



CASE# PLNZAD2018-00998
Administrative Interpretation
DECISION AND FINDINGS

REQUEST:

This is a request for an administrative interpretation regarding whether the property located at 1038 N. East Capitol Boulevard (09-30-201-010-0000), lots 3 and 4 of the Ensign Downs Plat H and lot 5 of the Amended Ensign Downs Plat H, would require a Subdivision Amendment to construct a new single-family dwelling on the subject property. The purpose of this request is to determine if the current legal description would supersede a Subdivision Amendment.

DECISION:

The Zoning Administrator finds that the property located at 1038 N. East Capitol Boulevard would require a Subdivision Amendment to modify lot 5 of the Amended Ensign Downs Plat H, due to the specified buildable area on lot 5. Additionally, a subdivision amendment is required to create the oversized lot of approximately (187,242) square feet in size, due to the maximum lot size limitations of the FR-1/43,560 (Foothills Estate Residential District).

FINDINGS:

The subject property consists of three lots: lots 3 and 4 of the Ensign Downs Plat H, and lot 5 of the Amended Ensign Downs Plat H. The Ensign Downs Plat H was recorded in 1983, see Attachment A. As illustrated on the plat, Lots 5, 6 and 7 included buildable areas. The Ensign Downs Plat H specifies on Plat Note 9) *Buildable areas shown on lots 5, 6, and 7 are the areas outside of which no structures shall be constructed. The Salt Lake City Title 20: Subdivisions and Condominiums provides the following definition of buildable area:

Buildable Area: That portion of the lot remaining after required yards have been provided and after the limitations of any pertinent environmental regulations have been applied. Buildings may be placed in any part of the buildable area, but if there are limitations on percent of the lot which may be covered by buildings, some open space may be required within the buildable area.

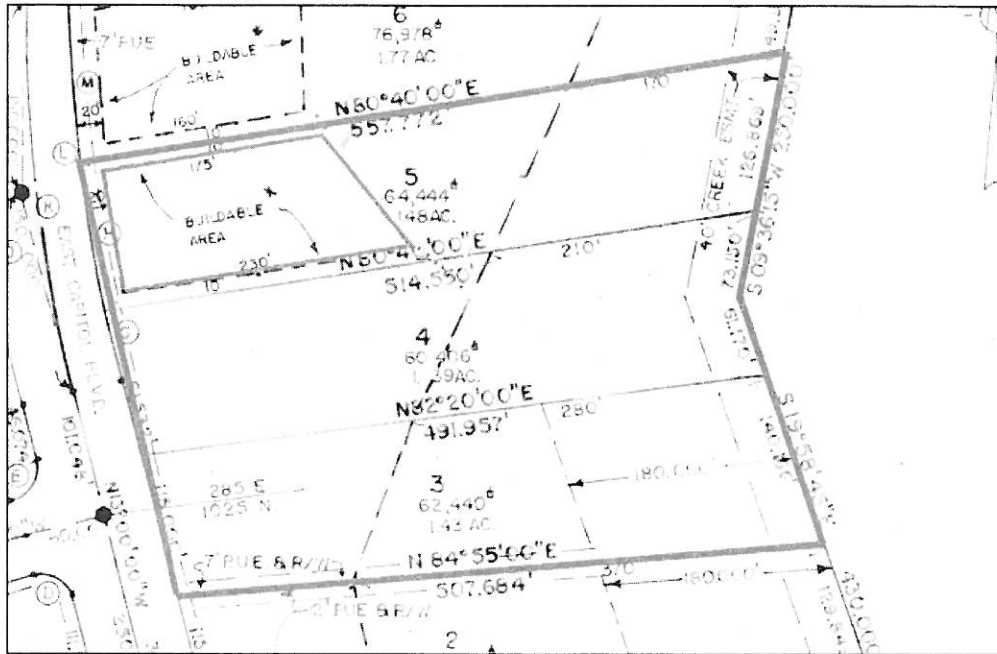


Illustration of Buildable Area of Lot 5 of the Amended Ensign Downs Plat H

The Ensign Downs Plat H does provide a clear Development Limit Line on all of the lots illustrated. The Salt Lake City Title 20: Subdivisions and Condominiums provides the following definition of Development Limit Line.

Development Limit Line: Development Limit Line: A legally described line, determined by the planning commission or its designee and shown on the final subdivision plat, which defines the boundary between developable and undevelopable areas. In those portions of the plat designated as undevelopable, grading, landscaping, construction activities, and other disturbances of the land are prohibited.

The Ensign Downs Plat H was amended and recorded in 1991, see Attachment B. The amendment to Ensign Downs Plat H created a cul-de-sac on the northern portion of East Capitol Boulevard. The amendment did not reduce, increase or eliminate the noted buildable areas on the plat or amend the development limit line. The three lots were illegally consolidated through deeds in 1988, see Attachment C. A Warranty Deed recorded in 1988 illustrates Lots 3, 4, and 5 of the Ensign Downs Plat H. The consolidation would have required a Subdivision Amendment, prior to recording the subject deeds. The Salt Lake City Title 20: Subdivisions and Condominiums provides the following definition for Amendment Petition:

Amendment Petition: A written petition to the city seeking approval for a proposed vacation, alteration or amendment of a subdivision plat, any portion of a subdivision plat, of any street, lot or alley contained in a subdivision.

Due to the existing buildable area of Lot 5, no structure outside of the illustrated box can be constructed. A plat amendment is required to modify this buildable area to construct a new single-family structure beyond the limits of the existing buildable area noted on the subdivision plat. The plat amendment would also be required to modify the maximum lot size limitation within the FR-1/43,560 (Foothills Estate Residential District). Section 21A.24.020.J of the Salt Lake City Zoning Ordinance, specifies that the "Maximum Lot Size: With the exception of lots

created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed sixty five thousand three hundred forty (65,340) square feet.” Additionally, the required plat amendment could be used to consolidate the lots to recognize the illegal consolidation of Lots 3, 4 of the Ensign Downs and lot 5 of the amended Ensign Downs Plat H.

All of the discussed information is included in the provided attachments. In summary, a plat amendment would be required to legalize the consolidation of lots 3, 4 of the Ensign Downs Plat H and lot 5 of the Amended Ensign Downs Plat H. The amendment is also required to modify the size of the buildable area currently confined on lot 5 of the Amended Ensign Downs Plat H and to create the oversized lot within the FR-1/43,650 zoning district.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slccgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.

NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

Dated this 11th day of January, 2019 in Salt Lake City, Utah.

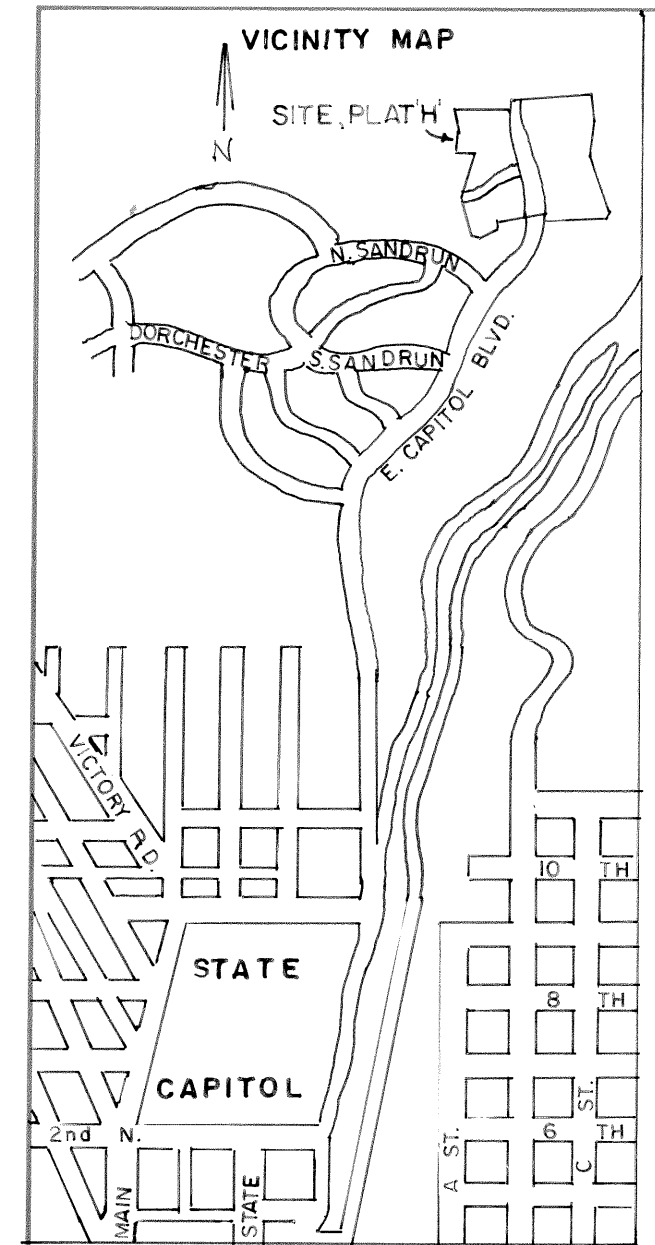


Kelsey Lindquist
Principal Planner
Salt Lake City Planning Division

CC: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Wayne Mills, Planning Manager
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organization
File

ATTACHMENT A

Ensign Downs Plat – Recorded in 1983



EASEMENT DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED PROPERTY, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS & STREETS, DO HEREBY DEDICATE FOR PERPETUAL USE ALL UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR USE, OPERATION AND MAINTENANCE, AND FURTHER DEDICATE THE EASEMENTS AS SHOWN, IN WITNESS WE HAVE SET OUR HANDS HEREUNTO THIS 30th DAY OF March, 1983.

DAVID A. ROBINSON
 PRESIDENT, ENSIGN DOWNS INC.

NOTICE TO PURCHASERS

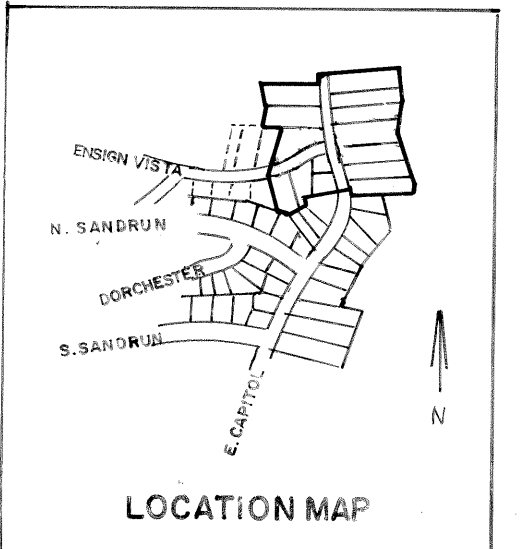
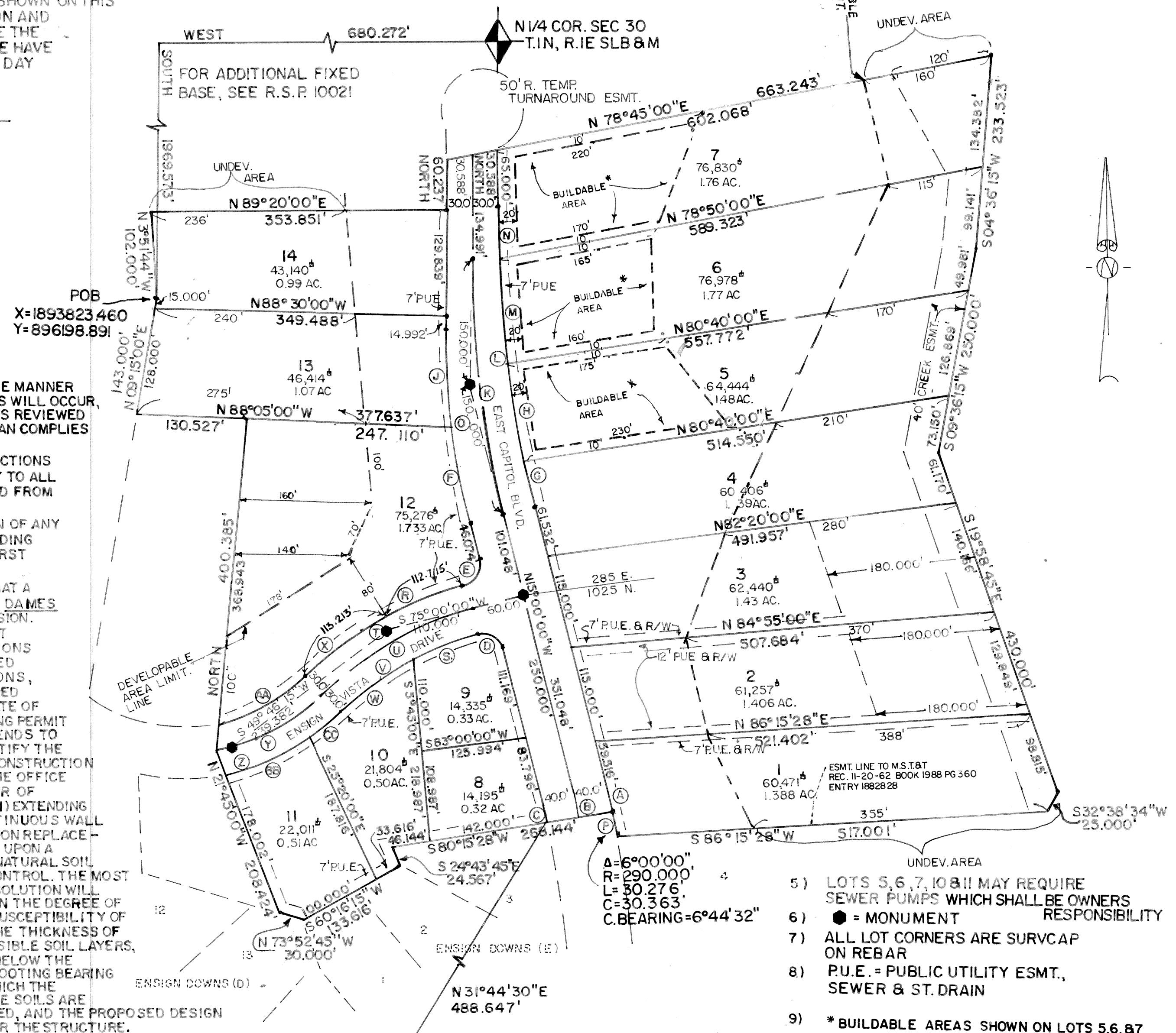
- 1) CONVEYANCES HAVE BEEN RECORDED WITH THIS SUBDIVISION SPECIFYING THE MANNER IN WHICH DEVELOPMENT PROCEDURES AND APPROVALS FOR BUILDING PERMITS WILL OCCUR, AND NO BUILDING PERMITS WILL BE ISSUED UNTIL THE DESIGN COMMITTEE HAS REVIEWED AND GIVEN APPROVAL TO THE SITE PLAN IN WRITING, STATING THAT THE PLAN COMPLIES WITH ALL COVENANT REQUIREMENTS.
- 2) DEVELOPABLE AREA LIMITATIONS - THE DEVELOPABLE AREA LIMITATION RESTRICTIONS OF EACH LOT, AS DEFINED HEREIN AND AS SHOWN ON THIS PLAT, SHALL APPLY TO ALL LOT OWNERS TO INSURE THAT STEEP OR UNSTABLE SLOPES ARE PROTECTED FROM DETRIMENTAL ACTION.
- 3) BUILDING PERMIT - NO VEGETATION REMOVAL, EXCAVATIONS OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL A BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION.
- 4) SOILS AND GEOLOGIC REPORT - NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT A SOILS AND GEOLOGIC REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY DAMES AND MOORE AND HAS BEEN FILED WITH THE SALT LAKE CITY PLANNING COMMISSION. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO CONSTRUCTION, SLOPE STABILITY, AND EARTHQUAKE FAULTS ARE STATED THEREIN. IN ADDITION TO COMPLYING WITH THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, EACH LOT OWNER SHALL BE REQUIRED TO HAVE A PROFESSIONAL SOILS ENGINEER, REGISTERED AS SUCH IN THE STATE OF UTAH, RECOMMEND THE PLACEMENT AND DESIGN OF FOOTING BEFORE A BUILDING PERMIT SHALL BE ISSUED. (THE MAXIMUM DEPTH OF HYDRO-COMPACTIBLE SOIL EXTENDS TO 17.5 FEET BELOW EXISTING GRADE) THEREAFTER, SAID ENGINEER SHALL CERTIFY THE CONSTRUCTION OF FOOTINGS ACCORDING TO THE SUBMITTED PLAN BEFORE CONSTRUCTION WILL BE ALLOWED BY SALT LAKE CITY AND SAID CERTIFICATION RECORDED IN THE OFFICE OF THE COUNTY RECORDER, WHEN SPECIAL FOOTINGS ARE INDICATED, A NUMBER OF RELATIVELY STRAIGHT FORWARD SOLUTIONS CAN BE TAKEN, THESE INCLUDE: 1) EXTENDING FOOTINGS TO UNDERLYING SUITABLE SOILS (CONVENTIONAL SPREAD AND CONTINUOUS WALL FOOTINGS OR DRILLED PIERS) 2) PLACING CONVENTIONAL FOUNDATIONS UPON REPLACEMENT FILL EXTENDING TO SUITABLE SOILS AND 3) ESTABLISHING FOUNDATION UPON A SPECIFIED MINIMUM THICKNESS OF UNDERLYING NON-MOISTURE SENSITIVE NATURAL SOIL AND/OR STRUCTURAL FILL AND PROVIDING OVERALL POSITIVE MOISTURE CONTROL. THE MOST EFFECTIVE SOLUTION WILL DEPEND UPON THE DEGREE OF COLLAPSE SUSCEPTIBILITY OF THE SOIL, THE THICKNESS OF THE COLLAPSIBLE SOIL LAYERS, THE DEPTH BELOW THE PROPOSED FOOTING BEARING LEVEL AT WHICH THE COLLAPSIBLE SOILS ARE ENCOUNTERED, AND THE PROPOSED DESIGN CONCEPT FOR THE STRUCTURE.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
A	11°15'28"	290.073	56.994	56.903	28.589
B	5°15'28"	250.000	22.948	22.940	11.482
C	5°15'28"	210.073	19.278	19.271	9.645
D	90°48'21"	25.000	39.622	35.603	25.354
E	89°23'05"	25.000	39.001	35.156	24.733
F	07°32'53"	665.889	116.704	116.620	58.437
G	02°13'09"	1392.850	53.943	53.940	26.375
H	04°56'19"	1392.850	120.057	120.020	60.066
J	07°27'07"	685.889	115.220	115.138	57.691
K	15°00'00"	1139.369	298.284	297.433	150.000
L	15°00'00"	1392.850	364.643	363.605	183.371
M	5°08'31"	1392.850	125.000	124.958	62.542
N	2°42'01"	1392.850	65.645	65.639	32.829
O	15°00'00"	885.889	231.924	231.262	116.629
P	06°00'00"	290.073	30.376	30.363	15.202
R	17°45'10"	440.525	136.493	135.947	68.798
S	12°25'26"	380.525	82.513	82.352	41.419
T	29°23'05"	440.525	225.928	223.459	115.506
U	30°00'00"	410.525	214.951	212.304	110.000
V	29°11'39"	380.525	193.891	191.800	99.099
W	16°46'13"	380.525	111.378	110.981	56.090
X	11°37'55"	440.525	89.435	89.281	44.871
Y	33°22'21"	247.352	144.072	142.044	74.144
Z	32°16'04"	277.352	156.199	154.143	80.231
AA	31°02'47"	217.352	117.775	116.339	60.372
BB	23°06'14"	277.352	111.840	111.480	56.690
CC	09°09'30"	277.352	44.319	44.312	22.227

NOTE -
 POWERS OF ATTORNEY APPOINTING DAVID A. ROBINSON AS TORNEY-IN-FACT FOR AND IN BEHALF OF KEN GARFF, MAR JORY H. GARFF, ROBERT H. GARFF, KATHERINE GARFF, MARJORIE JANE GARFF HENSHAW, J. HOLMAN WATERS, MILDRED S. WATERS, DAVID L. FREED, BLANCHE E. FREED, BARBARA MCCULLY, DAVID A. ROBINSON, FREED INVESTMENT CO., GLEN O. ROBINSON, D. KAY ROBINSON, RICHARD O. ROBINSON, JOYCE B. ROBINSON AND ARIMO CORP. WERE RECORDED DEC 28 1971, ENTRIES 2428982-2428985 IN BOOK 3028 OF OFFICIAL RECORDS.

POWER OF ATTORNEY APPOINTING DAVID A. ROBINSON AS TORNEY-IN-FACT FOR AND IN BEHALF OF BETTY G. GARFF WAS RECORDED JAN 31 1980, ENTRY 3395106 IN BOOK 5038 OF OFFICIAL RECORDS

ENSGN DOWNS PLAT 'H'
 PART OF THE N 1/2 OF SEC. 30 T.1N, R.1E
 SLB 8M
 1" = 100' 3/24/83



BOUNDARY DESCRIPTION

A SUBDIVISION OF PART OF SECTION 30, T.1N, R.1E SLB 8M DESCRIBED AS FOLLOWS; COMMENCING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF; X=1893823.460, Y=896198.891 BASED ON THE LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE. SAID POINT IS FURTHER DESCRIBED AS BEING WEST 680.272 FEET, AND SOUTH 1969.573 FEET FROM THE NORTH 1/4 CORNER OF SECTION 30 T.1N, R.1E SLB 8M, AND RUNNING THENCE N 3°51'44" W 102.000 FEET, THENCE N 89°20'00" E 353.851 FEET TO A POINT ON THE WEST LINE OF A STREET (EAST CAPITOL BLVD) THENCE NORTH 60.237 FEET ALONG SAID WEST LINE, THENCE N 78°45'00" E 663.243 FEET, THENCE S 4°36'15" W 233.523 FEET, THENCE S 9°36'15" W 250.000 FEET, THENCE S 19°58'45" E 430.000 FEET, THENCE S 32°38'34" W 25.000 FEET, THENCE S 86°15'28" W 517.001 FEET ALONG THE NORTH LINE EXTENDED OF LOT 4 ENSIGN DOWNS PLAT 'E' TO THE EASTERLY LINE OF SAID CAPITOL BLVD. AND A POINT ON A 290.073 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG SAID CURVE FOR A DISTANCE OF 30.376 FEET (CHORD BEARS N 6°44'32" W 30.363 FEET) THENCE S 80°15'28" W 80.000 FEET TO THE N.E. CORNER OF LOT 3 OF SAID PLAT 'E' SAID POINT IS N 31°44'30" E 488.647 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF NORTH SANDRUN AND EAST CAPITOL BLVD, THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT S 80°15'28" W 188.144 FEET, THENCE CONTINUING ALONG THE LINE COMMON WITH PLATS 'D' & 'E' OF ENSIGN DOWNS SUBDIVISION THE FOLLOWING COURSES AND DISTANCES; S 24°43'45" E 24.567 FEET, THENCE S 60°16'15" W 133.616 FEET, THENCE N 73°52'45" W 30.000 FEET, AND LEAVING SAID COMMON BOUNDARY LINE, N 21°45'00" W 208.424 FEET, THENCE N 4°40'00" E 400.385 FEET, THENCE N 88°05'00" W 130.527 FEET, THENCE N 09°15'00" E 143.000 FEET TO THE POINT OF BEGINNING. CONTAINS 179680 AC.

THE FOLLOWING DESCRIPTION IS THE MATHEMATICAL EQUIVALENT OF THE PRECEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS 'A' THROUGH 'E'

BEGINNING AT A POINT WHICH IS S 89°43'45" W 680.272 FEET AND S 0°16'15" E 1969.573 FEET FROM THE N.1/4 CORNER OF SECTION 30 T.1N, R.1E SLB 8M AND RUNNING THENCE N 4°07'59" W 102.000 FEET, THENCE N 89°03'45" E 353.851 FEET, TO A POINT ON THE WEST LINE OF A STREET (EAST CAPITOL BLVD) THENCE N 0°16'15" W 60.237 FEET ALONG SAID WEST LINE, THENCE N 78°22'45" E 663.243 FEET, THENCE S 4°20'00" W 233.523 FEET, THENCE S 9°20'00" W 250.000 FEET, THENCE S 20°15'00" E 430.000 FEET, THENCE S 32°22'19" W 25.000 FEET, THENCE S 85°59'13" W 517.001 FEET ALONG THE NORTH LINE EXTENDED OF LOT 4 ENSIGN DOWNS PLAT 'E' TO THE EASTERLY LINE OF SAID CAPITOL BLVD AND A POINT ON A 290.073 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG SAID CURVE FOR A DISTANCE OF 30.376 FEET (CHORD BEARS 7°00'47" W 30.363 FEET) THENCE S 79°59'13" W 80.000 FEET TO THE N.E. CORNER OF LOT 3 OF SAID PLAT 'E', THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT S 79°59'13" W 188.144 FEET, THENCE CONTINUING ALONG THE LINE COMMON WITH PLATS 'D' & 'E' OF ENSIGN DOWNS SUBDIVISION THE FOLLOWING COURSE S AND DISTANCES; S 25°00'00" E 24.567 FEET, THENCE S 60°00'00" W 133.616 FEET, THENCE N 74°09'00" W 30.000 FEET, AND LEAVING SAID COMMON BOUNDARY LINE, N 22°01'15" W 208.424 FEET, THENCE N 4°23'45" E 400.385 FEET, THENCE N 88°21'15" W 130.527 FEET, THENCE N 8°58'45" E 143.000 FEET TO THE POINT OF BEGINNING.

BEARING EQUATION - N 85°59'13" E (ALONG THE N.1/4 BOUNDARY OF LOT 4 ENSIGN DOWNS PLAT 'E') EQUALS N 86°15'28" E (ALONG THE S.1/4 BOUNDARY OF PLAT 'H', STATE COORD. BEARING BASE) BOTH BEARINGS REPRESENT THE SAME LINE, USING THE TWO DIFFERENT BASIS FOR BEARING METHODS

SURVEYORS CERTIFICATE

I, DON STEPHEN MILLIGAN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 2675 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS ENSIGN DOWNS PLAT 'H' AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

DON STEPHEN MILLIGAN DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS ENSIGN DOWNS PLAT 'H' DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS BEING INTENDED FOR PUBLIC USE. ALSO DEDICATED HEREBY SHALL BE A PERPETUAL OPEN SPACE AND VEGETATION PRESERVATION EASEMENT TO SALT LAKE CITY OVER ALL UNDEVELOPABLE AREAS AS SHOWN ON THIS PLAT. IN WITNESS WHEREBY, WE SET OUR HANDS THIS 30th DAY OF March, 1983.

DAVID A. ROBINSON
 PRESIDENT, ENSIGN DOWNS INC

DAVID A. ROBINSON
 ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE S.S.
 ON THIS 30th DAY OF March, 1983, PERSONALLY APPEARED BEFORE ME DAVID A. ROBINSON WHO, BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF ENSIGN DOWNS INC, A UTAH CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION IN BEHALF OF SAID CORP BY AUTHORITY OF A RESOLUTION DATED March 22, 1983 BY ITS DIRECTORS AND DAVID A. ROBINSON ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME

NOTARY PUBLIC RESIDENCE COMM. EXPIRES

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF DAVIS S.S.
 ON THIS 20th DAY OF August, 1983, PERSONALLY APPEARED BEFORE ME DAVID A. ROBINSON WHO, BEING DULY SWORN DID SAY THAT HE IS THE INDIVIDUAL LISTED AS ATTORNEY-IN-FACT IN THE POWERS OF ATTORNEY RECORDED DEC 28 1971 IN BOOK 3028 OF OFFICIAL RECORDS AS ENTRIES 2428982-2428982 AND JAN. 31 1980 IN BOOK 5030 AS ENTRY 3395106. AND THAT HE SIGNED THE ABOVE OWNERS DEDICATION BY AUTHORITY OF SAID POWERS OF ATTORNEY

NOTARY PUBLIC RESIDENCE COMM. EXP

GREAT BASIN ENGINEERING & SURVEYING OF BOUNTIFUL 55 NORTH 500 WEST, BOUNTIFUL UT. 84010 295-3418 NUMBER 38 733 ACCOUNT 2 OF 29 SHEETS	CITY PLANNING DIRECTOR APPROVED THIS 22 DAY OF Sept, 1983 BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR	CITY DEPARTMENT OF PUBLIC WORKS I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. CITY ENGINEER DATE CITY TRANSPORTATION ENGINEER DATE CITY PUBLIC WORKS DIRECTOR DATE	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS 14 DAY OF SEPT, 1983 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS 17 DAY OF SEPT, 1983 SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 29th DAY OF Sept, 1983, AND IS HEREBY APPROVED SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER 3850819 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF JIM KIMBALL DATE 9-29-83 TIME 3:53 PM BOOK 83-9 PAGE 121 FEE: \$22.00 SALT LAKE COUNTY RECORDER	NUMBER 38 733 ACCOUNT 2 OF 29 SHEETS
	RECORDED NOTE: ONLY SHEET 2 OF 29 SHEETS WAS RECEIVED AT THE TIME OF RECORDING						

83-9-121

ATTACHMENT B

Ensign Downs Amended Plat – Recorded in 1991

SURVEYOR'S CERTIFICATE

I, Charles Karat, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 8246 as prescribed under that 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, hereafter to be known as AMENDED PLAT OF LOTS 5 & 12, PLAT H and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF X=1,893,929.125, Y=896,053.344 BASED ON THE LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE SAID POINT BEING DESCRIBED AS WEST 682.003 FEET AND SOUTH 1969.614 FEET AND SOUTH 09'15"00" WEST 143.000 FEET AND SOUTH 88'05"00" EAST 130.527 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHWEST CORNER OF LOT 12 ENSIGN DOWNS PLAT "H" SUBDIVISION; THENCE FROM SAID POINT OF BEGINNING SOUTH 88'05"00" EAST 233.026 FEET TO A POINT ON A 50.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT OF CURVE BEARS SOUTH 67'14'03" EAST; THENCE ALONG ARC OF SAID CURVE 117.410 FEET THROUGH A CENTRAL ANGLE OF 134'32'32" TO A POINT OF A 1392.850 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS SOUTH 78'59'21" EAST; THENCE ALONG ARC OF SAID CURVE 77.411 FEET THROUGH A CENTRAL ANGLE OF 03'11'04" TO A POINT ON THE NORTHERLY LINE OF ENSIGN DOWNS PLAT "H" LOT 5 AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID LINE NORTH 80'23'45" EAST 557.772' (RECORDED) TO THE EAST LINE OF SAID LOT 5; THENCE ALONG EASTERLY LINE SOUTH 09'20'00" WEST 126.869 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 4 ENSIGN DOWNS PLAT "H"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 COMMON WITH THE SOUTHERLY LINE OF SAID LOT 5 SOUTH 82'02'45" WEST 514.635 FEET CALC. (514.550 FEET RECD.) THENCE SOUTH 68'13'45" WEST 80.410' FEET TO A POINT ON A 888.84 FOOT RADIUS CURVE TO THE LEFT, BEARING TO THE RADIUS POINT BEARS N 77'23'45" E; THENCE ALONG ARC OF SAID CURVE 44.938 FEET THROUGH A CENTRAL ANGLE OF 02'53'56" ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EAST CAPITOL BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 14'57'41" EAST 46.017 FEET TO A POINT ON A 25.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS SOUTH 75'02'19" WEST; THENCE ALONG ARC OF SAID CURVE 38.987 FEET THROUGH A CENTRAL ANGLE OF 89'21'02" TO THE POINT OF A 440.526 FOOT RADIUS REVERSE CURVE TO THE LEFT, BEARING TO THE RADIUS POINT BEARS SOUTH 15'36'39" EAST; THENCE ALONG ARC OF SAID CURVE BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENSIGN VISTA DRIVE 225.476 FEET THROUGH A CENTRAL ANGLE OF 28'19'34" TO A POINT ON A 217.352 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS NORTH 42'07'41" WEST; THENCE ALONG ARC OF SAID CURVE 118.094 FEET THROUGH A CENTRAL ANGLE OF 31'07'50" TO THE WESTERLY LINE OF SAID LOT 12 ENSIGN DOWNS PLAT "H"; THENCE ALONG WESTERLY LINE NORTH 04'40'00" EAST 368.938 FEET CALC. (368.943 FEET RECD.) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 146,252 SQUARE FEET OR 3.36 ACRES MORE OR LESS.

THE FOLLOWING DESCRIPTION IS THE MATHEMATICAL EQUIVALENT TO THE PRECEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "H". BEGINNING AT A POINT WHICH IS SOUTH 89'43'45" WEST 682.003 FEET AND SOUTH 09'15"00" EAST 1969.614 FEET AND SOUTH 09'15"00" WEST 143.000 FEET AND SOUTH 88'05"00" EAST 130.527 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHWEST CORNER OF LOT 12 ENSIGN DOWNS PLAT "H" SUBDIVISION; THENCE FROM SAID POINT OF BEGINNING SOUTH 88'21'15" EAST 233.026 FEET TO A POINT ON A 50.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT OF CURVE BEARS SOUTH 67'30'18" EAST; THENCE ALONG ARC OF SAID CURVE 117.410 FEET THROUGH A CENTRAL ANGLE OF 134'32'32" TO A POINT OF A 1392.850 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS NORTH 78'43'06" EAST; THENCE ALONG ARC OF SAID CURVE 77.411 FEET THROUGH A CENTRAL ANGLE OF 03'11'04" TO A POINT ON THE NORTHERLY LINE OF ENSIGN DOWNS PLAT "H" LOT 5 AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID PROPERTY LINE NORTH 80'23'45" EAST 557.772 FEET CALCULATED, (557.772' RECORDED) TO THE EAST LINE OF SAID LOT 5; THENCE ALONG EASTERLY LINE SOUTH 09'20'00" WEST 126.869 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 4 ENSIGN DOWNS PLAT "H"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 COMMON WITH THE SOUTHERLY LINE OF SAID LOT 5 SOUTH 82'02'45" WEST 514.635 FEET CALC. (514.550 FEET RECD.) THENCE SOUTH 68'13'45" WEST 80.410' FEET TO A POINT ON A 888.84 FOOT RADIUS CURVE TO THE LEFT, BEARING TO THE RADIUS POINT BEARS N 77'40'00" E; THENCE ALONG ARC OF SAID CURVE 44.938 FEET THROUGH A CENTRAL ANGLE OF 02'53'56" ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EAST CAPITOL BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 15'13'56" EAST 46.017 FEET TO A POINT ON A 25.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS SOUTH 74'46'04" WEST; THENCE ALONG ARC OF SAID CURVE 38.987 FEET THROUGH A CENTRAL ANGLE OF 89'21'02" TO THE POINT OF A 440.526 FOOT RADIUS REVERSE CURVE TO THE LEFT, BEARING TO THE RADIUS POINT BEARS SOUTH 15'52'54" EAST; THENCE ALONG ARC OF SAID CURVE BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENSIGN VISTA DRIVE 225.476 FEET THROUGH A CENTRAL ANGLE OF 28'19'34" TO A POINT ON A 217.352 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS NORTH 42'33'56" WEST; THENCE ALONG ARC OF SAID CURVE 118.094 FEET THROUGH A CENTRAL ANGLE OF 31'07'50" TO THE WESTERLY LINE OF SAID LOT 12 ENSIGN DOWNS PLAT "H"; THENCE ALONG WESTERLY LINE NORTH 04'23'45" EAST 368.938 FEET CALC. (368.943 FEET RECD.) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 146,252 SQUARE FEET OR 3.36 ACRES MORE OR LESS.

BASIS FOR BEARING METHODS. USING THE SECOND BEARING IS THE EQUIVALENT BEARING FOR ENSIGN DOWNS PLAT "A" THROUGH "H"

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000 THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

DATE 6-5-91 CHARLES KARAT REGISTERED LAND SURVEYOR NO. 8246

OWNER'S DEDICATION Know all men by these presents that the undersigned owners of the above described tract of land, do hereby consent to the amendment of lots 5 and 12, ENSIGN DOWNS PLAT H as shown hereon, and do hereby dedicate all streets and nonexclusive easements shown hereon to SALT LAKE CITY CORPORATION; also dedicate hereby shall be a perpetual open space and vegetation preservation easement to SALT LAKE CITY over all undevelopable areas as shown on this plat; subject to the right conferred in this plat to public or private utility companies or entities. The undersigned also hereby dedicate for perpetual use by public or private utility companies or entities all utility easements shown on this plat, for installation, use, operations and maintenance of utility lines.

In witness whereof, we have hereunto set our hands this 7th day of June, 1991. CAROL MARKS DAVID J. MARKS ALEXANDER J. ROBINSON, PRESIDENT RICHARD D. SMITH CHRISTOPHER F. ROBINSON, SECRETARY JULIE W. SMITH

AMENDED PLAT OF LOTS 5 & 12, ENSIGN DOWNS PLAT H

LOCATED IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the 1st day of August, 1991, personally appeared before me RICHARD D. AND JULIE W. SMITH the signer(s) of the within Owners Dedication, who duly acknowledge to me that they executed the same. MY COMMISSION EXPIRES 1/1/92 Notary Public Residing at Salt Lake City, UT

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the 7th day of June, A.D., 1991, personally appeared before me DAVID J. MARKS the signer(s) of the within Owners Dedication, who duly acknowledge to me that he executed the same. MY COMMISSION EXPIRES Notary Public Residing at

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the 7th day of August, A.D., 1991, personally appeared before me CAROL MARKS the signer(s) of the within Owners Dedication, who duly acknowledge to me that they executed the same. MY COMMISSION EXPIRES 4-3-93 Notary Public Residing at

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the 7th day of June, A.D., 1991, personally appeared before me ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON the signer(s) who being by me duly sworn did say, each for himself, that he, the said ALEXANDER J. ROBINSON is the PRESIDENT and the said CHRISTOPHER F. ROBINSON is the SECRETARY of ENSIGN DOWNS, INC., and that the within Owners Dedication was signed on behalf of said corporation by authority of a resolution of its BOARD OF DIRECTORS, and said ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON each acknowledged to me that said corporation executed the same. MY COMMISSION EXPIRES Notary Public Residing at

DISCLAIMER

SALT LAKE CITY CORPORATION, on behalf of the public, accepts this Amended Plat of Lots 5 and 12, Ensign Downs Plat H and the dedicated public ways and easements shown hereon, relating to lots 5 and 12 as the same are created or altered in said amended subdivision plat, in lieu of the configuration for the same area as platted in the original plat of Ensign Downs Plat H (recorded on Sept. 29, 1983, in plat book 83-9, page 121, entry # 3850819). By such acceptance, the City hereby disclaims, and quit claims, to Ensign Downs, Inc. and to its successors in interest, the land described and shown hereon as "Closed Street" area, as more fully specified in Salt Lake City Ordinance #4 of 1991 and in a separately filed Quit Claim Deed from Salt Lake City to Ensign Downs Inc.

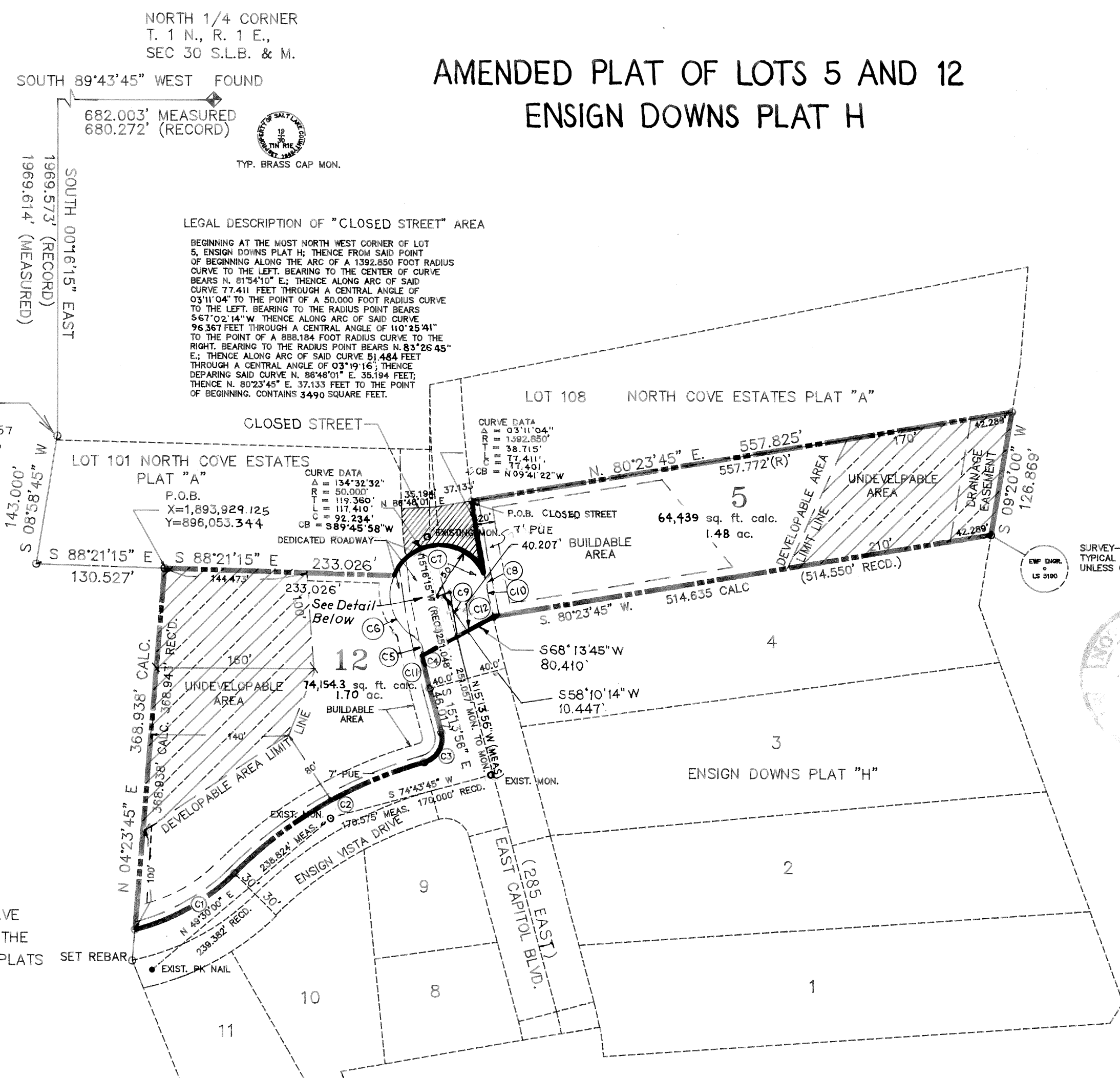
Dated: 6-5-91 Attest: Bethn Marshall City Recorder, Palmer A. DePaulis Mayor

STATE OF UTAH COUNTY OF SALT LAKE

On the 7th day of June, 1991, personally appeared before me Palmer DePaulis and Bethn Marshall, the signers of the above disclaimer, who having been first duly sworn, did say that they are the Mayor and City Recorder, respectively, of Salt Lake City Corporation, a municipal corporation of the State of Utah, and said persons acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES 9-1-1993 Notary Public Residing at Salt Lake County Utah

AMENDED PLAT OF LOTS 5 AND 12 ENSIGN DOWNS PLAT H



- LEGEND (7" P.U.E.) PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT FIRE HYDRANT EXISTING MONUMENT (+ IN BRASS CAP) SET REBAR AND CAP WITH LS NO 5190 UNLESS OTHERWISE NOTE ON DRWG

SEE R.G.P. 10030 STATE PLANE COOR. X=1,893,823.460 Y=896,196.891 ADJUSTED TO MATCH MEAS. LOCATION X=1,893,821.657 Y=896,198.850

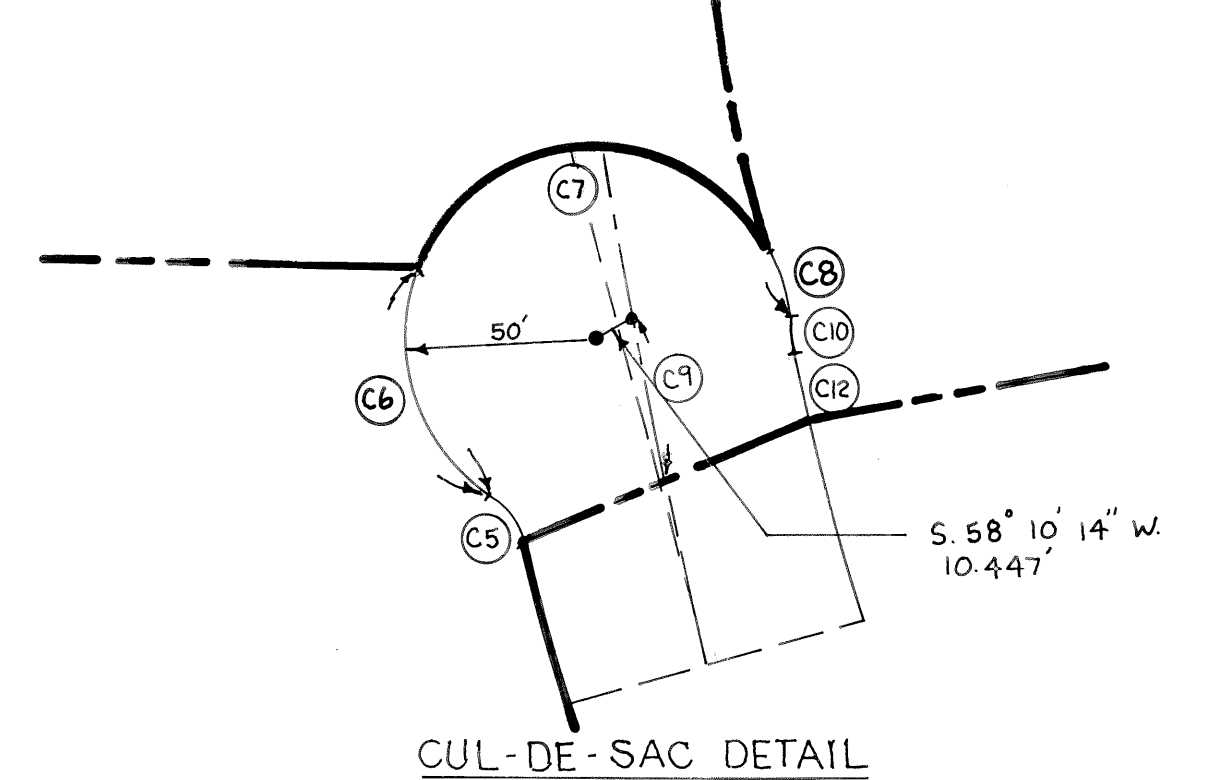
SCALE 1"=100'

NOTE: ALL DESCRIPTION TERMS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "H"

NOTICE TO PURCHASERS

- 1 - A DECLARATION FOR ENSIGN DOWNS PLAT H HAS BEEN RECORDED AND INCLUDES THE PROPERTY WITHIN THIS SUBDIVISION. THIS DECLARATION SPECIFIES THE MANNER IN WHICH APPROVAL FOR CONSTRUCTION OF HOMES IN THIS SUBDIVISION WILL OCCUR. NO BUILDING PERMIT MAY BE APPLIED FOR UNTIL THE ARCHITECTURAL AND STRUCTURAL CONTROL COMMITTEE HAS REVIEWED AND GIVEN WRITTEN APPROVAL TO THE BUILDING PLANS AND THE SITE PLAN, STATING THAT THE PLANS COMPLY WITH THE APPLICABLE REQUIREMENTS OF SAID DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS, AND CONDITIONS. 2 - UNDEVELOPABLE AREAS - WITHIN THE UNDEVELOPABLE AREAS IDENTIFIED ON THIS PLAT, NO DEVELOPMENT OR CONSTRUCTION OF ANY KIND SHALL BE PERMITTED. THE UNDEVELOPABLE AREAS HAVE BEEN DEDICATED TO SALT LAKE CITY AS PERPETUAL OPEN SPACE AND VEGETATION PRESERVATION EASEMENTS. NATIVE SPECIES PLANTS MAY BE ENHANCED BY IRRIGATION AND SUPPLEMENTAL PLANTING ON A LOT BY LOT BASIS APPROVED IN ADVANCE BY SALT LAKE CITY. 3 - BUILDING PERMIT - NO VEGETATION REMOVAL, EXCAVATION, OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL A BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION. 4 - ONE SINGLE FAMILY DWELLING AND RELATED STRUCTURES ONLY MAY BE CONSTRUCTED AND MAINTAINED ON EACH LOT IN THIS SUBDIVISION. 5 - MINIMUM BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOTS IN THIS SUBDIVISION. MAXIMUM BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 40 FEET FOR ALL LOTS IN THIS SUBDIVISION. MINIMUM BUILDING SIDE YARD SETBACKS ARE ESTABLISHED AT 12 FEET ON ONE SIDE AND 8 FEET ON THE OTHER FOR ALL LOTS IN THIS SUBDIVISION. MINIMUM BUILDING REAR YARD SETBACKS ARE ESTABLISHED AS 40 FEET FOR ALL LOTS IN THIS SUBDIVISION. 6 - NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY DAMES AND MOORE AND HAS BEEN FILED WITH THE SALT LAKE CITY PLANNING COMMISSION. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO CONSTRUCTION, SLOPE STABILITY, AND EARTHQUAKE FAULTS ARE STATED THEREIN. IN ADDITION TO COMPLYING WITH THE DECLARATION OF RECORD, EACH LOT OWNER SHALL BE REQUIRED TO HAVE A PROFESSIONAL SOILS ENGINEER, REGISTERED AS SUCH IN THE STATE OF UTAH, CERTIFY THAT THE DESIGN AND PROPOSED PLACEMENT OF THE FOOTINGS AND PROPOSED FOUNDATIONS MEETS THE REQUIREMENTS AND RECOMMENDATIONS OF THE DAMES AND MOORE GEOTECHNICAL REPORT BEFORE A BUILDING PERMIT SHALL BE ISSUED. THEREAFTER, SAID ENGINEER SHALL INSPECT THE SITE AFTER BUILDING EXCAVATION AND PRIOR TO PLACEMENT OF FOOTINGS AND FOUNDATIONS AND SHALL CERTIFY TO THE SATISFACTORY ACTUAL CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS. 7 - THE BUILDABLE AREA SHOWN ON LOT 5 IS THE AREA OUTSIDE OF WHICH NO STRUCTURES SHALL BE CONSTRUCTED. 8 - ALL ROOF COVERINGS ARE RESTRICTED TO CLASS "A" OR "B" FIRE RETARDANT MATERIALS.

CURVE TABLE DATA table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C1 through C12 with their respective measurements.



ECKHOFF WATSON AND PREATOR ENGINEERING (801)-261-0090 1121 E. 3900 S. BLDG C, SUITE 100 S.L.C. UT 84124

CITY PLANNING DIRECTOR APPROVED THIS 28th DAY OF June, A.D., 1991 BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR DATE 6/2/91

CITY DEPARTMENT OF PUBLIC WORKS I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. TRANSPORTATION ENGINEER DATE 6/1/91 CITY ENGINEER DATE 6/1/91 CITY PUBLIC WORKS DIRECTOR DATE 6/1/91 CITY SURVEYOR DATE 6/2/91

CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS 6th DAY OF JUNE, A.D., 1991. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY APPROVED AS TO FORM THIS 7th DAY OF June, A.D., 1991. SALT LAKE CITY ATTORNEY

CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 9th DAY OF August, A.D., 1991 AND HEREBY APPROVED SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER

RECORDED # 5109723 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ENSIGN DOWNS, INC. DATE 8-9-91 TIME 1:18 PM BOOK 91-8 PAGE 122 FEES \$21.00 DEPUTY SALT LAKE COUNTY RECORDER

101-004 E 005 EC02 201-010

9-30-12 221 #2100 91-8-122

ATTACHMENT C
1988 Warranty Deed

4668660

4677194

7-30-12 *[Signature]*

WHEN RECORDED, MAIL TO:

Tox Weisk
SMITH'S MANAGEMENT CORP.
1550 So. Redwood Road
S.L.C., UTAH 84104

4668660
29 AUGUST 88 09:23 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
RICHARD D. SMITH
SEC BY: JANET WONG, DEPUTY

Space Above for Recorder's Use

Warranty Deed

RICHARD D. SMITH and JULIE W. SMITH, Joint Tenants, grantor,
of Salt Lake City, County of Salt Lake, State of Utah,
hereby CONVEY and WARRANT to

RICHARD D. SMITH and JULIE W. SMITH, as Joint Tenants
with full rights of survivorship and not as grantee,
Tenants in Common of Salt Lake City, County of Salt Lake, State of Utah,
for the sum of TEN DOLLARS and other good and valuable consideration----

the following described tract of land in Salt Lake County, State of Utah, to-wit:

All of Lots 3, 4 and 5, Ensign Downs Plat 'H', Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 5; running thence North 80°40'00" East 557.772 feet to the Northeast Corner of Lot 5; thence South 9°36'15" West 200.019 feet; thence South 19°58'45" East 201.336 feet to the Southeast Corner of Lot 3; thence South 84°55'00" West 507.684 feet to the Southwest Corner of Lot 3; thence North 15°00'00" West 176.532 feet; thence along the arc of a regular curve to the Right 173.999 feet (LC equals 173.886 feet. LC bears North 11°25'16" West) to the place of beginning.

Contains 4.2996 Acres

WITNESS the hand of said grantor, this 26th day of August, 1988
Signed in the presence of

STATE OF UTAH
COUNTY OF SALT LAKE

On the 26th day of August, 1988, personally appeared before me
Richard D. Smith and Julie W. Smith, the signers of the above instrument,

who duly acknowledged to me that they executed the same,

Commission Expires August 11, 1992
JO CHRISTENSEN
1550 So. Redwood Rd.
Salt Lake City, UT 84104
My Commission Expires 8/6/92

Jo Christensen
Notary Public
Residing at: Salt Lake City, Utah

BOOK 6065 PAGE 432
SERIAL 6059 PAGE 1039