



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 1, 2022
PROJECT NUMBER: S-22-007
REQUEST: A petition to the Planning Commission for a final subdivision plat amendment to consolidate two existing lots into one lot.
ADDRESS: 3167 South 300 West and 3175 South 300 West
PARCEL NUMBER: 15-25-403-007-0000 and 15-25-403-008-0000
PROPERTY OWNER: O-Zone Biotech, LLC
APPLICANT: Jared Peterson

SYNOPSIS:

On behalf of O-Zone Biotech, LLC, Jared Peterson is petitioning the Planning Commission for final approval of a subdivision plat amendment to the Liberty Acres subdivision plat to consolidate two existing parcels into one parcel located at 3167 South 300 West and 3175 South 300 West.

The south parcel has one commercial building where Idaho Molecular is located. The parcel to the north is the park lot for Idaho Molecular.

The Planning Commission is the Land Use Authority on all subdivision plat applications and amendments.

On November 17, 2022, the Planning Commission held a public hearing on this matter. The Planning Commission unanimously approved the preliminary plat.



EXISTING ZONING	EXISTING USES	PROPOSED USES	EXISTING PARCEL SIZES	PROPOSED PARCEL SIZE	PROPERTY ACCESS
TOD	Professional Office	Professional Office	N ½ of Lot 17: 0.24 acres S ½ of Lot 17: 0.24 acres	Lot 100: 0.48 acres	300 West

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission move to approve a final subdivision plat amendment to consolidate two existing lots into one lot located at 3167 South 300 West and 3175 South 300 West. Staff's recommendation is based upon its analysis and findings included below.

GENERAL INFORMATION:

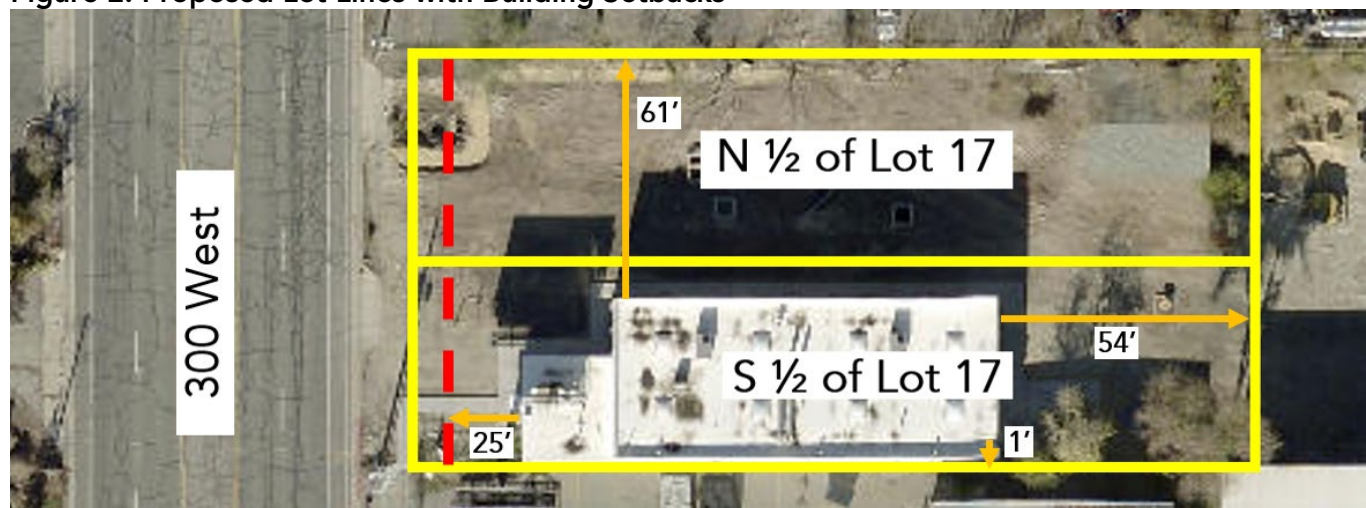
Location:	3167 South 300 West and 3175 South 300 West
Existing Lot Size:	N ½ of Lot 17: 0.24 acres S ½ of Lot 17: 0.24 acres
Proposed Lot Size:	Lot 100: 0.48 acres
Surrounding Land Use Districts:	North: TOD South: TOD East: TOD Core West: Flex

Figure 1: Existing Lot Lines



Existing Parcel Lines

Figure 2: Proposed Lot Lines with Building Setbacks

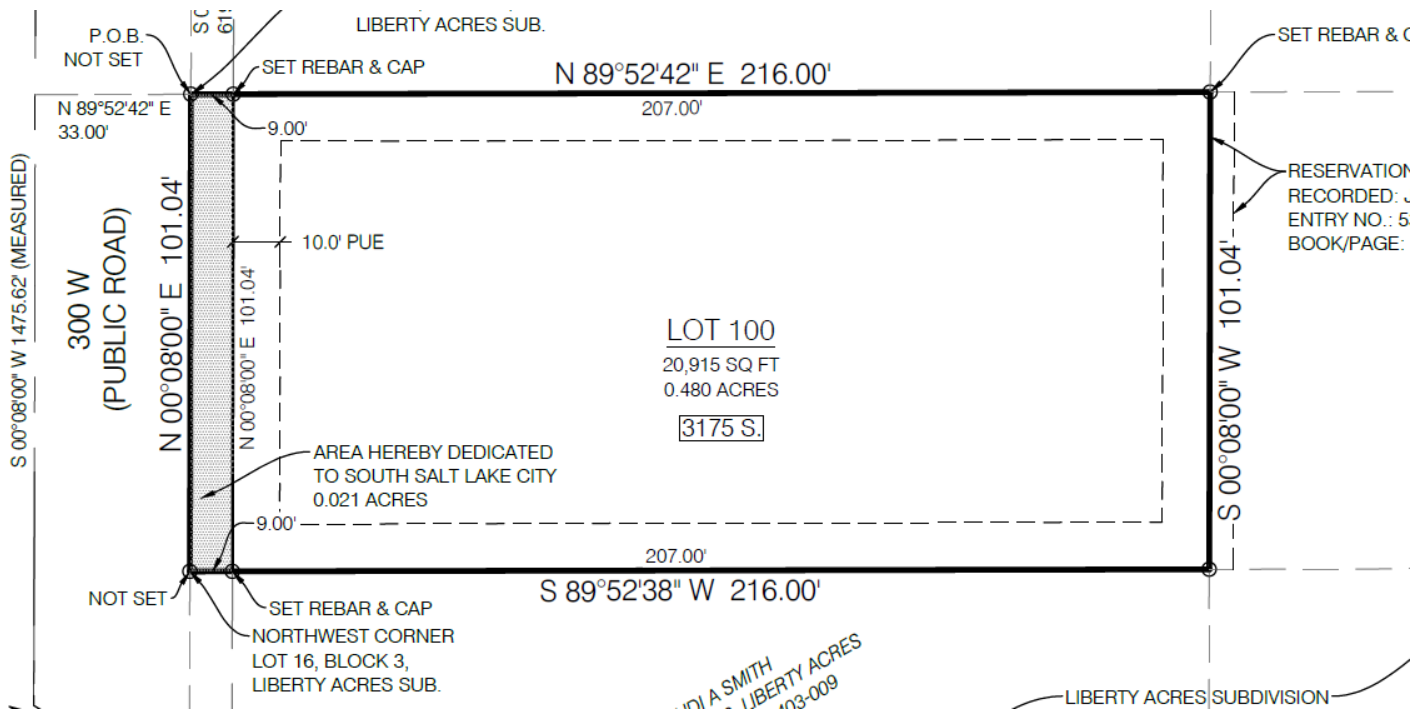


Existing Parcel Lines
Required Right of Way dedication

The site plan shows a property divided into two parcels, each containing a 1-story block building. The parcels are separated by a dashed line labeled 'BUILDING ON PARCEL LINE'. The property is bounded by a 'CHAIN LINK FENCE' on the north and south, and a 'DOUBLE CHAIN LINK FENCE' on the east. A 'PLUG & WASHER' is located at the northwest corner. Utility lines for 'GAS' and 'SD' (Sanitary Drain) are shown along the west boundary. A 'POLE SIGN' is located near the northwest corner. A 'BILLBOARD POLE' is located near the southwest corner. The plan includes various dimensions and bearings, such as 'N 89°52'42" E 9.00'', 'S 89°52'40" W 207.00'', and 'N 00°08'00" E 101.04''. The buildings are labeled '1-STORY BLOCK BUILDING' and their areas are given as '10,458 SQ FT OR 0.240 ACRES MORE OR LESS'. A 'SSCO' (Sanitary Sewer Cleanout) is located near the southwest corner. A 'TOG=4245.06' (Top of Ground) is indicated near the southwest corner. The plan also shows a 'BUILDING' on the east side of the property. The overall dimensions of the property are given as 'N 00°08'00" E 101.04'' and 'S 00°08'00" W 101.04''.

3175 S 300 W – 300 W looking east

Figure 5: Final Plat **Full Final Plat is in the attachments**



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

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

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

GENERAL PLAN CONSIDERATIONS:

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

Analysis: This lot consolidation will create off-street on-site parking to the existing building. Currently the existing building has two on-site parking shall, which does not comply with the parking requirement.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Title 17 – Land Use		
17.10.140– Subdivision Development Lot Standards		
A. Results in a compliant lot and building sites.	The proposed new lot will be 0.48 acres. This lot is compliant with the standards in the TOD zone, which does not contain specific minimum area standards for a commercial lot.	

B. Frontage on public street	The lot will front and have access from 300 West.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	The lot is separate from the Right of Way. All existing infrastructure on the lots will remain in place. There is a required right of way dedication of 9 feet along 300 West. The curb/gutter, sidewalk, and landscape buffer will remain in place.	
D. Minimum area and dimensions shall conform.	There are no specified area requirements in the TOD zone. The proposed lot area and dimensions are sufficient to accommodate all required development improvements.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to the street.	
F. Side boundary lines shall be radial to the center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing lots are located within South Salt Lake City.	
I. Double frontage residential lots	Not Applicable	
J. Multiple building envelopes	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	There are existing buildings on the proposed lot, which will remain in place.	
M. Depth and width of properties shall be adequate to provide for off street parking and loading facilities.	The proposed lot meets the parking requirements, with the 14 off street parking stalls.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street.	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	No changes are proposed to the existing drive approach onto 300 West. No driveways or parking stalls back onto public streets.	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Drainage plans provide positive drainage per Engineering review. The storm drains are existing.	

17.10.160(A) - Drainage and Storm Sewers General Requirements

A. Each plat shall make adequate provision for storm or flood water runoff.	Adequate provisions for storm or flood water runoff are provided per SSL Engineering review. The storm drains are existing.	
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17.10.160(B) – Nature of Stormwater Facilities

A. Applicants may be required by the City Engineer 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.	
B. Adequate underground stormwater systems shall be constructed and maintained.	Adequate underground storm water systems are provided per engineering review.	
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.	Adequate storm and floodwater drainage is provided per Engineering review.	
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 flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	

17.10.170– Water Facilities

A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	The subdivision is already connected to an existing water meter. Nothing will be changing; there is currently adequate water supply provisions per SSL Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	The subdivision already has adequate water facilities including fire hydrants per the SSL Fire Marshal.	
C. The Fire Marshal shall approve fire flow.	A fire flow test was performed and the results were adequate for the proposed subdivision per Fire Marshal review.	
D. Water main extensions shall meet the City's standards.	Not applicable	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the Preliminary and Final Plat.	The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts complies and is part of the existing infrastructure.	

F. 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.	
G. Fire hydrants required for all plats.	There are two hydrants located on the east side of Sue Street and there is one hydrant on the south side of the south drive approach on West Temple. The fire hydrants are adequate per the SSL Fire Marshal.	
17.10.180 – Sewer Facilities		
A. General Requirements. Applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	A will serve letter has been submitted from Mt. Olympus Improvement District.	
B. Residential and Non-residential Subdivision. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority.	A will serve letter has been submitted from Mt. Olympus Improvement District.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	The existing utilities will stay as they are, they will not be located underground.	
B. Easements centred on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	All utilities already have easements. There will be a 10-foot Public Utility Easement provided.	
17.10.200 – Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile.	Current right of way improvements include curb/gutter and a four-foot sidewalk. In the proposed site plan, all of the existing right of way infrastructure will remain in place. There will also be a 9-foot right of way dedication along 300 West.	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site.	
C. Trails, pedestrian paths, and bike paths shall be consistent 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 final subdivision plat amendment to consolidate two existing lots into one lot located at 3167 South 300 West and 3175 South 300 West, with the following conditions:

Findings of Fact:

1. The subject property is located at 3167 South 300 West and 3175 South 300 West.
2. The lots are located within the TOD land use district.
3. The proposed subdivision will consolidate two lots into one lot.
4. The new lot will be 0.48 acres in size.
5. These lots are compliant with the standards in the TOD zone, which does not contain specific minimum area standards for a commercial lot.
6. The subject property currently has a professional office land use.
7. 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.
8. 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 conditioned.
9. 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 17.10.300, and found that this subdivision is compliant with those sections as conditioned, as outlined above.

Conclusions of Law:

1. Based on the findings above, the Planning Commission has good cause to approve the subdivision plat amendment.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording the plat;
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. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements;
4. The plat shall include language dedicating an easement to the City of South Salt for purposes of storm water management practices, in a form as approved by the City Attorney's Office;
5. All site improvements shall be installed consistent with the requirements of the South Salt Lake City Municipal Code;

6. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by O-Zone Biotech, LLC, for a final subdivision plat amendment to consolidate two existing lots into one lot located at 3167 South 300 West and 3175 South 300 West with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by O-Zone Biotech, LLC, for a final subdivision plat amendment to consolidate two existing lots into one lot located at 3167 South 300 West and 3175 South 300 West with the conditions enumerated in the staff report and on the record.

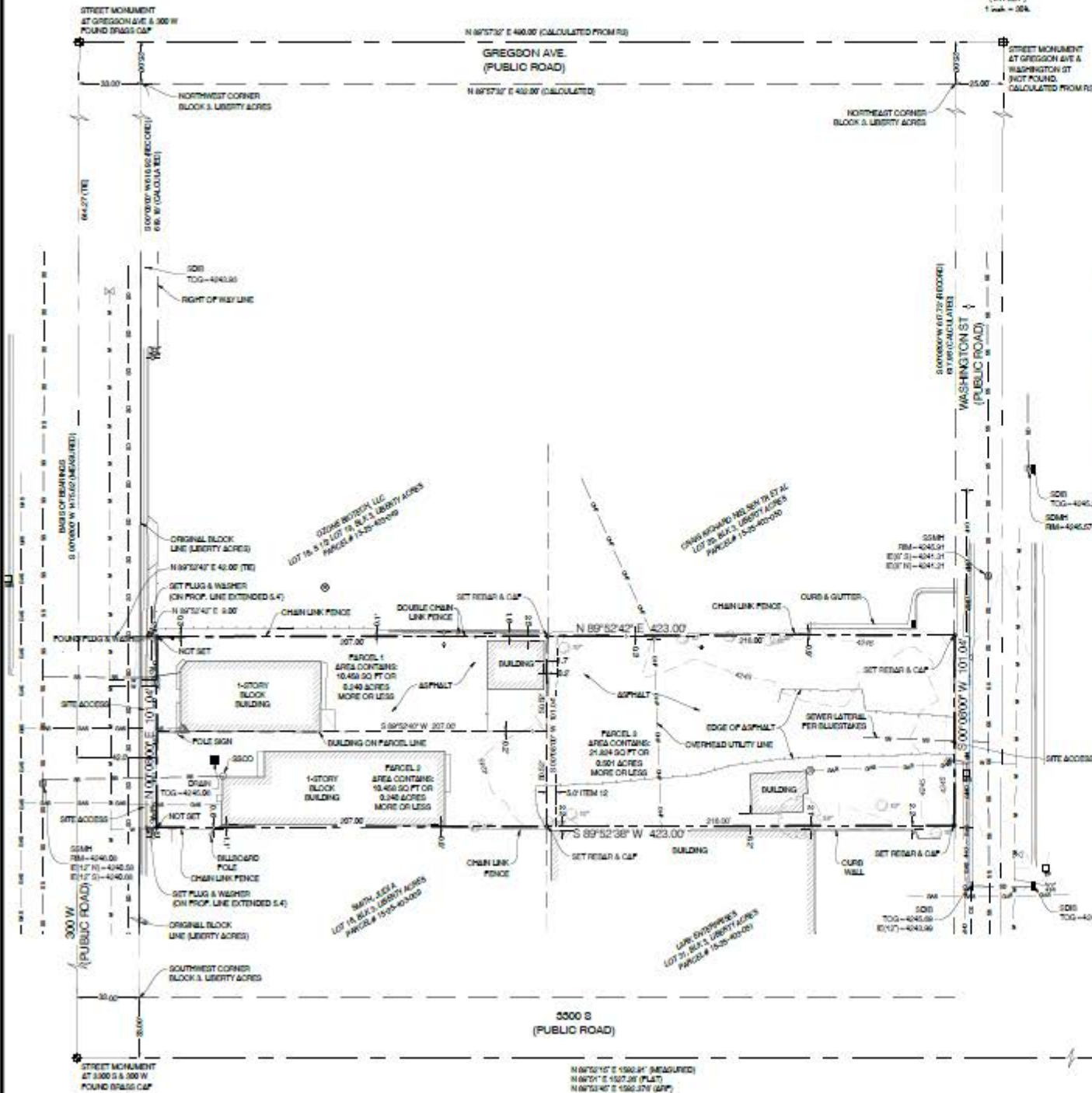
Option 3: Continuance

Move to table the decision on the application by O-Zone Biotech, LLC, for a final subdivision plat amendment to consolidate two existing lots into one lot located at 3167 South 300 West and 3175 South 300 West, to a date certain, for the reasons stated on the record and to provide the applicant and staff more time to provide more information as requested by the Planning Commission in order to make the decision.

Attachments:

1. ALTA Survey
2. Plat

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



TO: CHICAGO TITLE INSURANCE COMPANY
METRO NATIONAL TITLE
C-ZONE BIOTECH, LLC, & UTAH LIMITED LIABILITY COMPANY

PARCEL 1:
THE NORTH HALF OF LOT 17, BLOCK 3, LIBERTY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK H AT PAGE 4 OF OFFICIAL RECORD.

LESS ANY PORTION LYING WITHIN THE BOUNDINGS OF 300 WEST STREET.

PARCEL 2:
THE SOUTH HALF OF LOT 17, BLOCK 3, LIBERTY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK H AT PAGE 4 OF OFFICIAL RECORD.

LESS ANY PORTION LYING WITHIN THE BOUNDINGS OF 300 WEST STREET.

PARCEL 3:
ALL OF LOT 30, BLOCK 3, LIBERTY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK H AT PAGE 4 OF OFFICIAL RECORD.

NOTE:
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY JARED PETERSON
CONSTRUCTION SOLUTIONS ENGINEERING TO PERFORM AN S&T&N'S SURVEY OF
SUBJECT PROPERTY AS SHOWN HEREON.

BENCHMARK
THE FOUND BRASS CAP STREET MONUMENT AT THE INTERSECTION OF 3200 S & 300 W
ELEVATION = 4246.99 (PER SLOO SURVEYORS MONUMENT REFERENCE SHEET)
DATUM = NAVD83

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT: METRO NATIONAL TITLE), FILE NO. 74564, EFFECTIVE DATE MARCH 30, 2010.

R2) LIBERTY AGREES SUPERVISION RECORDED APRIL 22, 1946, AS ENTRY NO. 394131, IN BOOK M OF PLATS, AT PAGE 4, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE.

R3) RECORD OF SURVEY BY BRETT & CUMBOCK DATED JULY 21, 1967, ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE, DOCUMENT NO. 567-66-0066.

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT: METRO NATIONAL TITLE), FILE NO. 74664, EFFECTIVE DATE MARCH 30, 2020.

ITEMS 1-10 NOT ADDRESSED IN THIS SURVEY

ITEM 12 RESERVATIONS IN FAVOR OF THE GRANTOR:
GRANTOR: HMMELL & RICHARDS SECURITIES COMPANY, A CORPORATION OF SALT LAKE CITY,
UTAH
RECORDED: JULY 14, 1925

ITEMS 1-3	NOT ADDRESSED IN THIS SURVEY
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- 1) SURVEYORS OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS:
NONE OBSERVED.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND ELEVATIONS MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY COMPLETED. NO UTILITIES WERE IDENTIFIED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 390 WEST & WASHINGTON STREET, PUBLIC STREETS.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY CHESAPEAKE TITLE INSURANCE COMPANY BEGINNING ABOUT: METRO NATIONAL TITLE, FILE NO. 7486A, EFFECTIVE DATE: MARCH 30, 2000.

	STREET MANHOLE (FLAT)		STORM DRAIN INLET BOX
	STREET MANHOLE (NOT FLAT)		STORM DRAIN INLET BOX INVERT
	PROPERTY CORNER (FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION
	FILING MARKER (FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER
	ADJACENT PLOT (FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT
	ADJACENT PLOT (NOT FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT POWER POLE
	CORNER (FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT POWER POLE SAILING
	CORNER (NOT FLAT)		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT POWER POLE SAILING STREET LIGHT
	ROOF OF STORM DRAIN INLET BOX		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT POWER POLE SAILING STREET LIGHT GULLY
	FENCE CHAIN		STORM DRAIN INLET BOX INVERT ELEVATION WATER METER HYDRANT POWER POLE SAILING STREET LIGHT GULLY TELEPHONE PEDESTAL



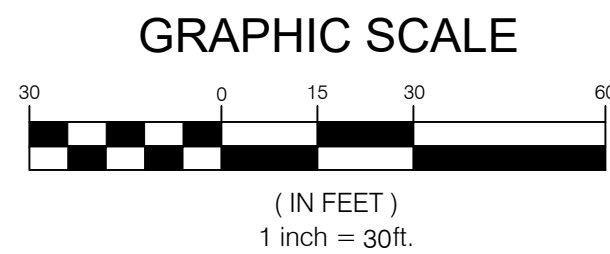
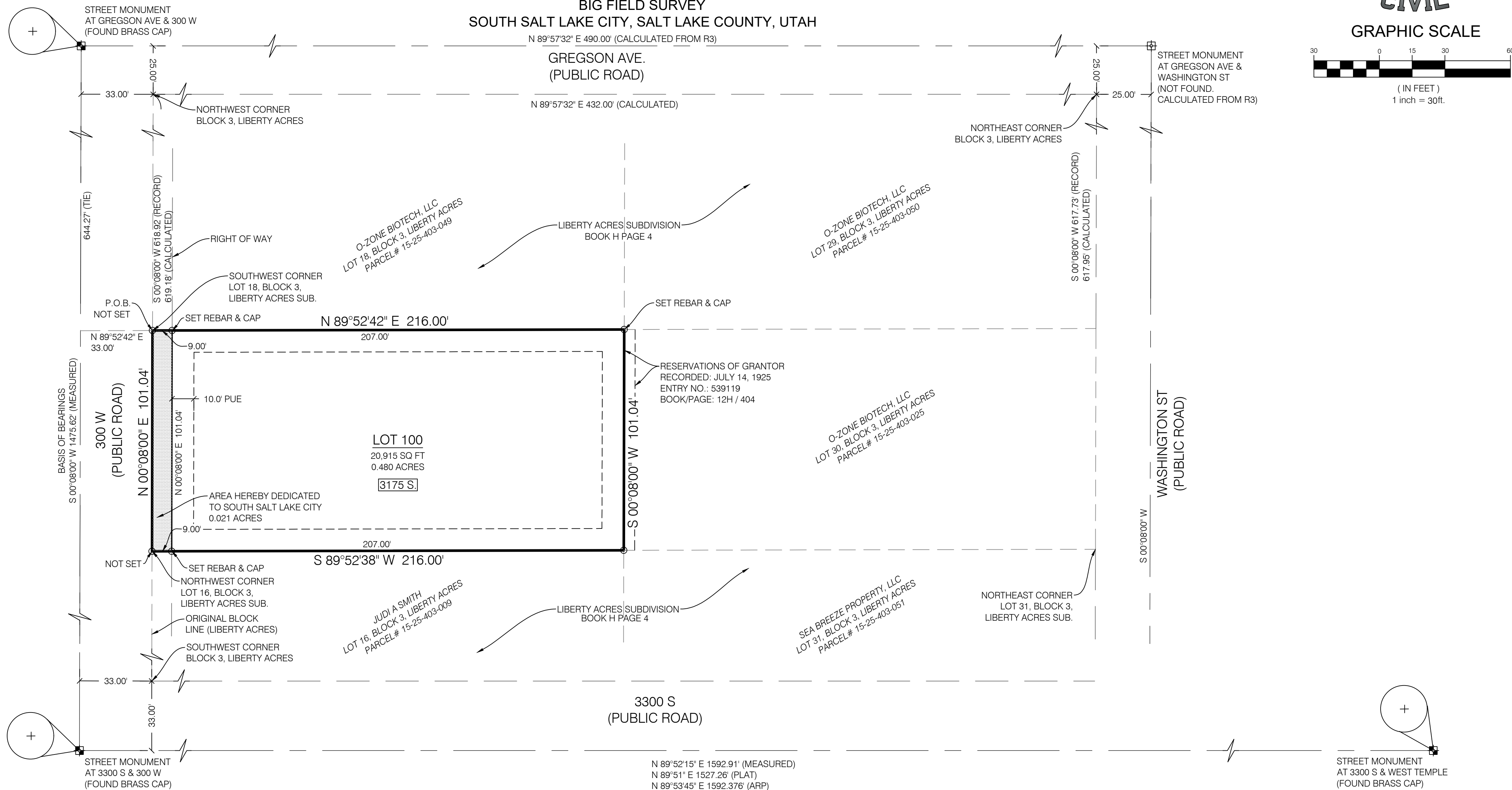
ENGINEERING
3167 & 3175 S 300 W
3134 S WASHINGTON ST
SOUTH SALT LAKE CITY, UT

QUESTIONS 2005098

ALTA/NSPS
LAND TITLE
SURVEY

8VA.01
1 OF 1

LIBERTY ACRES AMENDMENT 1
AMENDING LOT 17 OF BLOCK 3, LIBERTY ACRES SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ALSO BEING PART OF BLOCK 34, 10-ACRE PLAT "A"
BIG FIELD SURVEY
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531 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 CONSOLIDATED SAID TRACT OF LAND INTO A LOT HEREAFTER TO BE KNOWN AS:

LIBERTY ACRES AMENDMENT 1
AMENDING LOT 17 OF BLOCK 3, LIBERTY ACRES SUBDIVISION

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

BOUNDARY DESCRIPTION

ALL OF LOT 17, BLOCK 3, LIBERTY ACRES SUBDIVISION, RECORDED APRIL 22, 1918 AS ENTRY NO. 394131 IN BOOK H OF PLATS AT PAGE 4, AND DISCLOSED AS PARCEL 1 AND 2 IN THAT CERTAIN WARRANTY DIID RECORDED AS ENTRY NO. 123241554 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

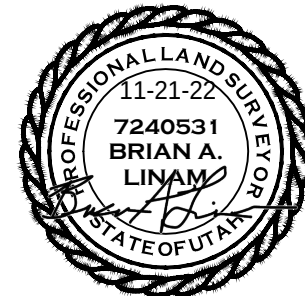
BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 3, LIBERTY ACRES SUBDIVISION, SAID POINT ALSO BEING SOUTH 00°08'00" WEST 644.27 FEET ALONG THE MONUMENT LINE OF 300 WEST STREET AND NORTH 89°52'42" EAST 33.00 FEET FROM THE STREET MONUMENT LOCATED IN THE INTERSECTION OF GREGSON AVENUE AND 300 WEST STREET, AND RUNNING THENCE NORTH 89°52'42" EAST 216.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00°08'00" WEST 101.04 FEET (RECORD 101.00 FEET) TO THE NORTHEAST CORNER OF LOT 16 OF SAID BLOCK 3, LIBERTY ACRES SUBDIVISION; THENCE SOUTH 89°52'38" WEST 216.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00°08'00" EAST 101.04 FEET (RECORD 101.00 FEET) TO THE POINT OF BEGINNING.

CONTAINS 21,824 SQ. FT. OR 0.501 ACRES

1 LOT

**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE OF PREPARATION: MAY, 2021



OWNER'S DEDICATION

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

LIBERTY ACRES AMENDMENT 1
AMENDING LOT 17 OF BLOCK 3, LIBERTY ACRES SUBDIVISION
DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS ____ DAY OF ____, A.D., 20__.

BY: _____
PRINT NAME: _____
TITLE: _____

LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake
ON THE ____ DAY OF ____, A.D., 20__, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE _____ OF O-ZONE BIOTECH, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: ____ (DATE) COMMISSION NUMBER: ____

PRINT NAME NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- MONUMENT NOT FOUND
- EX. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER
- (SET 5/8 REBAR AND CAP OR AS NOTED ON PLAT) "STAMPED BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- MONUMENT LINE
- LOT LINE
- EXISTING EASEMENT

ROCKY MOUNTAIN NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

NOTES:
1. STATEMENT OF ACCURACY, MINIMUM LINEAR CLOSURE OF 1:20,000.
2. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 100 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY FILE # S2022-11-0777

COUNTY SURVEYOR REVIEWER DATE

VICINITY MAP



DEVELOPER: CONSTRUCTION SOLUTIONS ENGINEERING JARED PETERSON 801.850.7661 JARED@CSENG1.COM	PLANNING COMMISSION APPROVED THIS ____ DAY OF ____, A.D. 20__, BY THE SOUTH SALT LAKE CITY PLANNING COMMISSION. _____ CHAIRMAN, PLANNING COMMISSION	DOMINION ENERGY APPROVED THIS ____ DAY OF ____, A.D. 20__.	CENTURY LINK APPROVED THIS ____ DAY OF ____, A.D. 20__.	COMCAST APPROVED THIS ____ DAY OF ____, A.D. 20__.	SOUTH SALT LAKE FIRE MARSHAL APPROVED THIS ____ DAY OF ____, A.D. 20__. FIRE MARSHAL DATE	JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVED THIS ____ DAY OF ____, A.D. 20__.	MT. OLYMPUS IMPROVEMENT DISTRICT APPROVED THIS ____ DAY OF ____, A.D. 20__.	LIBERTY ACRES AMENDMENT 1 AMENDING LOT 17 OF BLOCK 3, LIBERTY ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING PART OF BLOCK 34, 10-ACRE PLAT "A" BIG FIELD SURVEY SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	ROCKY MOUNTAIN POWER APPROVED THIS ____ DAY OF ____, A.D. 20__.	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF ____, A.D. 20__. S.L.CO. COUNTY HEALTH DEPARTMENT	SOUTH SALT LAKE COMMUNITY DEVELOPMENT APPROVED THIS ____ DAY OF ____, A.D. 20__, BY THE SOUTH SALT LAKE CITY COMMUNITY DEVELOPMENT. COMMUNITY DEVELOPMENT DATE	SOUTH SALT LAKE CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER DATE	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF ____, A.D. 20__. SOUTH SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO THE MAYOR OF SOUTH SALT LAKE CITY THIS ____ DAY OF ____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ATTEST: CITY RECORDER SOUTH SALT LAKE CITY, MAYOR	SALT LAKE COUNTY RECORDER RECORDED # ____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ____ DATE ____ TIME ____ BOOK ____ PAGE ____ FEE \$ ____ SALT LAKE COUNTY RECORDER	