**January 11, 2019** 

### ADMINISTRATIVE INTERPRETATION DECISION AND FINDINGS PLNZAD2018-01029



## **REQUEST:**

A request for an administrative interpretation regarding the status of a property located at approximately 119 North L Street and whether it is a legal noncomplying lot in accordance with Salt Lake City zoning regulations.

### **DECISION:**

The Zoning Administrator finds that the subject property located at approximately 119 N L Street (Tax ID # 09-32-354-011-0000) is a legal noncomplying lot. The property could be developed with permitted or conditional uses allowed in the SR-1A Special Development Pattern Residential District, subject to meeting the applicable requirements of the district and any other applicable City Code and zoning regulations. Development of this property may require construction and/or extension of public way/street improvements and public utilities by the property owner as part of any building permit approval.

### **FINDINGS:**

The subject property is currently located in the SR-1A zoning district and the Avenues Local Historic District. It does not meet the existing SR-1A zoning district development standards for minimum lot width. It is also regulated by the H Historic Preservation Overlay district and is subject to the provisions in 21A.34.020.

Section 21A.38.060 of the Salt Lake City Zoning Ordinance states the following regarding noncomplying lots:

A lot that is noncomplying as to lot area or lot frontage that was in legal existence on the effective date of any amendment to this title that makes the existing lot noncomplying shall be considered a legal complying lot and is subject to the regulations of this title. Any noncomplying lot not approved by the city that was created prior to January 13, 1950, may be approved as a legal noncomplying lot subject to the lot meeting minimum zoning requirements at the time the lot was created and documented through an updated zoning certificate for the property.

The property was created prior to January 13, 1950. The applicant provided a deed from 1883 that established the frontage for the property. This was recorded in Book X, Pages 215 and 216 and abstracted in book A6, Page 31, line 18 from Frederick E. Anderson and Charles E. Pomeroy to William Cardwell. The associated deed and abstract are attached to this interpretation (Attachment 1). This property is described as follows:

A part of lot four (4) in block thirty one (31) Plat "D" Salt Lake City survey beginning at the South East corner of said lot, and running thence North two and one half (2 ½) rods; thence West ten (10) rods, thence South two and one half (2 ½) rods; thence East ten (10) rods to the place of beginning, containing twenty five (25) square rods, and situate in the City and County of Salt Lake, Territory of Utah. The above described property is 30 feet deeper (east to west) than the current property. Subsequent to the transaction above, a part of the lot, 30 feet in depth and 41.25 feet in width was sold in two separate transactions and is now a part of 725 2<sup>nd</sup> Avenue, the remainder of which is located to the south of the subject property. The property took its current shape and size following these transactions. The first transaction was recorded on September 12, 1924 in Book C-5, Page 216, line 35 from Edith Amelia Cardwell to J. Warren Beless. The abstract is attached to this interpretation (Attachment 2). The property is described as follows:

*Pt. of Lot 4, Beg. At S.W. cor. of sd. lot; N. 2 <sup>1</sup>/<sub>2</sub> rds; E. 1 rd; S 2 <sup>1</sup>/<sub>2</sub> rds; W. 1 rd. to beg. Cont. 2 <sup>1</sup>/<sub>2</sub> squ. rds.* 

The second transaction was recorded on June 22, 1939 in Book C-15, Page 89, line 9 from Edla L. Lund, a widow, and Fritz Lund, single man to J. Warren Beless. The abstract is attached to this interpretation (Attachment 3). The property is described as follows:

Com 8 rd W fr SE cor lot 4, N 2 <sup>1</sup>/<sub>2</sub> rd; W 1 rd; S 2 <sup>1</sup>/<sub>2</sub> rd to S line lot 4; E 1 rd to beg.

In 1939, with the second transaction described above, the property was established with its current dimensions of 41.25 x 135 feet, for a total of 5,569 square feet. Zoning regulations were first adopted by Salt Lake City in 1927. The 1927 Zoning Map designated the subject property as Residential B-2. The 1933 Salt Lake City Building Code established a minimum lot area of 3,000 square feet for a single family dwelling in the Residential B-2 zoning district. As such, the lot was legally created in 1939.

Since the lot was legally created prior to 1950 and complied with the zoning requirements at the time, the lot is considered a legal noncomplying lot. As a legal noncomplying lot, a single-family dwelling may be constructed on the lot subject to the SR-1A and H Historic Preservation Overlay district standards.

If you have any questions regarding this interpretation please contact Sara Javoronok at (801) 535-7625 or by email at sara.javoronok@slcgov.com.

## **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 <u>http://www.slcgov.com/planning/planning-applications</u> along with information about the applicable fee. Appeals may be filed in person or by mail at:

In Person:	US Mail:
Salt Lake City Corp	Salt Lake City Corp
Planning Counter	Planning Counter
451 S State Street, Room 215	PO Box 145471
Salt Lake City, UT	Salt Lake City, UT 84114-5417

### **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.

Sara Javoronok Senior Planner

cc: Nick Norris, Planning Director Joel Paterson, Zoning Administrator Greg Mikolash, Development Review Supervisor Jill Van Langeveld, Greater Avenues Community Council Posted to Web

Attachments:

- 1. 1883 Deed and Abstract
- 2. 1924 Abstract
- 3. 1939 Abstract

## Attachment 1: Vicinity Map of the Subject Property 119 North L Street, Tax ID#09-32-354-011-0000



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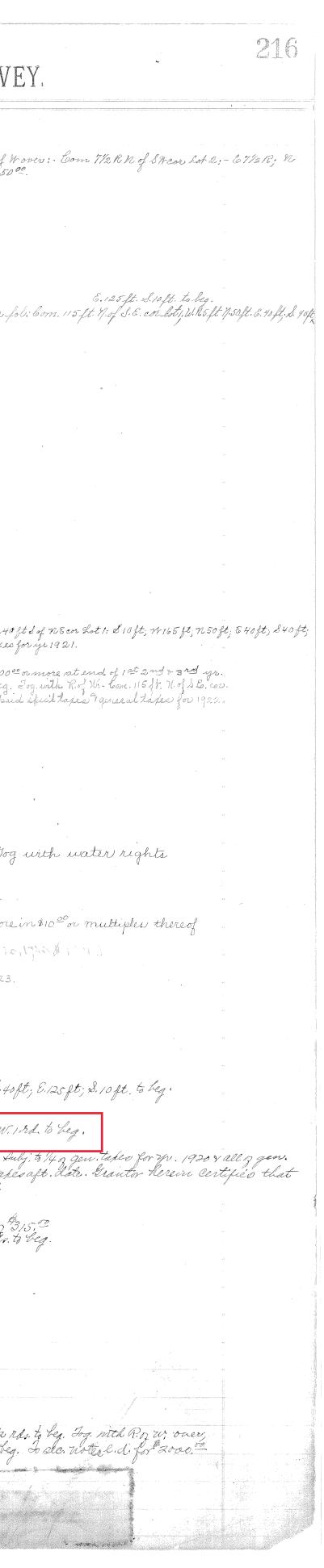
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## SALT LAKE COUNTY ABSTRACTS.

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18 1923	483892				· · · ·	mtge	1700 00		1	2 3		Jo sec. note e.d. for \$1700 °C Payable with Int acc. to note.
26 1923	484261	×				mtge	en en tel fan Oelle Construction and de services de la construction de la construction de la construction de la Construction de la construction de la	7 c1	a depose or a consideration	3	nicio subgenera e constante e son e constante e	Com 41/4 ft Sof nu loor Lot 3, 694 ft; 641/4 ft; W94 ft. n. 41 /4 ft to beg. Jo sec. note E.d for \$4000 Payable gain 18, 1926 Int 8 % a.
15 "	10-0 210. 2-a 39					. mtyc	315 20			. 3	. 27	Eb sec. note e. d. for # 315 00 Payable Jan 26, 1925 Int 8% a. Option to pay on ou before in
- 13 - 11 15 - u	493286	1		- Salt Laker	roundy	. Jay Sale	127 91				-82	E 31 ft of W33 ft of 6115 ft of Lot 1, Jaxes 1922. Other hed to Freed Free + This on, Fully 20, 17
6 n 2145	3-8 463 49.4513	Jer 10 192518	Bora moitensen Quener	. Frank a	baffail , claiman	t lien	<u>4-1-22-</u>			3.	27	For materials furnished & labor performed bet apr 17th 1923 × apr 19, 1923.
- 6 . " . 3;25 - 1923	3-5 254 494865	· · · · · · · · · · · · · · · · · · ·	•			Lier) Poll 2	208 20.	- - - - - - - - - - - - - - - - - - -	р - солонала с с с с с с с с с с с с с с с с с с	3		For materials furnished bet mark, 1923 & may 31, 1923.
13. 10:49.	10-R. 130 495026	1	Lugo W. Druchl	- John Du	leve uf maggie &	nte of	- nationalistic - aproximation	- 2 "	an a starter and	un meneral composition of the second second	× 10 .	Releases mtge rec. in "10-F" of mtges pages 316-7.
14 " 9:00 24 19212	3-5 261 5 INFIN		<u>^</u>	Aboran 21 L	1		244:52		<ul> <li>A. D. Lander, C. M. Barrack, Sound Strategy and Strategy</li></ul>		27	
29	11-2-432	1	homas A. Fauson, also known as Ione Fauson	- joint tenani	to & not astenants in Con	more W.D.	1 = etz.		· · / ·	spendiged wagenes		For labor & material furnished bet mar 6, 1923 & June 21, 1923. Com. 45 ft. W. n. S. E. Cor. of Lat 1; W.44 ft; N. 115 ft; E.44 ft; S. 115 ft: to beg, Jog. mith P. g. W. oner: Com. 115 ft. N. g. S. E. Cor. of Lat 1; W. 165 ft; N. Soft; E. 40 ft; S. 40 ft;
5 1924	2-73 18	Aune 3 1924 2	l. Eggertson Cluff. By Con Treas	Salt Lake	e Connatas.	Jay Sala	130 69					E344701 VE36 AT 08 2015 47 09 201 1. Van 19423.
22 11:25	519100 12-C 202	Ê.	dith Amelia Cardwell	2. J. Warrer	Belero	. W.D.	125 00			÷		Ch. of Lat H; Begat L. W. Cor. of Ad. lat, N. 2/2 rds; E. Ind; L. 21/2 rds; W. Ina Cont. 21/2, Aque, nds.
21.1925.10:01	A 1 1 1 A 1 A 1 A		Mrs. Lydia Brown	1. Jane m.	Hunter	". · / //	anne and	7	10 A	e construction of account	3	Com. 21/2 rds. N. o. S. Cor. glatt; N. 2/2 rds; W. 10 rds; D. 21/2 rds; E. 10 rds. to beg. Subj.
20	527504.	Dec 221928	Jane W. Hunter	1. Zion's Be	nefit Building Socie	ty notes.	1100 00		51 Ø	· · · · · · · · · · · · · · · · · · ·	31	take for any & all subsequent uns. Yany vale spee. assess. Virater takes a she is the rife of John & Brown grantor in deed in 77 of aleeda. pg. 463. To sec. note e. d. for 1100."
13.1925. 4:37	532349. 12-24225			//	V A	W.D.	10 00					
13 4:38.	532350 12-21 225					a. W. a).	10 2				· · · · ·	Juli to a mitge. of 4000. Anhi to tallo for 1923. Juli also to nitge. of 315. Cortor 2/2 rds. S. of N: Por. of Lat 3; E. 6 rds. S. 21/2 rds. W. 6 rds. N. 2 1/2 rds. to th
20 1925	532 701.								1			Duby to 104 mitge of 4000 - Auby: to gen takes after 2/1. 1924.
1 4 3 11 2:59 1	536294.		V	0		muta	2500 -	11. e,		a sana sa	34	
28 11	536429	N.		, way oo un	or of the transform of the	. Trage		2000 - 20000 - 2000 - 2000 - 2000 - 2000 - 2			· .	Jaser mote ed for \$ 2500.
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al lance	543146 11-2-315-16			1. Johns Jone		assign of	110	$U_{i}$ , $M_{i}$		Larren 3 mentionennen .	<ul> <li></li></ul>	assigno mtge. in 9 7 " pritgeo. pg. 517.
HILL LOWE - A"AP	11-2-315-16	o	shu (signs John R.) Jones, Ar.	1. ponstan	rgs Bank + Irust (	0		$\tilde{\psi}(\tilde{\ell}_{ij}) = 0$		Lerone 3. conferences .		assigns mtge in 9 4 n "mtges. pg. 517. Cont. 21/2 nds. W. of D. E. Verr. Lat 2 N. 7 1/2 rds, W. 2 1/2 rds. J. 71/2 rds; E. 21/2 rds.
14 1925 2:05 30 1925	544594	Ú.	$M \sim \rho \Lambda \rho $	, . X . D	H.A.	-	11 10 10 10 10 10 10 10 10 10 10 10 10 1	- Million Million	ş.,	5		and an and the second and the second of the
14 1925 2:05 30 1925 7 10:40 30 1925	544594. 11-0°20 544595	e par star e	llis R. Shipp	· // .	v+ Trust Company	(/	2000		** ·	b Baaran ar an		Cour. 2 rids. D. oz 71. W. cor. Ad. Lat: 6. 71/2 rds; S. 814 ft; W. 7 1/2 rds; 71. 8 1/4 ft, to beg. S
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14 1925 2:05 30 1925 7 10:40 30 1925 10:40 30 1925 10:41 13 1926 10:41 13 1926 10:41 13 1926 10:41 13 1926 10:41 14 1925 10:40	544594 11-020 544595 11-021 553345 11-945	C. Ly o por C	Ellis R. Phipp	1. Iracy Loan 1. Ellis R. Shi	v& Trust Company pp. M.D.	. Mtge. Rel: z Mtge.	250 = Baid miguel. 10 00-			2 2 2		Com. 2 rds. D. oz 1. W. cor. Ad. Fot; E. T/2 rds; D. 814 ft; W. 7 1/2 rds; N. 81/4 ft, to beg. o
	OF INST. AND DATE OF FILING         To a Vear Hour $7$ $1919$ $4$ $11$ $3:15^{-5}$ $5$ $9:00$ $2:57$ $20$ $11$ $2:57$ $30$ $9:00$ $27$ $11$ $2:57$ $30$ $11$ $9:00$ $7$ $9:700$ $7$ $9:700$ $7$ $9:700$ $7$ $9:700$ $7.7$ $9:700$ $7.7$ $9:700$ $7.7$ $9:700$ $7.7$ $9:700$ $7.7919$ $7.0010$ $22$ $10:72$ $7.7919$ $22:070$ $7.7919$ $22:070$ $7.7919$ $22:070$ $7.7919$ $2:507$ $7.7919$ $2:522$ $7.7919$ $2:522$ $7.7919$ $2:570$ $7.722$ $7.7250$ $7.722$ $7.7250$ $7.722$ $7.7250$ $7.722$ $7.7250$	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Alter with a set of the set of	Wind HAT BERGS       Harves No. with Harves Day.       Network No. with Harves Day.       Network No. with Harves Day.       Disk Windows Harves Day. <thdisk windows<br="">Harves Day.       <thdisk ha<="" td="" windows=""><td>Marked Add         Based R 1990         Marked R 199</td><td>MINIMUM         DEDUCTION         N.A.         UNINTERS         DEDUCTION           No. 1         No. 1         No. 1         DEDUCTION         No. 2         DEDUCTION         DED</td><td>ProbabilityProbabili</td><td>Mark Mark     Description     Description     Description     Description     Description       1</td><td>Number     Number     Number     Number     Number     Number     Number       Note Set     Number     Number     Number     Number     Number     Number       Number     Number     Number     Number     Number     Number       Number     Number</td><td>Note of all and all and all and all and all and all all all all all all all all all al</td><td></td></thdisk></thdisk>	Marked Add         Based R 1990         Marked R 199	MINIMUM         DEDUCTION         N.A.         UNINTERS         DEDUCTION           No. 1         No. 1         No. 1         DEDUCTION         No. 2         DEDUCTION         DED	ProbabilityProbabili	Mark Mark     Description     Description     Description     Description     Description       1	Number     Number     Number     Number     Number     Number     Number       Note Set     Number     Number     Number     Number     Number     Number       Number     Number     Number     Number     Number     Number       Number     Number	Note of all and all and all and all and all and all all all all all all all all all al	

## BLOCK 31 PLAT "D" SALT LAKE CITY SURVEY.



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# SALT LAKE COUNTY ABSTRACTS

GROCER PRINTING CO., SALT LA	Musselle home	Love Linge	Me		DINACID						BLOCK 31 PLAT "D" SALT LAKE CITY SUI
No. Month	F INST. AND DATE OF FILING Day Year Hour	ENTRY NO. AND Book Page A	RELEASE ON MARGIN Month Day Year	GRANTORS	Wit- ness GRANTEES	Kind of lostrument	t Consideration		LOTS 1 2 3	Same D	Descrip- s Line DESCRIPTION
Del	6 1938 11 1938 3:34 X 6 1938	1.7		Samuel arthur Wilde sof Beatine S	1 andrew Jacobson, et al. It tou	sur 2/D			1 4		
2 Uch Feb	11 1938 3:35 P 2/ 1939	851454		Andrew Jacobeen, et al	1 Federal Building + Loan ass		NV.		2	· · · · · · · · · · · · · · · · · · ·	leon NW lear lat 3: Sulty ft: Egy ft: N'41 + ft: Ng4 ft to heg. Tog with personal prop. 1 No sec note far \$ 950000.
Mar	21 /939 3:05 4 27 /939 28 /939 11:55 #	854.207		Undrew N. Jacobson et al	- R. C. Timmons	Tolice of Lien	489 10		3	弱	" To see payment of \$ 489' for labor & materials furnished Oct 7, 1938 to Feb 1, 1939.
May	1 .1939 . 11 .1939 . 11 .1939 .2:31	857234		A Clifton & andrew I Jacobsen	- General Electric Supply Corp Edla L. Sund, a widow & Juitz Sund a single m	Lien	271 39	4	1 3		1 To see payment of \$ 271 59 for materials furnished Oct 8, 1938 to Jan 28, 1939.
6 May	18 1939 3 1939 3'i40	856636 F230-450					• <i>P</i> -	5		4	Com Stecor tot 4; N2/2nd; N9rd; S2/2nd; E9rd to beg. 22/2 sq rd. an undivided "3 int in: Com Stecor Cot 1. WH574. MUS 24. E4574 BUS At to las The int D
7 June	15 1939 2 1939 12:33 X 22 1939	858553 225- 488- 858554		a a a a a a	2 Martha & Wagstaff et al 1 Andrew Jacobsen tuf Mariam I.e	Par Relias	0 Ca		2		Com 41/4 ft & of MW cor lot 3, 694 ft. M6/4 ft; W94 ft. Sli4 ft to be, Dere not all t and
8 June	2 1939 12:34 X	230-509-10		Undrew Jacobsen sur Miriam 7, UKal	1 2 to Book and and Vieda le	tal of Migi	7,00	••••••••••••••••••••••••••••••••••••••			Com 35 ft S fr M Near lot 3, S 614 St; E 94 ft; M 6 14 St: W 94 It to bear Sul. to anti- that W 70 ft th
June	22 1939 1:42 & J 9 1939	35- 345- 863/59	Če	Edla L. Sund, a widow, + Fritz Sund, single man	2 J. Warren Belen	W.19.	00	. 9		H	an easement over & upon land conveyed is reserved for benefit of land owned by grantors born MW cor lot 3, I : from & A W for At con lot 1, M2/1004, W ind; & 2/1004 to & line lot 4. E 1 rd to beg. Caron 2/2 rd & of NW cor lot 14, & 2/2 rd; S 5 rd; W2/2 rd; M 5 rd to beg.
ang	10 1939 10:31 % 22 1939 23 1939 10:24 #:	865902		i boi th a a a	H.B. Thomson	WD Llocd of		0			and the second of the second o
12 Oct	2 2 1939 H 1939 9:56 \$1	866770 44 - 224.			- Aileen M Brayton 1 Gaddis Inv. 60.	a stranger and a	Veto			4	Id plies create joint R& W as fol: Com 21/2nd 6 of NW cor lot 4, 65 ft. S 5nd. W10 ft. M 5nd; 6 5 ft to beg. ad Pot 4, 6 5 ft; S 5nd; W5ft; M5nd to beg. 2 mpty grants fol: Com 2/2nd E of MW corld 4, S 5nd; W5 ft; M5nd; 6 5 ft.
13 Seb-	2 1940 2:33 \$	873 933 213 - 486. 891 716	Ju G	and the second and the	- R. C. Simmons, Peff.	LisPend	2 10 -Tr	13		<u>4</u>	10 Subj to I tog with R of Nover; Com 2/2 rd & of MN cor lot H, & 5 ft. 15 rd; Wio ft. N5rd; & 5 ft Com at N. 7 Cor Lat 3. DHloft; E94 . It . N4114 ft. Ir 94 ft to theg. Notice given action has been commenced to foreclose lien for labor & material furnished in
14 Qui à	28 1940 4:13 X	251-326-7:						4	2		Gom at a pl 2 1/2 rds W of 20 E cov of Lot 2, n 7 1/2 rds W 2 1/2 rds 20 7 1/2 rds E 2 1/2 r Com 2 rds 20 of nw cov of 2 d Lot 2, E 7 1/2 rds 20 8 1/4 ft W 7 1/2 rds N 8 1/4 ft lo beg.
. Uch a	28 1940 4:14 \$2 28 1940	58- 180 891 918		mveslors byndicate	2 marguerite B. Claylon sun	married meg	a Paid	5			Release of mige in Bk192 pg 162.63-64
Cot 2	28 1940 4:15 X 24 1940 4 1941 12:41 X	893914		aniel W. Moffal & wy agnes Watson	1 First Security Trust Co	mige	4000.00		2		14 So secure note of \$4000.00
18 Jan	15 1941 15 1941 11:13 X 1	896423	9 	Clis & Musser n Dist & g & L & & , St g ut at g Amelia Barnum, dec'd	- To whom it may concern	abecrue of	na april a construction data	7	2	• • • • • • • • • • • • • • • • • • •	Identifies Ellis Shipp Musser in BK "12-P" of deeds p + 77 + BK + 3 pp 3 2 3
19 Fel	6 1941 7 1941 3:11 \$2	897 749 59-502.			- aileen M. Brayton 1 Alice mabey Fishler	Par Dist Rel of mige	· · · · · · · · · · · · · · · · · · ·			£	Com NW cor lot 4, C 2/2 rd; I 5rd; W 21/2 rd; M 5 rd to big.
June 2	1 1941 3:12 NY 25 1941	919 a 2.8	1 2 2 2 1 0		- Bountiful State Bank	· (/	1950 00	o	2		Rel of mige in Bk 215 pg 279 bom at bow cor of Lol 2, E 43 1/4 fr n 7 1/2 rds W 43 1/4 fr bo 7 1/2 rds to beg. c
21 June 2 ack June 2	21 1941 4:40 #D' 26 1941	16-586 909929				· · · · · · · · · · · · · · · · · · ·		× 1	<u>I</u>	Hanna and a second s	Com 89 fi W of SE cor of Lot 1, W + of M 115 ft E + of S113 ft to beg Jog w/ a
20 Nov 2	27 1941 4:41 <b>±</b> 26 1941 1 1941 11:15 <b>*</b> D	918 625		obert Ridge Terrill single	1 Robert Ridge Serrell sing Je hin & to Sur 1 J. Warren Beless & wof Lena V It. ten & to Sur	n. Q. C.	D. 10° di	2		<i>į</i> 2	1 2 rds to beg.
Plan 1	19 1941 3 1941 9:33 # 2 8 1942 9	918 767		innie a. J. Lynch & hus. John Bernard	- N. R. Ricks & wf. Clizabeth			- 3	<u> </u>		Com. at St. cov. lot3, NInd. E.T' nda; S. 3 nds; NT 2 nds, N.2 ndsto beg. Subj. to Mtge. with Subj. to taxes after 1941.
3.85 - mar 2	24 1942 10:50 3	04 47/-		addis Investment Co. 24 of G. Barnes Decid	1 Hatter J. Steiner & wf. Sylvia C as pt two + to More, ww - William Hainibrook et al	Executor	10 etc		4		Com. 22 rds. & of M2t. cov lot 4, 622 rds; S5 rds; H. 22 rds; N. 5 rds. to beg. Subj. to + tog win lot 4, 6.5 ft. \$5 rds; H. 10 ft, N 5 rds; 65 ft. to beg. Subj. to Mtge. in favor of Walker Bank & Trust Co
fure ,	5 1942 /1:45 310	131920 13	22397 1.19,1953 - F	hilip L. Fishler ruf alice makey	- Bountiful State Bank		3900-		2		6 m 45 fl W of SE cov of Loli, 44 fl W 115 fl n 44 fl & 115 fl & lo beq. Com at Sw cor lot 2. E 43 14 fl n 1 1/2 hds W 4 31/4 fl & 1/2 rds to beg. Log w/ w r of Lot 2, E 7 1/2 rds n 8 1/4 fl W 7 1/2 rds & 8 8 1/4 fl to beg. So seconde of # 330
27 Dec 7 Jan 29	7 1942 3:02 3. 8 1943 9	30-3/2-	ų Ir		- Leah gl. Bradshaws martha Z!	V		7	4		Beg at & 6 cov lob 1, W 45 fr n 115 fr E 45 fr \$ 115 fr lo beg Jog wy a rof Beg at a pt 115 fb no fr & 6 cov of Sd lot 1, no fr W 125 fr n 40 fr W 40 fr & 50
mar 4	6 1943 2:36 D? F 1943 9	1.48.728		· · · · · · · · · · · · · · · · · · ·	- Zina Vivian Smith dal	Bargain +	1,800	. 🖉 🕺	3		an undir 1/8 Interest; Assigns mige mi Bk 205 pg 187
	1 1943 11: 0 9 # 3. 4 1943 1 1943 11: 10 * 3	48 129 39-643-	19	Udrew Jacobsen widower et al. Ula D. Jack unmarried	- Ella D. Jack	Jale Du.	11	2	3	-	Com al Milor of hat 3, B41 14 fr Egy fr 7141 14 fr Wg4 fr to beg.
mar 4	+ 1943 9 1 1943 11:11 # 3. 9 1943 9	48 730			- a. blifton Jacobsen 4 wif Vaun - andrew J. Jacobsen wf Virg	a Bali Das r Bragan	1,00	, D	3		A ~ Undivided 1/2 Jul-
32 apr 2: may 4	3 1943 3:32 3 1943 9	\$0,200 \$2+ 109 52/81	- Ali	la D. Jack " hilip L. Fisher also as P. L. Fisher & wy a mabuy or as alice m. Fisher	- Bountiful State Bank.			·		<u> </u>	9 Jundivided 1/2 Jul. Com al Sw for lot 2. 643 14 fl n7 12 rds W43 14 fl & 7 12 rds to bea.
"" "May 26 Jan 9	6 1943 1:33 34 1943 9	56325	- Zi	na Virian Smith et al	S. Erven Rockwood & wf Veda	6 Rel of	P- W	e -33			Com al & for lot 2. E + 3'1+ fr n 7'12 rds W + 3'1+ fr & 7'12 rds to beg. 7'12 rds n of & cor lot 2. E 7'12 rds n 8'14 fr W 7'12 rds \$ \$ 8'14 fr to beg. 7 Releases mige in Bk 205 pg 187 # 814694
WW 13	7 1943 12:25 35 3 1943 9	2 3 4 9		enry d. Jackson	1 John a. Funter exal Scheit & to sier Chester H. Hartman Ful Phodo	QED	100				Come 21/2 rds no of 86 con lot 4, n2/12 rds Wiords \$2'12 rds Evords to beg Ing
496 35 Oct 23 36 Oct 22	219433:06 36	0- 390		lliam A. Hornibrook Tuf yolande US -	Chester H. Hartman Tuf PChods	an wo.	10 CC	5			Com 45 fill of BE con of Lol 1, W 44 fr 72115 fr E 44 fr B115 ft to beg. Sulij Loall taxe
37 Fib 21	6 1944 9 9 1944 12:24 37	70208 3-262-		eliam N. Hornibrook + wf yolande W -	- Chester 9/ Hartman 7 wf Rhod. - State Savings + Loan Asin	a. l. G. & D mige 27		• 6			Rof Wover fol: - Com113 ft nof SEcon of Lot 1, W165 ft n 50 ft E 40 ft & 40 ft E 125 ft \$10
SAF di	1944 3:40 37 5 1944 9	TALLET			- W.L. darimeror of Pauline	Relaf Go migi	i Li	3	4	34	
3.8539 mar 3 4.9:40 apr 1 4.9:40 apr 4	3 1944 3:41 37.	3- 648-		Illis J. Steiner ruf Sylvia 6.	1 David Louis Price tuf Emma	P1	-11		4		Releases migg in Bk 189 pp 123-124 bom 21/2 rds & of nw cov lot 4, 621/2 rds 85 rds W21/2 rds N 5 rds to beg. Ruly rds & of nw cov of Lat 4, 65 ft \$ 5 rds W10 gr n 5 rds & 5 rds to beg Suly to 194.
mar 29	- 1944 4:26 37 9 1944 91 1944 10:56 37	12.616	asy Du é	ane Mac Duff Hunter Jackson Dece - 3rd Jud Dise 61 in S. Le Carbod Su-	- Dra J. allen	Deed. "	19 ga (	- <b>P</b>		34	Jog wf all appivet. veli
* aug 8 42 Sept 6	1944 99 1944 121,16 396	33793 1033-	JODAN M	2 Mac Duff Hunter Jackson Deid	- Dva J. allen	Confirming - Lale	h-y			34	ader Confirming Sale.
43 Dec 6	1944 2:47 406	356-		ester H. Hartman & wf Rhoda d.	Bountiful State Bank	mig	Contraction of the second seco	2	2		bom at Bucor of Lot 2, E +3 1/4 fr n7 1/2 rds W +3 1/4 fr &7 1/2 rds lo beg. Log w/ rofwover: - Com;
6.05 nov 3 Dec 6 Nov 3	1944 2:48 406	0 228 258- 70 229	64	hester N. Hartman & unf Rhoda L.	1 Ila m. Wills	Q62- W:2.		2 			Rof Wover fobi- born at a pt 115 ft Rof & cor of Roll, W165 ft. 7650 ft 640 ft B40 ft E1.
Mar 27	19442:49 406	78.95	S.l. m	la m. Wille unmarried -	- Union Trust Go.	mige 4	02000			44	Com 45 fr Waf & E cov of Lot i, W + 4 fr N115 fr & ++ fr & 115 fr lo beg.
6.05 46 mar 31 Mar 23	1945 11:30 418 31945 99	7886	dea 21.	h N. Bradshaw 1	William I Johnson Twf La Van The Equitable Life Assurance Society of the United States	ighn W.D.	10 th		1		Begal & Covol Loll, W45 fr N 115 fr 6+5 fr \$115 fr lobeg. Subj 6 1945.
40 000 4	1945 11:31 418 1945 9:25 418	264-	Wu In Ma	lliam I. Johnson & wf de Vaughn 1 3" Jad Wist C.t. J. L. Co . Es of rgie & Muster John Aluder - Neco		Mige flecce Germinating	Tas 24	7		46	Comat n. E. cov las 1 I 40 ft. H. 125 ft. num le. E. 10 - la tale Out
49 ang 7	1945 1945-1:15 433	8 2 4 3 542		l i si al i	Eva S. Aluder To whom it concern			3	1 2	é	Som at n. E. cov las 1 I 40 ft. H. 125 ft. n. 40 ft. E. 125 ft. to beg. Vag. with and the con las 1 E. 40 ft. O. 40 ft. E. 125 ft. O. 10 ft. H. 105 ft. n. 50 ft. to beg. Durtifies sod alfiant as Helena Walch. Williams in 12 Duri Blog.
50 N						affidavis			2		Identifies sed affiant as Helena Walsh Williams in WD. in Bk J. to be Williams in WD in Bk & Lof Deeds pg 85, also identifies myra mann vi Bk 8.B of Deeds pg 229 myra M. Williams in Decre of Dist in Bk 1. J Olive M. Williams Parbett in WD. in Bk 8 Lof Deeds pg 337 + Decree of W
											June M. Williams Farbett in WD. in 13k 8 h of Deeds pg 337 + Deene of h Transfilled to Page 36
									A second procession of the second procession o		

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# BLOCK 31 PLAT "D" SALT LAKE CITY SURVEY

89 Rof Wover; Com 115 ft n fr LE cor lot 1, a of prop referred to in matge sec in BK " there of shall be used only for marino + equess 3, \$ 35 ft; 69+ ft; M35 ft; N9+ ft to keq. a. Luby to taxe for 1939 I ptys grant fol: Com 212 rd & of MM cor Walker BKY Inster 5 ft to beg. July to mily favor union Trust les assigned to A in Bk 214 of fime pp 397-98 1/2 rds lo beg & Log w/ perpet R of W over fol:-eg. July to #4400.00 mige g. Jog wha R of W over bom 7 1/2 Jo see note of \$ 1950.00 of a R of W over fol dere land:. \$10 ft to beg. also com 8 rds W ith unpaid bal. of \$1,122. 74, int. pd. to Lec 1, 1941 with R. of H. over : Beg. 22 rds. & of M. Hor. t Co. with unpaid bal. of # 756. 64 a refus over :- bom 1/12 rds nof Sil cov 3300:00 of w over fol: 350 fr E165 fe lo beg. g. Log w/ a vofre over: bom rather prop. Innuas 679- Indare. Jog whimp nete Her after 1942 Siofi lo beg. ily to + tog w/ a vaf w over: Beg 21/2 944 gen taxes nd other prop WT122do 881/2 ft. 6 beg. m 7/2 rds nof Sweer lof 2, E71/2 rds n814 ft E125 fr B10 fr ló big, 5 lapes the B. of H. over; Com. at. reg Verminates It ten. Estates to of Deeds pag + +6 as Helena W. mying Williams Stam in W.D. 6. Jef Deeds pag +12. Also identifies of Diet milk 6. 5. of Deeds pag +12. .