



## PLANNING COMMISSION STAFF REPORT

<b>MEETING DATE:</b>	June 5, 2025
<b>PROJECT NUMBER:</b>	S25-00008
<b>REQUEST(S):</b>	An application for a Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one lot located at 195 West Oakland Avenue.
<b>ADDRESS:</b>	195 West Oakland Avenue
<b>PARCEL NUMBERS:</b>	15-24-426-013; 014; 015; 016; 017; 018; 019; 020; 021; 15-24-427-001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 013; and 014.
<b>PROPERTY OWNER:</b>	South Salt Lake City
<b>APPLICANT:</b>	South Salt Lake City
<b>TYPE OF APPLICATION:</b>	Administrative – Subdivision Plat

**SYNOPSIS:** On February 11, 2025, the South Salt Lake Engineering Department submitted a plat application. The application is to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one-Lot.

The Plat Application is part of a three-application process. The other applications they have submitted have included:

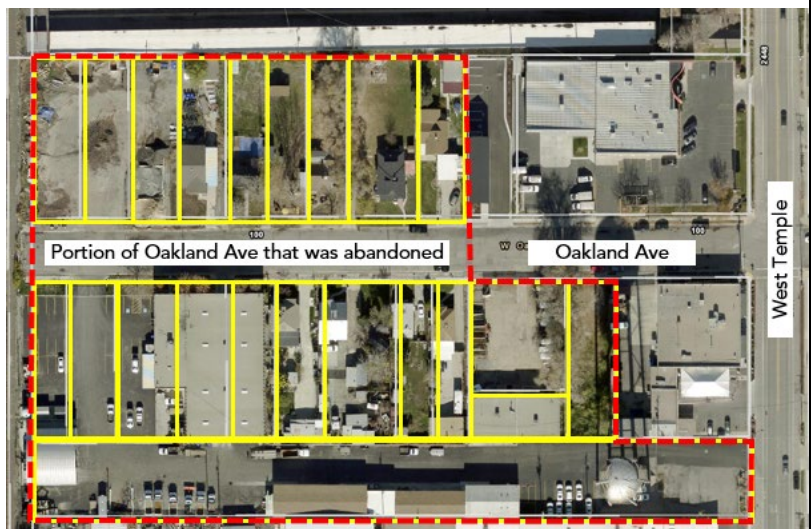
1. Rezoning of ten lots from TOD to City Facility. This was reviewed by the Planning Commission on April 3, 2025. The City Council approved it on April 23, 2025.
2. The City Facility Ordinance Amendment. This was reviewed by the Planning Commission on April 3, 2025.
3. Plat Application to consolidate parcels into one Lot.

South Salt Lake wants to consolidate the 22 lots they own and the abandoned portion of Oakland Avenue so they can build a new Public Works Campus. The consolidation is required because buildings cannot cross lot lines. The existing Public Works Campus is on a portion of this site, but this plat will allow the campus to expand its operations.

The Planning Commission is the land use authority for subdivision plat approvals.

### STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary subdivision plat to consolidate twenty-two lots and a portion of Oakland Avenue into a one-Lot plat, located at 195 West Oakland Avenue. Staff's recommendation is based upon its analysis and findings included below.



EXISTING ZONING	EXISTING USE	EXISTING PARCEL SIZES	PROPOSED LOT SIZE
City Facility	City Facility – Public Works Campus	North: TOD South: TOD East: TOD West: TOD	5.97 acres after consolidation

**GENERAL INFORMATION:**

Location: 195 West Oakland Avenue

Proposed Project Size 5.97 acres

Surrounding Land Use Districts: North: TOD  
South: TOD  
East: TOD  
West: TOD

Figure 1: Existing Parcel Lines



 Project Boundary



## Figure 2-4: Existing Site Conditions

The following image, taken from Google Earth, show the sites' existing conditions:



*The entrance from West Temple, south of Level Crossing, by the Water Tower.*



*Oakland Avenue looking west – the red denotes where Oakland has been abandoned*



*195 W Oakland Avenue – the existing Public Works building*



Figure 5: Preliminary Site Plan<sup>1</sup>

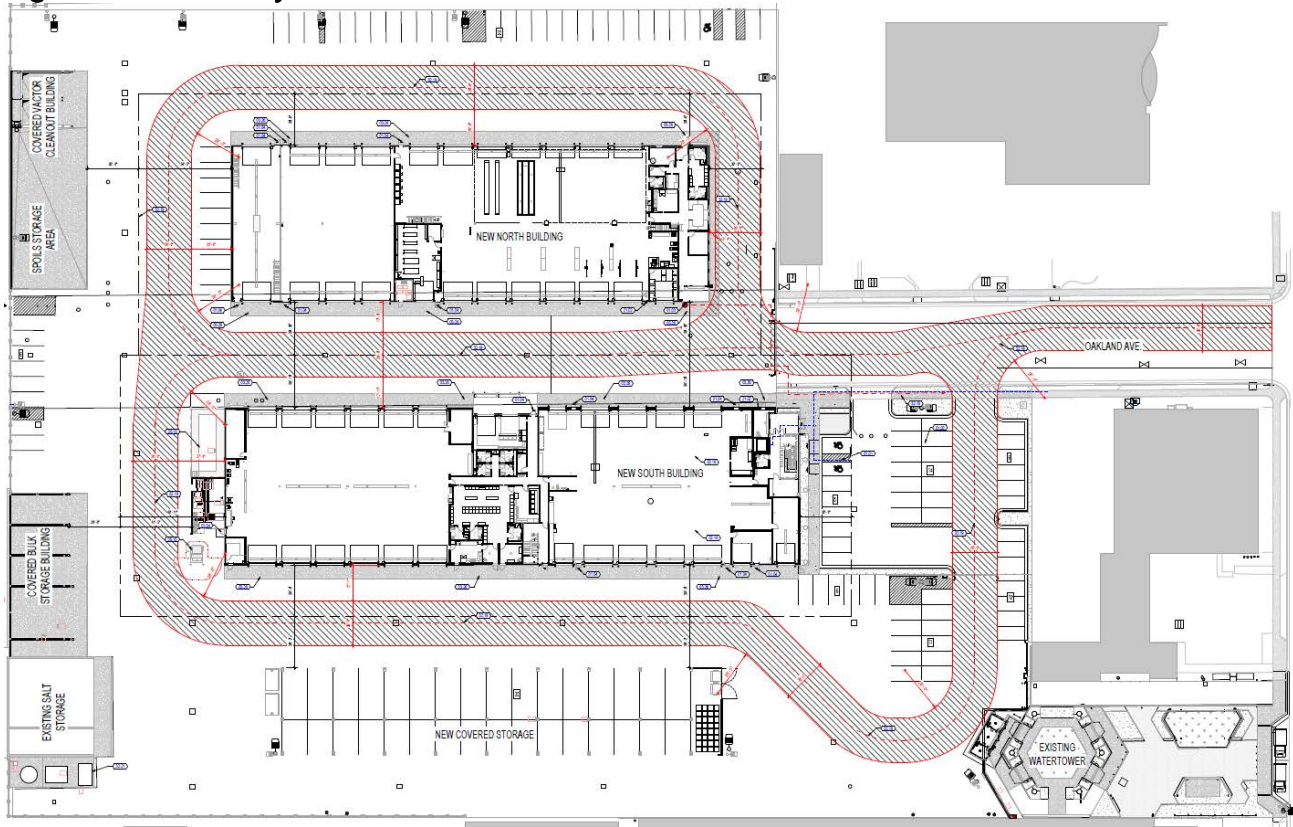
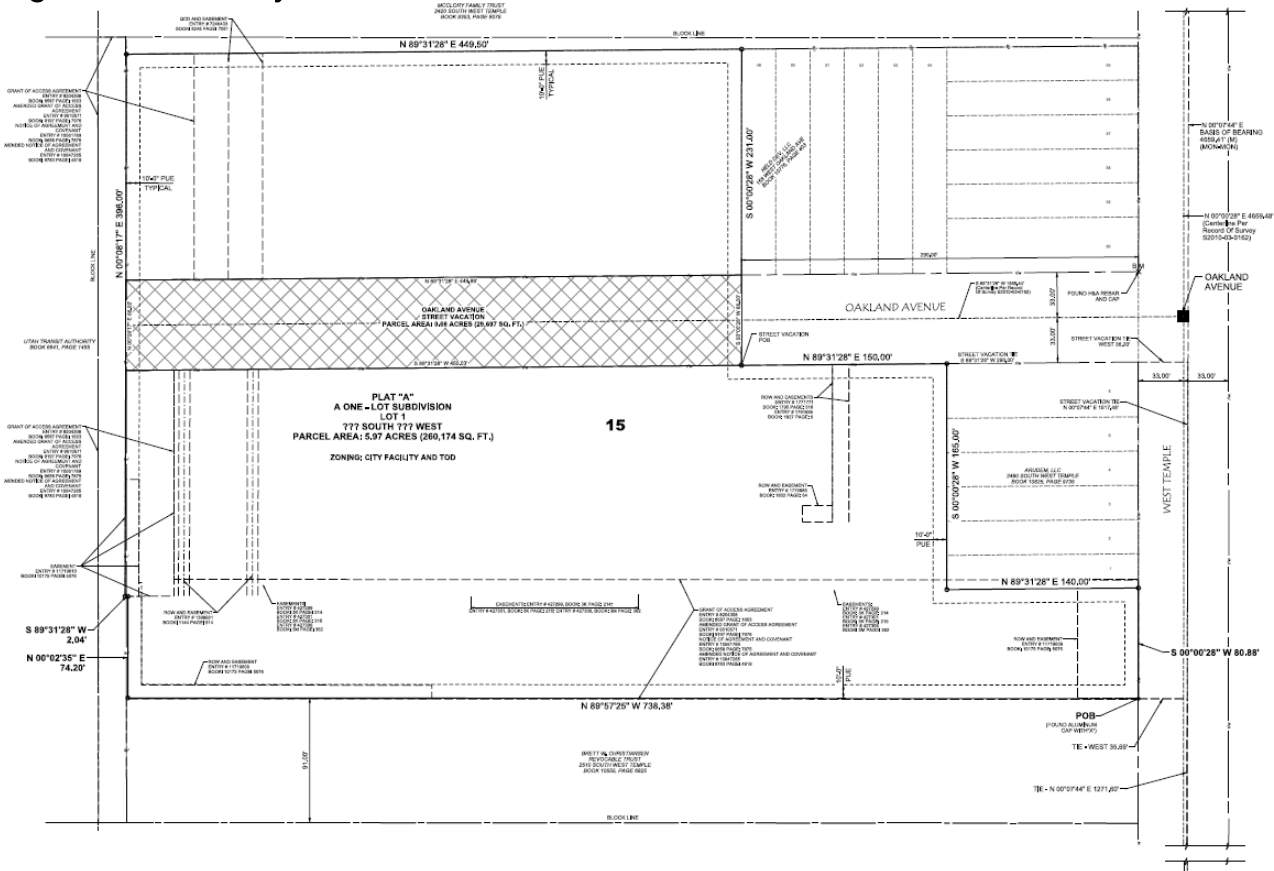


Figure 6: Preliminary Subdivision Plat<sup>2</sup>



<sup>1</sup> The Site Plan is conceptual and subject to technical review.

<sup>2</sup> The full Preliminary Plat is in the Attachments at the end of the Staff Report.

## **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:**

**Community Values Goal #1:** Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.

**Analysis:** The new Public Works Campus will allow the City to better serve the residents and businesses with the essential functions that are needed in order for a city to operate. Right now, the existing Public

## **ORDINANCE ANALYSIS:**

Works campus cannot fit all of our Public Works staff. This new campus has taken in account for department growth over the years.

Ordinance	Finding	Condition of Approval
<b>Title 17 – Land Use and Development</b>		
<b>17.03.130 – City Facility</b>		
1. There is a demonstrated need for the City Facility within the community at large and it is not contrary to the public interest.	The plat is required in order for the Public Works Campus to be developed. The campus will serve residents and businesses in the city. The campus will house the City's water, sewer, fleet, and streets department.	
2. The City Facility is consistent with the goals and polices of the general plan and applicable ordinance of the city where feasible.	The Public Works Campus is consistent with the General Plan as outlined in the General Plan Consideration section.	
3. The City Facility is located, planned, and developed in a manner that is not inconsistent with the health, safety, or general welfare of persons residing or working in the city.	The Public Works Campus will be located in the same location where the existing one is located. It is an ideal location because it is surrounded by businesses and TRAX.	
<b>Outdoor Storage</b>		
4. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. Fences can't exceed 8'. Chain link and vinyl are prohibited.	All proposed storage yards will either be screened by a solid fence or will be blocked from buildings, so they will not be seen from public view. No proposed fences are over 8' tall.	

5. All fences shall meet the Clear View Area requirements.	All fences will meet the Clear View requirement.	
6. Barbed Wire. Fences containing strands of barbed wire, or security wire, shall be prohibited.	There will be no barbed wire fences.	
7. Electrified Fences shall be prohibited. This provision does not prohibit an "invisible: fence (wired or wireless) to contain canines with a collar receiver.	There will be no electric fences.	
<b>17.06.150 – Access Management</b>		
A. Lots with fewer than one hundred (100) feet of Frontage on Arterial or Collector Streets shall have only one (1) approach.	There will be two access points, one from Oakland Avenue and the second will be south of Level Crossing, on West Temple by the water tower. Both of these access points are existing.	
<b>17.10.140 – Subdivision Development Lot Standards</b>		
1. All Final Plats shall result in the creation of compliant Lots and Building sites.	The proposed new Lot will be 5.97 acres.	
2. Frontage on public street	The proposed dealership will front West Temple and Oakland Avenue.	
3. Street right-of-way shall be separate and distinct from subdivided lots.	The Lot is separate from the Right of Way and all development is to take place within the proposed property lines.	
4. Minimum area and dimensions shall conform.	There is no acreage minimum in the City Facility land use district.	
5. 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.	
6. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
7. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
8. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
9. Double frontage residential lots	Not Applicable	
10. Building envelope separation between Structures	The applicant is proposing to demolish the existing structures and construct a new Public Work Campus. All new development will meet the minimum separation standards.	
11. 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.	
12. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	The final site plan indicates sufficient size to allow for erection of buildings.	
13. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The final site plan provides adequate off-street parking. There are around 85 stalls provided for staff and members of the public that are coming to the campus.	
14. New Single-Family lots	Not Applicable	
15. If Access from an Arterial or Collector Street is necessary for new adjoining	Not Applicable	

lots, such lots shall be served by separate local street		
16. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	There is ingress and egress provided from West Temple and Oakland Avenue.	
17. 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. Drainage was reviewed based on the proposed new buildings.	
<b>17.10.160(A) - Drainage and Storm Sewers General Requirements</b>		
1. 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.	
<b>17.10.160(B) – Nature of Stormwater Facilities</b>		
1. 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 per Engineering review.	
2. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
3. Accommodation of Upstream Drainage Areas.	Not applicable	
4. 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.	
5. Areas of poor drainage shall be remediated as applicable.	Per the Engineering review, there is adequate storm or flood water drainage.	
6. 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 flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
<b>17.10.170 - Water Facilities</b>		
1. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	The proposed development connects to an existing water meter. Adequate water supply provisions are proposed per SSL Engineering review.	
2. Applicant shall install adequate water facilities including fire hydrants.	There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey.	
3. Fire flow shall be approved by the Fire Marshal.	A fire flow test was performed and the results were reviewed by the Fire Marshal. The Fire Marshal has reviewed and approved all proposed fire flow rates.	
4. Water main extensions shall meet the City's standards.	Approved, per the SSL Engineering review.	

5. Location of all fire hydrants, all water and storage supply improvements shall be shown.	There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey.	
6. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	Not applicable. There are no facilities at this location to be maintained by South Salt Lake City.	
7. Fire hydrants required for all plats.	There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey.	
<b>17.10.180 - Sewer Facilities</b>		
1. The applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	Per SSL Engineering, there is adequate sewer capacity in this area.	
2. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	Per SSL Engineering, there is adequate sewer capacity in this area.	
<b>17.10.190 – Utilities</b>		
1. A. Utility facilities shall be located underground in new subdivisions. This does not apply to City Facility District.	Not Applicable	
2. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide. This does not apply to City Facility District.	A PUE is not required in City Facility zones.	
<b>17.10.200 - Sidewalks, Trails, and Bike Paths</b>		
1. Subdivision shall comply with the applicable road profile.	There is not Right of Way dedication along West Temple. If the property is ever sold, we will ensure that all dedications are in place at the time of the sale.	
2. 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.	
3. 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:**

Staff recommends the Planning Commission approve the preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.



**Findings of Fact:**

1. On February 11, 2025, the South Salt Lake Engineering Department submitted a plat application for one-lot plat;
2. The plat will consolidate 22 lots and an abandoned right of way;
3. The subject lots are located at 168 W, 172 W, 174 W, 178 W, 182 W, 192 W, 198 W, 200 W, 165 W, 169 W, 171 W, 175 W, 179 W, 187 W, 193 W, 195 W, 197 W, and 201 W Oakland Avenue and 2500, 2504 West Temple;
4. The subject lots are located in the City Facility land use district;
5. The proposed lot will be 5.97 acres; and
6. The new development will have access from West Temple and Oakland Avenue.

**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 land use district;
3. The subdivision 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 subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city;
5. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.140 Subdivision Development Lot Standards" and found that this subdivision is compliant with this section, as outlined above;
6. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.150 Subdivision and Condominium Plat Layout Requirements" and found that this subdivision is compliant with this section, as outlined above; and
7. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.

**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 issuance of full building permits for 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 ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
4. 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;
5. 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;
6. The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval; or the approval will expire. However, if the applicant elects to install Infrastructure Improvements has deposited a 10% Warranty Assurance, and is actively working on the issued building permit, the plat approval will not expire until two years after final plat approval;
7. All items of the staff report.

### **PLANNING COMMISSION OPTIONS:**

#### **Option 1: Approval**

Move to approve an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

#### **Option 2: Denial**

Move to deny an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the findings discussed on the record.

#### **Option 3: Continuance**

Move to table the decision on the application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, to a date certain to allow the Applicant 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:**

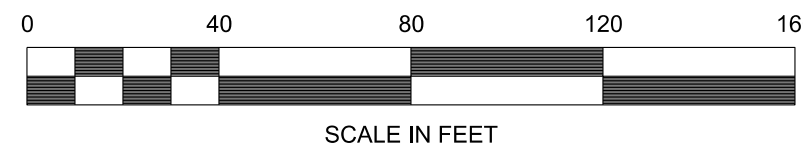
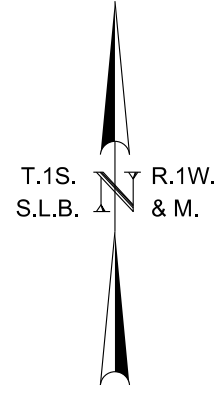
1. Preliminary Plat
2. Proposed Site Plan
3. ALTA Survey

SOUTH SALT LAKE PUBLIC WORKS

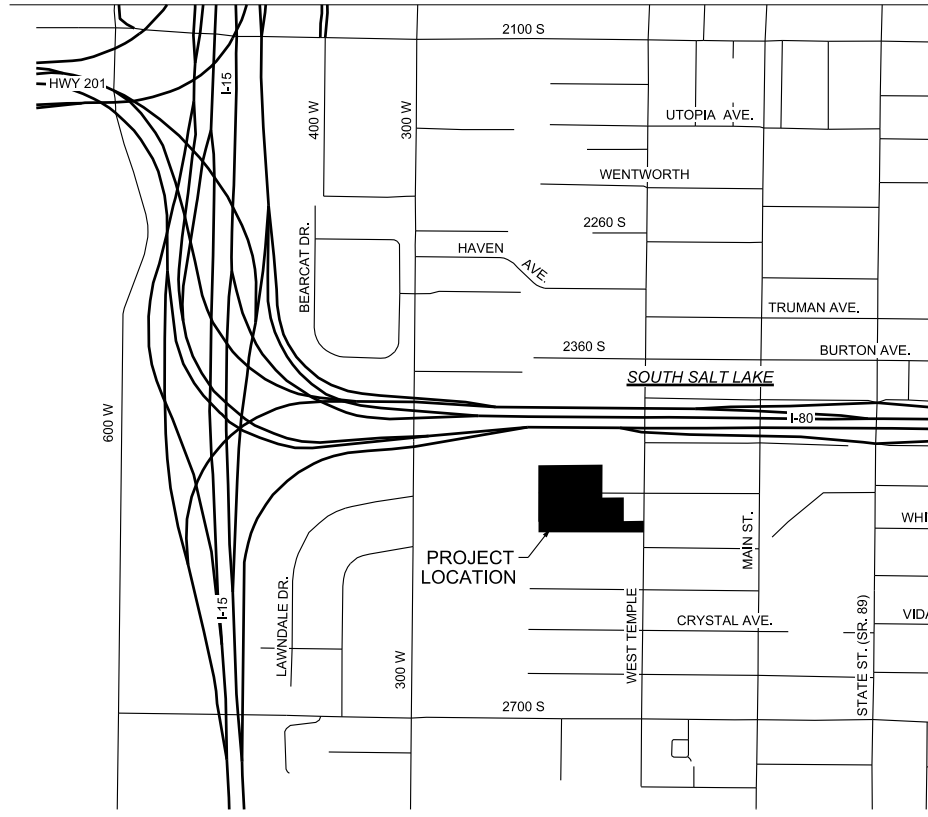
PLAT "A"  
A ONE - LOT SUBDIVISION  
LOCATED IN LOT 15, BLOCK 39 OF THE 10-ACRE PLAT "A" BIG FIELD SURVEY, ALSO BEING LOCATED IN THE  
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

MCCLORY FAMILY TRUST  
2420 SOUTH WEST TEMPLE  
BOOK 9353, PAGE 8079

FOUND MONUMENT  
2100 SOUTH & WEST TEMPLE  
2" ROUND TOP BRASS  
N 7433232.73  
E 1531205.76  
(NAD 83)



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5152741. I STATE THAT BY AUTHORITY OF THE OWNER,  
I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT WITH ALL MEASUREMENTS AS SHOWN.

TRAVIS TRANE  
LICENSE # 5152741  
PROFESSIONAL LAND SURVEYOR



22 MAY 2025  
DATE

BOUNDARY DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL IN SOUTH SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH IS A PART OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°07'44" EAST 1271.60 FEET ALONG THE MONUMENT LINE AND WEST 35.69 FEET FROM THE MONUMENT IN WEST TEMPLE AND 2700 SOUTH STREET; THENCE NORTH 89°57'25" WEST 738.38 FEET ALONG A LINE WHICH IS 91 FEET NORTH AND RUNNING PARALLEL TO THE SOUTH LINE OF LOT 15, BLOCK 39, TEN ACRE PLAT, BIG FIELD SURVEY; THENCE NORTH 00°02'35" EAST 74.20 FEET; THENCE SOUTH 89°31'28" WEST 2.04 FEET; THENCE NORTH 00°08'17" EAST 396.00 FEET TO THE NORTHWEST CORNER OF AMENDED PLAT OF BLOCK 3 OAKLAND PLACE SUB; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID AMENDED PLAT OF BLOCK 3 OAKLAND PLACE SUB, NORTH 89°31'28" EAST 449.50 FEET; THENCE SOUTH 00°00'28" WEST 231.00 FEET; THENCE NORTH 89°31'28" EAST 150.00 FEET; THENCE SOUTH 00°00'28" WEST 165.00 FEET; THENCE NORTH 89°31'28" EAST 140.00 FEET; THENCE SOUTH 00°00'28" WEST 80.88 FEET TO THE POINT OF BEGINNING

AREA CONTAINS 5.97 ACRES MORE OR LESS.

BASIS OF BEARING  
NORTH 00°07'44" EAST FROM THE FOUND SALT LAKE COUNTY STREET MONUMENT AT THE INTERSECTION OF WEST TEMPLE AND 2700 SOUTH STREET TO THE FOUND SALT LAKE COUNTY STREET MONUMENT AT THE INTERSECTION OF WEST TEMPLE AND 2100 SOUTH STREET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) SOUTH SALT LAKE CITY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

SOUTH SALT LAKE PUBLIC WORKS

PLAT "A"  
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 MY HAND

THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SOUTH SALT LAKE CITY

BY: \_\_\_\_\_ OWNER: \_\_\_\_\_  
ITS: \_\_\_\_\_ CITY OF SOUTH SALT LAKE DEVELOPER: \_\_\_\_\_  
CITY OF SOUTH SALT LAKE

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SALT LAKE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_ BY \_\_\_\_\_

THE \_\_\_\_ OF SOUTH SALT LAKE CITY

NOTARY PUBLIC

NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

SOUTH SALT LAKE PUBLIC WORKS

PLAT "A"

A ONE - LOT SUBDIVISION  
LOCATED IN LOT 15, BLOCK 39 OF THE 10-ACRE PLAT "A" BIG FIELD SURVEY, ALSO BEING LOCATED IN THE  
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH  
SCALE: 1"= 40 FEET

SHEET 1 OF 1

SALT LAKE COUNTY SURVEYOR

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SALT LAKE COUNTY SURVEYOR OR REPRESENTATIVE

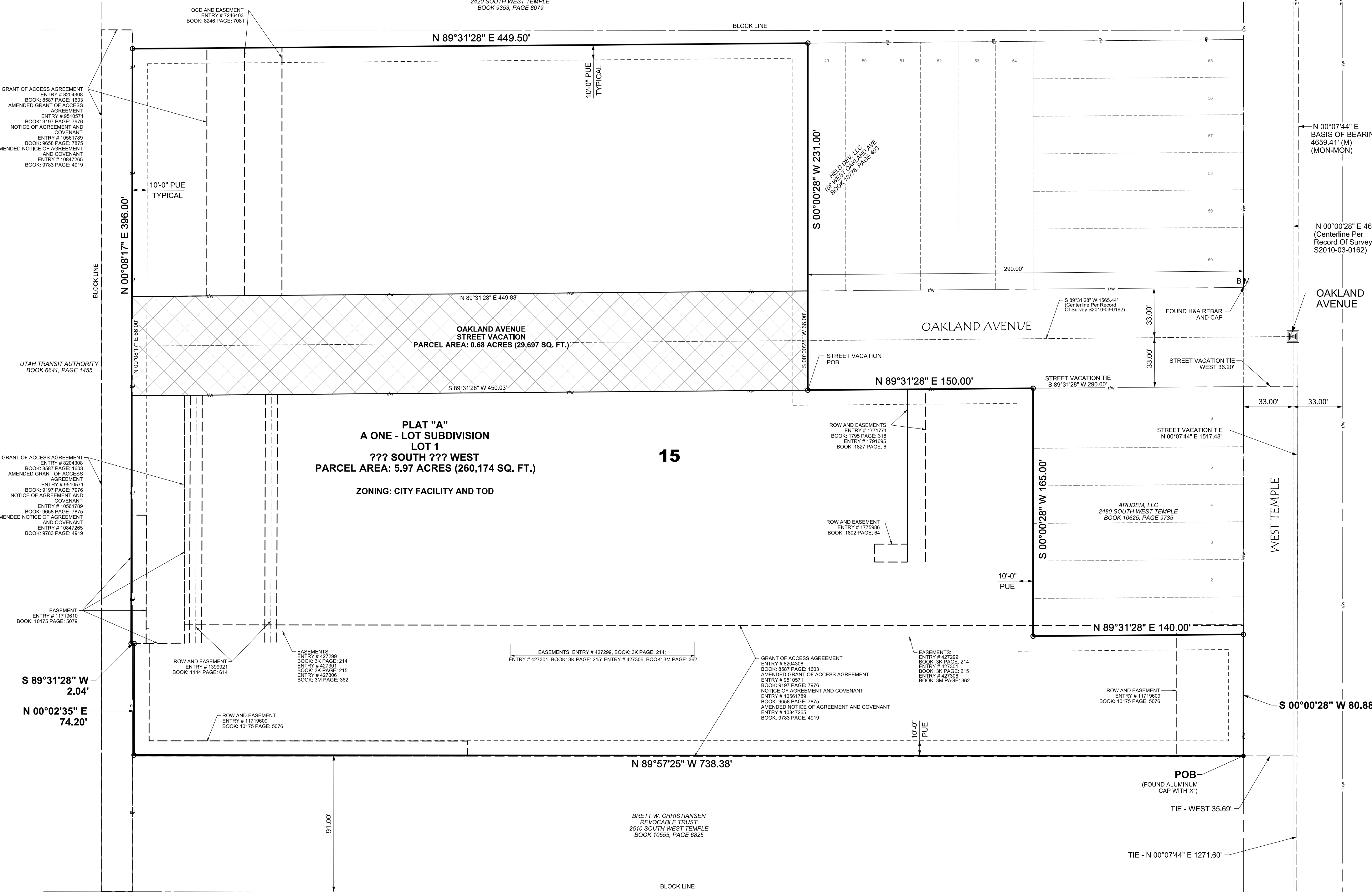
R.O.S. \_\_\_\_\_

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



RB&G  
ENGINEERING, INC.

1435 WEST 820 NORTH  
PROVO, UTAH 84601  
801 374-5771 PROVO

LEGEND

- ADJACENT PROPERTY
- OAKLAND PLACE SUB LOT LINES
- EASEMENT
- PROPERTY BOUNDARY
- PROPERTY CORNER, NOT FOUND OR SET
- PROPERTY CORNER OR PROPERTY CORNER REFERENCE POINT, FOUND NAIL
- PROPERTY POINT OF BEGINNING
- PROPERTY TIE
- SALT LAKE COUNTY MONUMENT, FOUND
- SALT LAKE COUNTY MONUMENT LINE
- ROAD CENTERLINE

COMCAST

APPROVED  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

COMCAST REPRESENTATIVE

CENTURYLINK COMMUNICATIONS, LLC  
dba LUMEN TECHNOLOGIES GROUP

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

CENTURYLINK REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SOUTH SALT LAKE ATTORNEY

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED AS TO FORM  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

PLANNING COMMISSION APPROVAL

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE FIRE MARSHAL

APPROVED AS TO FORM  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SOUTH SALT LAKE FIRE MARSHAL

SOUTH SALT LAKE ENGINEER

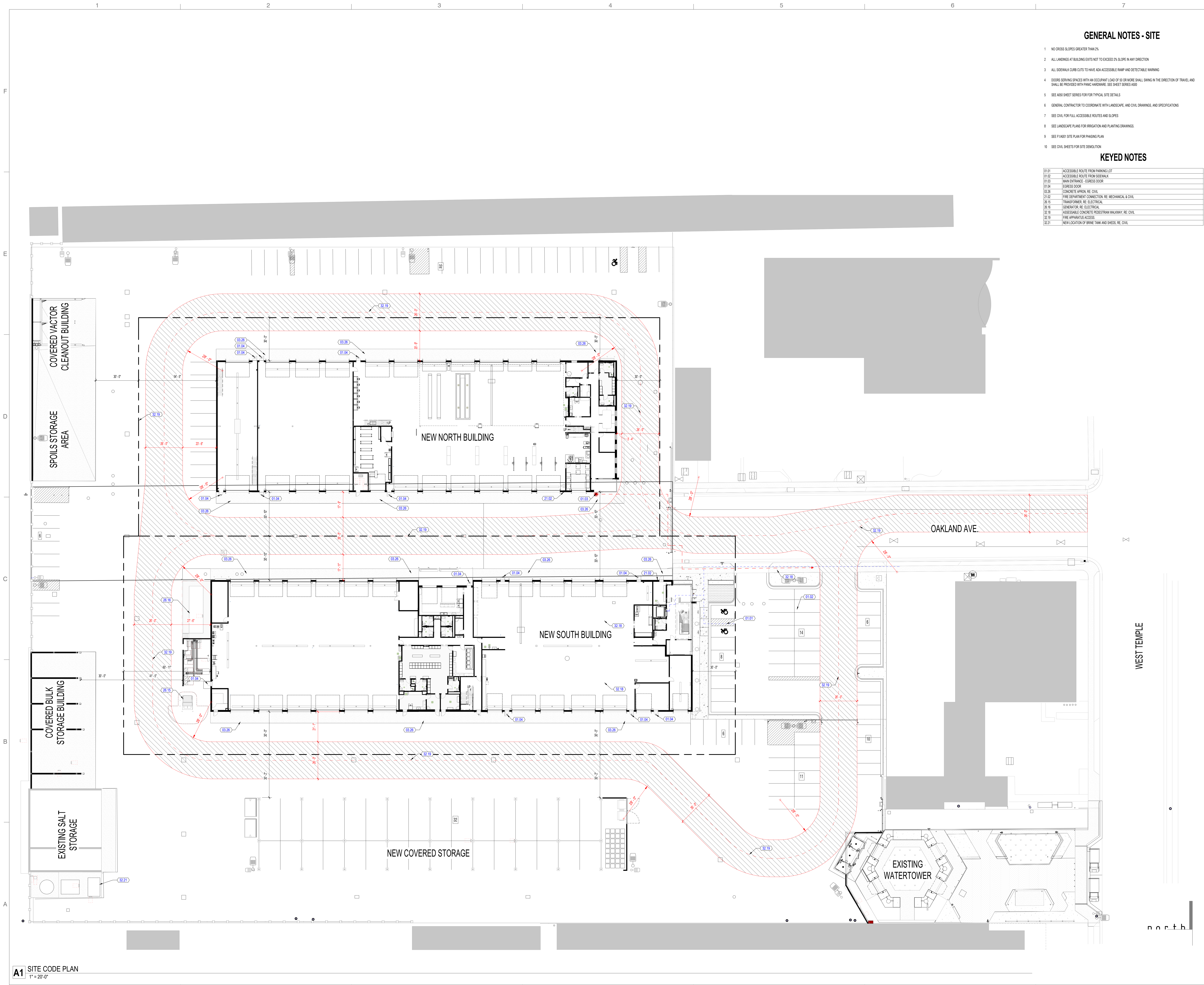
APPROVED AS TO FORM  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

SOUTH SALT LAKE ENGINEER









GENERAL NOTES - SITE

- 1 NO CROSS SLOPES GREATER THAN 2%
- 2 ALL LANDINGS AT BUILDING EXITS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- 3 ALL SIDEWALK CURB CUTS TO HAVE ADA ACCESSIBLE RAMP AND DETECTABLE WARNING
- 4 DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE PROVIDED WITH PANIC HARDWARE. SEE SHEET SERIES A00
- 5 SEE ADD SHEET SERIES FOR TYPICAL SITE DETAILS
- 6 GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL, DRAWINGS, AND SPECIFICATIONS
- 7 SEE CIVIL FOR FULL ACCESSIBLE ROUTES AND SLOPES
- 8 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING DRAWINGS
- 9 SEE FINA001 SITE PLAN FOR PHASING PLAN
- 10 SEE CIVIL SHEETS FOR SITE DEMOLITION

KEYED NOTES

01.01	ACCESSIBLE ROUTE FROM PARKING LOT
01.02	ACCESSIBLE ROUTE FROM SIDEWALK
01.03	MAIN ENTRANCE - EGRESS DOOR
01.04	EGRESS DOOR
03.20	CONCRETE APRON, RE: CIVIL
21.02	FIRE DEPARTMENT CONNECTION, RE: MECHANICAL & CIVIL
26.15	TRANSFORMER, RE: ELECTRICAL
26.16	GENERATOR, RE: ELECTRICAL
32.18	ASSESSABLE CONCRETE PEDESTRIAN WALKWAY, RE: CIVIL
32.19	FIRE APPARATUS ACCESS
32.21	NEW LOCATION OF BRINE TANK AND SHEETS, RE: CIVIL



360 west aspen avenue  
salt lake city, utah 84101  
801 532 4422



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING, PURPOSES, OR IMPLEMENTATION

THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, CLONED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SCALE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:  
**South Salt Lake Public Works Campus**

195 West Oakland Ave  
South Salt Lake, Utah 84115

project#: 24.0045  
date: 04/17/2025

revisions :

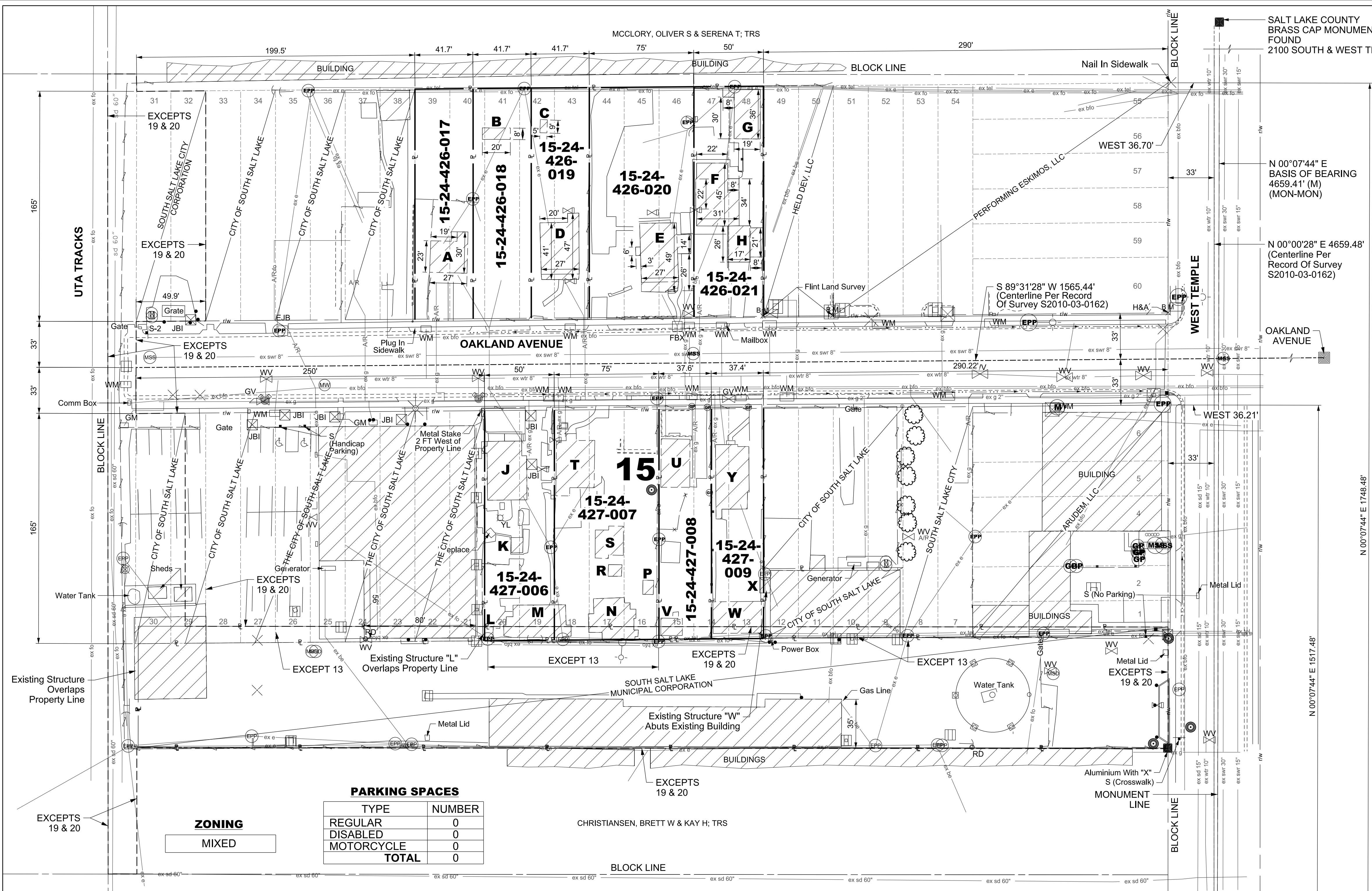
title:  
**SITE CODE PLANS**

sheet:  
**GS100**

Construction Documents



22MAY-2025  
D:\01\ALTA\202305-007-005\SSLC\Plan & Plan Review\005\_Public Works ALTA Survey Expansion\CartSheet\_Files\202305-007-005-ALTA\_01.dgn



T. .  
S.L.B. N R. .  
M.

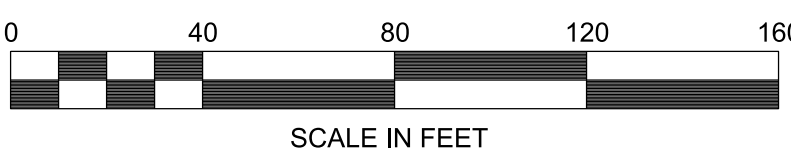
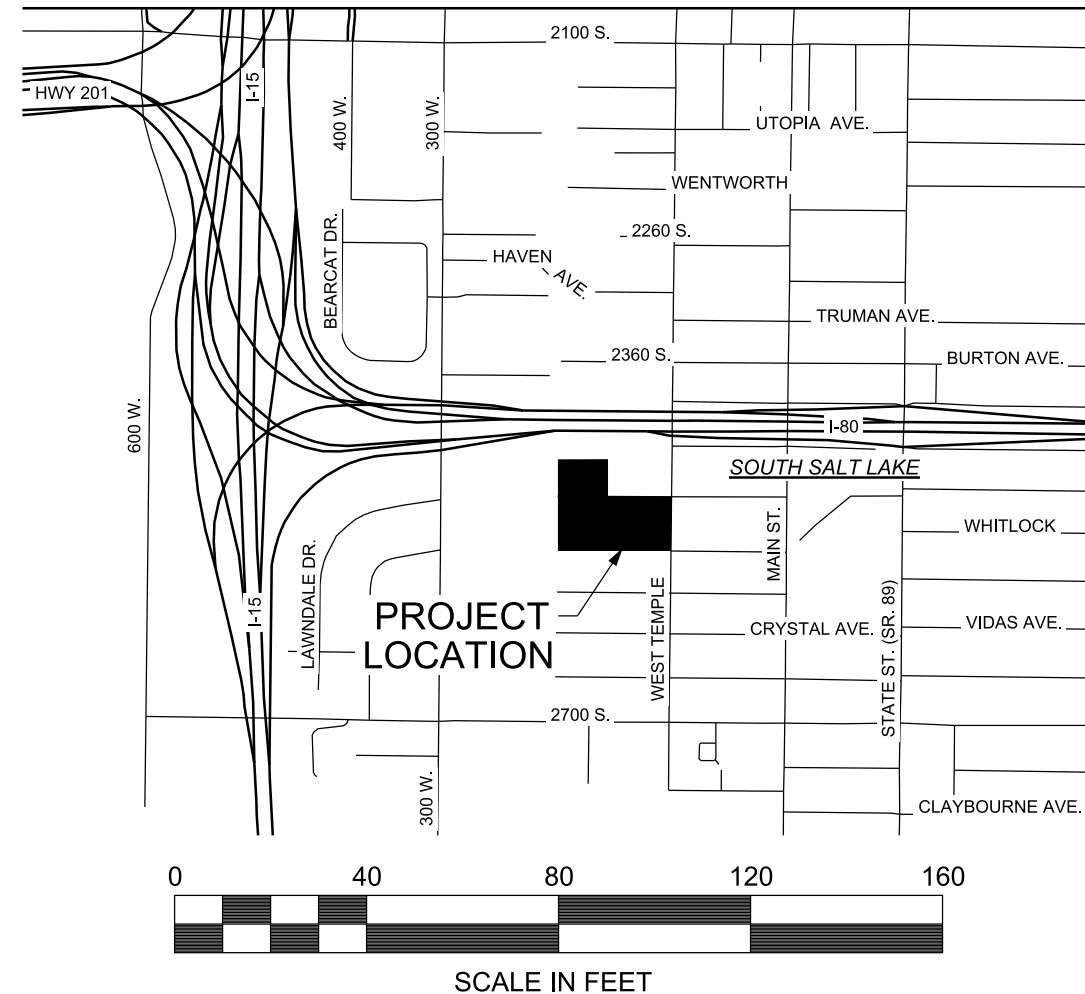
N 00°07'44" E 1748.48'

N 00°07'44" E 1517.48'

#### LEGEND

	A/R	ABANDONED OR REMOVED BOLLARD
		BUILDING
		CITY BLOCK LINE
		EASEMENT LINE
		ELECTRIC GUY WIRE
	EJB	ELECTRIC JUNCTION BOX
		ELECTRIC LIGHT POLE
	ex e	ELECTRIC LINE, AERIAL
	ex be	ELECTRIC LINE, UNDERGROUND
		ELECTRIC METER
		ELECTRIC POWER POLE
		ELECTRIC YARD LIGHT
	YL EXCEPT	EXCEPTION(S)
		FENCE, CHAINLINK
		FENCE, DECORATIVE OR VINYL
		FENCE, WIRE
		FENCE POST
	FBX	FIBER OPTICS JUNCTION BOX
	ex fo	FIBER OPTICS LINE, AERIAL
	ex bfo	FIBER OPTICS LINE, UNDERGROUND
	ex g	GAS LINE
	GM	GAS METER
	GV	GAS VALVE
	JB	IRRIGATION JUNCTION BOX
	JB	MANHOLE, UNKNOWN
	55	PARKING STALL NUMBERING
		PROPERTY LINE
	n/w	RIGHT OF WAY LINE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER LINE
		SANITARY SEWER MANHOLE
	S	SIGN (MESSAGE)
	SF	SQUARE FEET
		STORM DRAIN, DROP INLET
	ex sd	STORM DRAIN LINE
		STORM DRAIN MANHOLE
		STORM DRAIN, ROOF DRAIN
		SURVEY, BENCHMARK REBAR & CAP
		SURVEY, CONTROL NAIL (FOUND)
		SURVEY, MONUMENT (FOUND)
	ex tel	TELEPHONE LINE, AERIAL
		WATER, FIRE HYDRANT
		WATER, HOSE BIB
		WATER LINE
	WM	WATER MANHOLE
	WM	WATER METER
	WV	WATER VALVE
		WELL, TEST

#### VICINITY MAP



BASIS OF BEARING:  
NORTH 00°07'44" EAST FROM FOUND SALT LAKE COUNTY MONUMENT  
LOCATED ON WEST TEMPLE AT THE INTERSECTION OF 2700 SOUTH  
STREET AND THE FOUND SALT LAKE CITY MONUMENT LOCATED ON  
WEST TEMPLE AT THE INTERSECTION OF 2100 SOUTH STREET.

FLOOD ZONE X AREA 24 PANEL NO. 284 OF 625 MAP NO. 49035C0284G  
REVISED SEPT. 25, 2009

#### PARKING SPACES

TYPE	NUMBER
REGULAR	0
DISABLED	0
MOTORCYCLE	0
<b>TOTAL</b>	<b>0</b>

#### ZONING

MIXED

#### PARCEL INFORMATION

PARCEL #	PARCEL AREA	ADDRESS	BUILDING(S) AREA
15-24-426-017	6883 SF	182 West Oakland Avenue	A: 657 SF
15-24-426-018	6875 SF	178 West Oakland Avenue	B: 165 SF
15-24-426-019	6867 SF	174 West Oakland Avenue	C: 48 SF; D: 1178 SF
15-24-426-020	12375 SF	172 West Oakland Avenue	E: 1463 SF
15-24-426-021	8250 SF	168 West Oakland Avenue	F: 1293 SF; G: 717 SF; H: 605 SF
15-24-427-006	8250 SF	179 West Oakland Avenue	J: 1172 SF; K: 92 SF; L: 55 SF; M: 996 SF
15-24-427-007	12375 SF	175 West Oakland Avenue	N: 859 SF; P: 77 SF; R: 80 SF; S: 414 SF; T: 1015 SF
15-24-427-008	6210 SF	171 West Oakland Avenue	U: 716 SF; V: 190 SF
15-24-427-009	6165 SF	169 West Oakland Avenue	W: 783 SF; X: 82 SF; Y: 1108 SF

**RB&G**  
ENGINEERING, INC.

1435 WEST 820 NORTH  
PROVO, UTAH 84601  
801 374-5771 PROVO

6  
5  
4  
3  
2  
1

NO. AUTHORIZED BY

REVISION

MADE BY

DATE

DESIGNED BY B. GOLDING  
DRAWN BY B. GOLDING  
CHECKED BY T. TRANE  
SCALE HORIZ.  
VERT.  
DATE 22-MAY-2025

**SOUTH SALT LAKE,  
SALT LAKE COUNTY,  
UTAH**

**SOUTH SALT LAKE  
PUBLIC WORKS  
PROPERTIES**

**ALTA / NSPS SURVEY EXPANSION  
COMMITMENT #: JE-24-5798  
COMMITMENT DATE: APRIL 1, 2025**

202305-007-005

PROJECT NO.

FILE DRAWER NO.

SHEET 1

OF 3 SHEETS



22-MAY-2025 1:32:03:007\_SSLC Plot & Plan Review\005\_Public Works\ALTA Survey Expansion\Cad\Sheet\_Files\202305-007-005\_ALTA\_02.dgn

EXCEPTIONS  
(PER SCHEDULE B, PART II, COMMITMENT # JE-24-5798 - APRIL 1, 2025)

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1.

(A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.  
(NOT A SURVEY ITEM)
2.

ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.  
(NOT A SURVEY ITEM)
3.

EASEMENTS, CLAIMS OF EASEMENTS, OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS  
(NOT A SURVEY ITEM)
4.

ANY ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND AND THAT ARE NOT SHOWN IN PUBLIC RECORDS.  
(NOT A SURVEY ITEM)
5.

(A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.  
(NOT A SURVEY ITEM)
6.

ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.  
(NOT A SURVEY ITEM)
7.

ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.  
(NOT A SURVEY ITEM)
8.

TAXES FOR THE YEAR 2024 ACCRUING AS A LIEN, NOT YET DUE OR PAYABLE.  
PROPERTY 1: TAX ID NO. 15-24-503-012 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 2: TAX ID NO. 15-24-426-013 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 3: TAX ID NO. 15-24-426-014 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 4: TAX ID NO. 15-24-426-015 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
TAX ID NO. 15-24-426-016 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 5: TAX ID NO. 15-24-426-017 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 6: TAX ID NO. 15-24-426-018 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 7: TAX ID NO. 15-24-426-019 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 8: TAX ID NO. 15-24-426-020 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 9: TAX ID NO. 15-24-426-021 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 10: TAX ID NO. 15-24-427-001 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 11: TAX ID NO. 15-24-427-002 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 12: TAX ID NO. 15-24-427-003 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 13: TAX ID NO. 15-24-427-004 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 14: TAX ID NO. 15-24-427-005 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 15: TAX ID NO. 15-24-427-006 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 16: TAX ID NO. 15-24-427-007 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 17: TAX ID NO. 15-24-427-008 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 18: TAX ID NO. 15-24-427-009 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 19: TAX ID NO. 15-24-427-010 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 20: TAX ID NO. 15-24-427-013 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 21: TAX ID NO. 15-24-427-011 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
PROPERTY 22: TAX ID NO. 15-24-427-014 - TAXES FOR THE YEAR 2024 WERE EXEMPT.  
(NOT A SURVEY ITEM)

EXCEPTIONS, CONTINUED

9.

SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF SOUTH SALT LAKE AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. TAX DISTRICT NO. 14.  
(NOT A SURVEY ITEM)
10.

THE EFFECTS OF EASEMENTS AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER, OVER, UNDER, OR ACROSS SAID PROPERTY WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.  
(NOT A SURVEY ITEM)
11.

ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.  
(NOT A SURVEY ITEM)
12.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS  
(NOT A SURVEY ITEM)
13.

THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-006 AND 15-24-427-005  
  
EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED ON FEBRUARY 4, 1920 AT 427299 IN THE SALT LAKE COUNTY IN BOOK 3K AT PAGE 214 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(AFFECTS SUBJECT PARCEL - PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-010 AND 15-24-427-013  
  
EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED ON FEBRUARY 4, 1920 AT 427301 IN THE SALT LAKE COUNTY IN BOOK 3K AT PAGE 215 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-002 AND 15-24-427-003  
  
EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED ON FEBRUARY 4, 1920 AT 427306 IN THE SALT LAKE COUNTY IN BOOK 3M AT PAGE 362 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-002 AND 15-24-427-003  
  
RIGHT OF WAY AND EASEMENT GRANT BETWEEN JACK BENTLEY AND WILMERTH BENTLEY, HIS WIFE, OWNERS AND CHARLES KNOWLES AND ARLEAN KNOWLES, HIS WIFE, PURCHASERS RECORDED ON NOVEMBER 23, 1954 AT 1399921 IN THE SALT LAKE COUNTY IN BOOK 1144 AT PAGE 614 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-010  
  
RIGHT OF WAY AND EASEMENT GRANT FOR MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, GRANTEE, ITS SUCCESSORS AND ASSIGNS RECORDED ON APRIL 12, 1961 AT 1771771 IN THE SALT LAKE COUNTY IN BOOK 1795 AT PAGE 318 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-010  
  
RIGHT OF WAY AND EASEMENT GRANT FOR MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, GRANTEE, ITS SUCCESSORS AND ASSIGNS RECORDED ON MAY 5, 1961 AT 1775986 IN THE SALT LAKE COUNTY IN BOOK 1802 AT PAGE 64 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-010  
  
RIGHT OF WAY AND EASEMENT GRANT TO THE CITY OF SOUTH SALT LAKE, A MUNICIPAL CORPORATION OF THE STATE OF UTAH RECORDED ON AUGUST 1, 1961 AT 1791695 IN THE SALT LAKE COUNTY IN BOOK 1827 AT PAGE 6 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)

EXCEPTIONS, CONTINUED

18.

THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-014  
  
QUIT CLAIM DEED AND EASEMENT OF FLOWING WELL, AND WATER RIGHTS OF WAY RECORDED ON FEBRUARY 5, 1999 AT 7246403 IN THE SALT LAKE COUNTY IN BOOK 8246 AT PAGE 7081 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)
19.

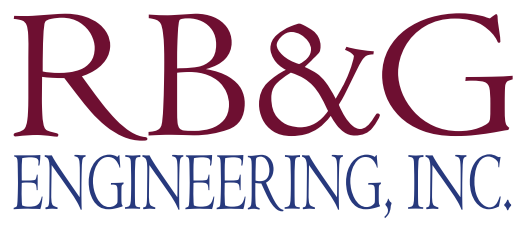
THE FOLLOWING AFFECTS PARCEL NOS.: 15-24-427-001, 5-24-427-014, (COMMITMENT TYPO. 15-24-427-014), 15-24-426-013, AND 15-24-503-012  
  
AGREEMENT AND GRANT OF ACCESS IN THE MATTER OF: UTAH TRANSIT AUTHORITY SURFACE PASSENGER RAIL TRANSPORTATION CORRIDOR, WITH COVENANTS NOT TO SUE UTAH TRANSIT AUTHORITY RECORDED ON APRIL 12, 2002 AT 8204308 IN THE SALT LAKE COUNTY IN BOOK 8587 AT PAGE 1603 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)  
  
AMENDED AGREEMENT IN THE MATTER OF: UTAH TRANSIT AUTHORITY SURFACE PASSENGER RAIL TRANSPORTATION CORRIDOR, WITH COVENANTS NOT TO SUE UTAH TRANSIT AUTHORITY RECORDED ON OCTOBER 3, 2005 AT 9510571 IN THE SALT LAKE COUNTY IN BOOK 9197 AT PAGE 7976 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)  
  
THE FOLLOWING AFFECTS PARCEL NOS.: 15-24-427-001, 5-24-427-014, (COMMITMENT TYPO. 15-24-427-014), 15-24-426-013, AND 15-24-503-012  
  
NOTICE OF AN AGREEMENT AND COVENANT NOT TO SUE BETWEEN AND AMONG THE UNITED STATES ON BEHALF OF THE ENVIRONMENTAL PROTECTION AGENCY AND THE UTAH TRANSIT AUTHORITY RECORDED ON NOVEMBER 14, 2008 AT 10561789 IN THE SALT LAKE COUNTY IN BOOK 9658 AT PAGE 7875 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)  
  
NOTICE OF AMENDMENT TO SUBSTITUTION EXHIBIT 1, TO AGREEMENT AND COVENANT NOT TO SUE BETWEEN AND AMONG THE UNITED STATES ON BEHALF OF THE ENVIRONMENTAL PROTECTION AGENCY AND THE UTAH TRANSIT AUTHORITY RECORDED ON NOVEMBER 30, 2009 AT 10847265 IN THE SALT LAKE COUNTY IN BOOK 9783 AT PAGE 4919 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - PLOTTED)
20.

THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-001  
  
RIGHT OF WAY AND EASEMENT FOR PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 6, 2013 AT 11719609 IN THE SALT LAKE COUNTY IN BOOK 10175 AT PAGE 5076 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(AFFECTING PARCEL: 15-24-427-014)  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)
21.

THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-001  
  
RIGHT OF WAY EASEMENT PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 6, 2013 AT 11719610 IN THE SALT LAKE COUNTY IN BOOK 10175 AT PAGE 5079 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)
22.

THE FOLLOWING AFFECTS PARCEL NO.: 15-24-427-001  
  
RIGHT OF WAY EASEMENT PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 6, 2013 AT 11719610 IN THE SALT LAKE COUNTY IN BOOK 10175 AT PAGE 5079 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.  
(NOT APPLICABLE TO SURVEY - NOT PLOTTED)
23.

MECHANICS' AND / OR MATERIALMAN'S LIENS WHICH MAY HAVE PROPRIETY AS A RESULT OF COMMENCEMENT OF WORK PRIOR TO THE RECORDATION OF THE DEED OF TRUST OR MORTGAGE TO BE INSURED IN A POLICY OF TITLE INSURANCE.  
  
SUBJECT TO ANY PRELIMINARY NOTICE(S) THAT MAY APPEAR IN THE STATE CONSTRUCTION REGISTRY AND THE LIEN RIGHTS ASSOCIATED THEREIN AS FOLLOWS:  
  
ENTRY 11713019 FILED ON MARCH 31, 2025 BY WHEELER MACHINERY COMPANY.  
(RECORD DOCUMENT INFORMATION IS INCORRECT IN COMMITMENT)  
  
APPROVAL BY THE COMPANY'S UNDERWRITER OF THE CONTENTS HEREOF AND SATISFACTION OF ANY CONDITIONS OR REQUIREMENTS IMPOSED THEREBY.  
  
ANY LIEN, RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY OFFICIAL RECORDS.  
(NOT PLOTTED)  
  
\*\*\*\*\*  
  
NOTE: JUDGMENTS HAVE BEEN CHECKED AGAINST THE FOLLOWING:  
CITY OF SOUTH SALT LAKE



1435 WEST 820 NORTH  
PROVO, UTAH 84601  
801 374-5771 PROVO

6					
5					
4					
3					
2					
1					
NO.	AUTHORIZED BY	REVISION	MADE BY	DATE	

DESIGNED BY	B. GOLDING
DRAWN BY	B. GOLDING
CHECKED BY	T. TRANE
HORIZ.	N/A
SCALE	N/A
VERT.	N/A
DATE	22-MAY-2025

SOUTH SALT LAKE,  
SALT LAKE COUNTY,  
UTAH

SOUTH SALT LAKE  
PUBLIC WORKS  
PROPERTIES

ALTA / NSPS SURVEY EXPANSION  
COMMITMENT #: JE-24-5798  
COMMITMENT DATE: APRIL 1, 2025

202305-007-005 PROJECT NO.
FILE DRAWER NO.
SHEET 2
OF 3 SHEETS



22MAY-2025  
D:\N\116-13\2023\007\_-\_SSLC-Plan & Plan Review\005\_Public Works ALTA Survey Expansion\Cart\Sheet\_Files\202305-007-005\_ALTA\_03.dgn

CITY OF SOUTH SALT LAKE PARCELS  
LEGAL DESCRIPTIONS  
(PER EXHIBIT "A", COMMITMENT NO. JE-24-5798 - APRIL 1, 2025)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PROPERTY 5:

THE WEST 16-2/3 FEET OF LOT 40 AND ALL OF LOT 39, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TAX PARCEL NO.: 15-24-426-017

PROPERTY 6:

THE WEST 8-1/3 FEET OF LOT 42, ALL OF LOT 41, AND THE EAST 8-1/3 FEET OF LOT 40, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TAX PARCEL NO.: 15-24-426-018

PROPERTY 7:

ALL OF LOT 43, AND THE EAST 16-2/3 FEET OF LOT 42, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, A SUB OF PART OF BLOCKS 39 AND 40, TEN ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TAX PARCEL NO.: 15-24-426-019

PROPERTY 8:

LOTS 44, 45 AND 46, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 15-24-426-020

PROPERTY 9:

LOTS 47 AND 48, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUB., ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK E OF PLATS AT PAGE 59, RECORDS OF SALT LAKE COUNTY, UTAH.

TAX PARCEL NO.: 15-24-426-021

PROPERTY 15:

ALL OF LOTS 19, 20, IN THE AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 14-24-427-006 (COMMITMENT TYPO. 15-24-427-006)

PROPERTY 16:

ALL OF LOTS 16, 17 AND 18, IN THE AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 15-24-427-007

PROPERTY 17:

THE WEST 1/2 OF LOT 14 AND ALL OF LOT 15, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TAX PARCEL NO.: 15-24-427-008

PROPERTY 18:

LOT 13, AND THE EAST HALF OF LOT 14, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 14-24-427-009 (COMMITMENT TYPO. 15-24-427-009)

PROPERTY ADDRESSES

PARCEL 15-24-426-017:  
182 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-018:  
178 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-019:  
174 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-020:  
172 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-021:  
168 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-006:  
179 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-007:  
175 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-008:  
171 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-009:  
169 West Oakland Avenue, South Salt Lake, Utah 84115

SURVEYOR'S NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA / NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST.

TITLE SEARCH: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO PROPERTY SHOWN HEREON WAS GAINED FROM THE FOLLOWING AMENDED COMMITMENT FOR TITLE INSURANCE:  
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: JE-24-5798  
ISSUING AGENT : STEED TITLE INSURNCE AGENCY  
ISSUING OFFICE: 1586 E STRATFORD AVENUE, SUITE #1  
SALT LAKE CITY, UTAH, 84106  
COMMITMENT DATE: APRIL 1, 2025 AT 8:00 A.M.

PROPERTY DESCRIPTION: THE PROPERTY DESCRIPTIONS USED FOR THIS DOCUMENT WERE DERIVED FROM THE ABOVE MENTIONED TITLE COMMITMENT LISTED THEREIN AS EXHIBIT "A" LEGAL DESCRIPTION, NUMBERS:  
15-24-426-017; 15-24-426-018; 15-24-426-019; 15-24-426-020; 15-24-426-021; 15-24-427-006; 15-24-427-007; 15-24-427-008; 15-24-427-009.

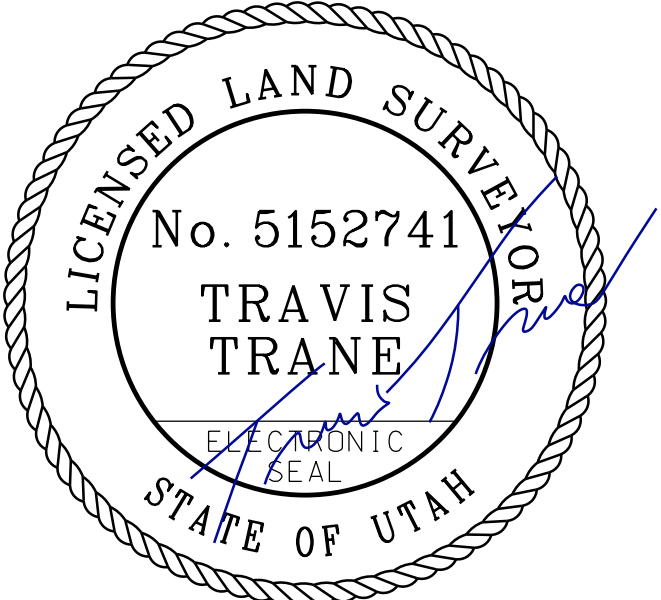
EXCEPTIONS: THIS ALTA SURVEY ADDRESSES ONLY THE EXCEPTIONS RELEVANT TO THE PHYSICAL PROPERTY. RELEVANT PHYSICAL EXCEPTIONS ARE LISTED HEREON. ALL OTHER ENCUMBRANCES ON THIS PROPERTY MUST BE OBTAINED FROM THE TITLE REPORT.

SPECIAL NOTES:  
1. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.  
2. NO FIELD DELINEATION OF WETLANDS OBSERVED.  
3. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

CERTIFICATION

TO CITY OF SOUTH SALT LAKE; THE CITY OF SOUTH SALT LAKE, A MUNICIPAL CORPORATION; AND, NORTH AMERICAN TITLE, LLC.

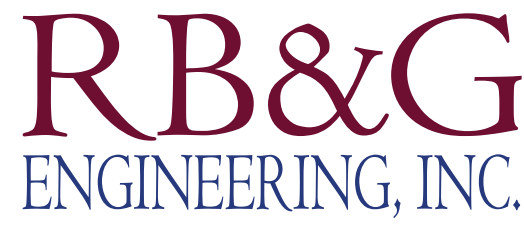
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE ON MARCH 1, 2024.



22 May 2025

TRAVIS TRANE

LICENSE # 5152741  
PROFESSIONAL LAND SURVEYOR



1435 WEST 820 NORTH  
PROVO, UTAH 84601  
801 374-5771 PROVO

6  
5  
4  
3  
2  
1

NO. AUTHORIZED BY

REVISION

MADE BY

DATE

DESIGNED BY B. GOLDING  
DRAWN BY B. GOLDING  
CHECKED BY T. TRANE  
SCALE HORIZ.  
VERT.  
DATE 22-MAY-2025

SOUTH SALT LAKE,  
SALT LAKE COUNTY,  
UTAH

SOUTH SALT LAKE  
PUBLIC WORKS  
PROPERTIES

ALTA / NSPS SURVEY EXPANSION  
COMMITMENT #: JE-24-5798  
COMMITMENT DATE: APRIL 1, 2025

202305-007-005  
PROJECT NO.  
FILE DRAWER NO.  
SHEET 3  
OF 3 SHEETS