL CODE, APPROVAL AND INSTALLATION OF A SIX (6) FOOT NON-CLIMBABLE CANAL FENCE OR OTHER PROTECTIVE BUFFER AS APPROVED BY THE TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR WILL BE REQUIRED PRIOR TO TEMPORARY OR FINAL OCCUPANCY BEING GRANTED.

AS PER THE OCTOBER 8, 2015 AGECE GEOTECHNICAL REPORT FOR HIDDEN PLACE SUBDIVISION, IF UNDERDRAINS/FOUNDATION DRAINS ARE REQUIRED FOR DEVELOPMENT OF EACH LOT, A SEPARATE GEOTECHNICAL REPORT MUST BE SUBMITTED TO THE TAYLORSVILLE CITY ENGINEER FOR APPROVAL. THE REPORT SHALL ADDRESS VOLUME AND ROUTING OF DRAINAGE FROM THE UNDERDRAIN SYSTEM, AS WELL AS INSURING BANKS SUPPORTING THE CANAL ARE NOT COMPROMISED IN ANY MANNER. FLOWS FROM THE UNDERDRAIN SYSTEM WILL NOT BE PERMITTED TO DISCHARGE INTO THE WATERWAY CIRCLE STORM WATER SYSTEM, WHICH INCLUDES PIPES, CATCH BASINS, AND THE RETENTION BASIN SOUTH OF LOTS 5 AND 6.

THE HIDDEN PLACE SEWER ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER SYSTEM SERVING HIDDEN PLACE SUBDIVISION. MAINTENANCE ITEMS ARE THOSE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING PIPING, INLETS, OVERFLOWS, AND RETENTION BASIN BEHIND LOTS 5 AND 6. SEWER NOTE: (THIS APPLIES TO ALL LOTS) THIS PROJECT IS SERVICED BY A PRIVATE SEWER LIFT STATION SYSTEM THAT SHALL BE PERPETUALLY OPERATED AND MAINTAINED BY THEIR SUBDIVISION'S HIDDEN PLACE PRIVATE SEWER ASSOCIATION. SPECIFIED IN DOCUMENT: HIDDEN PLACE PRIVATE SEWER AGREEMENT DATED: MARCH 10, 2021 ENTRY NO: BOOK/PAGE: 11133 / 7733

NEITHER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT NOR THE CITY OF TAYLORSVILLE SHALL ACCEPT ANY RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, INSPECTION OR LIABILITY OF THE LIFT STATION OR COLLECTION SYSTEM AT ANY TIME. THE DISTRICT POINT OF MAINTENANCE AND RESPONSIBILITY SHALL BEGIN AT THE MANHOLE LOCATED AT 591.11 FEET DUE WEST AND 1384.3 FEET DUE NORTH FROM THE SOUTHEAST SECTION CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HIDDEN PLACE SUBDIVISION AMENDED, AMENDING LOTS 1 AND 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOTS 1 AND 2 OF HIDDEN PLACE SUBDIVISION RECORDED IN BOOK 2020P AT PAGE 105 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND ALL OF THAT CERTAIN CORRECTIVE QUIT CLAIM DEED RECORDED FEBRUARY 27, 2023 AS ENTRY NO. 14075952 IN BOOK 11422 AND PAGE 9424 AT SAID SALT LAKE COUNTY RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LOCH HAWKINS DRIVE, SAID POINT BEING SOUTH ALONG THE SECTION LINE 986.85 FEET AND EAST 2057.59 FEET FROM THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°40'03" EAST 42.98 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF GLENCOE TOWNHOMES PHASE 1, A PLANNED UNIT DEVELOPMENT, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE IN BOOK 99 AT PAGE 147; THENCE ALONG SAID GLENCOE TOWNHOMES PHASE 1 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 58°27'27" EAST 60.42 FEET; 2) NORTH 79°22'33" EAST 132.25 FEET; THENCE SOUTH 13°10'34" EAST 132.08 FEET TO A POINT ON THE NORTHERLY LINE OF RINTON CIRCLE; THENCE SOUTH 76°46'25" WEST 152.50 FEET ALONG SAID NORTHERLY LINE; THENCE NORTHWESTERLY 13.44 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, CHORD BEARS NORTH 80°56'06" WEST 13.29 FEET; THENCE NORTH 34°13'05" WEST 176.96 FEET; THENCE NORTH 36°11'18" EAST 16.35 FEET; THENCE NORTH 33°12'27" WEST 5.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,766 SQ FT OR 0.660 ACRES
2 LOTS



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HIDDEN PLACE SUBDIVISION AMENDED
AMENDING LOTS 1 AND 2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

MYSTI AMARA LILLA CALVIN VU NGOC LAM (AKA - SONNY LAM)

ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake } S.S.
ON THE _____ DAY OF _____, A.D. 20____, MYSTI AMARA LILLA, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
(DATE)

PRINT NAME NOTARY PUBLIC RESIDING IN _____ COUNTY

ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake } S.S.
ON THE _____ DAY OF _____, A.D. 2023, CALVIN VU NGOC LAM, (AKA SONNY LAM) PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
(DATE)

PRINT NAME NOTARY PUBLIC RESIDING IN _____ COUNTY

HIDDEN PLACE SUBDIVISION AMENDED
AMENDING LOTS 1 AND 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____,
A.D. 20____.

DOMINION ENERGY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____,
A.D. 20____.

ROCKY MOUNTAIN POWER

RECORD OF SURVEY

R.O.S. NO. S-2023-04-0429

COUNTY SURVEYOR REVIEWER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____.
BY THE TAYLORSVILLE PLANNING COMMISSION

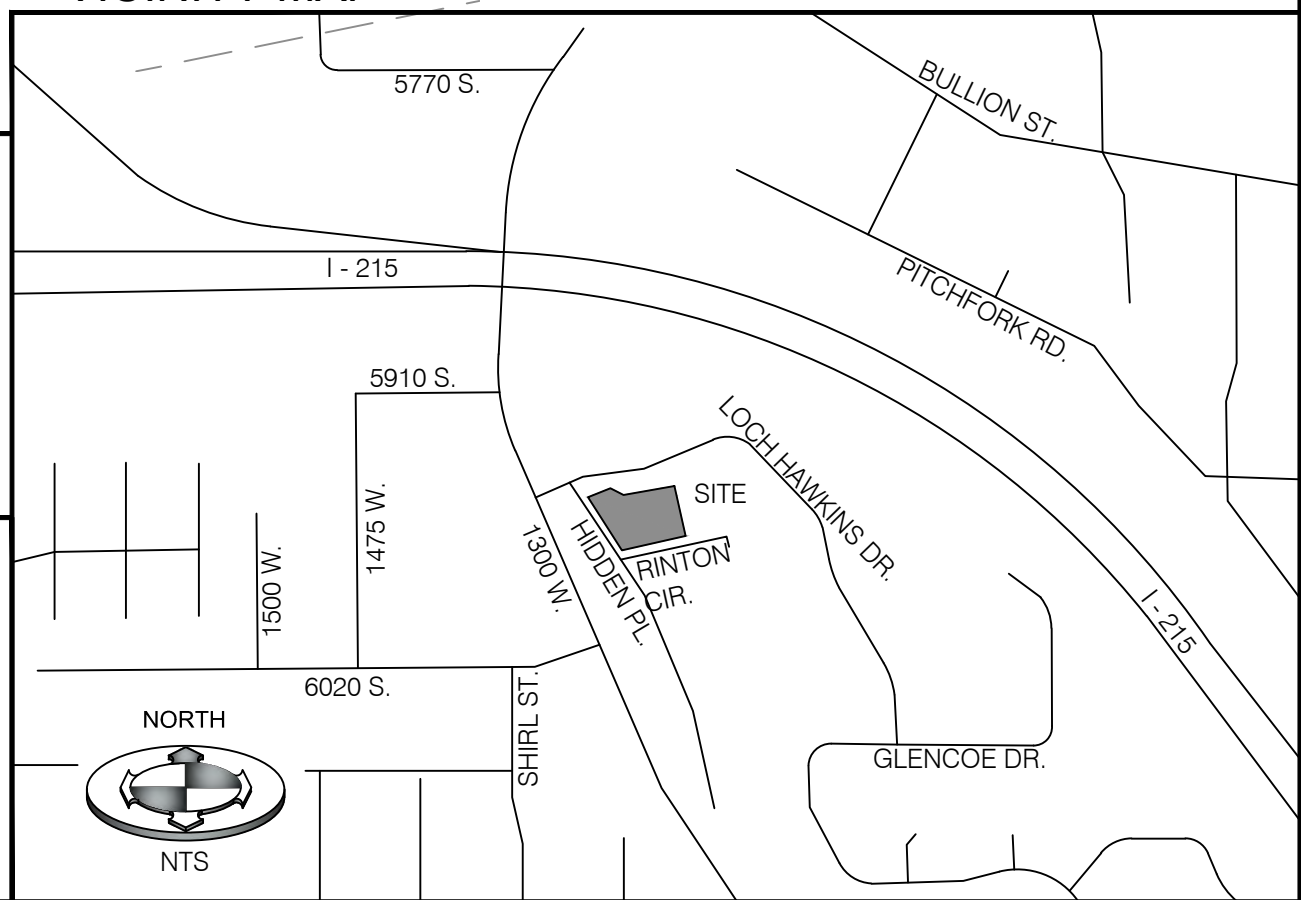
CHAIRMAN, TAYLORSVILLE PLANNING COMMISSION

NORTH JORDAN IRR. COMPANY

APPROVED THIS _____ DAY OF _____,
A.D. 20____.

REPRESENTATIVE

VICINITY MAP



TAYLORSVILLE BENNION
IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY
OF _____, A.D. 20____.

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

BOARD OF HEALTH

APPROVED THIS _____ DAY
OF _____, A.D. 20____.

BOARD OF HEALTH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____, A.D. 20____.

TAYLORSVILLE CITY ATTORNEY

CITY ENGINEER

APPROVED THIS _____ DAY
OF _____, A.D. 20____.

CITY ENGINEER

TAYLORSVILLE COMMUNITY DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.

DATE DIRECTOR

CITY OF TAYLORSVILLE MAYOR

PRESENTED TO THE MAYOR OF TAYLORSVILLE CITY THIS _____ DAY
OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED

ATTEST: RECORDER MAYOR

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____
DEPUTY SALT LAKE COUNTY RECORDER

Property Owner's Affidavit

I (we) Sonny Lam, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On 24th day of JUNE, 2023, Sonny Lam personally appeared before me, to be the signer(s) of the above *Property Owner's Affidavit* and acknowledged that he/she signed it.



NOTARY PUBLIC
BRITTANY KEMPPF QUISPE
727488
MY COMMISSION EXPIRES
OCTOBER 24, 2026
STATE OF UTAH

Brittany Kempff Quispe
Notary Public

Residing in: Taylorsville, UT

My commission expires: 10/24/2026

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in the City of Taylorsville, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On _____ day of _____, 20____, _____ personally appeared before me, to be the signer(s) of the above *Agent Authorization* and acknowledged that he/she signed it.

Notary Public

Residing in: _____

My Commission Expires: _____

EXHIBIT H

Property Owner's Affidavit

I (we) Mysti Lilla, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Mysti Lilla
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On 27 day of June, 2023, Mysti Lilla personally appeared before me, to be the signer(s) of the above *Property Owner's Affidavit* and acknowledged that he/she signed it.



NOTARY PUBLIC
BRITTANY KEMPF QUISPE
727488
MY COMMISSION EXPIRES
OCTOBER 24, 2025
STATE OF UTAH

Brittany Kempff Quispe
Notary Public

Residing in: Taylorsville, UT

My commission expires: 10/24/2025

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in the City of Taylorsville, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On _____ day of _____, 20____, _____ personally appeared before me, to be the signer(s) of the above *Agent Authorization* and acknowledged that he/she signed it.

Notary Public

Residing in: _____

My Commission Expires: _____