Planning Commission Staff Report

File # 1S24 – SUB000418-2024

Public Hearing and Consideration of a Subdivision Amendment to Lot 1 of the Harman Estates Subdivision Located at 4736 S Simper Lane in Taylorsville, Utah.

CITY OF TAYLORSVILLE UTAH

Department of Community Development

Date:	May 3, 2024
Meeting Date:	May 14, 2024
Agenda Item:	Public Hearing and Consideration of a Subdivision Amendment to Lot 1 of the Harman Estates Subdivision Located at 4736 S Simper Lane in Taylorsville, Utah.
Subject Property Address:	4736 S Simper Ln; 3447 W 4700 S
Applicant:	Janet Stewart
Applicant Agent:	N/A
Author:	Terryne Bergeson, Planner I
Zoning Designation:	R-1-8
General Plan Designation:	Low Density Residential
Parcel IDs:	21082011410000; 21082010170000
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: Owner Affidavits
Exhibit F: Surveys
Exhibit G: Original Plat
Exhibit H: Draft Plat

Summary

The applicant, Janet Stewart, resides at 4736 S Simper Lane. The rear yard of her property is adjacent to the rear yard of a flag lot parcel at 3447 W 4700 S, owned by Christine Kinder. Over the years Christine Kinder has allowed Janet Stewart to use a portion of her rear yard for gardening. The applicant stated that recently Christine Kinder offered to sell her that portion. The applicant would like to consolidate the land with her lot. The boundary change requires approval of a subdivision plat amendment.

Site Description

Adjacent Land Uses

North	South	East	West
Single-Family Residential (R-1-8)	Single-Family Residential (R-1-8)	Multi-Family Residential (R-M-8)	Single-Family Residential (R-1-8)

Land Development Code Analysis

Zoning Analysis

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.*

Staff has reviewed all submitted documents to confirm that the proposed plat amendments are consistent with current zoning standards and the General Plan. No development is proposed and both properties will continue to meet area requirements for the single-family R-1-8 zone and flag lots. The draft plat shows a public utility easement will be established along the new rear property line for 3447 W 4700 S (Lot 102). An existing storm drain easement will remain in place, as required by the city engineer. The amendment will result in one smaller, compliant flag lot (Lot 102) and one compliant, irregularly shaped lot (Lot 101). The extension of Ms. Stewart's rear yard may affect future development for the large undeveloped parcel immediately south if a project were to seek access from 4700 South.

<u>Lot 101</u>

Janet Stewart owns the subject property at 4736 S Simper Ln (Lot 1 of the Harman Estates subdivision). The purpose of the amendment is to incorporate approximately 3,406 additional square feet from Christine Kinder's rear yard (Lot 102), which will expand the southern portion of the rear yard of Janet Stewart's property. The property is in the R-1-8 zone and development exceeds minimum development standards established in the Land Development Code. The home is approximately 78 feet from the rear property line while the minimum rear setback is 15 feet. The current area exceeds the 8,000 square foot minimum at 12,196 square feet. Approval of the amendment will increase the area to 15,538 square feet. The existing home and parcel will remain in compliance with development standards for the R-1-8 zone.

Lot 102

Christine Kinder owns the property at 3447 S 4700 S, which will be designated as Lot 102 with the approval of the amendment. The lot is subject to standards for R-1-8 zone established in Chapter 13.20 and flag lots as specified in Section 13.21.220 of the Taylorsville Land Development Code. Currently the lot has an area of 17,424 square feet. Section 13.21.220(G) requires that the flag portion of a flag lot have an area at least equal to the minimum required for the underlying zone (in this case, 8,000 square feet). The draft plat (Ex H) shows that the total area for the whole lot will be 14,018 square feet while the survey (Ex E) shows the flag portion of this lot will be approximately 11,294 square feet. Flag lots must also maintain minimum setback standards for the underlying zone. Exhibit E shows the proposed changes to the rear boundary line will reduce the rear setback to 49 feet and will not impact current compliance.

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 subject properties are designated as "Low Density Residential" on the Proposed Land Use Map. The General Plan describes the intent of the 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 subdivision amendment will not affect the number of units per acre and is consistent with the General Plan designation.

Public Comment

Public notice was sent to all property owners within 300 feet of the property April 30, 2024. Staff have received no calls in response to the notice.

Findings

1. The application was initiated by Janet Stewart, property owner of 4736 S Simper Ln.
2. Christine Kinder owns the property located at 3447 W 4700 S.
3. The purpose of the application is for Ms. Stewart to incorporate land from adjacent property at 3447 W 4700 S.
4. The property at 4736 S Simper Ln is Lot 1 of the Harman Estates subdivision plat.
5. Changes to the plat require approval of a subdivision plat amendment.
6. Both properties are in the single-family R-1-8 zone.
7. Both properties are designated on the Future Land Use map as "Low Density Residential".
8. The proposed plat amendment complies with all subdivision and zoning standards in the Taylorsville Lande Development Code.
9. Salt Lake County Recorder's Office has received a copy of the draft plat and will provide comments.
10. Taylorsville Planning Commission is the decision-making body for preliminary subdivision plat applications.
11. All reviewing agencies must approve the draft prior to recording the final plat.

Conditions of Approval

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

1. The applicant shall continue working with city staff and review agencies to address any outstanding review comments, prior to recording the plat.

Staff Recommendation

Staff recommends that the Planning Commission approve File #1S24 – SUB-000418-2024, consideration of a subdivision amendment to Lot 1 of the Harman Estates subdivision located at 4736 S Simper Lane in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.

Recommended Motion

I move that we approve File #1S24 – SUB-000418-2024, consideration of a subdivision amendment to Lot 1 of the Harman Estates subdivision located at 4736 S Simper Lane in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.

Exhibit A

Zoning Map: 3447 W 4700 S and 4736 S Simper Ln

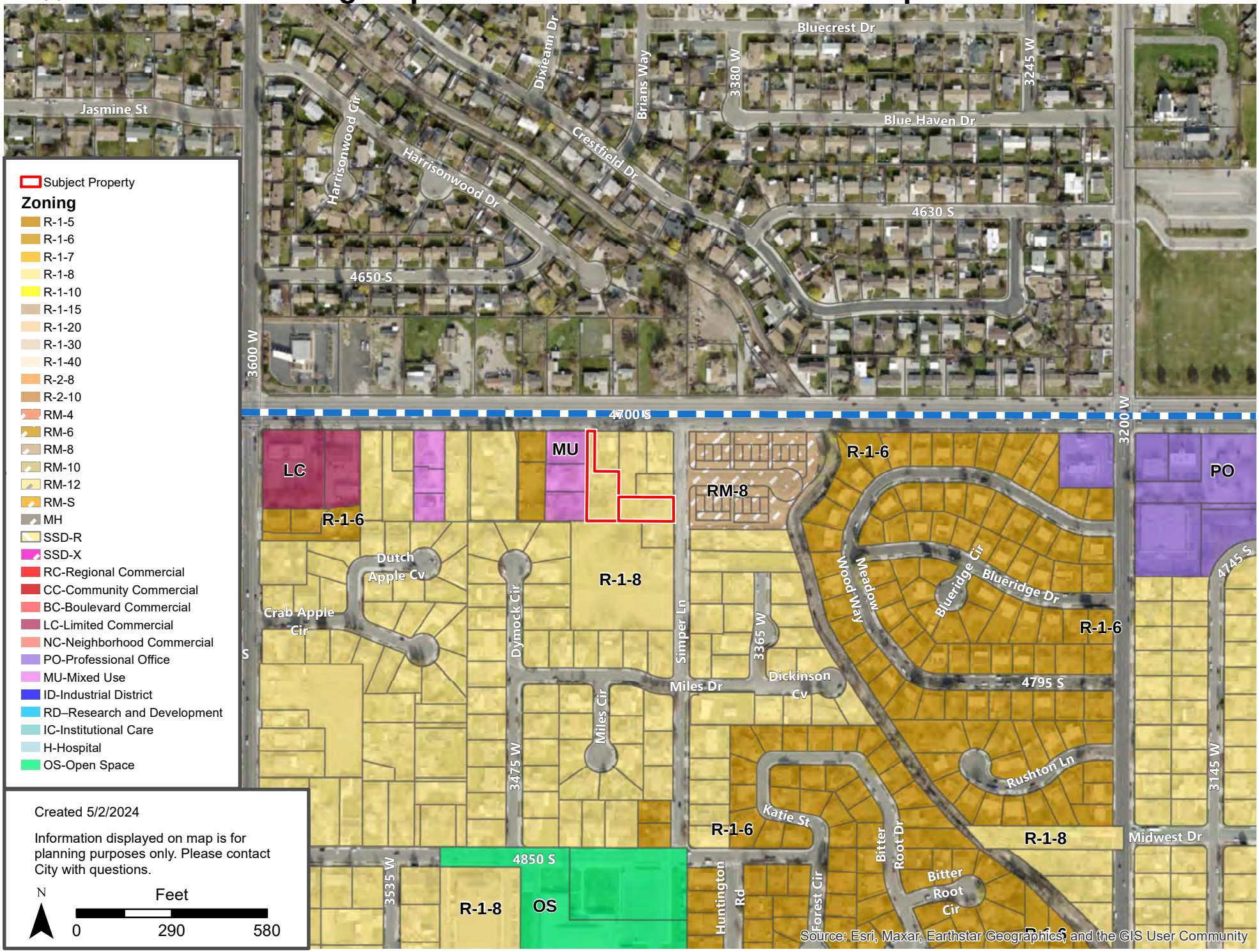
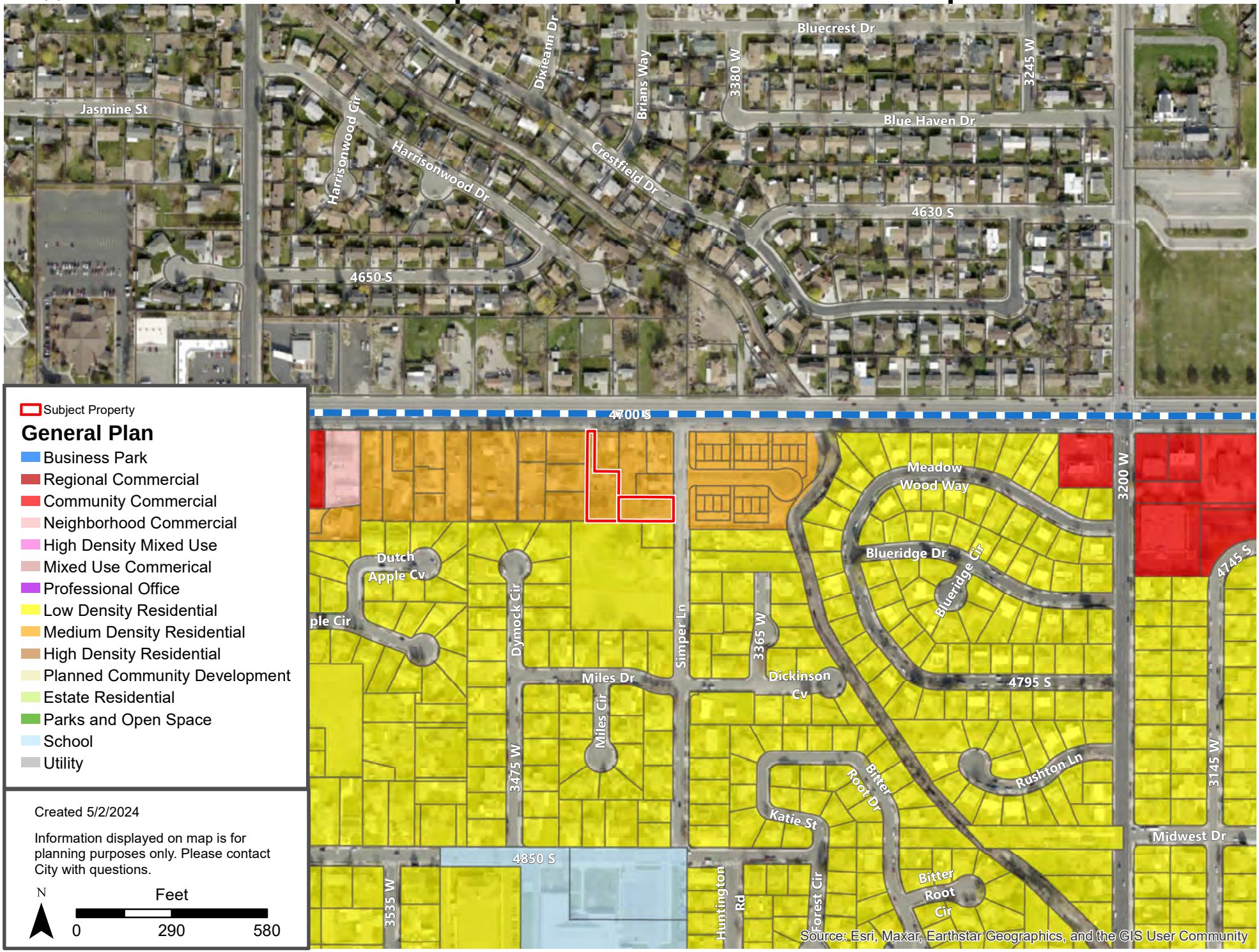


Exhibit B

General Plan Map: 3447 W 4700 S and 4736 S Simper Ln



Subject Property

General Plan

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

Created 5/2/2024

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

N

Feet

0 290 580

Exhibit C

Site Map: 3447 W 4700 S and 4736 S Simper Ln

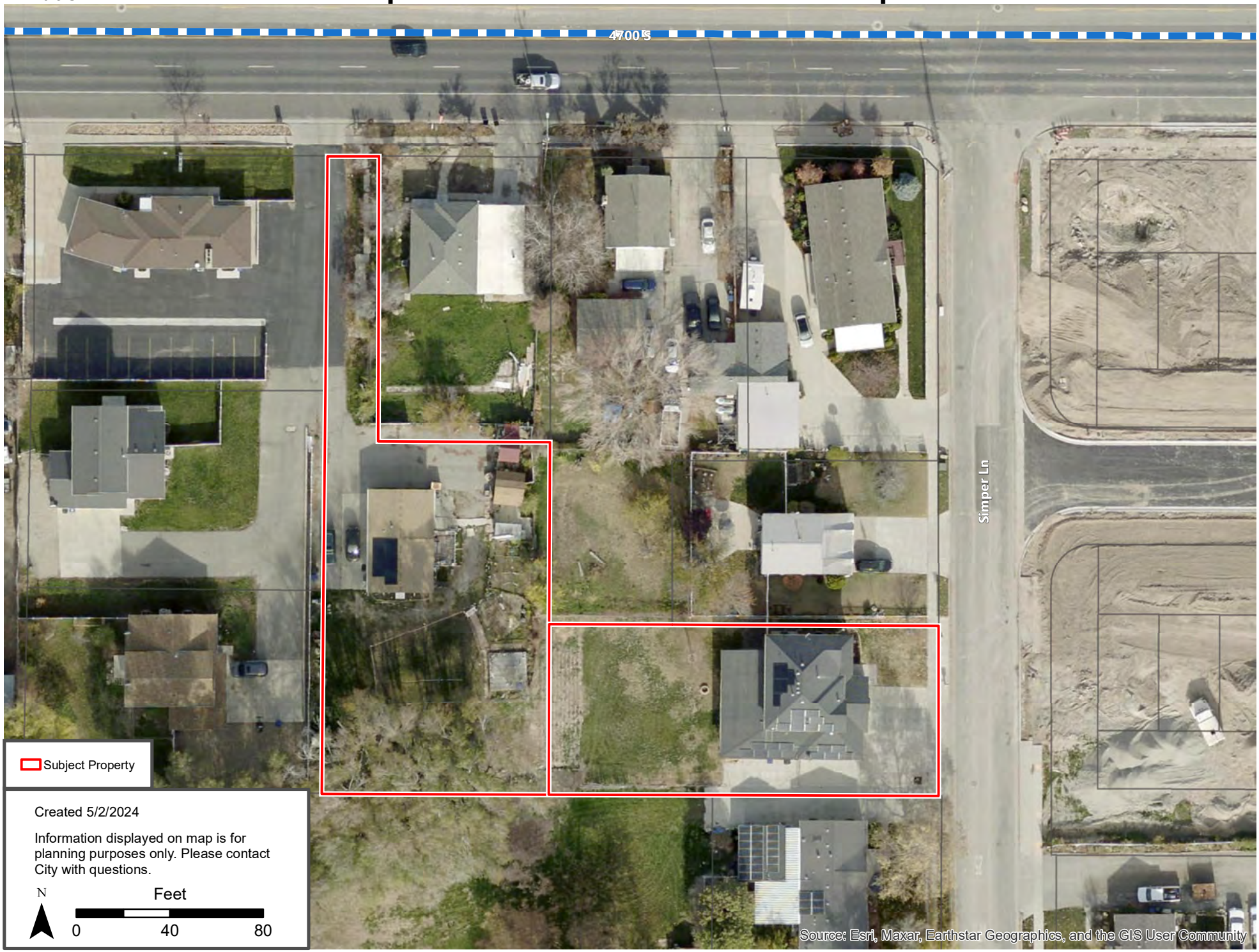


Exhibit D

Vicinity Map: 3447 W 4700 S and 4736 S Simper Ln

EXHIBIT E

Property Owner's Affidavit

I (we) Janet S. Stewart, 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 personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this 20th day of February, 2024.

MEGAN LEIGH HEARD
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires May 11, 2027
COMMISSION NUMBER 731068

Megan Heard
Notary Public

Residing in Utah

My commission expires: May 11, 2027

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, Taylorsville, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, 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 applicable)

On the _____ day of _____, 20_____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledged to me that they executed the same.

Notary Public

Residing in _____

My commission expires: _____

EXHIBIT E

Property Owner's Affidavit

I (we) Christie Kinder, 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 personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this 14 day of March, 2024.

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we) Christie L. Kinder, the owner(s) of the real property located at 3447 West 4700 South, Taylorsville, Utah, do hereby appoint Janet S. Stewart as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Janet S. Stewart to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the 14 day of March, 2024, personally appeared before me Christie L. Kinder the signer(s) of the above *Agent Authorization* who duly acknowledged to me that they executed the same.

MEGAN LEIGH HEARD
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires May 11, 2027
COMMISSION NUMBER 731065

Notary Public

Residing in Utah

My commission expires: May 11, 2027

1019.46'
(SECTION LINE)

EXHIBIT F

SOUTH 53.00'

SEWER LATERAL WITH C/O

163
(SECTIO

4700 SOUTH

(106' WIDE PUBLIC RIG

"POINT OF BEGINNING"

N89°58'37"E
22.00'

TELEPHONE BOX

WATER METER CAN

DS OF RSL PROPERTIES, LLC

CEL NO. 21-08-201-128

149.0'

GAS
TEL
UGP
SS
W
(STEM)
DOMINION ENERGY R.O.W. - ACCESS & P.U.E.
(ENTRY NO. 6034806:1995)

S0°01'23"E 122.00'

LANDS OF JUAREZ

PARCEL NO.
21-08-201-016

HARMAN

PARCEL

N89°58'37"E
73.50'

LOT 1

PENA SUBDIVISION

RCEL NO. 21-08-201-131

3447 WEST

23.09'

EXISTING
HOUSE

11,294.34 sf

LOT 102

0.322 ACRES
(14,018 SQ. FT.)

(SUBJECT)

N0°23'48"E 273.00'

240.50'

48'-10"

CHRISTIE L. KINDER
ENTRY NO. 5980313:1994
PARCEL NO. 21-08-201-017

N0°01'23"W 114.50'

S0°01'23"E 78.00'

P.U.E. & D.E. 36.50'

LOT 2

PENA SUBDIVISION

CEL NO. 21-08-201-132

N87°37'26"E
97.34'

LO
0.
(15,5
(

EXHIBIT F

LOT 2

HARMAN ESTATES SUBDIVISION

PARCEL NO. 21-08-201-147

SIMPER LANE
(3400 WEST STREET)

(50' WIDE PUBLIC RIGHT-OF-WAY)

2

114.50'

S0°01'23"E 78.0

T.)

POWER LATERAL

GAS LATERAL

SEWER LATERAL WITH C/O

N89°58'37"E

166.62'

N0°01'23"W

& D.E. 36.50'

10' P.U.E.

LOT 101

0.357 ACRES

(15,538 SQ. FT.)

(SUBJECT)

UGP

GAS

TEL

SS

W

EXISTING HOUSE

LOT 1

HARMAN ESTATES SUBDIVISION

JANET S. STEWART

ENTRY NO. 12938271:2019

PARCEL NO. 21-08-201-141

4736 SOUTH

7.5' P.U.E. & D.E.

S0°22'17"E 73.00'

POWER BOX

TELEPHONE BOX

WATER METER CAN

264.56'

S89°58'37"W

10' IRRIGATION & P.U.E.

IRRIGATION BOX

LANDS OF ISON

-054

PARCEL NO. 21-08-201-055

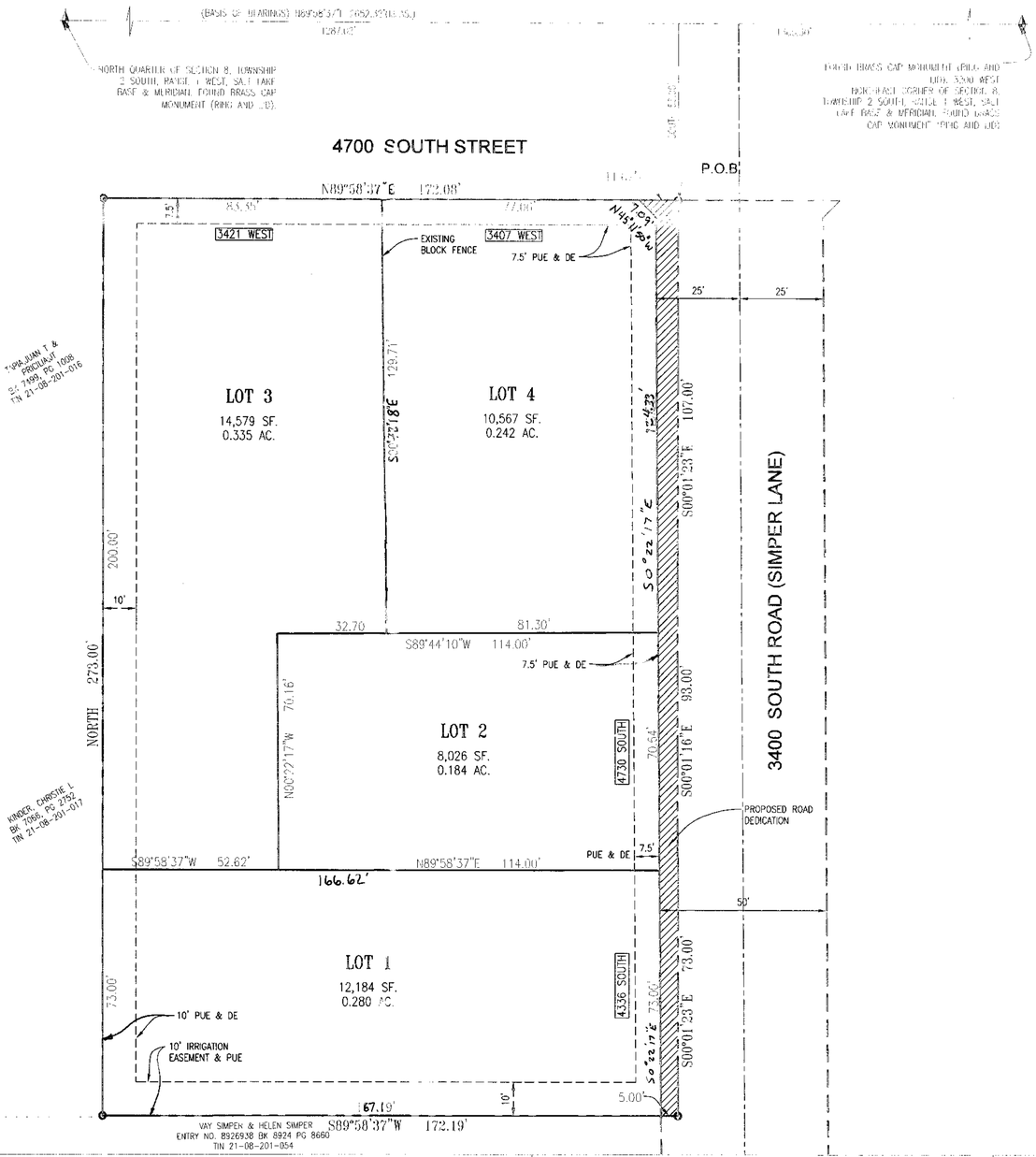
FIRE HYDRANT
(30' SOUTH)

EXHIBIT G

HARMAN ESTATES

H SIMPER LANE (3400 WEST), TAYLORSVILLE CITY, UTAH

LOCATED IN THE NORTH QUARTER OF SECTION 8,
IP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
TAYLORSVILLE CITY,
SALT LAKE COUNTY, STATE OF UTAH.

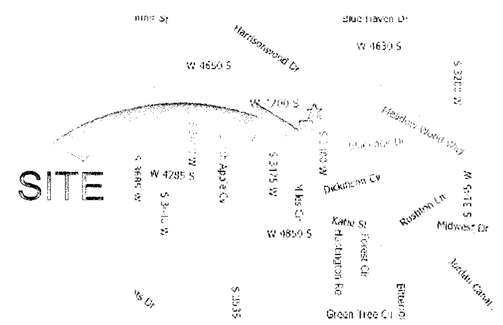


NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



VICINITY MAP

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (FOUND)
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP) BENCHMARK ENG
- DISTANCE PER DEED
- SECTION LINE
- BOUNDARY LINE
- DEED LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 17 DAY OF Aug A.D., 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC JOHN H. BRIGGS 111 E. Broadway, 11th Flr. Salt Lake City, Utah 84111 My Commission Expires September 10, 2008 STATE OF UTAH

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

SURVEYOR'S CERTIFICATE

I, KEVIN PETERSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501183 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNEPS, I HAVE MADE A SURVEY OF THIS TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

HARMAN ESTATES

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, TAYLORSVILLE CITY, UTAH. COMPRISING OF 1.079 AC. A PARCEL OF LAND KNOWN AS A WARRANTY DEED SIDWELL #21-08-201-020, ENTRY # 9402078, DATED JUNE 3, 2005; AND A PARCEL OF LAND KNOWN AS A WARRANTY DEED SIDWELL # 21-08-226-024, ENTRY # 9422326, DATED JULY 1, 2005; AND A PARCEL OF LAND KNOWN AS A QUIT-CLAIM DEED SIDWELL # 21-08-201-018, ENTRY # 9904123, DATED NOV. 1, 2006, ALL PARCELS AND LOTS RECORDED AT THE SALT LAKE COUNTY RECORDERS OFFICE. BASIS OF BEARING NORTH 89°58'37" EAST MEASURED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 2652.32 FEET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4700 SOUTH STREET, A 106 FOOT WIDE RIGHT-OF-WAY (53-FOOT FROM CENTERLINE), SAID POINT BEING NORTH 89°58'37" EAST ALONG SAID STREET CENTERLINE 1287.02 FEET, SAID LINE ALSO BEING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, AND SOUTH 53.00 FEET FROM THE NORTH QUARTER OF SAID SECTION 8, AND RUNNING: THENCE SOUTH 00°01'23" EAST 107.00 FEET; THENCE SOUTH 00°01'23" EAST 73.00 FEET; THENCE SOUTH 89°58'37" WEST 172.19 FEET; THENCE NORTH 273.00 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°58'37" EAST 172.08 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 1.079 AC.

4 LOTS

501183 KEVIN J. PETERSON STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT___, THE_____UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

HARMAN ESTATES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____.

Cheryl P. Cottle

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 23rd DAY OF June A.D., 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 24th DAY OF June A.D., 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

QWEST COMMUNICATIONS

APPROVED THIS 6th DAY OF August A.D., 2007

Becky Virgil
QWEST COMMUNICATIONS

QUESTAR GAS

APPROVED THIS 6TH DAY OF August A.D., 2007

Deanna Hopkins
QUESTAR GAS

CITY ENGINEER

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

John Taylor
CITY OF TAYLORSVILLE ENGINEER

ROCKY MOUNTAIN POWER

APPROVED THIS Aug. 6th DAY OF Aug A.D., 2007

John Springer
ROCKY MOUNTAIN POWER

BOARD OF HEALTH

APPROVED THIS 13 DAY OF August A.D., 2007

Theresa Sharp
SALT LAKE CO. BOARD OF HEALTH

BENCHMARK ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
9139 SOUTH STATE STREET, SUITE #100 SANDY, UTAH 84070
OFFICE: (801) 942-7 / 52, FAX (801) 942-7105

PLANNING COMMISSION

APPROVED THIS 14th DAY OF August A.D., 2007, BY THE CITY OF TAYLORSVILLE PLANNING COMMISION.

CHAIRMAN, TAYLORSVILLE PLANNING COMMISSION

TAYLORSVILLE / BENNION IMPROVEMENT DISTRICT

APPROVED THIS 13th DAY OF August A.D., 2007 BY THE IMPROVEMENT DISTRICT

~~DISTRICT~~ MANAGER / Engineer

COMMUNITY DEVELOPMENT DIRECTOR

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

8-15-07
COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM

APPROVED THIS 15 DAY OF Aug A.D., 2007

CITY OF TAYLORSVILLE ATTORNEY

CITY OF TAYLORSVILLE MAYOR

PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS 15 DAY OF ~~2007~~ Aug A.D., 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST: _____ RECORDER

Ken Wall
MAYOR

SALT LAKE COUNTY RECORDER

RECORDED # 10198074

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF TAYLORSVILLE CITY

DATE 8-20-2007 TIME 11:48AM BOOK 2007P PAGE 343

FEE $ 34.00

Kenneth Rich DEPUTY
SALT LAKE COUNTY RECORDER

HARMAN ESTATES

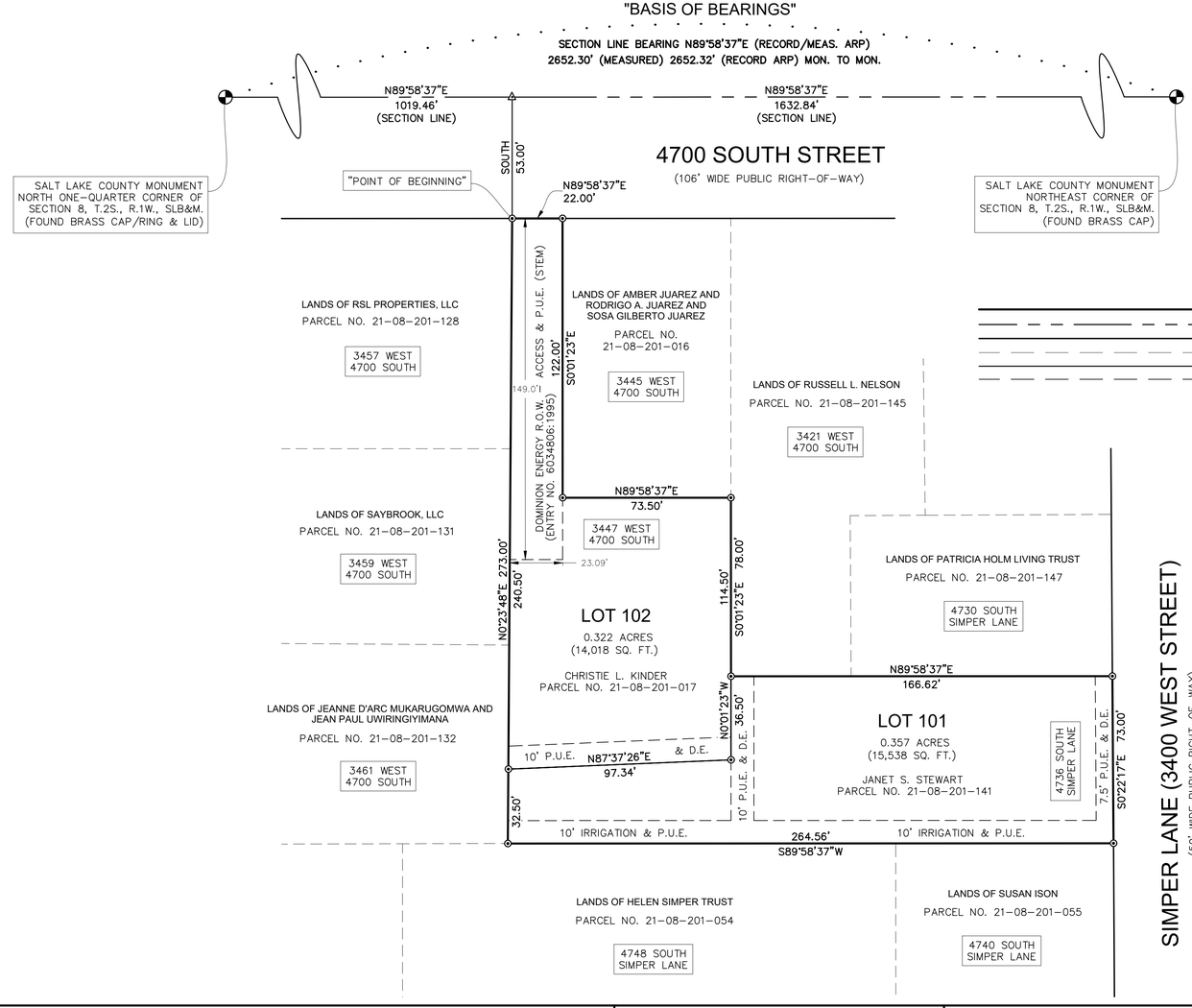
LOCATED IN THE NORTH QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
TAYLORSVILLE CITY,
SALT LAKE COUNTY, STATE OF UTAH.

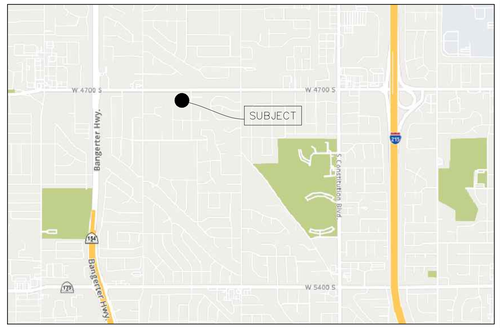
EXHIBIT H

HARMAN ESTATES AMENDED SUBDIVISION

INCLUDING AN AMENDMENT OF LOT 1
HARMAN ESTATES SUBDIVISION

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH
APRIL - 2024

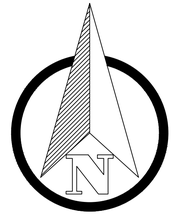




VICINITY MAP (N.T.S.)

LEGEND:

- SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
- PROPERTY CORNER – SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT – NOT SET/NOT FOUND
- () RECORD DATA
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- INTERIOR LOT LINE
- EASEMENT LINE (P.U.E.)
- P.U.E. & D.E. PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT



GRAPHIC SCALE
0 30 60 Feet
1 INCH = 30 FEET

DEVELOPER/OWNER
JANET STEWART
4736 SOUTH SIMPER LANE
TAYLORSVILLE, UTAH 84129
TEL: 801-608-7541

DEVELOPER/OWNER
CHRISTIE KINDER
3447 WEST 4700 SOUTH
TAYLORSVILLE, UTAH 84129
TEL: 801-243-4639

SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PROFESSIONAL LAND SURVEYOR
JAMES PATRICK FRONK
No. 376079
4-14-24
STATE OF UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4700 SOUTH STREET, SAID POINT BEING 1019.46 FEET N89°58'37"E ALONG THE SECTION LINE AND 53.00 FEET SOUTH FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N89°58'37"E 22.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 4700 SOUTH STREET; THENCE S0°01'23"E 122.00 FEET; THENCE N89°58'37"E 73.50 FEET TO A POINT ON THE WEST LINE OF LOT 3, HARMAN ESTATES, A RECORDED SUBDIVISION; THENCE S0°01'23"E 78.00 FEET ALONG SAID WEST LINE OF LOT 3, TO THE NORTHWEST CORNER OF LOT 1, SAID HARMAN ESTATES SUBDIVISION; THENCE N89°58'37"E 166.62 FEET ALONG THE NORTH LINE OF SAID LOT 1, TO THE WEST RIGHT-OF-WAY LINE OF SIMPER LANE (3400 WEST STREET); THENCE S0°22'17"E 73.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SIMPER LANE (3400 WEST STREET); THENCE S89°58'37"W 264.56 FEET ALONG THE SOUTH LINE OF SAID LOT 1, AND AN EXTENSION THEREOF; THENCE N0°23'48"E 273.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.679 ACRES OF LAND (29,556 SQ. FT.).

CONTAINING 2 LOTS TOTAL.

BASIS OF BEARINGS = N89°58'37"E ALONG THE NORTH LINE OF SAID SECTION 8.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF 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

HARMAN ESTATES AMENDED SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER 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 THEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

_____ JANET S. STEWART

_____ CHRISTIE L. KINDER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

ON THE _____ DAY OF _____, 20___, JANET S. STEWART PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

ON THE _____ DAY OF _____, 20___, CHRISTIE L. KINDER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

HARMAN ESTATES AMENDED SUBDIVISION

INCLUDING AN AMENDMENT OF LOT 1
HARMAN ESTATES SUBDIVISION

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH
APRIL - 2024

APPLIED LAND SOLUTIONS, INC.
PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

DOMINION ENERGY
APPROVED THIS _____ DAY OF _____ A.D. 20_____.
_____ DOMINION ENERGY

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ A.D. 20_____.
_____ ROCKY MOUNTAIN POWER

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE TAYLORSVILLE PLANNING COMMISSION.
_____ CHAIR, CHAIRWOMAN OR CHAIRPERSON

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

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20_____
_____ REPRESENTATIVE

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____ A.D. 20_____
_____ BOARD OF HEALTH

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS ____ DAY OF _____ 20_____
_____ CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20_____
_____ TAYLORSVILLE CITY ATTORNEY

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

SALT LAKE COUNTY RECORDER
RECORDED NO._____
STATE OF UTAH, COUNTY OF SALT LAKE
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK NO._____ PAGE NO._____
_____ DEPUTY SALT LAKE COUNTY RECORDER