

Planning Commission Staff Report

File # 9S20

**Consideration of a Request to Amend the
Hacker Subdivision Plat at 6511 South 1300
West; 6499 South 1300 West; and 6491 South
Cart Path Court**



Department of Community Development

Date:	December 3, 2020
Meeting Date:	December 8, 2020
Agenda Item:	Consideration of a Request to Amend the Hacker Subdivision Plat at 6511 S. 1300 W.; 6499 S. 1300 W.; and 6491 S. Cart Path Court
Subject Property Address:	6511 S. 1300 W.; 6499 S. 1300 W.; and 6491 S. Cart Path Court
Applicant:	Staci Beltran
Applicant Agent:	N/A
Author:	Jim Spung, AICP, Senior Planner
Zoning Designation:	R-1-20
General Plan Designation:	Low-Density Residential
Parcel #:	21231510320000; 21231510340000; 21231510330000
Applicable Ordinances:	Including, but not limited to : 13.20, 13.21, and 13.30
Agenda item #:	3

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Vicinity Map
Exhibit D: Subject Property
Exhibit E: Current Plat
Exhibit F: Proposed Plat

Summary:

Staci Beltran, representing the property owner, is requesting consideration to Amend the Hacker Subdivision Plat at 6511 S. 1300 W.; 6499 S. 1300 W.; and 6491 S. Cart Path Court.

The property is zoned R-1-20, single-family residential with a minimum 20,000 square foot lot size. The proposed subdivision amendment will expand the existing Hacker Subdivision southward to include the property at 6511 S. 1300 W. The proposed subdivision amendment meets the setback requirements and other development standards for the R-1-8 zoning district. Improvements to the undeveloped portion of the subdivision (existing Lot 2) are not proposed at this time.

Adjacent Land Uses

North	South	East	West
R-1-10	R-1-20	Murray City	R-1-10

Section 13.21.210 of the Taylorsville Land Development Code requires that all lots in a subdivision have the required minimum frontage on a dedicated and improved street. The R-1-20 zoning district requires a minimum 90-foot lot width (i.e., frontage along a public street). Lot 2 currently does not satisfy this requirement; however, Cart Path Court terminates at the boundary of Lot 2. Section 13.21.210(B)(1) allows the Planning Commission to grant an exception to the lot frontage requirement as part of the plat review process. Staff recommends that the Planning Commission grant this exception with the condition that required street frontage requirements be established when Lot 2 is developed in the future.

Public Comment

As of December 3, 2020, staff has not received public comments on this request.

Analysis

General Compliance with Development Codes

City staff and referral agencies have reviewed the Hacker Subdivision Amendment request and recommend approval subject to the following conditions:

Prior to Recording:

1. Change the lot numbers so they are different than the original Hacker plat. Suggestion is to use Lot 201 and Lot 202.
2. Add lot addresses to the plat.
3. Provide a title report with a legal description that matches the proposed boundary of the plat.
4. Label all lot and boundary lines.
5. Add note to set property corners.
6. Remove incidental text from final plat such as “grass landscaping” and “existing horse pasture”.
7. Provide street right of way bearings for Cart Path Court.
8. Remove ownership names and tax id numbers from within the plat boundary. Remove ownership names outside of plat boundary.

Prior to Future Development on Undeveloped Lot (existing Lot 2):

1. Engineering matters will be addressed at the time Lot 2 is proposed to be developed.
2. Bonding and storm drain fees for Lot 2 will be required when proposed improvements to Lot 2 are submitted for Building Permits.
3. Minimum lot width/street frontage requirements be established prior to the development of Lot 2.

Findings

1. This application was initiated by Staci Beltran.
2. The property is zoned R-1-20.
3. The applicant is requesting to amend the Hacker Subdivision Plat.
4. Section 13.21.210(A) requires that all lots in a subdivision have the required minimum frontage on a dedicated and improved street
5. Lot 2 of the Hacker Subdivision does not have the minimum required frontage on a dedicated and improved street.
6. Section 13.21.210(B) allows the Planning Commission to grant an exception to the lot frontage requirement as part of the plat review process.
7. The proposed plat amendment meets all other the development standards in the City Code.
8. Engineering matters for Lot 2 will be addressed at the time Lot 2 is proposed to be developed.

Staff Recommendation

Staff recommends that the Planning Commission approve the Hacker Subdivision Plat Amendment for the property at 6511 S. 1300 W.; 6499 S. 1300 W.; and 6491 S. Cart Path Court; including the exception to minimum lot frontage for Lot 2, pursuant to 13.21.210(B).

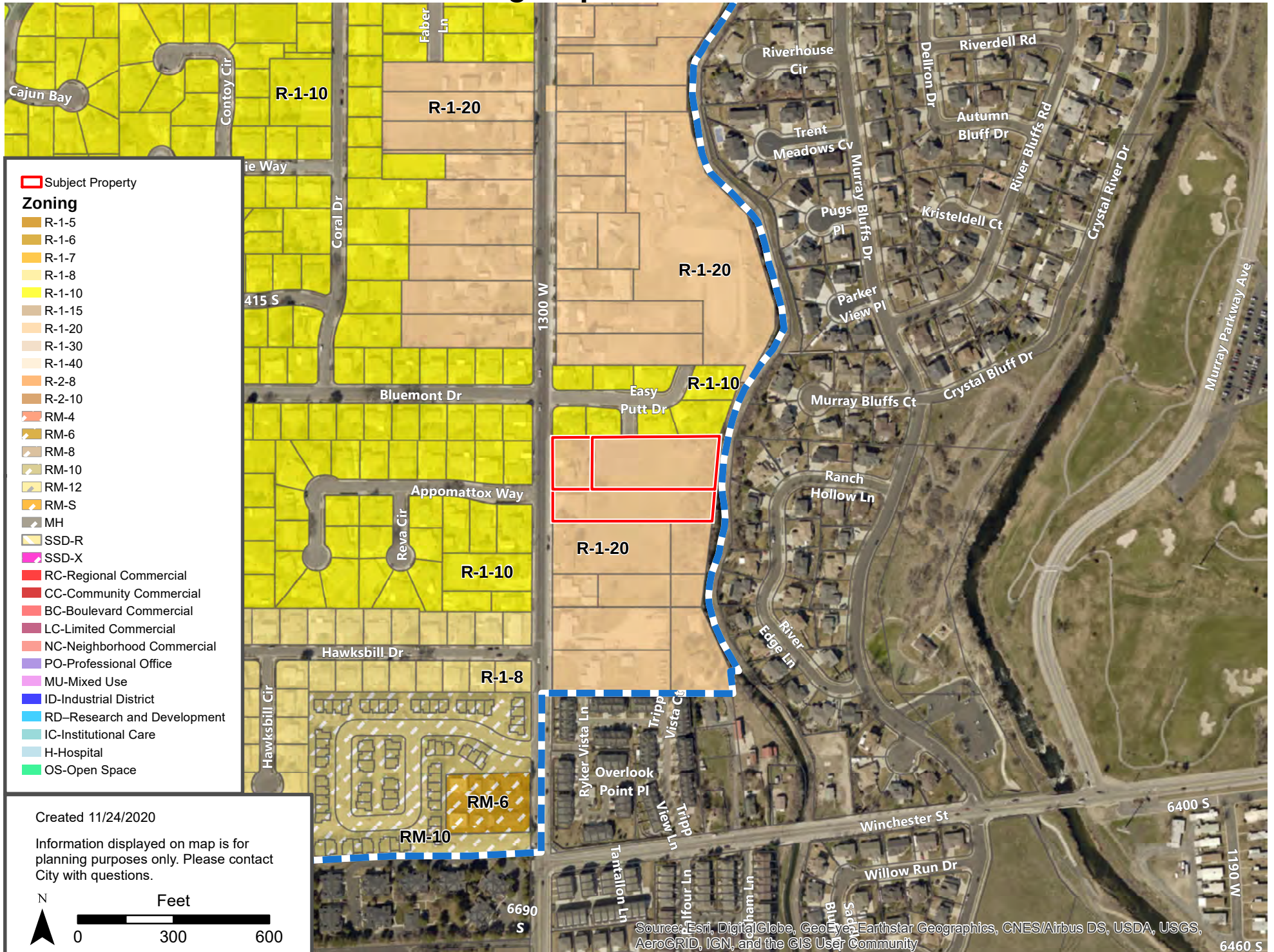
Conditions of Approval

1. Address the comments listed in this report under the heading “Analysis, Prior to Recording.”
2. Engineering matters will be addressed at the time Lot 2 is proposed to be developed.
3. Bonding and storm drain fees for Lot 2 will be required when proposed improvements to Lot 2 are submitted for Building Permits.
4. Minimum lot width/street frontage requirements be established prior to the development of Lot 2.
5. The Planning Commission approves the exception to minimum lot frontage for Lot 2, pursuant to 13.21.210(B); however, required street frontage requirements shall be established when Lot 2 is developed in the future.

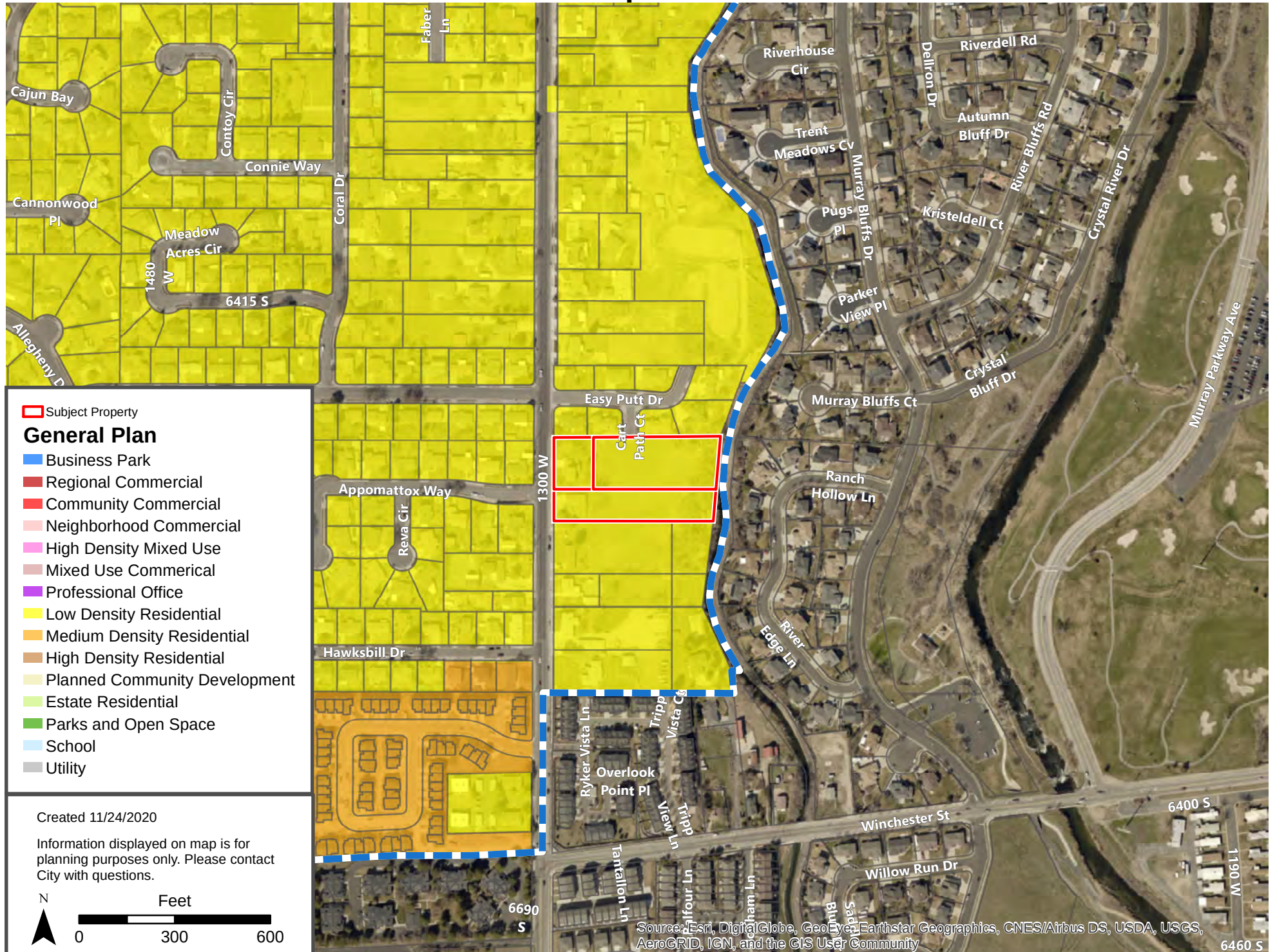
Recommended Motion

I move that we approve File #9S20 to amend the Hacker Subdivision Plat Amendment for the property at 6511 S. 1300 W.; 6499 S. 1300 W.; and 6491 S. Cart Path Court, based on the Findings and Conditions of Approval as stated in this Staff Report.

Zoning Map: 6511 S. 1300 W.



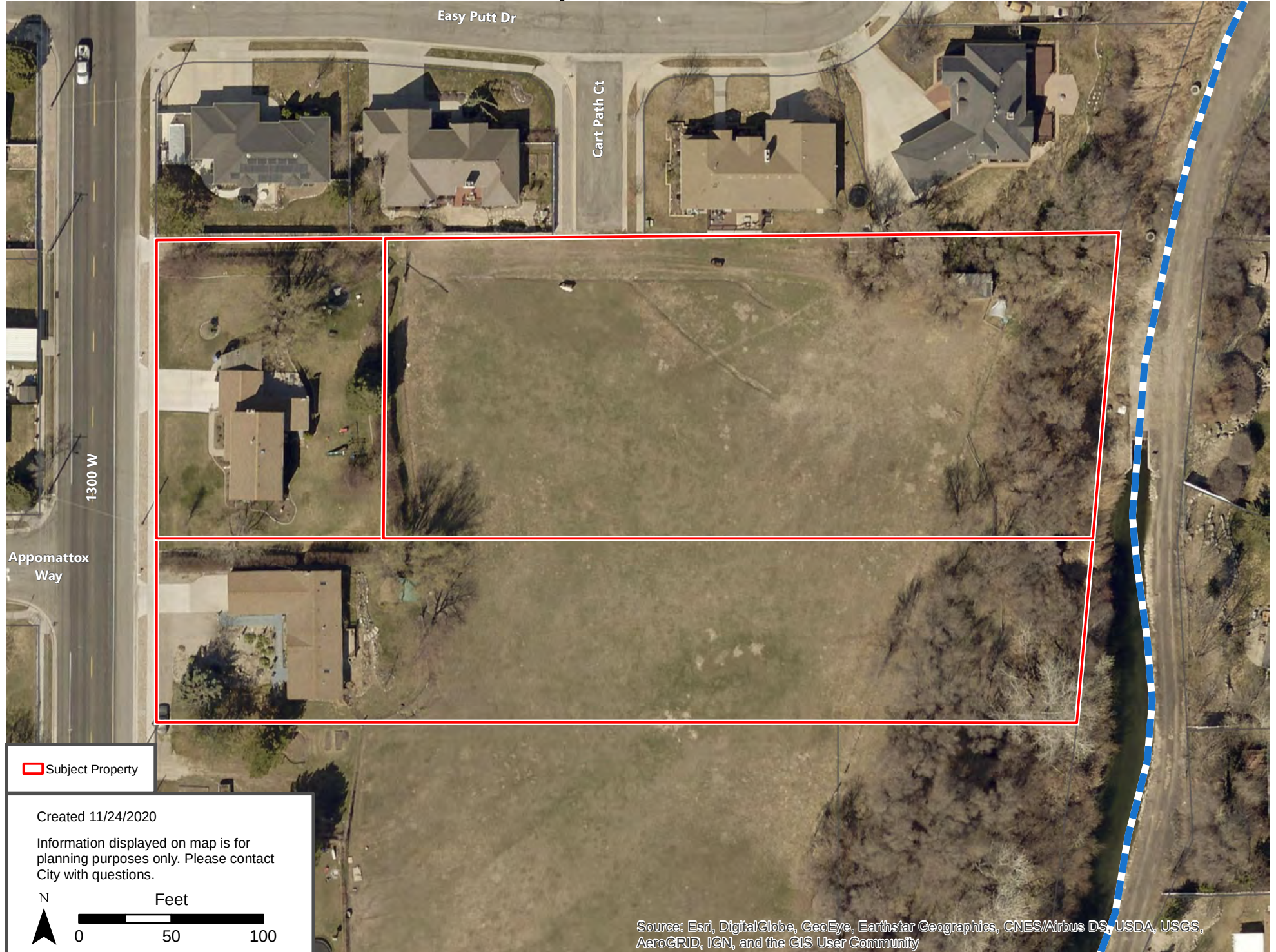
General Plan Map: 6511 S. 1300 W.

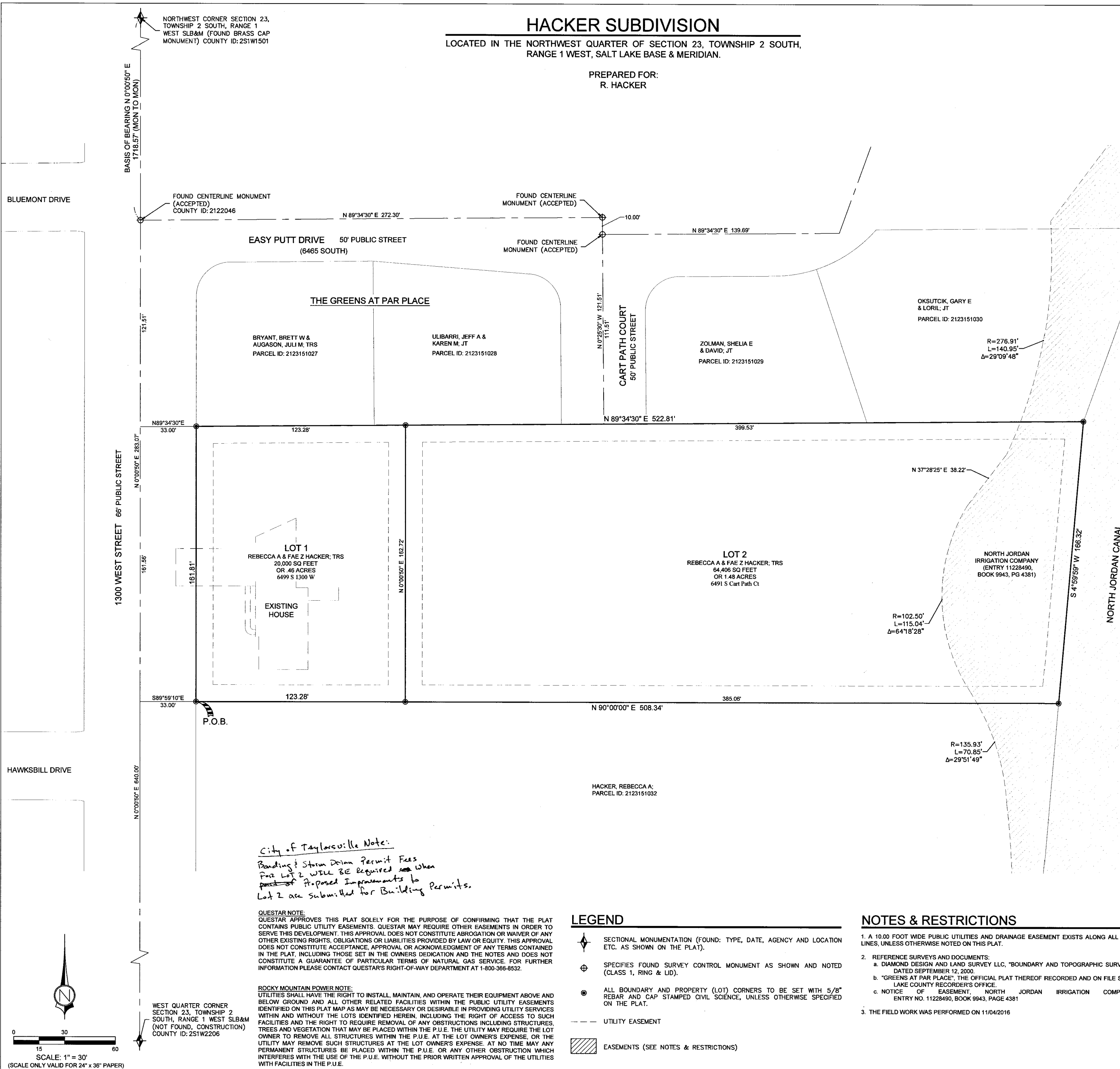


Vicinity Map: 6511 S. 1300 W.



Site Map: 6511 S. 1300 W.





SURVEYOR'S CERTIFICATE

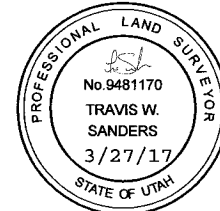
I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREA, AND PUBLIC ROADS, AS WELL AS THE EASEMENTS WHICH ARE SHOWN BY THE DASH LINES PARALLEL AND IMMEDIATELY ADJACENT TO THE DESCRIBED AREA BOTH OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

HACKER PROPERTY

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

March 27, 2017

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 1300 WEST STREET, POINT BEING NORTH 09°05'00" EAST 640.00 FEET AND SOUTH 89°51'00" EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°00'00" EAST 161.81 FEET TO THE SOUTH LINE OF THE GREENS AT PAR PLACE SUBDIVISION, THENCE NORTH 89°34'30" EAST ALONG SAID SUBDIVISION 522.81 FEET; THENCE SOUTH 09°00'00" WEST 169.32 FEET; THENCE WEST 509.34 FEET TO THE POINT OF BEGINNING. CONTAINS MORE OR LESS 94.406 SQ FEET OR 1.93 ACRES

OWNER'S DEDICATION

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

HACKER SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S) THIS 12 DAY OF June, 2017

THE HACKER IRREVOCABLE TRUST

Val Robert Hacker
FAC-2-HACKER, VAL ROBERT HACKER, CO-TRUSTEES
of the Hacker Irrevocable Trust

Rebecca A. Hacker
FAC-2-HACKER, REBECCA A. HACKER, CO-TRUSTEES
of the Hacker Irrevocable Trust

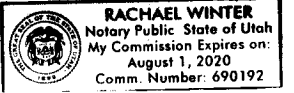
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Salt Lake
ON THE 12 DAY OF June, 2017, PERSONALLY APPEARED BEFORE ME, HACKER, FAC-2-HACKER, REBECCA A. HACKER, CO-TRUSTEES - HACKER IRREVOCABLE TRUST, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.
Rachael Winter
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Rachael Winter
COMMISSION NUMBER: 690192
MY COMMISSION EXPIRES: Aug 1, 2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Salt Lake
ON THE 12 DAY OF June, 2017, PERSONALLY APPEARED BEFORE ME, HACKER, FAC-2-HACKER, REBECCA A. HACKER, CO-TRUSTEES - HACKER IRREVOCABLE TRUST, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.
Rachael Winter
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Rachael Winter
COMMISSION NUMBER: 690192
MY COMMISSION EXPIRES: Aug 1, 2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, WASHINGTON MUTUAL BANK (A MORTGAGEE OF THE HACKER SUBDIVISION), DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

FOR: WASHINGTON MUTUAL BANK

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT _____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

PARCEL ID# 2123151031

ROCKY MOUNTAIN POWER APPROVED THIS <u>28</u> DAY OF <u>March</u> 20 <u>17</u> BY THE ROCKY MOUNTAIN POWER <i>H. Garie - RMP Estm</i> ROCKY MOUNTAIN POWER	QUESTAR GAS COMPANY APPROVED THIS <u>28</u> DAY OF <u>March</u> 20 <u>17</u> BY THE QUESTAR GAS COMPANY <i>[Signature]</i> QUESTAR GAS COMPANY	HEALTH DEPARTMENT APPROVAL APPROVED THIS <u>28</u> DAY OF <u>March</u> 20 <u>17</u> BY THE HEALTH DEPARTMENT <i>Rich Jeddeth</i> DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVAL APPROVED THIS <u>7</u> DAY OF <u>June</u> 20 <u>17</u> BY THE TAYLORSVILLE PLANNING COMMISSION <i>Curt Cochran</i> CHAIR, TAYLORSVILLE PLANNING COMMISSION	TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT APPROVED THIS <u>26</u> DAY OF <u>June</u> 20 <u>17</u> BY THE TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT <i>Kath A. Ford</i> TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT	CITY OF TAYLORSVILLE ENGINEER APPROVED THIS <u>16</u> DAY OF <u>June</u> 20 <u>17</u> BY THE CITY OF TAYLORSVILLE <i>[Signature]</i> CITY OF TAYLORSVILLE ENGINEER	COMMUNITY DEVELOPMENT APPROVED THIS <u>16</u> DAY OF <u>June</u> 20 <u>17</u> BY THE CITY OF TAYLORSVILLE <i>[Signature]</i> TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR	APPROVAL AS TO FORM APPROVED THIS <u>20</u> DAY OF <u>June</u> 20 <u>17</u> BY THE CITY OF TAYLORSVILLE <i>[Signature]</i> CITY OF TAYLORSVILLE ATTORNEY	CITY OF TAYLORSVILLE APPROVED THIS <u>20</u> DAY OF <u>June</u> 20 <u>17</u> BY THE CITY OF TAYLORSVILLE <i>[Signature]</i> ATTY: RECORDER	RECORDED # 12560377 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VAL HACKER DATE <u>6-22-2017</u> TIME <u>8:40 AM</u> BOOK <u>2017 P</u> PAGE <u>148</u> FEES <u>\$32.00</u> <i>[Signature]</i> DEPUTY SALT LAKE COUNTY COUNTY RECORDER 21-23-11 21-23-151-031
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INFRASTRUCTURE, INC.
1453 S DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CIVIL SCIENCE

HACKER SUBDIVISION
LOCATED IN:
THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1
WEST, SALT LAKE BASE & MERIDIAN

DRAWN BY: TRG/TWS
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 30'
SHEET
1
OF
1

NOTES & RESTRICTIONS

1. A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG ALL LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. REFERENCE SURVEYS AND DOCUMENTS:
a. DIAMOND DESIGN AND LAND SURVEY LLC, "BOUNDARY AND TOPOGRAPHIC SURVEY", DATED SEPTEMBER 12, 2000.
b. GREENS AT PAR PLACE", THE OFFICIAL PLAT THEREOF RECORDED AND ON FILE SALT LAKE COUNTY RECORDERS OFFICE.
- c. NOTICE OF EASEMENT, NORTH JORDAN IRRIGATION COMPANY
ENTRY NO. 11228490, BOOK 9943, PAGE 4381
3. THE FIELD WORK WAS PERFORMED ON 11/04/2016

CITY OF TAYLORSVILLE NOTES

BONDING AND STORM DRAIN FEES FOR LOT 2 WILL BE REQUIRED WHEN PROPOSED IMPROVEMENTS TO LOT 2 ARE SUBMITTED FOR BUILDING PERMITS.

SANITARY SEWER NOTE

-WARNING- SHALLOW SEWER DEPTH, BASEMENT SERVICE MAY NOT BE AVAILABLE

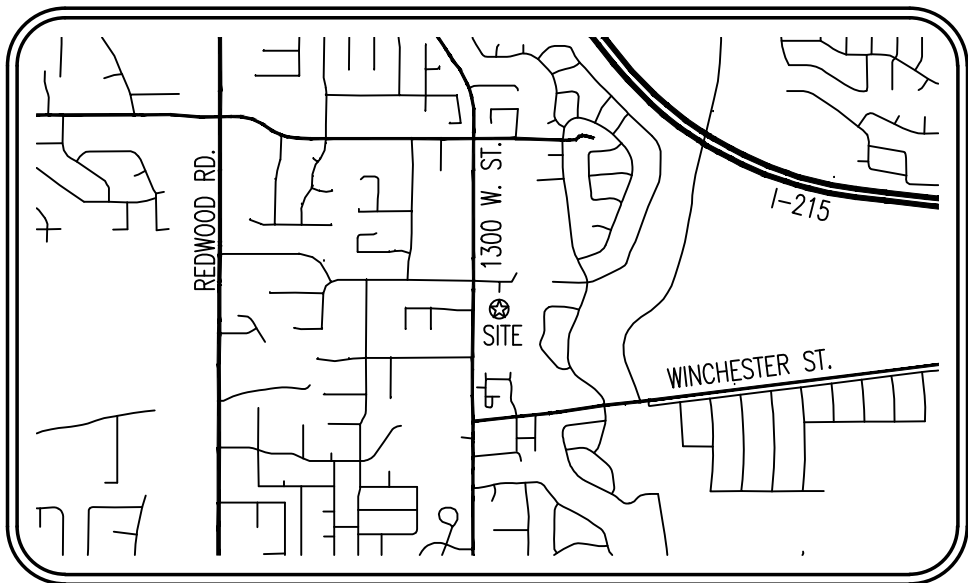
LINE TABLE

- PLAT TIES
--- PUBLIC UTILITY & DRAINAGE EASEMENT
--- PLAT BLOCK
--- INTERIOR BOUNDARY
--- BOUNDARY
--- BUILDING
--- R/W --- RIGHT OF WAY

LEGEND OF SYMBOLS AND ABBREVIATIONS

- ☼ DENOTES STREET LIGHTS
● DENOTES FIRE HYDRANTS
● SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
◆ DENOTES SECTION CORNERS
⊕ DENOTES SALT LAKE COUNTY SURVEY MONUMENTS

VICINITY MAP SCALE 1" = 2000"



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

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____ 20____.

DOMINION ENERGY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____.

CHAIR, TAYLORSVILLE PLANNING COMMISSION

HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE HEALTH DEPARTMENT.

SALT LAKE CO. HEALTH DEPARTMENT

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____.

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

SALT LAKE COUNTY SURVEYOR

ROS#

SIGNED: _____

DATE: _____

CITY OF TAYLORSVILLE ENGINEER

APPROVED THIS _____ DAY OF _____ 20____.

CITY OF TAYLORSVILLE ENGINEER

ECONOMIC AND COMMUNITY DEVELOPMENT

I CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE DATE: _____

ECONOMIC COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ 20____.

CITY OF TAYLORSVILLE ATTORNEY

CITY OF TAYLORSVILLE

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

ATTEST: CITY RECORDER _____

MAYOR: _____

SEAL

RECORDED #

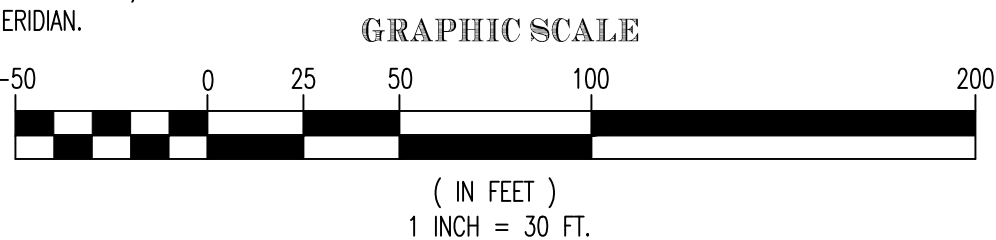
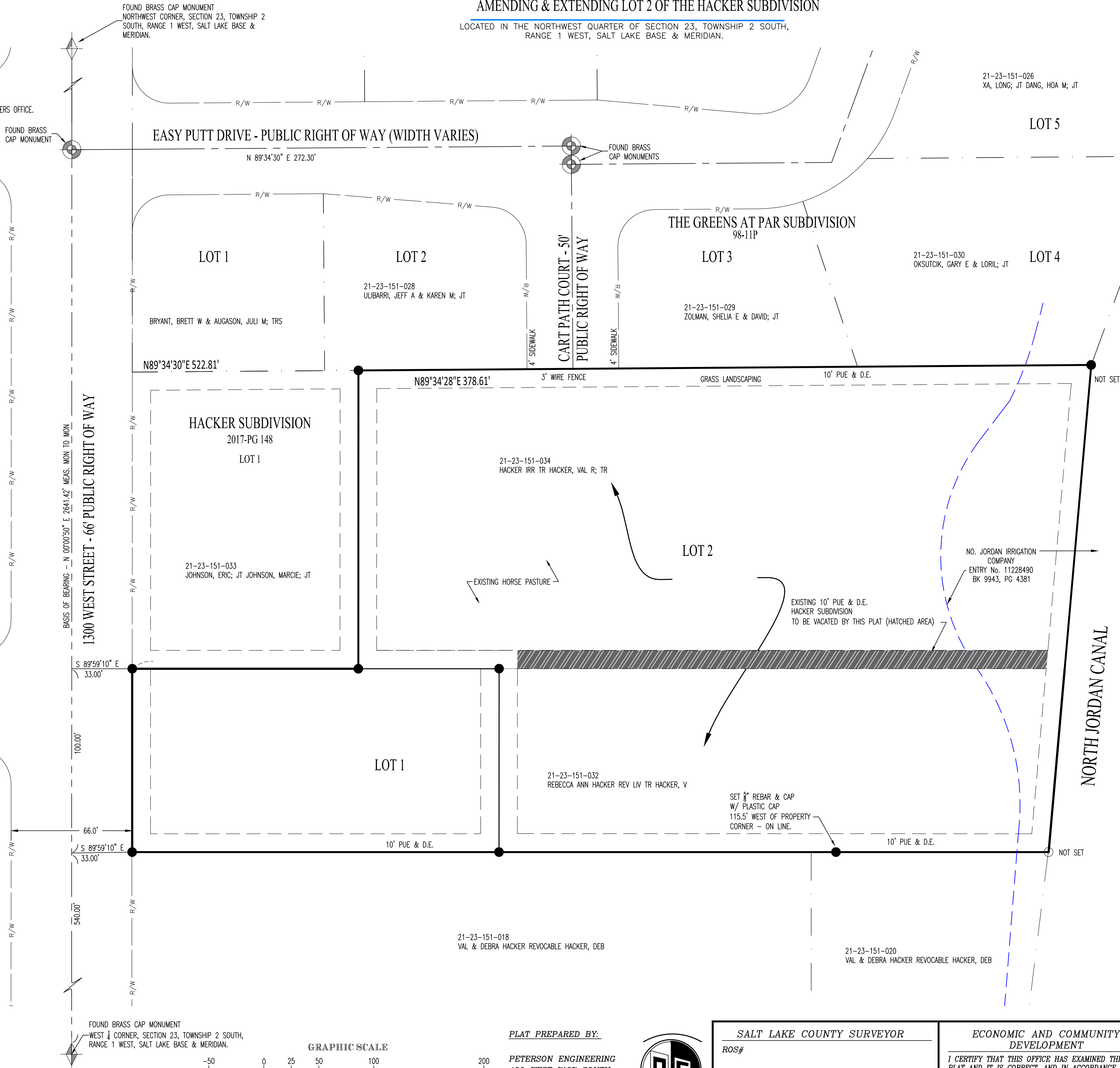
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____

SALT LAKE COUNTY RECORDER

HACKER SUBDIVISION 2
AMENDING & EXTENDING LOT 2 OF THE HACKER SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



PLAT PREPARED BY:

PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503



SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS HACKER SUBDIVISION 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE

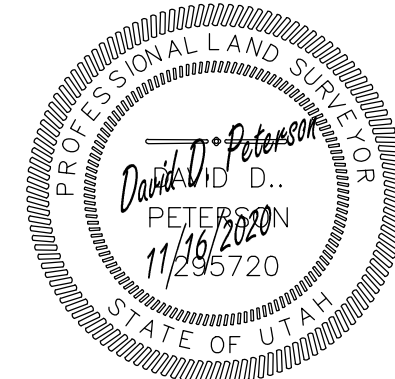
DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°00'50" EAST 540.00 FEET ALONG THE SECTION LINE AND SOUTH 89°59'10" EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'50" EAST 100.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 1300 WEST STREET TO A POINT ON THE SOUTH LINE OF THE HACKER SUBDIVISION; THENCE EAST 200 FEET ALONG THE SOUTH LINE OF SAID HACKER SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 2 OF THE HACKER SUBDIVISION; THENCE ALONG SAID LOT 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 00°00'50" EAST 162.72 FEET; THENCE (2) NORTH 89°34'30" EAST 399.53 FEET; THENCE (3) SOUTH 04°59'59" WEST 266.70 FEET EXTENDING BEYOND SAID HACKER SUBDIVISION; THENCE WEST 499.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR THE NORTH JORDAN CANAL PROPERTY AS RECORDED AS ENTRY NO. 11228490 IN BOOK 9943 AT PAGE 4381 IN THE OFFICIAL RECORDS, SALT LAKE COUNTY.

ALSO SUBJECT TO EASEMENTS SHOWN ON THE HACKER SUBDIVISION PLAT AS RECORDED IN BOOK 2017P PAGE 148 IN THE OFFICIAL RECORDS, SALT LAKE COUNTY.

CONTAINS 2 LOTS OR 114,801.41 SQ. FT. OR 2.64 ACRES



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREFTER KNOWN AS

HACKERS SUBDIVISION 2

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN IN THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITIES USE, MAINTENANCE, AND OPERATION OF THE STREET.

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

VAL ROBERT HACKER, CO TRUSTEES OF
THE HACKER IRREVOCABLE TRUST

REBECCA A. HACKER, CO TRUSTEES OF
THE HACKER IRREVOCABLE TRUST

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME HACKER, VAL ROBERT & REBECCA A., CO TRUSTEES - HACKER IRREVOCABLE TRUST, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.
NOTARY PUBLIC.
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES ON: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME HACKER, VAL ROBERT & REBECCA A., CO TRUSTEES - HACKER IRREVOCABLE TRUST, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.
NOTARY PUBLIC.
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES ON: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

HACKER SUBDIVISION 2

AMENDING & EXTENDING LOT 2 OF THE HACKER SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.