

When Recorded Please return to:  
Salt Lake City Public Utilities  
Attention: Karryn Greenleaf  
1530 South West Temple  
Salt Lake City, Utah 84115  
County Parcel No. 24-16-356-001

13975338 B: 11351 P: 3096 Total Pages: 8  
06/27/2022 08:09 AM By: bmeans Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SALT LAKE CITY PUBLIC UTILITIES  
1530 S WEST TEMPLE SALT LAKE CITY, UT 84115



### NOTICE OF RESTRICTION

NOTICE IS HEREBY GIVEN of that certain Letter referring to a Request for Waiver for building near a water source, for the construction and maintenance of a single-family residence signed and agreed to by **Great Day Investments, LLC**, a Utah limited liability company, as the legal owner of property known as 10806 E. Moose Run Lane, Salt Lake County Parcel ID being 24-16-356-001 as described below. A copy of the condition and approval letter is attached as the official record.

Located in Section 16 Township 2 South Range 3 East; Lot 51 Pine Tree Subdivision as recorded in the Office of the Salt Lake County Recorder in Book S Page 96 located in the Southwest Quarter of Section 16, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

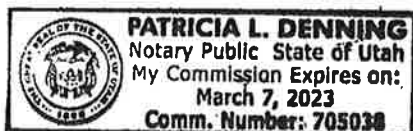
Great Day Investments, LLC

Alfred George Kessler Date June 24, 2022  
Alfred George Kessler, Manager

Hazel Ann Clark Kessler Date June 24, 2022  
Hazel Ann Clark Kessler, Manager

STATE OF UTAH     )  
                                  §  
County of Salt Lake    )

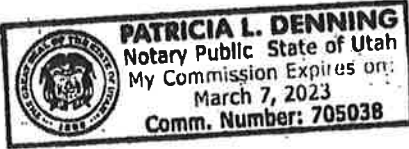
On the 24 day of June, in the year 2022, before me  
Patricia Denning, a notary public, personally appeared Alfred George Kessler, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.



Patricia Denning  
NOTARY PUBLIC, residing in  
Salt Lake County

STATE OF UTAH    )  
                              §  
County of Salt Lake )

On the 24 day of June, in the year 2022 before me  
Patricia Denning, a notary public, personally appeared Hazel Ann  
Clark Kessler, proved on the basis of satisfactory evidence to be the person whose name is  
subscribed to in this document, and acknowledged she executed the same.



*Patricia Denning*  
\_\_\_\_\_  
NOTARY PUBLIC, residing in  
Salt Lake County



May 18, 2022

Great Day Investments, LLC  
C/O Alfred and Hazel Kessler  
2303 Smith Legacy Cove  
Taylorsville, UT 84129

RE: Request for Waiver for Building near Water Source –  
10806 East Moose Run Lane  
Parcel No. 24-16-356-001  
Request for relief for New Residential Structure  
within 50 foot of stream/wetland protection area

Dear Mr. and Mrs. Kessler:

The Salt Lake County Health Department, Division of Environmental Health, and Salt Lake City Corporation have reviewed your request to allow a portion of your new residence and deck to be located on the above property to be constructed within the 50-foot setback created for the protection of watercourse as required by the Salt Lake County Health Department's *Watershed Regulation #14*. After careful review it has been decided that the request can be approved with the following stipulations:

1. The Limit of Disturbance (LOD) for construction of the existing residence shall be no closer than the one point 25-feet from the edge of wetland/top of bank and as indicated in Exhibit A. This approval is per the site plan attached herewith only. Under the current rules decks and patios are considered part of the living space structure.
  - a. As a condition of this approval the existing structure(s) located within the 50-foot setback is to be removed and the ground returned to its natural state as a betterment of the protection area.
  - b. Any demolition of the original structures must be removed in accordance with Salt Lake County Health Department pre-demolition requirements.
  - c. The outhouse located on the property must be removed and abandoned in accordance with Utah Administrative Code R317-4.
  - d. No hot tubs are allowed within 50' of the watercourse and any hot tubs approved with this project must be connected to the public sewer.
2. The location of the dwelling and the LOD, as shown in the attached site plan, shall be located in the field by a licensed land surveyor and approved by Salt Lake City Watershed or Salt Lake County staff before construction begins.

Great Day Investments, LLC

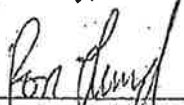
May 18, 2022

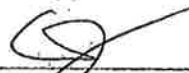
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3. For long-term protection of the watercourse and wetlands and to maintain the required buffer areas, this approval and site plan is to be recorded at the Salt Lake County Recorder's Office under the current parcel number.
4. At no time will additional encroachments, including such items as decks, patios, hot tubs, bridges, paths, fire pits, etc., be allowed within the 50-foot setback area under any other use or request except to make repairs to the existing structure as approved under this approval.
5. All utility connections for this lot will exit from the structure furthest from the watercourse.
6. Groundwater and surface water will be protected from runoff or contamination, no direct drainage into the watercourse or the 50-foot buffer area is allowed. Best management practices must be used during construction to protect the watercourse.

Please note, that the approval of this request will expire if construction has not started within one (1) year of the date of this approval letter.

Sincerely,

  
\_\_\_\_\_  
Ron Lund, MPH, LEHS, Director  
Salt Lake County Health Department  
Environmental Health Division

  
\_\_\_\_\_  
Laura Briefer, Director  
Salt Lake City Corporation  
Department of Public Utilities

Cc: [ENebeker@slco.org](mailto:ENebeker@slco.org)  
file

Great Day Investments, LLC  
May 18, 2022  
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Acknowledge and Accepted:

Alfred George Kessler  
Alfred George Kessler, Manager  
Great Day Investments, LLC

Date June 24, 2022

Hazel Ann Clark Kessler  
Hazel Ann Clark Kessler, Manager  
Great Day Investments, LLC

Date June 24, 2022

Exhibit A

BUILDING AREA WITHIN 50' SETBACK FROM TOP OF BANK	
SQ. FT.	787
DESCRIPTION	<p>An area of building located in Lot 51, Pine Tree Subdivision as recorded in the Office of the Salt Lake County Recorder in Book S Page 96 located in the Southwest Quarter of Section 16, Township 2 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:</p> <p>Beginning at a point on a corner of a building, said point being North 24°37'17" East 54.85 feet from the southwest corner of Lot 51 and running:</p> <p>Thence North 4.16 feet to the 50 foot wetland off set line;</p> <p>Thence along 50 foot wetland off set line the following thirteen(13) courses; North 84°35'30" East 2.91 feet; thence South 85°58'52" East 5.47 feet; thence South 86°16'05" East 5.25 feet; thence South 69°56'15" East 2.25 feet;</p> <p>thence South 41°52'04" East 1.21 feet; thence North 55°03'33" East 4.99 feet; thence North 78°00'51" East 4.20 feet;</p> <p>thence North 45°21'21" East 8.30 feet; thence North 57°35'42" East 3.95 feet; thence South 49°31'22" East 11.32 feet;</p> <p>thence South 83°13'39" East 11.42 feet; thence South 24°51'02" East 6.87 feet; thence South 52°38'00" East 4.84 feet to a point on a building;</p> <p>Thence along said building the following ten(10) courses; North 74°59'45" West 12.02 feet; thence South 1.82 feet; thence West 8.58 feet; thence North 2.72 feet; thence West 4.74 feet; thence South 6.82 feet to a point of curvature; thence 19.52 feet along the arc of a 3.5 foot radius curve to the right through a central angle of 319°35'11" (Long Chord Bears South 2.42 feet); thence south 1.97 feet to a point of curvature; thence 11.57 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 26°30'33" (Long Chord Bears South 80°45'57" West 11.46 feet); thence West 16.83 feet; thence North 13.05 feet; thence West 7.51 feet to the point of beginning.</p> <p>Area contains 787 square feet.</p>

