



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 17, 2024
PROJECT NUMBER: 2320029
REQUEST: An application for a preliminary subdivision plat amendment to consolidate three (3) parcels into one lot.
ADDRESS: 3200 S 700 E
PARCEL NUMBER: 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000
PROPERTY OWNER: Black Current LLC.
APPLICANT: Jenson Dobbs
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 16, 2023, St. John's Community Child Development Center SSL represented by Jenson Dobbs submitted a Plat Amendment Application to plat and consolidate three (3) parcels. The parcel numbers are 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000. The current land uses of the three parcels are "Child Care Center". The current land use district of all the parcels is the Commercial Corridor. This plat amendment application is to consolidate all the different parcels that the existing Child Care Center spans across. Residential and Commercial uses surround the proposed plat, and the project parcel abuts 700 E, the east boundary of the city. The subject parcels include a 5 ft public right of way dedication and a 10 ft Public Utility Easement (P.U.E.) around the property lines. The proposed consolidated lot will be approximately 0.287 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat amendment to consolidate three parcels into one lot.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
CC	Child Care Center	North – R-1 South – CC East – City Boundary West – R-1	0.287 acres after consolidation

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 3200 S 700 E

Parcel Size: 0.287 acres after consolidation

Surrounding Land Use Districts: North – R-1
South – CC
East – City Boundary
West – R-1

Figure 1: Existing Parcel Lines

3200 S 700 E Lot Lines



August 27, 2024

1:457
0 0 0.01 0.01 mi
0 0 0.01 0.02 km
Esri, HERE, IFC, County of Salt Lake, Bureau of Land Management, Utah
AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County.

This map was created by the office of the Salt Lake County Assessor, in
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey of, nor establish the actual relation between, any of the layers depicted here.

Figure 2: Existing Condition South Facing (3200 S)



Figure 3: Existing Condition West Facing (State St.)



Figure 4: Proposed Preliminary Plat

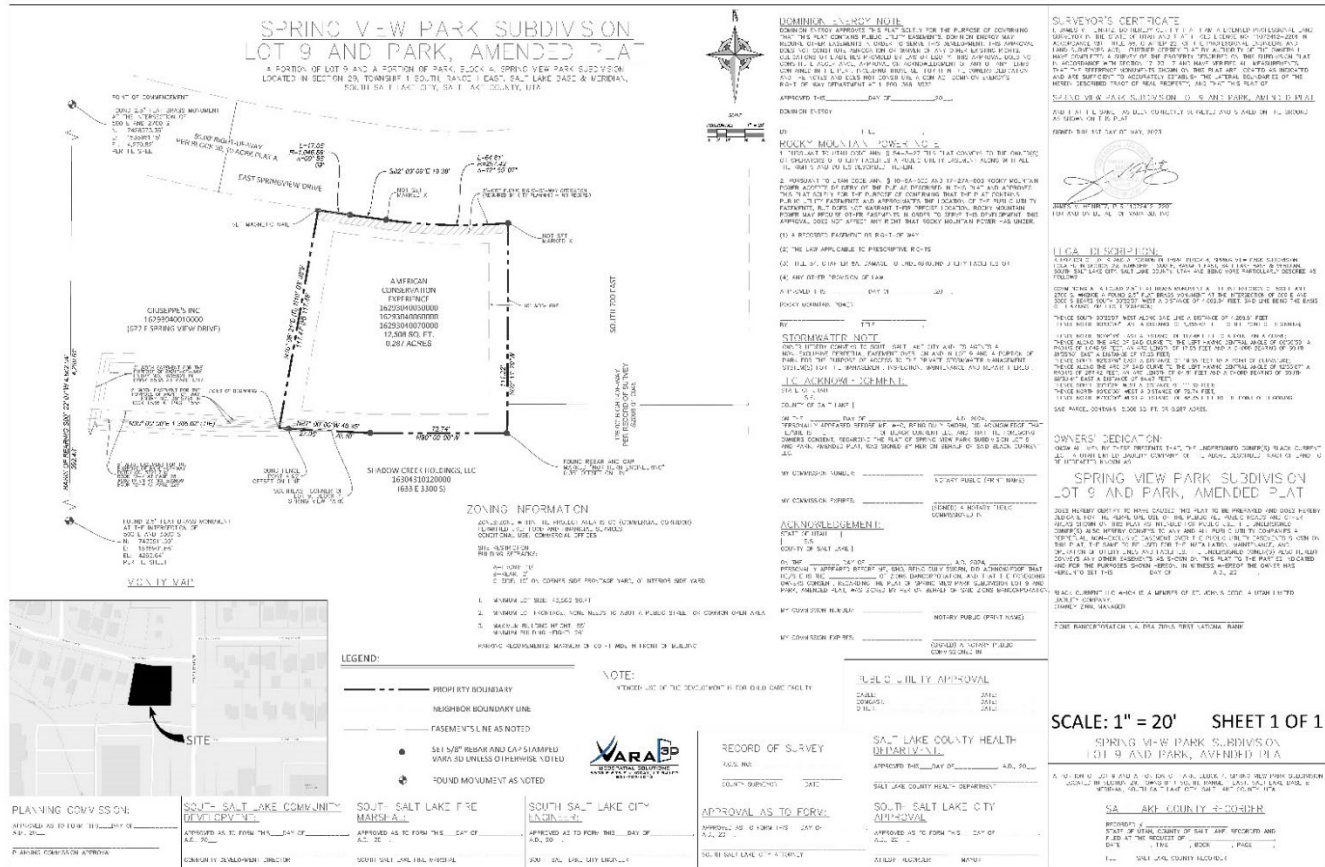


Figure 5: Site Plan

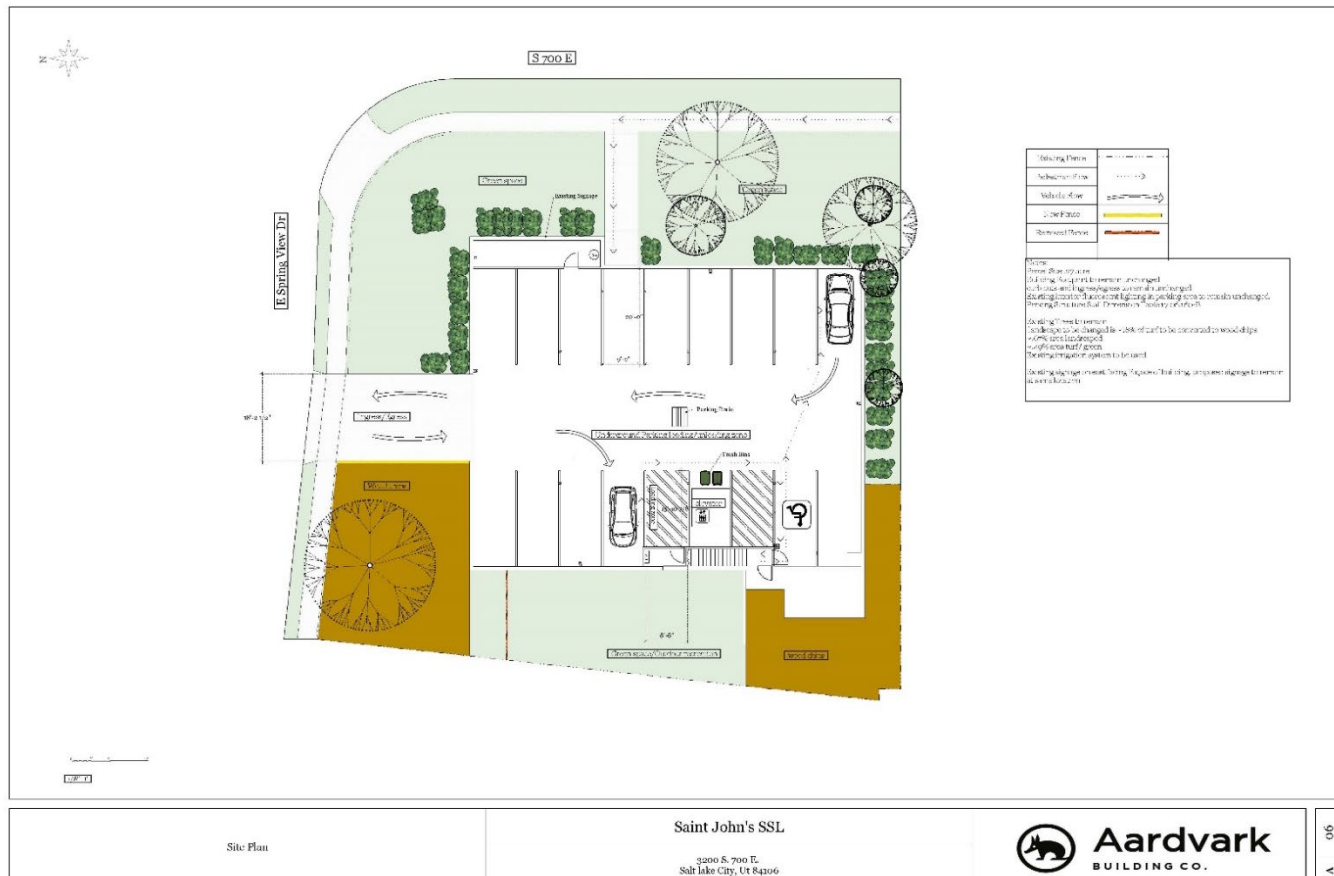
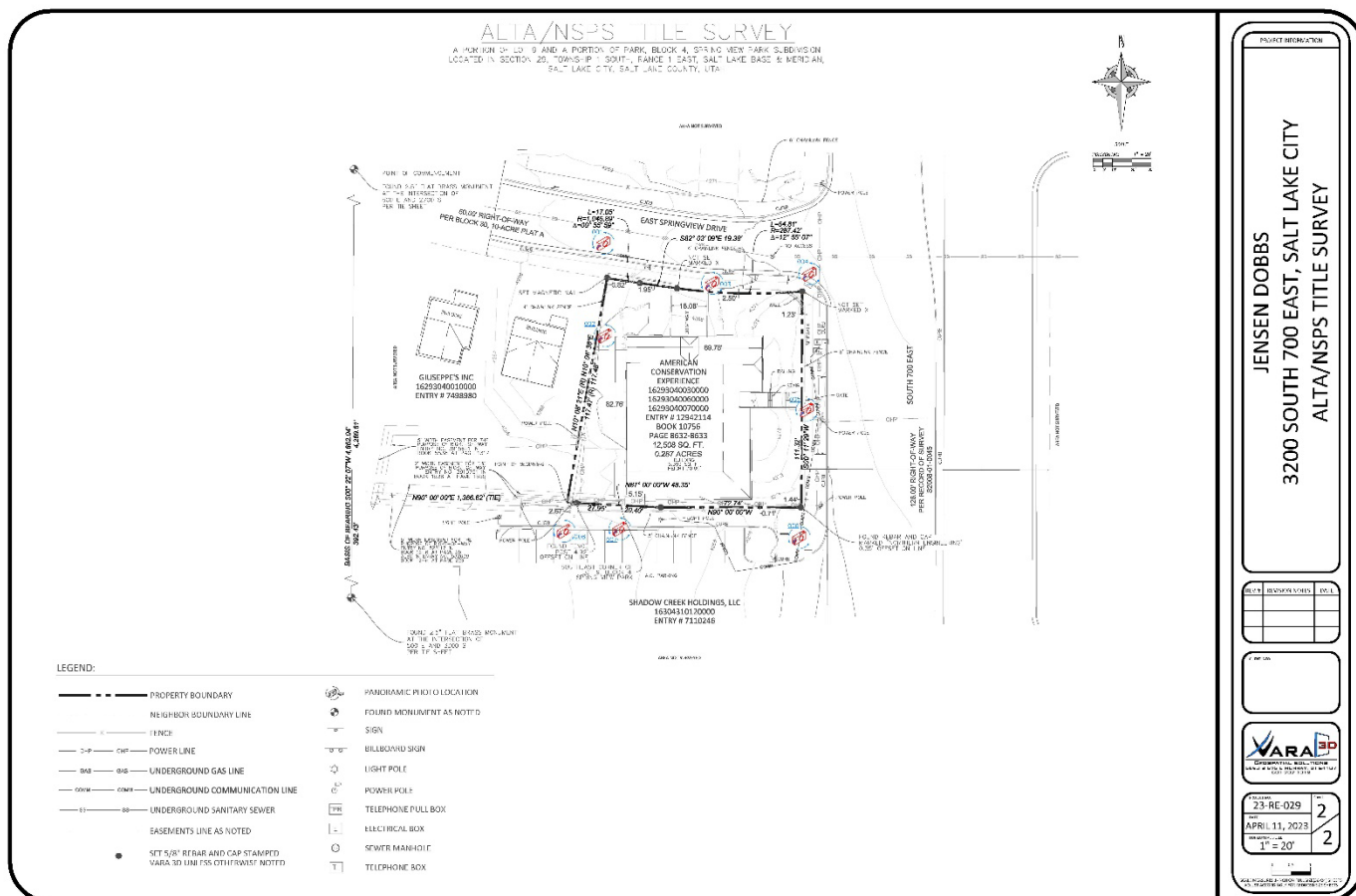


Figure 6: Alta Survey



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

Analysis: This plat application allows St. John's Community Child Development Center SSL to fix up their land and bring their current non-conforming multiple parcel spanning use closer into conformity with South Salt Lake City Municipal Code.

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows St. John's Community Child Development Center SSL to improve their business's current conditions and to improve the employees' parking situation.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the lot after consolidation is 0.287 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code. Since this is just a plat amendment and lot line adjustment in the Spring View Park Subdivision, the Commercial Corridor minimum 1-acre new lot requirement does not apply.	
B. Frontage on public street	The amended lot will have public road access.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	This application is a plat amendment of the Spring View Park Plat, and no new lots are created. The Commercial Corridor District 1-acre new lot size requirement does not apply. Through this plat application, the site becomes more conforming.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	

M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides 15 off-street parking. Meeting the condition mentioned in the conditional use permit.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not applicable	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	

D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	This project is a plat amendment of the Spring View Park Plat. No new developments or plat is created from this process, therefore does not constitute new subdivision.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement along all sides of the property line.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	5' road dedication to the public right of way on the north edge of the property (Spring View Drive)	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to consolidate the three (3) parcels into one lot located at 3200 S 700 E, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 16, 2023, Jenson Dobbs submitted a Plat Amendment Application on behalf of St. John's Community Child Development Center SSL to plat and consolidate parcels 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000
2. The purpose of the proposed subdivision plat amendment to consolidate the parcels is to consolidate the parcels for the existing Child Care Center.
3. The subject location 3200 S 700 E is in the Commercial Corridor Land Use District.
4. The total development area of the three (3) lots is 0.287 acres.
5. The proposed consolidated lot can prevent the Child Care Center from operating a business that spans across parcel lines.
6. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
7. No specific hazards or adverse impacts are expected due to the proposed use.
8. "Child Care Center" is a conditional use in the Commercial Corridor land use district.
9. St. John's Day Care received a Conditional Use Permit for the Child Care Center on June 1, 2023.
10. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
11. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

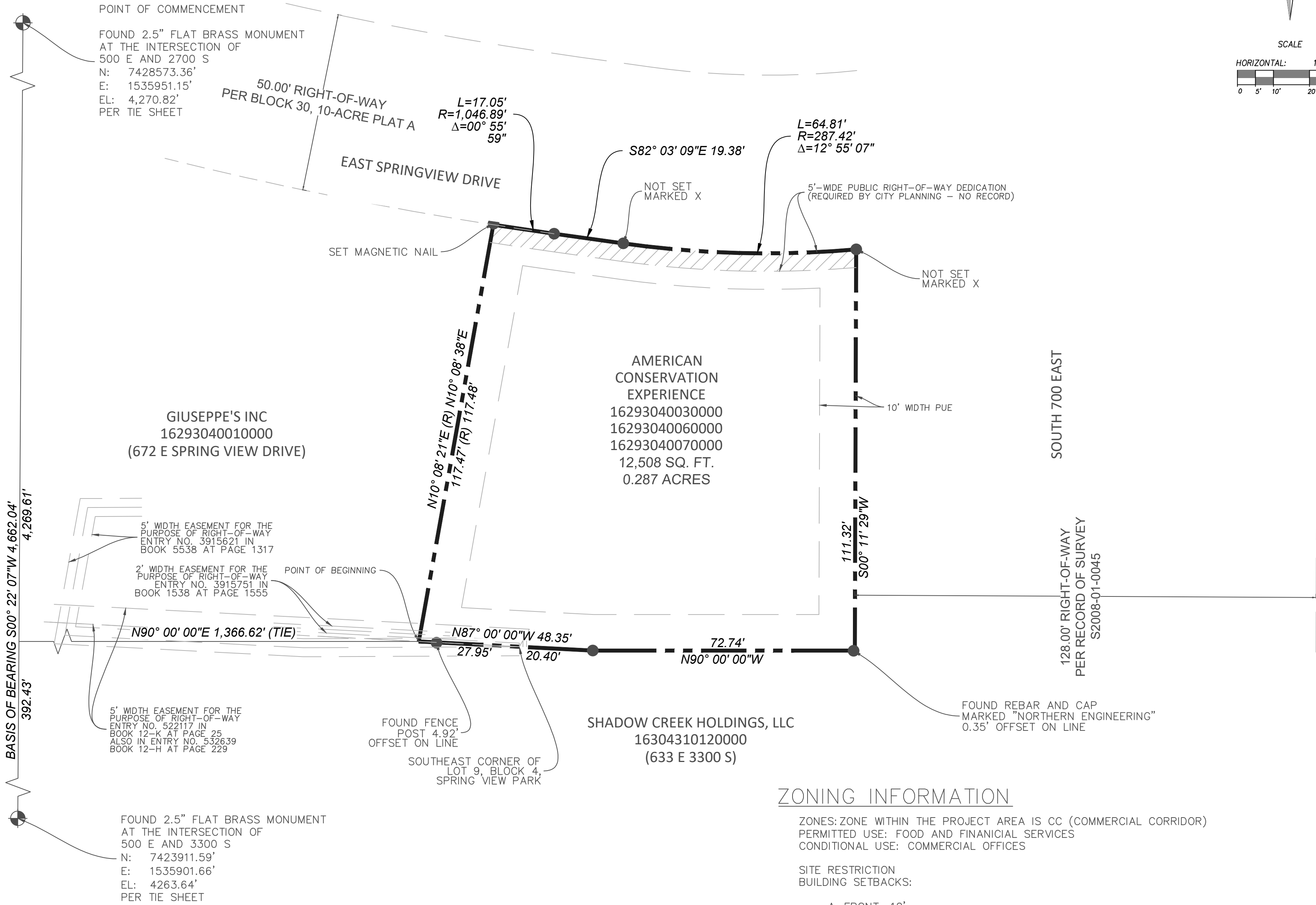
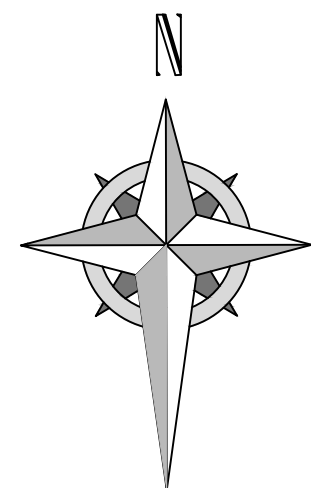
Move to table the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

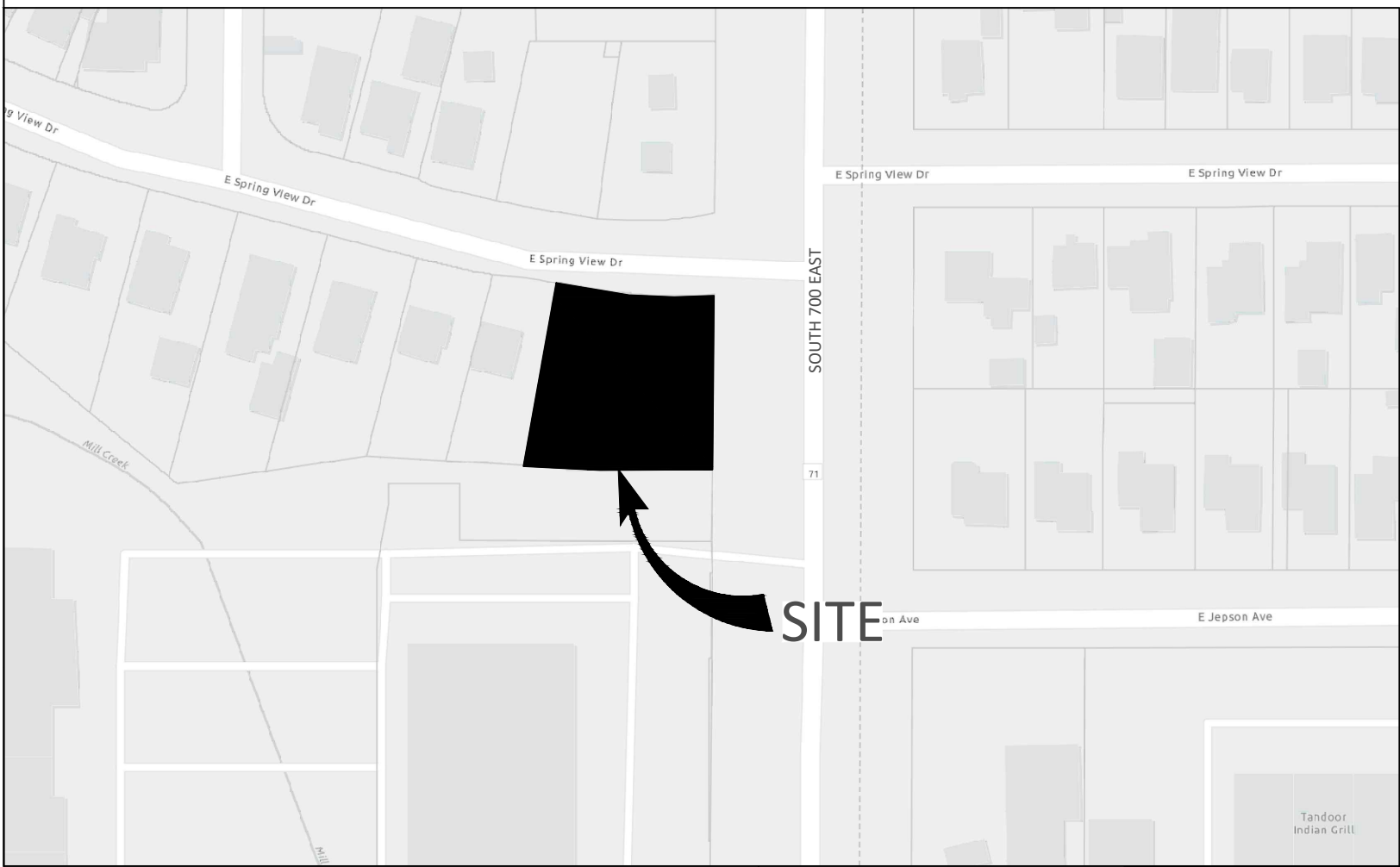
1. Plat
2. Site Plan
3. Alta Survey

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP



ZONING INFORMATION

ZONES: ZONE WITHIN THE PROJECT AREA IS CC (COMMERCIAL CORRIDOR)
PERMITTED USE: FOOD AND FINANCIAL SERVICES
CONDITIONAL USE: COMMERCIAL OFFICES

SITE RESTRICTION
BUILDING SETBACKS:

- A-FRONT: 10'
B-REAR: 0'
C-SIDE: 10' ON CORNER SIDE FRONTAGE YARD, 0' INTERIOR SIDE YARD

1. MINIMUM LOT SIZE: 43,560 SQ.FT.
2. MINIMUM LOT FRONTAGE: NONE NEEDS TO ABUT A PUBLIC STREET OR COMMON OPEN AREA
3. MAXIMUM BUILDING HEIGHT: 65'
MINIMUM BUILDING HEIGHT: 26'

PARKING REQUIREMENTS: MAXIMUM OF 60 FT WIDE IN FRONT OF BUILDING

LEGEND:

- PROPERTY BOUNDARY
--- NEIGHBOR BOUNDARY LINE
--- EASEMENTS LINE AS NOTED
● SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
● FOUND MONUMENT AS NOTED



NOTE:

INTENDED USE OF THE DEVELOPMENT IS FOR CHILD CARE FACILITY.

DOMINION ENERGY NOTE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY

BY _____, TITLE _____

ROCKY MOUNTAIN POWER NOTE

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 10-9A-603 AND 17-27A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

BY _____, TITLE _____

STORMWATER NOTE

OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 9 AND A PORTION OF PARK FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

LLC ACKNOWLEDGEMENT:

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

ON THE _____ DAY OF _____, A.D. 2024, _____ PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF BLACK CURRENT LLC, AND THAT THE FOREGOING OWNERS CONSENT, REGARDING THE PLAT OF SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT, WAS SIGNED BY HER ON BEHALF OF SAID BLACK CURRENT LLC.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

ACKNOWLEDGEMENT:

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

ON THE _____ DAY OF _____, A.D. 2024, _____ PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF ZIONS BANCORPORATION, AND THAT THE FOREGOING OWNERS CONSENT, REGARDING THE PLAT OF SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT, WAS SIGNED BY HER ON BEHALF OF SAID ZIONS BANCORPORATION.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

PUBLIC UTILITY APPROVAL

CABLE: _____ DATE: _____
COMCAST: _____ DATE: _____
OTHER: _____ DATE: _____

RECORD OF SURVEY

R.O.S. NO: _____

COUNTY SURVEYOR _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT:

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

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVAL AS TO FORM:

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

SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

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

ATTEST: RECORDER _____ MAYOR _____

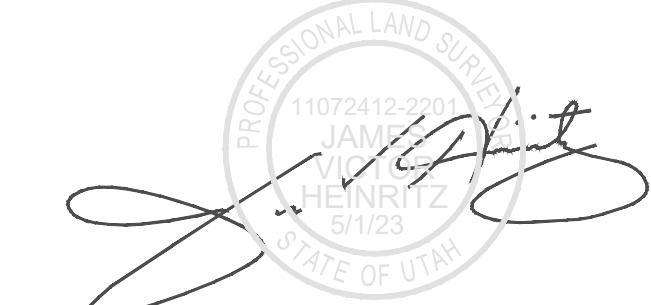
SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 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 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT

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

SIGNED THIS 1ST DAY OF MAY, 2023



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIED AS
FOLLOWS:

COMMENCING AT A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°22'07" WEST ALONG SAID LINE A DISTANCE OF 4,269.61 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,366.62 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10°08'38" EAST A DISTANCE OF 117.48 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 00°55'59" A RADIUS OF 1,046.89 FEET, AN ARC LENGTH OF 17.05 FEET AND A CHORD BEARING OF SOUTH 81°35'10" EAST A DISTANCE OF 17.05 FEET;
THENCE SOUTH 82°03'09" EAST A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 12°55'07" A RADIUS OF 287.42 FEET, AN ARC LENGTH OF 64.81 FEET AND A CHORD BEARING OF SOUTH 88°30'41" EAST A DISTANCE OF 64.67 FEET;
THENCE SOUTH 00°11'29" WEST A DISTANCE OF 111.32 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 72.74 FEET;
THENCE NORTH 87°00'00" WEST A DISTANCE OF 48.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,508 SQ. FT. OR 0.287 ACRES.

OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) BLACK CURRENT LLC , A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS 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 OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____.

BLACK CURRENT LLC WHICH IS A MEMBER OF ST. JOHN'S CDC, A UTAH LIMITED LIABILITY COMPANY,
CHANNEY ZINN, MANAGER

ZIONS BANCORPORATION N.A. DBA ZIONS FIRST NATIONAL BANK

SCALE: 1" = 20' SHEET 1 OF 1

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

PLANNING COMMISSION:

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

PLANNING COMMISSION APPROVAL

SOUTH SALT LAKE COMMUNITY DEVELOPMENT:

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

COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE FIRE MARSHAL:

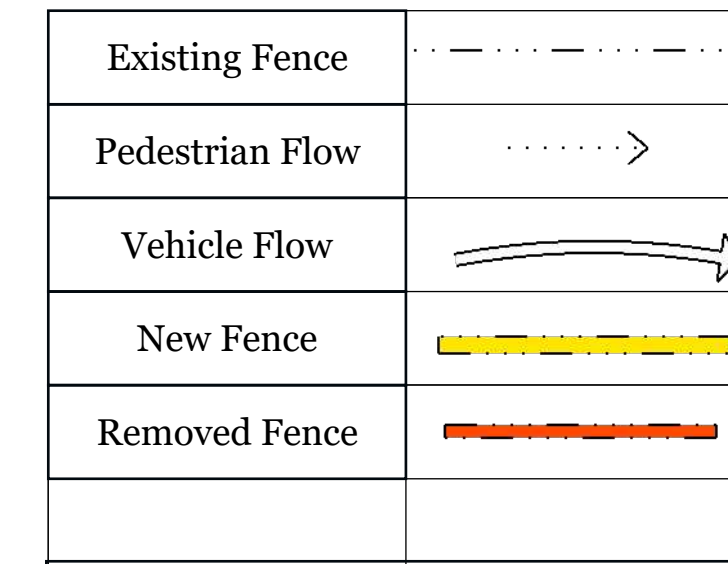
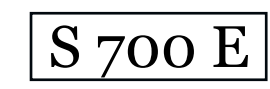
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

SOUTH SALT LAKE FIRE MARSHAL

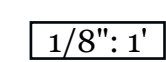
SOUTH SALT LAKE CITY ENGINEER:

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

SOUTH SALT LAKE CITY ENGINEER



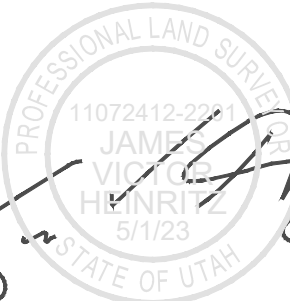
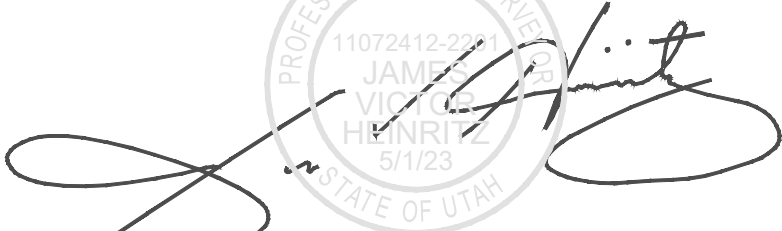
Existing signage on east facing Façade of building. proposed signage to remain at same location.
--



SURVEYOR’S CERTIFICATE

TO:
AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT, BLACK CURRENT, LLC, ZIONS BANK, STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2021, AND INCLUDED ITEMS 1–11, 13, 16, AND 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS THAT WHICH IS SPECIFIED THEREIN.

JAMES V. HENRITZ, PLS 11072412–2201
FOR AND ON BEHALF OF VARA 3D, INC

DATE _____ ,

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W. SUITE 705, WASHINGTON, D.C. 20036
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 6 MONTGOMERY VILLAGE AVENUE, SUITE 403 GAITHERSBURG, MD 20879

TITLE REPORT DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, SPRING VIEW PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; AND RUNNING THENCE SOUTH 87° EAST 20.4 FEET; THENCE EAST 72.74 FEET TO THE WEST LINE OF 700 EAST STREET; THENCE NORTH 0°11'29" EAST ALONG SAID WEST LINE 111.32 FEET TO THE SOUTH LINE OF SPRING VIEW DRIVE; SAID POINT BEING A POINT OF NON-TANGENCY ON THE ARC OF A 287.42 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 4°58'15" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.81 FEET THROUGH A CENTRAL ANGLE OF 12°55'07"; THENCE NORTH 82°03'09" WEST 19.38 FEET TO THE POINT OF CURVATURE OF A 1046.89 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 8°52'50" EAST); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.05 FEET THROUGH A CENTRAL ANGLE OF 0°55'59"; SAID POINT BEING 22 FEET EASTERLY FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 4, SPRING VIEW PARK; THENCE LEAVING SAID SOUTH LINE OF SPRINGVILLE DRIVE; AND RUNNING THENCE SOUTH 10°08'21" WEST 117.47 FEET; THENCE SOUTH 87° EAST 27.94 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING:

COMMENCING AT A FLAT 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION.

BASIS OF ELEVATION:

BENCH MARK POINT IS A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S WITH AN ELEVATION OF 4,270.82' PER THE SHEET 16194001.

FLOOD ZONE NOTE:

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", MINIMAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 49035C0303G, EFFECTIVE 09/25/09.

ZONING INFORMATION

ZONES:ZONE WITHIN THE PROJECT AREA IS CC (COMMERCIAL CORRIDOR)
PERMITTED USE: FOOD AND FINANCIAL SERVICES
CONDITIONAL USE: COMMERCIAL OFFICES

SITE RESTRICTION
BUILDING SETBACKS:

A--FRONT: 10'
B--REAR: 0'
C--SIDE: 10' ON CORNER SIDE FRONTAGE YARD, 0' INTERIOR SIDE YARD

- MINIMUM LOT SIZE: 43,560 SQ.FT.
- MINIMUM LOT FRONTAGE: NONE NEEDS TO ABUT A PUBLIC STREET OR COMMON OPEN AREA
- MAXIMUM BUILDING HEIGHT: 65'
MINIMUM BUILDING HEIGHT: 26'

PARKING REQUIREMENTS: MAXIMUM OF 60 FT WIDE IN FRONT OF BUILDING

SURVEYED DESCRIPTION:

NOTE: THE SURVEY LEGAL DESCRIPTION WAS INCLUDED DUE TO THE DIFFERENCE ON THE WEST BOUNDARY LINE FROM THE TITLE REPORT.

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

COMMENCING AT A FLAT 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION FOR THIS DESCRIPTION;

THENCE SOUTH 00°22'07" WEST ALONG SAID LINE A DISTANCE OF 4,269.61 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,366.62 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10°08'38" EAST A DISTANCE OF 117.48 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 00°55'59" A RADIUS OF 1,046.89 FEET, AN ARC LENGTH OF 17.05 FEET AND A CHORD BEARING OF SOUTH 81°35'10" EAST A DISTANCE OF 17.05 FEET;
THENCE SOUTH 82°03'09" EAST A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 12°55'07" A RADIUS OF 287.42 FEET, AN ARC LENGTH OF 64.81 FEET AND A CHORD BEARING OF SOUTH 88°30'41" EAST A DISTANCE OF 64.67 FEET;
THENCE SOUTH 00°11'29" WEST A DISTANCE OF 111.32 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 72.74 FEET;
THENCE NORTH 87°00'00" WEST A DISTANCE OF 48.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,508 SQ. FT. OR 0.287 ACRES.

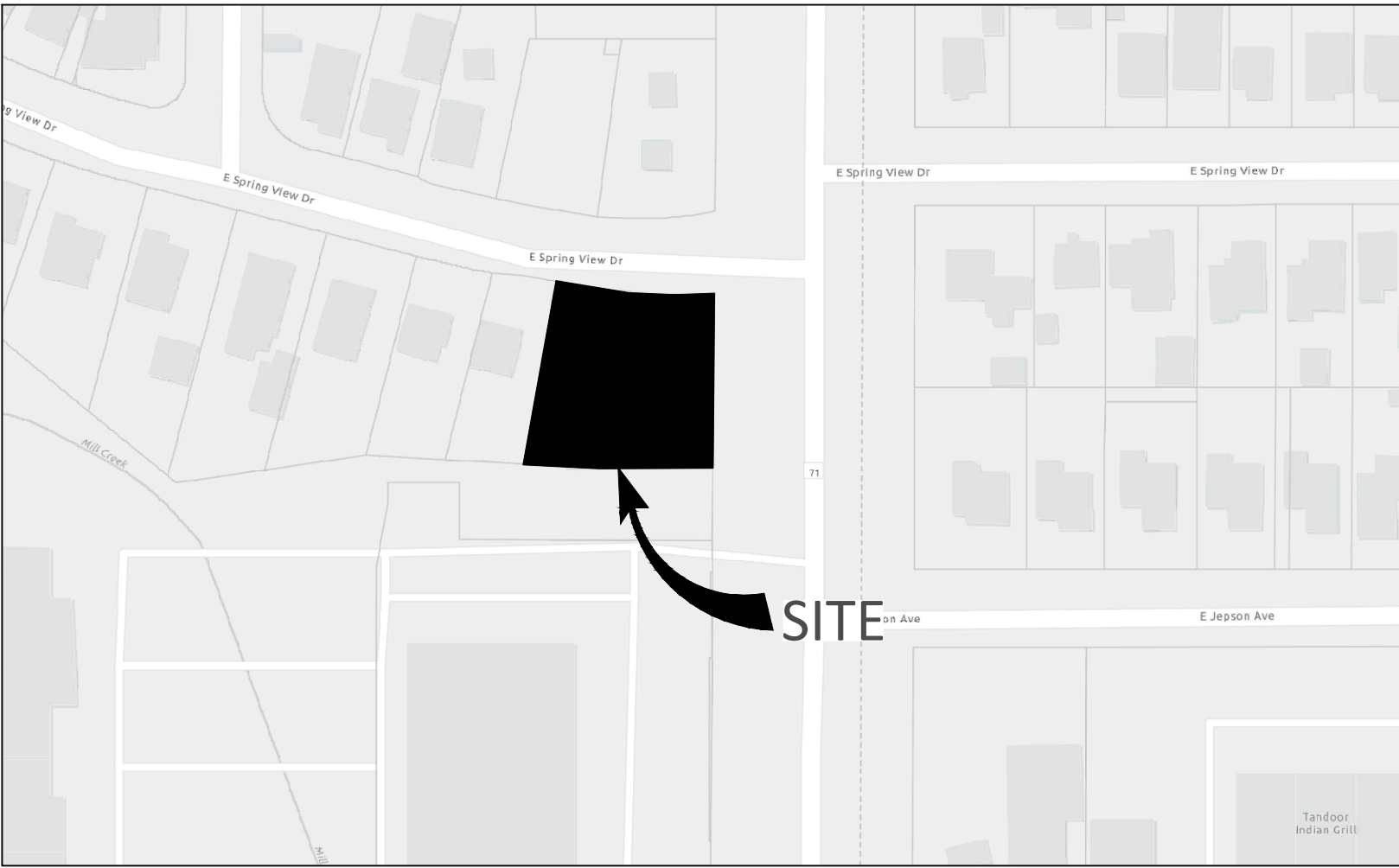
ALTA/NSPS TITLE SURVEY

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
- DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
- THE COORDINATES ARE REFERENCED TO A LOCAL US COORDINATE SYSTEM.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA, 3D INC. FOR ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON VARA 3D, INC. RELIED ON STEWART TITLE GUARANTY COMPANY FILE NO. 1920011, DATED JANUARY 3, 2023 @ 8:00 A.M.
- PARKING SPACES – NONE
- NO EVIDENCE OF ADDITIONAL WORK WAS OBSERVED WHILE COMPLETING THIS SURVEY.
- VERTICAL RELIEF INFORMATION WAS DETERMINED BY GROUND SURVEY WITH 1' CONTOURS SHOWN. SEE BASIS OF ELEVATION BELOW FOR DATUM IDENTIFICATION.
- TRADITIONAL SURVEY METHODS WERE USED IN THIS SURVEY WHILE MAINTAINING INDUSTRY STANDARDS FOR PRECISION.
- ADDRESS WAS OBSERVED ON THE SIDE OF THE BUILDING NEAR ENTRANCE.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE AMOUNT OF \$1 MILLION TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

VICINITY MAP



NOTES CORRESPONDING TO SCHEDULE B, PART II:

- THE LAND IS INCLUDED WITHIN THE BOUNDARIES OF CITY OF SOUTH SALT LAKE AND MOUNT OLYMPUS IMPROVEMENT DISTRICT AND IS SUBJECT TO ANY CHARGES AND ASSESSMENTS LEVIED THEREBY. (NOT A SURVEY MATTER)
- ORDINANCE 216, LEVYING A SPECIAL TAX KNOWN AS IMPROVEMENT DISTRICT NO. 21" OF THE CITY OF SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 15, 1988, AS ENTRY NO. 4714682, BOOK 6089, PAGE 1708 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
- CERTIFICATE OF APPROPRIATION OF WATER, STATE OF UTAH, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 31, 1946, AS ENTRY NO. 1068048, BOOK 513, PAGE 577 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- EASEMENT AND RESERVATIONS CONTAINED IN WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED OCTOBER 29, 1924 AS ENTRY NO. 522117 IN BOOK 12–K AT PAGE 25, OF PUBLIC RECORDS. (SHOWN HEREON)
- EASEMENT AND RESERVATIONS CONTAINED IN WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED APRIL 18, 1925 AS ENTRY NO. 532639 IN BOOK 12–H AT PAGE 229, OF PUBLIC RECORDS. (SHOWN HERON)
- RECIPROCAL PARKING AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 26, 1973, AS ENTRY NO. 2578222, BOOK 3446, PAGE 230 OF PUBLIC RECORDS.

FIRST AMENDMENT TO RECIPROCAL PARKING AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 25, 1974, AS ENTRY NO. 2638410, BOOK 3936, PAGE 7 OF PUBLIC RECORDS. (NOT PLOTTABLE)
- RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED FEBRUARY 29, 1984 AS ENTRY NO. 3910185 IN BOOK 5534 AT PAGE 2466, OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
- RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED FEBRUARY 29, 1984 AS ENTRY NO. 3910186 IN BOOK 5534 AT PAGE 2469, OF PUBLIC RECORDS.

SAID INSTRUMENT WAS RE–RECORDED ON MAY 27, 1984, AS ENTRY NO. 3921259, IN BOOK 5541, AT PAGE 2917. (NOT A SURVEY MATTER)
- EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED MARCH 14, 1984, AS ENTRY NO. 3915621, BOOK 5538, PAGE 1317 OF PUBLIC RECORDS. (SHOWN HEREON)
- EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED MARCH 14, 1984 AS ENTRY NO. 3915751 IN BOOK 1538 AT PAGE 1555, OF PUBLIC RECORDS. (SHOWN HEREON)
- A DEED OF TRUST EXECUTED BY AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT AS TRUSTOR AND TITLE GUARANTEE AS TRUSTEE, IN THE STATED AMOUNT OF \$665,000.00, IN FAVOR OF COMPASS BANK AS BENEFICIARY, DATED FEBRUARY 28, 2019 AND RECORDED FEBRUARY 28, 2019 AS ENTRY NO. 12942208, BOOK 10756, PAGE 9296 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)

AN ASSIGNMENT OF RENTS AND INCOME DATED FEBRUARY 28, 2019 AND RECORDED FEBRUARY 28, 2019 AS ENTRY NO. 12942209 IN BOOK 10756 AT PAGE 9305, OF PUBLIC RECORDS, WHEREIN AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT, ASSIGNS AS ADDITIONAL SECURITY UNDER THE DEED OF TRUST SHOWN HEREIN, ALL RENTS, INCOME, PROFITS, ETC., ACCRUING FROM SAID LAND TO COMPASS BANK. (NOT A SURVEY MATTER)

22. ANY MATTERS THAT MIGHT BE DISCLOSED BY AN ACCURATE SURVEY OF SAID PREMISES.(NOT PLOTTABLE)

23. THE RIGHTS OF PARTIES IN POSSESSION OF THE LAND UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. (NOT PLOTTABLE)

PROJECT INFORMATION

JENSEN DOBBS
3200 SOUTH 700 EAST, SALT LAKE CITY
ALTA/NSPS TITLE SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



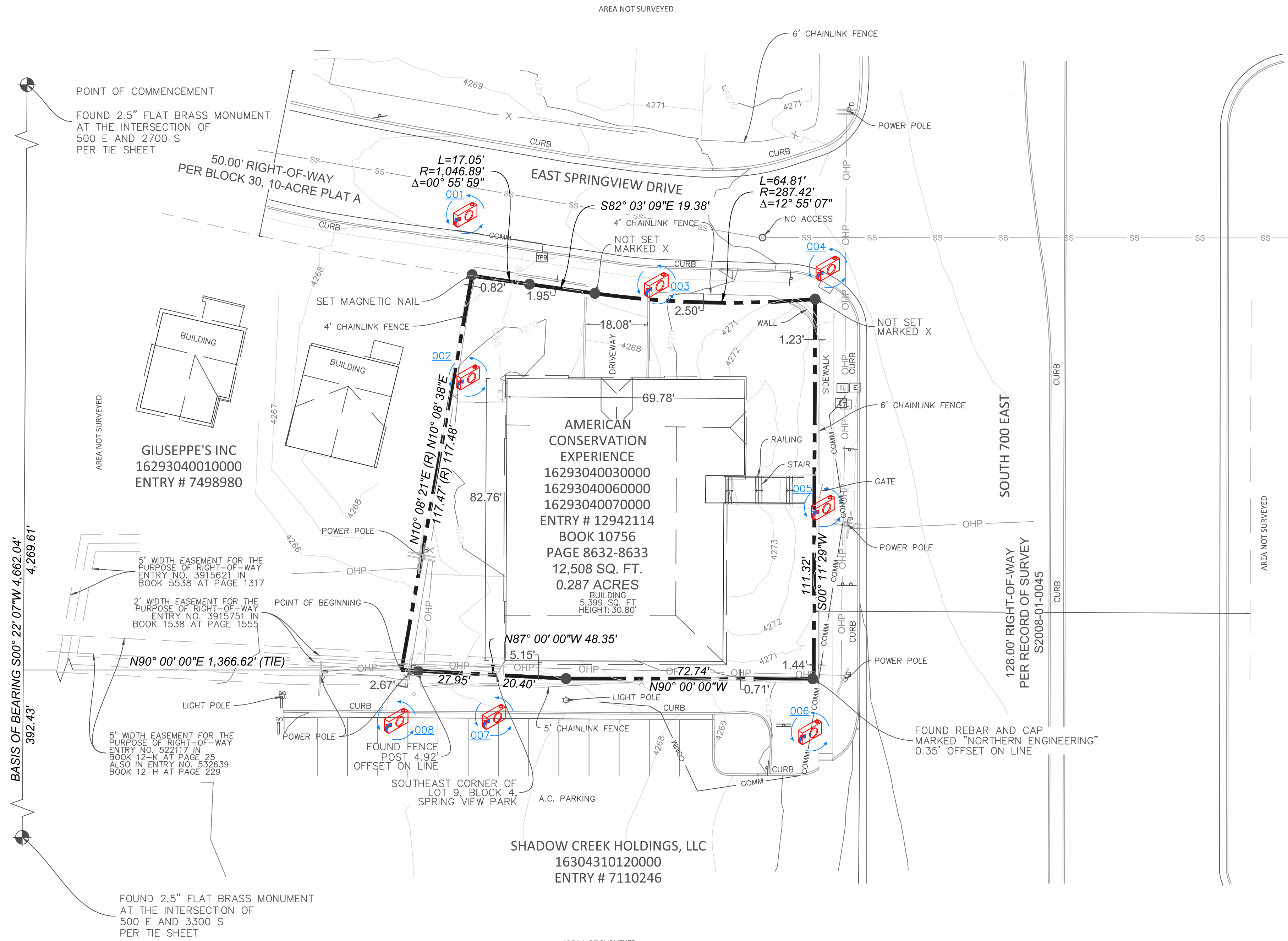
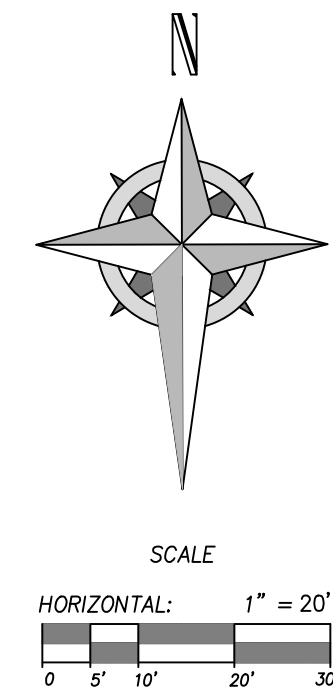
PROJECT NO: 23-RE-029	Sheet 1
DATE APRIL 11, 2023	2
HORIZONTAL SCALE 1" = 20'	



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

ALTA/NSPS TITLE SURVEY

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND:

- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- FENCE
- OHP OHP POWER LINE
- GAS GAS UNDERGROUND GAS LINE
- COMM COMM UNDERGROUND COMMUNICATION LINE
- SS SS UNDERGROUND SANITARY SEWER
- EASEMENTS LINE AS NOTED
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED

- PANORAMIC PHOTO LOCATION
- FOUND MONUMENT AS NOTED
- SIGN
- BILLBOARD SIGN
- LIGHT POLE
- POWER POLE
- TELEPHONE PULL BOX
- ELECTRICAL BOX
- SEWER MANHOLE
- TELEPHONE BOX

PROJECT INFORMATION

JENSEN DOBBS
3200 SOUTH 700 EAST, SALT LAKE CITY
ALTA/NSPS TITLE SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-029	Sheet 2
DATE APRIL 11, 2023	2
HORIZONTAL SCALE 1" = 20'	

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS