

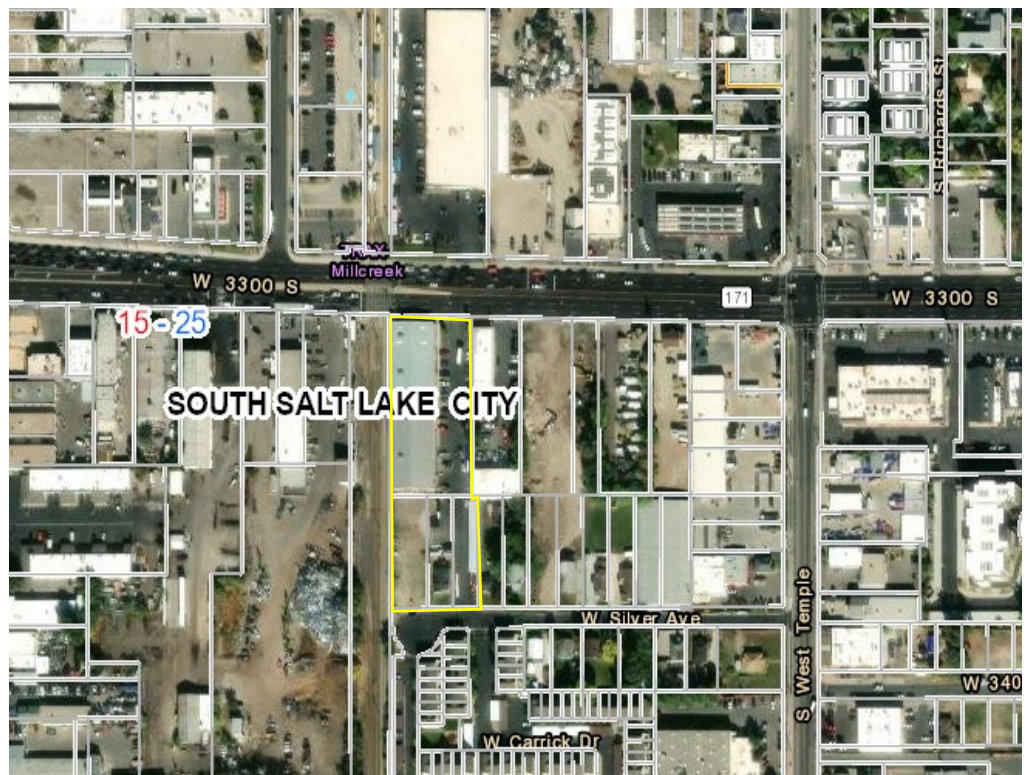
# SOUTH SALT LAKE

## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** November 6, 2025  
**PROJECT NUMBER:** S25-00009  
**REQUEST:** A petition to create a 1.844 acre one-lot subdivision from four (4) metes-and-bounds parcels located at 185 W 3300 S.  
**ADDRESS:** 185 W 3300 S  
**PARCEL NUMBER:** 15-25-476-030-0000, 15-25-476-011-0000, 15-25-476-012-0000, 15-25-476-013-0000  
**PROPERTY OWNER:** RICHARD N REESE FAMILY 2, LLC  
**APPLICANT:** Richard Reese  
**TYPE OF APPLICATION:** Administrative – Subdivision Plat Approval

### SYNOPSIS:

On April 25, 2025, Richard Reese submitted a Plat Application to combine four (4) metes-and-bounds parcels into a one-lot subdivision. The parcel numbers of the existing parcels are 15-25-476-030-0000, 15-25-476-011-0000, 15-25-476-012-0000, 15-25-476-013-0000. Currently, Standard Plumbing is on parcel 15-25-476-030-0000, and the other three parcels are empty. The current land use district of the parcels are Transit Oriented Development Core District (TOD-Core). This plat application is to combine the four (4) parcels between 3300 S and Silver Ave. Commercial uses surround the property.



The subject parcels currently do not include any easements. The proposed consolidated lot will be approximately 1.844 acres. Once consolidated the parking lot will be expanded and additional landscaping will be installed. The cul-de-sac on Silver Avenue will also be completed on the north side. The property owner will also be installing curb and gutter along their property on Silver Avenue.

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

### STAFF RECOMMENDATION:

Staff recommend approval for a preliminary subdivision plat amendment to plat four (4) parcels into one lot.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
TOD-Core	Retail, Empty	North – TOD-Core South – TOD-Core East – TOD-Core West – TOD-Core	1.844 acres

**SOUTH  
SALT LAKE**  
PLANNING COMMISSION STAFF REPORT

**GENERAL INFORMATION:**

**Location:** 185 W 3300 S

**Parcel Size:** 1.844 acres after consolidation

**Surrounding Land Use Districts:** North – TOD-Core  
South – TOD-Core  
East – TOD-Core  
West – TOD-Core

**Figure 1: Existing Parcel Lines**





### Figure 3: Proposed Preliminary Plat



### Figure 5: Alta Survey

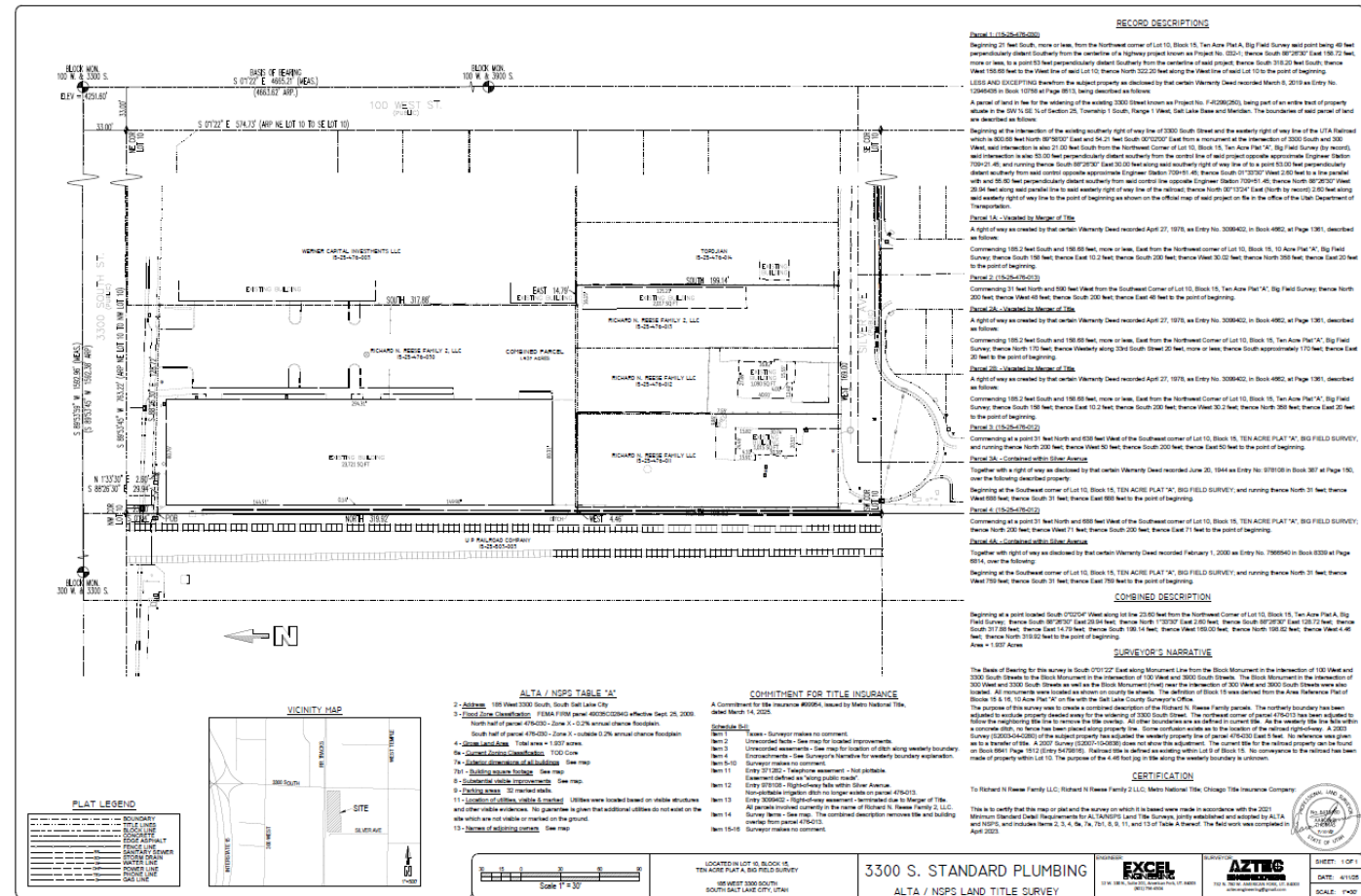
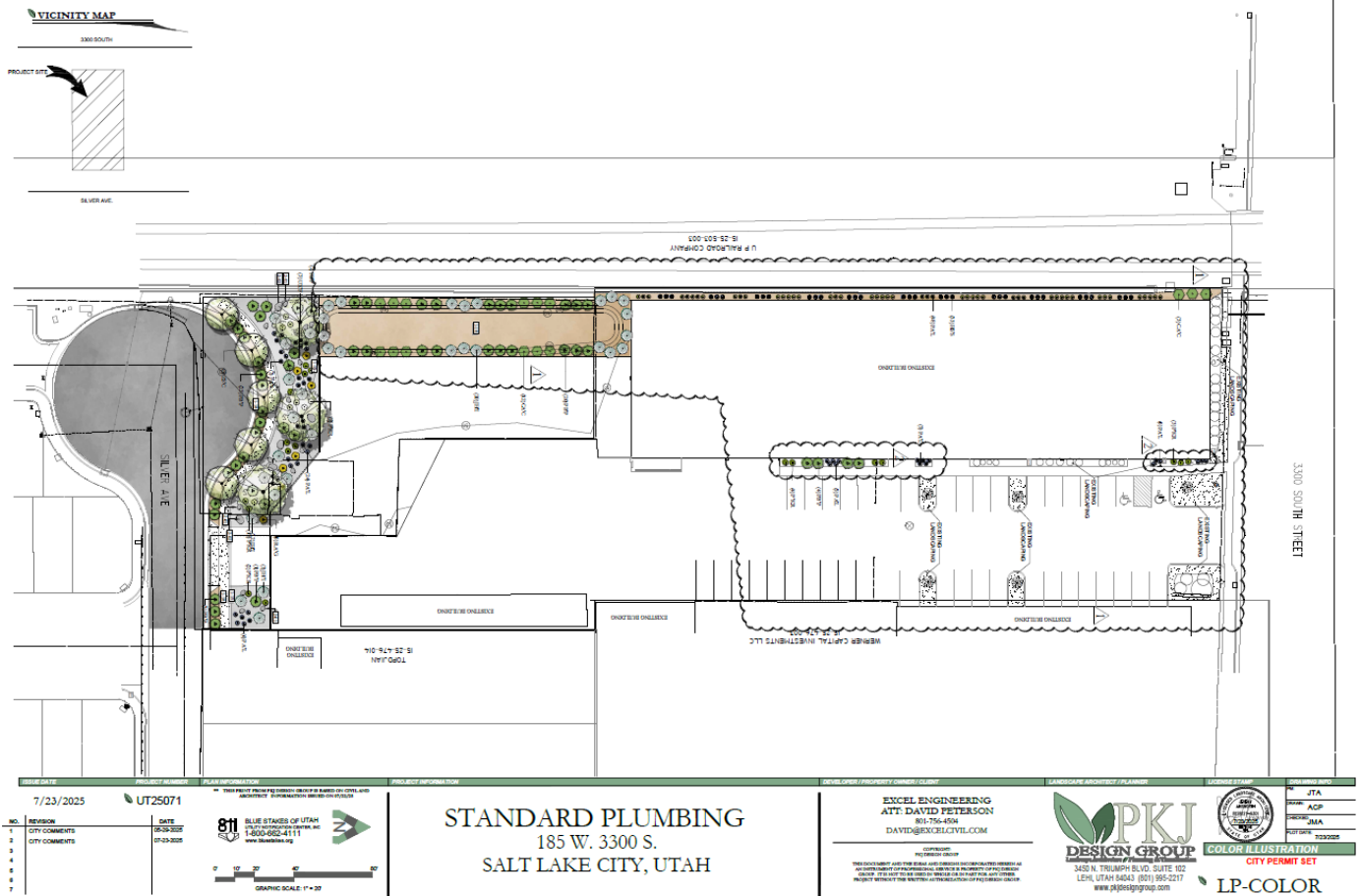


Figure 6: Landscape Plan



## 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:

**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 the landowner of Standard Plumbing to expand the paved area of the site for parking and internal circulation.



**Community Values Strategy 3:** Provide walkable neighborhoods with complete sidewalks in good repair.

**Analysis:** Silver Avenue does not have sidewalks along the north side of the street. This consolidation plat will add a sidewalk along a portion of the north side of the street. It will also widen the cul-de-sac, which will allow vehicles to turn around more easily while increasing pedestrians' safety.

#### **ORDINANCE ANALYSIS:**

<b>Ordinance</b>	<b>Finding</b>	<b>Notes / Insufficiency</b>
<b>Downtown District Code</b>		
<b>17.10.120 – Requirements for Improvements &amp; Design</b>		
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. Applicant also provided plans to complete the other half of the cul-de-sac at the end of Silver Ave.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
<b>17.10.140 – Subdivision Development Lot Standards</b>		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the new combined lot is 1.844 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code. The TOD-Core land use district does not have a minimum lot size requirement.	
B. Frontage on public street	The existing lot has frontage on 3300 S and Silver Ave.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	Not applicable	
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	The designed cul-de-sac is uneven because of the difference in standards when the south side of the cul-de-sac was built. The existing location of the townhome development precludes any modification to bring the non-complying cul-de-sac into compliance on the south side.	
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 sufficient off-street parking with 44 off-street parking stalls to the required 42 stalls according to the SSLC Municipal Code off-street parking standard.	
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	The existing lot has access to both 3300 S to the north and Silver Ave to the south.	
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.	
<b>17.10.160(A) - Drainage and Storm Sewers General Requirements</b>		
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.	
<b>17.10.160(B) – Nature of Stormwater Facilities</b>		
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.	Per the Engineering review, applicant does meet the requirement 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.	
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.	
<b>17.10.170 - Water Facilities</b>		
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.	
<b>17.10.180 - Sewer Facilities</b>		
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.	
<b>17.10.190 – Utilities</b>		
A. Utility facilities shall be located underground in new subdivisions.	All existing utility facilities will have to be buried before building permits can be issued.	
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 5 ft PUE easement on the front lot line of the proposed development, meeting 17.10.190.B.2. as the property is in the TOD-core zone.	
<b>17.10.200 - Sidewalks, Trails, and Bike Paths</b>		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	Applicant provided plans to complete the other half of cul-de-sac according to current Fire access requirements at the end of Silver Ave. As part of the improvement, the applicant is dedicating approximately 4,032 sq ft to complete the cul-de-sac.	
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 plat the four (4) parcels into one lot located at 185 W 3300 S, 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 April 25, 2025, Richard Reese submitted a Plat Application to combine four (4) metes-and-bounds parcels into a one-lot subdivision.
2. The purpose of the proposed subdivision plat amendment is to plat and combine the parcels for additional parking and business operation area.
3. The subject location 185 W 3300 S is in the Transit Oriented Development Core (TOD-Core) land use district.
4. The total development area of the combined lot is 1.844 acres.
5. There is not a minimum acreage requirement in the TOD-Core land use district.
6. Section 17.07.010 of the South Salt Lake Municipal Code states that new buildings are required to comply with all IBC, IFC, development, and design standards.
7. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
8. No specific hazards or adverse impacts are expected due to the proposed use.
9. The applicant's business is a "Retail, Neighborhood" land use, is permitted in the TOD-Core land use district.
10. 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 plat and proposed use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The plat and proposed use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the TOD-Core district.
3. The plat and proposed 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 plat and proposed 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 a 5' foot public utility 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. The applicant must secure a building permit for the water heater waste container enclosure. The waste enclosure shall screen the east and south side of the waste container. The waste enclosure shall comply with all Waste Containers and Enclosures standards as mentioned in SSLC Municipal Code 17.07.050.J.
10. All existing above-ground utilities must be relocated underground.
11. All items of the staff report.

#### **PLANNING COMMISSION OPTIONS:**

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

Move to approve the application by Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S, 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 Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S, 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 Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S 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

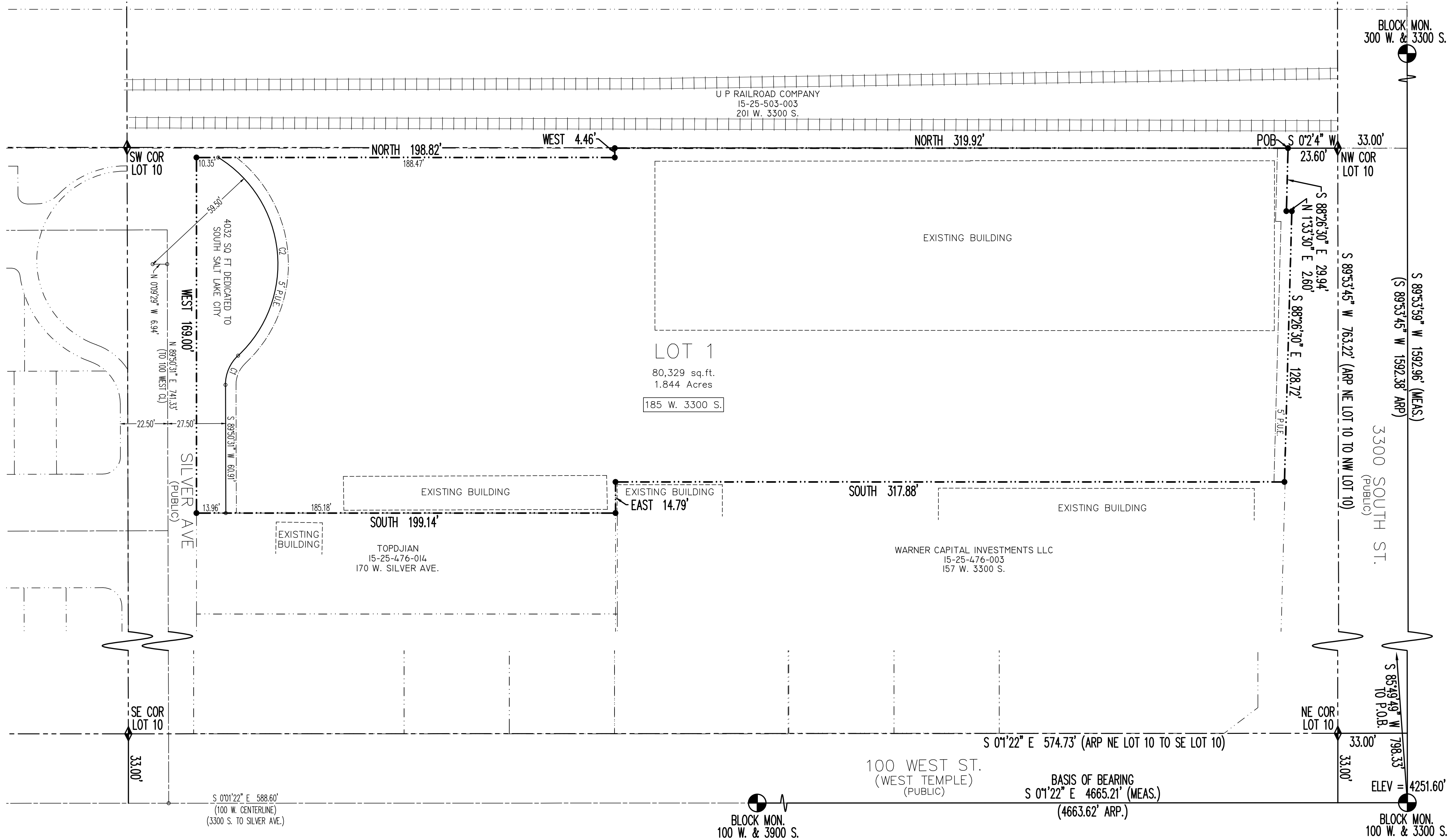
2. Site Plan
3. Alta Survey
4. Landscape Plan



# 3300 S. STANDARD PLUMBING

## PLAT "A"

LOCATED IN LOT 10, BLOCK 15,  
TEN ACRE PLAT "A", BIG FIELD SURVEY  
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



### SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS ACCURATE AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

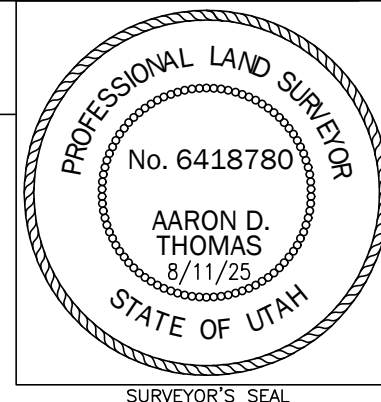
### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°02'04" WEST ALONG LOT LINE 23.60 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 15, TEN ACRE PLAT A, BIG FIELD SURVEY, (SAID POINT ALSO BEING LOCATED SOUTH 85°49'49" WEST 798.33 FEET FROM THE STREET MONUMENT IN 3300 SOUTH STREET AND 100 WEST STREET); THENCE SOUTH 88°26'30" EAST 29.94 FEET; THENCE NORTH 1°33'30" EAST 2.60 FEET; THENCE SOUTH 88°26'30" EAST 128.72 FEET; THENCE SOUTH 317.88 FEET; THENCE EAST 14.79 FEET; THENCE SOUTH 199.14 FEET; THENCE WEST 169.00 FEET; THENCE NORTH 198.82 FEET; THENCE WEST 4.46 FEET; THENCE NORTH 319.92 FEET TO THE POINT OF BEGINNING.

AREA = 1.937 ACRES

BASIS OF BEARING = S0°01'22"E ALONG MONUMENT LINE IN 100 WEST ST. (ARP)

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_



### OWNER'S CERTIFICATE AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) RICHARD N REESE FAMILY 2, LLC A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE KNOWN HEREFTER AS

3300 S. STANDARD PLUMBING 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(S) HAS HEREUNTO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RICHARD N REESE FAMILY 2, LLC A UTAH LIMITED LIABILITY COMPANY  
RICHARD N REESE, MANAGER

### ACKNOWLEDGEMENT

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

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ personally appeared before me, Richard N. Reese, the signer of the foregoing instrument, who duly acknowledged to me that he is a manager of Richard N Reese Family 2, LLC a Utah Limited Liability Company, and is authorized to execute the foregoing Agreement in its behalf and that he executed it in such capacity.

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

"A NOTARY PUBLIC COMMISSIONED IN UTAH"

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

SURVEYOR

**AZTEC**  
**ENGINEERING**  
732 N. 780 W. AMERICAN FORK, UT. 84003  
aztecengineering@gmail.com

ENGINEER

**EXCEL**  
**ENGINEERING**  
12 W. 100 N. Suite 201, American Fork, UT. 84003  
(801) 756-4504

OWNER

RICHARD N REESE FAMILY  
LIMITED LIABILITY COMPANY  
9310 S. 370 W. SANDY, UT. 84070  
(801) 233-4090

### PLAT "A"

## 3300 S. STANDARD PLUMBING

LOCATED IN LOT 10, BLOCK 15,  
TEN ACRE PLAT "A", BIG FIELD SURVEY  
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

### ENBRIDGE GAS UTAH ACCEPTANCE

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Questar Gas Company  
dba Enbridge Gas Utah.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By \_\_\_\_\_

Title \_\_\_\_\_

### ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-2-27 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.
- Pursuant to Utah Code Ann § 10-9a-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

ROCKY MOUNTAIN POWER

DATE \_\_\_\_\_

### STORMWATER LANGUAGE

Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the private stormwater management system(s) for the management, inspection, maintenance, and repair thereof.

### SURVEY MONUMENT NOTES

Brass Cap Block Monuments were found as shown on Salt Lake County Tie Sheets. All property corners to be set as per city ordinance No. 17.10.130 (B) and 17.10.220 (C.1.b). Interior lot corners to be set with a 5/8" x 24" rebar with a plastic cap noting the name and license number of the surveyor in charge. Nail and washer stamped "property line" to be set in the curb on an extension of property line.

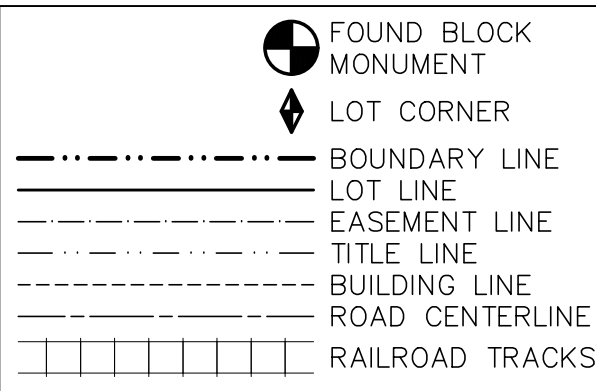
### RECORD OF SURVEY

A record of survey # S2025-08-0582 was filed with the office of the Salt Lake County Surveyor.

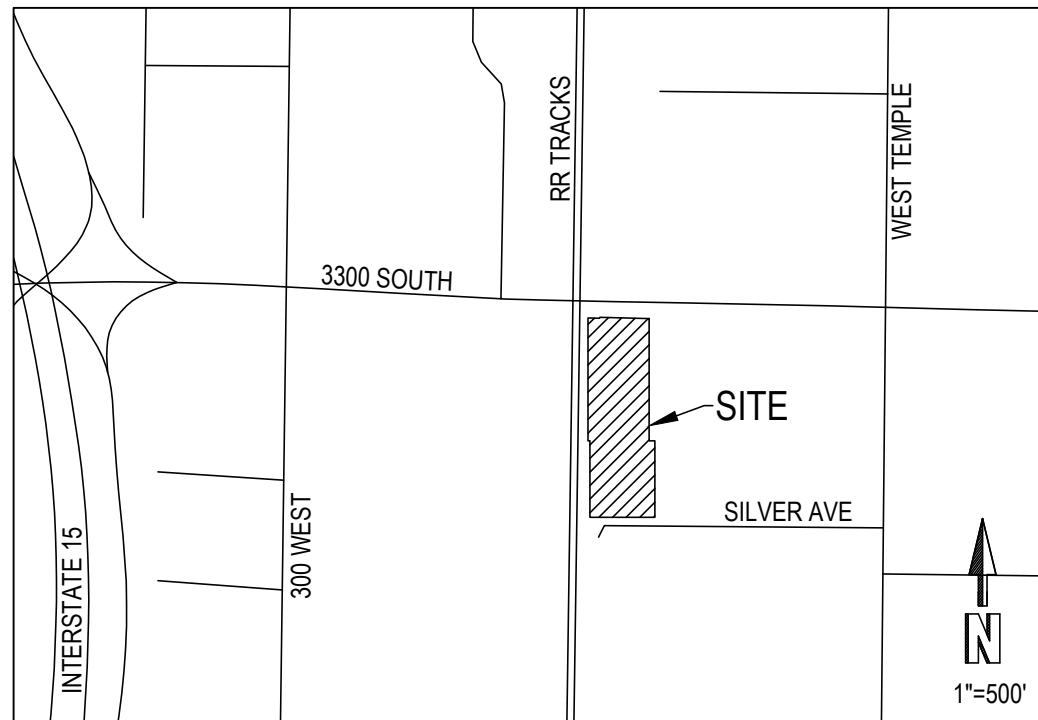
### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	19.00	15.62	47°5'33"	15.18	N 66°36'43" W
C2	59.50	109.41	105°21'11"	94.63	S 84°15'28" W

### LEGEND



### VICINITY MAP



### CENTURY LINK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CENTURY LINK

### COMCAST

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COMCAST

### 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

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SOUTH SALT LAKE CITY ATTORNEY

### SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SALT LAKE COUNTY HEALTH DEPT.

### SOUTH SALT LAKE CITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ATTEST: RECORDER

MAYOR

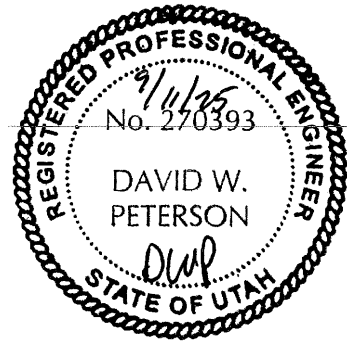
RECORDED NO: \_\_\_\_\_

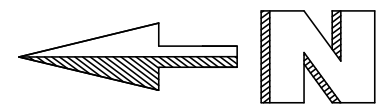
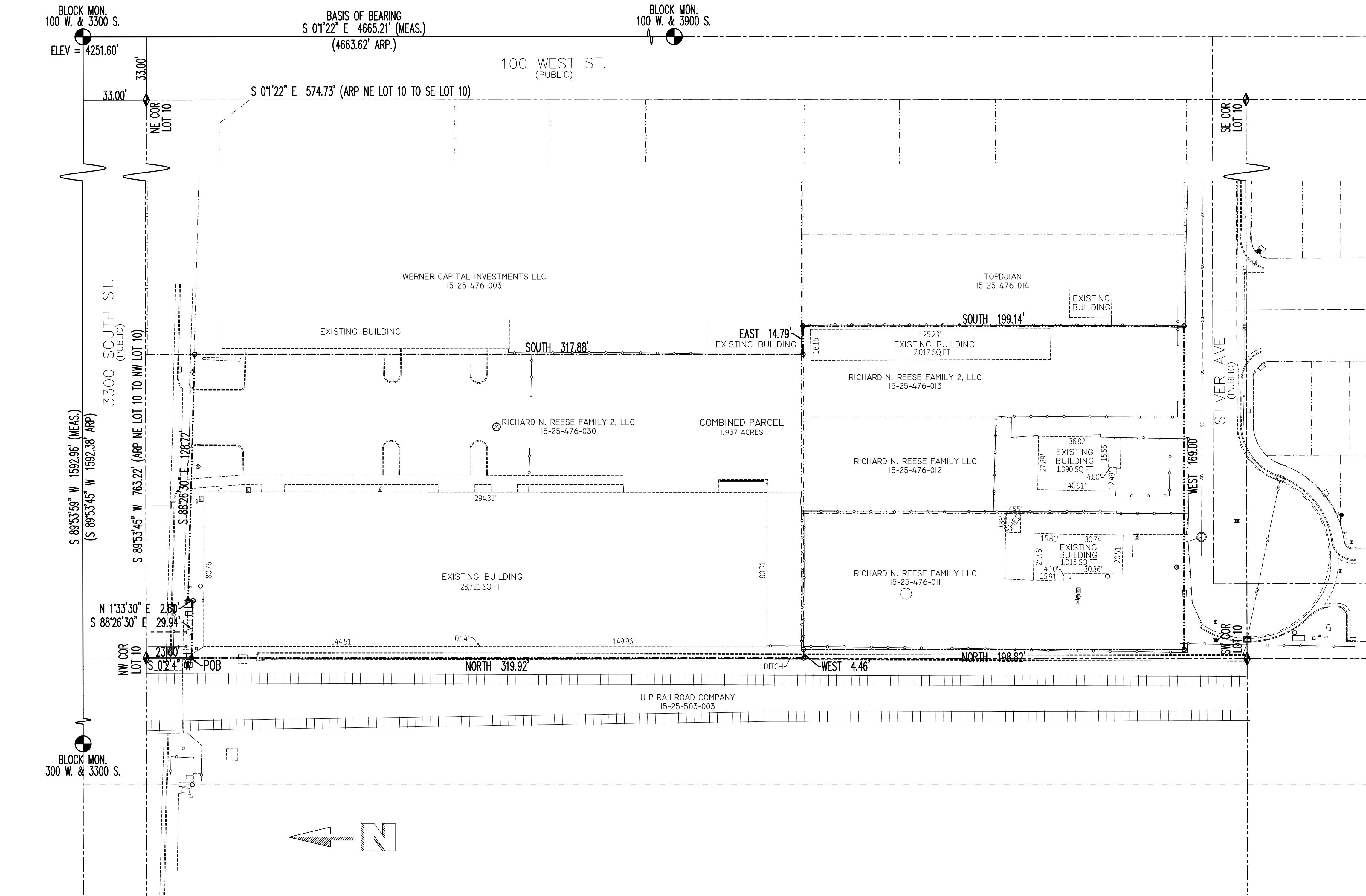
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER





VICINITY MAP



PLAT LEGEND

---	BOUNDARY
- - -	TITLE LINES
- - -	BLOCK LINE
- - -	CONCRETE
- - -	EDGE ASPHALT
- - -	FENCE LINE
- - -	SS - SANITARY SEWER
- - -	SD - STORM DRAIN
- - -	W - WATER LINE
- - -	OHP - POWER LINE
- - -	TEL - PHONE LINE
- - -	G - GAS LINE

ALTA / NSPS TABLE "A"

- 2 - Address 185 West 3300 South, South Salt Lake City  
3 - Flood Zone Classification FEMA FIRM panel 49035C0284G effective Sept. 25, 2009.  
North half of parcel 476-030 - Zone X - 0.2% annual chance floodplain.  
South half of parcel 476-030 - Zone X - outside 0.2% annual chance floodplain  
4 - Gross Land Area Total area = 1.937 acres.  
6a - Current Zoning Classification TOD Core  
7a - Exterior dimensions of all buildings See map  
7b1 - Building square footage See map  
8 - Substantial visible improvements See map.  
9 - Parking areas 32 marked stalls.  
11 - Location of utilities, visible & marked Utilities were located based on visible structures and other visible evidences. No guarantee is given that additional utilities do not exist on the site which are not visible or marked on the ground.  
13 - Names of adjoining owners See map

COMMITMENT FOR TITLE INSURANCE

A Commitment for title insurance #99954, issued by Metro National Title, dated March 14, 2025.

Schedule B-II:

- |            |   |
|------------|---|
| Item 1     | Taxes - Surveyor makes no comment.  |
| Item 2     | Unrecorded facts - See map for located improvements.  |
| Item 3     | Unrecorded easements - See map for location of ditch along westerly boundary.   |
| Item 4     | Encroachments - See Surveyor's Narrative for westerly boundary explanation.   |
| Item 5-10  | Surveyor makes no comment.  |
| Item 11    | Entry 371282 - Telephone easement - Not plottable.<br>Easement defined as "along public roads".   |
| Item 12    | Entry 978108 - Right-of-way falls within Silver Avenue.<br>Non-plottable irrigation ditch no longer exists on parcel 476-013.                               |
| Item 13    | Entry 3099402 - Right-of-way easement - terminated due to Merger of Title.<br>All parcels involved currently in the name of Richard N. Reese Family 2, LLC. |
| Item 14    | Survey Items - See map. The combined description removes title and building overlap from parcel 476-013.  |
| Item 15-16 | Surveyor makes no comment.  |

RECORD DESCRIPTIONS

Parcel 1: (15-25-476-030)

Beginning 21 feet South, more or less, from the Northwest corner of Lot 10, Block 15, Ten Acre Plat A, Big Field Survey said point being 49 feet perpendicularly distant Southerly from the centerline of a highway project known as Project No. 032-1; thence South 88°26'30" East 158.72 feet, more or less, to a point 53 feet perpendicularly distant Southerly from the centerline of said project; thence South 318.20 feet South; thence West 158.68 feet to the West line of said Lot 10; thence North 322.20 feet along the West line of said Lot 10 to the point of beginning.

LESS AND EXCEPTING therefrom the subject property as disclosed by that certain Warranty Deed recorded March 8, 2019 as Entry No. 12946435 in Book 10758 at Page 8513, being described as follows:

A parcel of land in fee for the widening of the existing 3300 Street known as Project No. F-R299(250), being part of an entire tract of property situate in the SW ¼ SE ¼ of Section 25, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing southerly right of way line of 3300 South Street and the easterly right of way line of the UTA Railroad which is 800.68 feet North 89°58'00" East and 54.21 feet South 00°02'00" East from a monument at the intersection of 3300 South and 300 West, said intersection is also 21.00 feet South from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey (by record), said intersection is also 53.00 feet perpendicularly distant southerly from the control line of said project opposite approximate Engineer Station 709+21.45; and running thence South 88°26'30" East 30.00 feet along said southerly right of way line of to a point 53.00 feet perpendicularly distant southerly from said control opposite approximate Engineer Station 709+51.45; thence South 01°33'30" West 2.60 feet to a line parallel with and 55.60 feet perpendicularly distant southerly from said control line opposite Engineer Station 709+51.45; thence North 88°26'30" West 29.94 feet along said parallel line to said easterly right of way line of the railroad; thence North 00°13'24" East (North by record) 2.60 feet along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 1A: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described as follows:

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest corner of Lot 10, Block 15, 10 Acre Plat "A", Big Field Survey; thence South 158 feet; thence East 10.2 feet; thence South 200 feet; thence West 30.02 feet; thence North 358 feet; thence East 20 feet to the point of beginning.

Parcel 2: (15-25-476-013)

Commencing 31 feet North and 590 feet West from the Southeast Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence North 200 feet; thence West 48 feet; thence South 200 feet; thence East 48 feet to the point of beginning.

Parcel 2A: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described as follows:

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence North 170 feet; thence Westerly along 33rd South Street 20 feet, more or less; thence South approximately 170 feet; thence East 20 feet to the point of beginning.

Parcel 2B: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described as follows:

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence South 158 feet; thence East 10.2 feet; thence South 200 feet; thence West 30.2 feet; thence North 358 feet; thence East 20 feet to the point of beginning.

Parcel 3: (15-25-476-012)

Commencing at a point 31 feet North and 638 feet West of the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence North 200 feet; thence West 50 feet; thence South 200 feet; thence East 50 feet to the point of beginning.

Parcel 3A: - Contained within Silver Avenue

Together with a right of way as disclosed by that certain Warranty Deed recorded June 20, 1944 as Entry No: 978108 in Book 387 at Page 150, over the following described property:

Beginning at the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; and running thence North 31 feet; thence West 688 feet; thence South 31 feet; thence East 688 feet to the point of beginning.

Parcel 4: (15-25-476-012)

Commencing at a point 31 feet North and 688 feet West of the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; thence North 200 feet; thence West 71 feet; thence South 200 feet; thence East 71 feet to the point of beginning.

Parcel 4A: - Contained within Silver Avenue

Together with right of way as disclosed by that certain Warranty Deed recorded February 1, 2000 as Entry No. 7566540 in Book 8339 at Page 6814, over the following:

Beginning at the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; and running thence North 31 feet; thence West 759 feet; thence South 31 feet; thence East 759 feet to the point of beginning.

COMBINED DESCRIPTION

Beginning at a point located South 0°02'04" West along lot line 23.60 feet from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat A, Big Field Survey; thence South 88°26'30" East 29.94 feet; thence North 1°33'30" East 2.60 feet; thence South 88°26'30" East 128.72 feet; thence South 317.88 feet; thence East 14.79 feet; thence South 199.14 feet; thence West 169.00 feet; thence North 198.82 feet; thence West 4.46 feet; thence North 319.92 feet to the point of beginning.  
Area = 1.937 Acres

SURVEYOR'S NARRATIVE

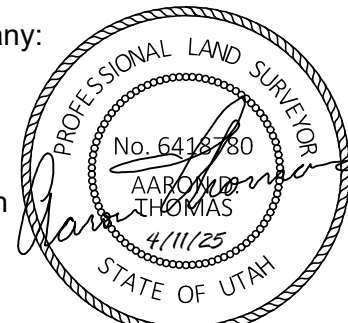
The Basis of Bearing for this survey is South 0°01'22" East along Monument Line from the Block Monument in the intersection of 100 West and 3300 South Streets to the Block Monument in the intersection of 100 West and 3900 South Streets. The Block Monument in the intersection of 300 West and 3300 South Streets as well as the Block Monument (rivet) near the intersection of 300 West and 3900 South Streets were also located. All monuments were located as shown on county tie sheets. The definition of Block 15 was derived from the Area Reference Plat of Blocks 15 & 16, 10 Acre Plat "A" on file with the Salt Lake County Surveyor's Office.

The purpose of this survey was to create a combined description of the Richard N. Reese Family parcels. The northerly boundary has been adjusted to exclude property deeded away for the widening of 3300 South Street. The northeast corner of parcel 476-013 has been adjusted to follow the neighboring title line to remove the title overlap. All other boundaries are as defined in current title. As the westerly title line falls within a concrete ditch, no fence has been placed along property line. Some confusion exists as to the location of the railroad right-of-way. A 2003 Survey (S2003-04-0280) of the subject property has adjusted the westerly property line of parcel 476-030 East 5 feet. No reference was given as to a transfer of title. A 2007 Survey (S2007-10-0838) does not show this adjustment. The current title for the railroad property can be found on Book 6641 Page 1512 (Entry 5479816). Railroad title is defined as existing within Lot 9 of Block 15. No conveyance to the railroad has been made of property within Lot 10. The purpose of the 4.46 foot jog in title along the westerly boundary is unknown.

CERTIFICATION

To Richard N Reese Family LLC; Richard N Reese Family 2 LLC; Metro National Title; Chicago Title Insurance Company;

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, 6a, 7a, 7b1, 8, 9, 11, and 13 of Table A thereof. The field work was completed in April 2023.



LOCATED IN LOT 10, BLOCK 15,  
TEN ACRE PLAT A, BIG FIELD SURVEY

185 WEST 3300 SOUTH  
SOUTH SALT LAKE CITY, UTAH

3300 S. STANDARD PLUMBING  
ALTA / NSPS LAND TITLE SURVEY

ENGINEER:

**EXCEL**  
**ENGINEERING**  
12 W. 100 N., Suite 201, American Fork, UT. 84003  
(801) 756-4504

SURVEYOR:

**AZTEC**  
**ENGINEERING**  
732 N. 780 W. AMERICAN FORK, UT. 84003  
aztecengineering@gmail.com

SHEET: 1 OF 1

DATE: 4/11/25

SCALE: 1"=30'

