



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Casey Stewart; 385-226-8959; casey.stewart@slcgov.com

Date: March 10, 2021

Re: The requested research into the title history of Koneta Court (from the Jan. 27, 2021 hearing) for:
**IRA 1024, LLC Planned Development PLNPCM2020-00431, and
Preliminary Plat Petition PLNSUB2018-00697**

ACTION REQUIRED: Review the title history of Koneta Court as part of your decision for the above two petitions. The commission tabled the petitions and requested this information for further discussion in anticipation of a decision on the proposal.

INFORMATION SUMMARY (research attached):

Based on research by two different parties, the city surveyor and Cottonwood Title (applicant's title company), the street known as Koneta Court is NOT a dedicated public street and no evidence of city-ownership was found. Still, who owns Koneta Court is not clear. The entire street is described as a right-of-way, as early as 1915, in the deeds of four of the parcels along Koneta Court (515, 518, 524 and 529 Koneta Ct) and is not referenced at all in the deeds of the rest of the parcels. All parcels along Koneta Court use it for access and the applicant's property has as much right to use it as any of the other parcels that do not have the right-of-way specifically referenced in their deed.

ORIGINAL REQUEST: 1024 E 500 S - a request by IRA 1024, LLC, owner, represented by Cory Waddoups, for preliminary approval to divide the current lot into two lots. The new lot would front Koneta Court, which is not a public street, and any new lot that does not front a public street must also go through the Planned Development process. The Planning Commission is the final decision authority for both applications.

UPDATES: The applicant has reduced the number of bedrooms in each unit from three (3) to two (2) in an attempt to reduce the parking demand for the project. The basement bedroom was removed.

RECOMMENDATION: Based on the information in this memo, enclosed research and the original staff report for the January 27, 2021 meeting, planning staff continues to recommend that the Planning Commission approve the requested planned development and preliminary plat petitions.

Stewart, Casey

From: Cory Waddoups [REDACTED] >
Sent: Thursday, February 11, 2021 1:45 PM
To: Stewart, Casey
Cc: Joseph Mills
Subject: (EXTERNAL) Fwd: FW: Koneta Court
Attachments: Exhibit - Koneta Court.pdf; Koneta Ct Deeds.pdf; Updated Design and Parking.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

Cottonwood Title has completed their deep research into Koneta Court. Attached are the documents they provided and below is an email from them indicating that no one owns the street. Rather, each owner has a private right of way.

Also, after reviewing the design and hearing the feedback from the planning commission and the neighbors, we have removed a bedroom from the new duplex so they are only two bedroom units. This should help with the parking concern.

After you review, please let me know what you think. We would love to bring this back to the planning commission when you think the timing is right.

Best,

Cory Waddoups

Investment Realty Advisors, LLC



Property Management Solutions Starting at 3%
www.IRAproperties.net



----- Forwarded message -----

From: Jaren Thomas [REDACTED] >
Date: Wed, Feb 10, 2021 at 3:13 PM
Subject: RE: FW: Koneta Court
To: Cory Waddoups [REDACTED] >, Christian Higby [REDACTED] >
Cc: Meggi L. Ludlow [REDACTED]

The street originated as a private right of way around 1910 but underlying fee was never conveyed to any of the adjacent owners or the City.

Jaren Thomas
Chief Title Officer



Office: 801 277 9999 | Direct: 801 424 6414 | Mobile: 801 232 5337 | Toll Free: 888 430 6225
1996 East 6400 South, Suite 120, Salt Lake City, UT 84121 | Fax 801 277 1411 | cottonwoodtitle.com

Cottonwood Title Insurance Agency, Inc. Utah State License Number 92856
Jaren Thomas Utah State License Number 100572

Erika Pratt | Licensed Title Assistant | 801 424 6423 | [REDACTED]

On Wed, Feb 10, 2021 at 2:49 PM Christian Higby <[REDACTED]> wrote:

Cory,

Regarding Koneta Court:

Jaren has provided the attached exhibit depicting the ownership and boundaries of each parcel along the right of way, along with a copy of the corresponding vesting deed. If you want to discuss it further with Jaren, his number is below.

Good luck!



Koneta Court
(matches right-of-way
described in deeds 2,
3, 7, and 9)



See Deed 1

16-05-452-011
IRA 1024, LLC

See Deed 10

16-05-453-001
MERTENS

See Deed 9

16-05-453-002
PADILLA
T/W ROW

See Deed 2

16-05-452-026
KONETA 518, LLC
T/W ROW

See Deed 8

16-05-453-007
KANEKAR

See Deed 3

16-05-452-027
KONETA 524, LLC
T/W ROW

See Deed 4

16-05-452-015
SCHROEPFER

See Deed 7

16-05-453-005
MEADOWS
T/W ROW

See Deed 5

16-05-452-016
WEBB

See Deed 6

16-05-453-006
PECK

Deed 1

Mail Recorded Deed and Tax Notice To:
Cory S. Waddoups
8410 S. 700 E.
SAndy, UT 84070

12727496
3/2/2018 4:25:00 PM \$10.00
Book - 10652 Pg - 4603
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 1 P.



File No.: 98540-BY

WARRANTY DEED

Cory S. Waddoups, married man
GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants to
IRA 1024 L.L.C.

GRANTEE(S) of Sandy, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Salt Lake County,
State of Utah:

Commencing at the Northwest corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey and running
thence East 72 1/2 feet; thence South 129 feet; thence West 72 1/2 feet; thence North 129 feet to the
beginning.

TAX ID NO.: 16-05-452-011 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those
enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and
easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of March, 2018.

Cory S. Waddoups

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 2nd of March, 2018 by Cory S. Waddoups.

Notary Public



Deed 2

10195926
8/16/2007 3:28:00 PM \$11.00
Book - 9504 Pg - 6241
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED MAIL TO:
Grantee
2856 Wood Hollow Way
Bountiful, Utah 84010
MTC File No. 135972

WARRANTY DEED

JAMES S. BEAN, GRANTOR of Salt Lake County Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS to

KONETA 518, LLC,

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah:

PARCEL 1: Commencing 129 1/3 feet South of the Northwest corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence South 40 feet; thence East 72 1/2 feet; thence North 40 feet; thence West 72 1/2 feet to the point of beginning.

PARCEL 1A: Together with the following described right of way as set forth in that certain Warranty Deed recorded August 09, 1918, as Entry No. 399379, in Book 10"S" at Page 235, and being further described as follows:

Beginning at a point 72 1/2 feet East of the Northwest corner of said Lot 6, and running thence South 280 feet; thence on a straight line to a point 5 feet South and 7.5 feet West; thence South 15 feet; thence East 35 feet; thence North 15 feet; thence on a straight line to a point 5 feet North and 7.5 feet West; thence North 280 feet; thence West 29 feet to the place of beginning.

Tax Parcel No. 16-05-452-026

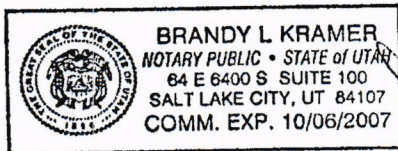
Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 15th day of August, 2007.

James S. Bean
JAMES S. BEAN

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of August, 2007 by JAMES S. BEAN.



Brandy L. Kramer
Notary Public

10195928
8/16/2007 3:28:00 PM \$13.00
Book - 9504 Pg - 6244-6245
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:
KONETA 524, LLC
2856 Wood Hollow Way
Bountiful, Utah 84010

MTC File No. 135973

WARRANTY DEED

JAMES S. BEAN, an unmarried man., GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS to

KONETA 524, LLC,

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah:

PARCEL 1: Beginning at a point 169 feet 4 inches South of the Northwest corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence South 40 feet; thence East 72 1/2 feet; thence North 40 feet; thence West 72 1/2 feet to the point of beginning.

PARCEL 1A: Together with the following described right of way as set forth in that certain Warranty Deed recorded May 25, 1915, as Entry No. 342602, in Book 9"K" at Page 179, and being further described as follows:

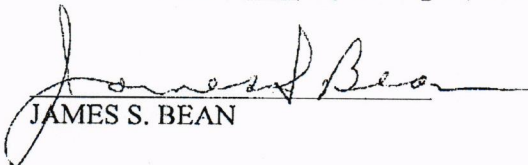
Beginning at a point 72 1/2 feet East of the Northwest corner of said Lot 6, and running thence South 280 feet; thence on a straight line to a point 5 feet South and 7.5 feet West; thence South 15 feet; thence East 35 feet; thence North 15 feet; thence on a straight line to a point 5 feet North and 7.5 feet West; thence North 280 feet; thence West 29 feet to the place of beginning.

Tax Parcel No. 16-05-452-027.

Subject to a Trust Deed in the amount of \$106,250.00, made by JAMES S. BEAN, as Trustor, to METRO NATIONAL TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for SECURITYNATIONAL MORTGAGE COMPANY, as Beneficiary, recorded July 2, 2002 as Entry No. 8281590 in Book 8616 at Page 17 of Official Records.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 16 day of August, 2007.


JAMES S. BEAN

4662629

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address 528 Kaneta Court SLC UT 84102

WARRANTY DEED

Marjorie P. Schroepfer grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to _____
Judy Ann Schroepfer

grantee
of Salt Lake City, Salt Lake County, State of Utah for the sum of
Ten and no/100 Dollars (10.00) and other goods and valuable DOLLARS,
consideration
the following described tract of land in Salt Lake County,
State of Utah:

Commencing 60 feet North from the Southwest Corner of Lot 6,
Block 13, Plat "F," Salt Lake City Survey and running thence
North 60 Feet; thence East 72.5 feet; thence South 60 feet;
thence West 72.5 feet to the place of beginning.

70

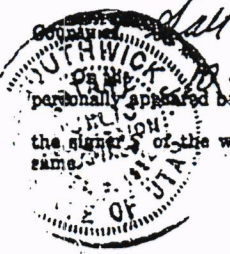
4662629
15 AUGUST 88 10:23 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
JUDY ANN SCHROEPFER
REC BY: REBECCA GRAY, DEPUTY

WITNESS, the hand of said grantor, this Tenth day of
May, A. D. 19 88

Signed in the Presence of
Kimberly A. Smith
Molly Baldo
Margaret B. Exeter

Marjorie P. Schroepfer

STATE OF UTAH, Salt Lake } ss.
_____ day of May, A. D. 19 88



personally appeared before me the signer of this within instrument, who duly acknowledged to me that they executed the same.

My commission expires 2-9-97 Residing in Salt Lake City, Utah
J. J. Smith
Notary Public.

FORM 6055 REC-1818

FORM 6055 REC-1818

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref. _____

Mail tax notice to Grantee Address 540 South Koneta Court SLC Utah 84102

WARRANTY DEED

VELOY H. BUTTERFIELD, RUTH T. BUTTERFIELD and VELOY H. BUTTERFIELD, JR., Trustees and the survivor and survivor and survivors thereof and successors thereto of Salt Lake City, Utah, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to _____ grantor

CRAIG S. WEBB and PATRICIA B. WEBB, husband and wife as joint tenants.

of SALT LAKE CITY, UTAH grantee for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

Commencing at Southwest corner of Lot 6, Block 13, Plat F, Salt Lake City Survey, North 60 feet, East 72.5 feet, South 10 feet, Southwesterly 7.5 feet South 15 feet, East 17.5 feet, South 30 feet, West 5 rods to the point of beginning.

4880693
09 FEBRUARY 90 03:54 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
REC BY: D DANGERFIELD , DEPUTY

Subject to current general taxes, easements and restrictions.

WITNESS, the hand of said grantor, this 8th day of February, A. D. 19 90

Signed in the Presence of

Ve Loy H. Butterfield

Veloy H. Butterfield, Trustee
Ruth T. Butterfield

Ruth T. Butterfield, Trustee
Ve Loy H. Butterfield, Jr.

Veloy H. Butterfield, Jr., Trustee

STATE OF UTAH, }
County of Salt Lake } ss.

On the 8th day of February, A. D. 19 90 personally appeared before me *Ve Loy H. Butterfield, Ruth T. Butterfield and VeLOY H. Butterfield, Jr.*, Trustees and the survivor and survivor and survivors thereto the signers of the within instrument, who duly acknowledged to me that they executed the same.

Dawn K. [Signature]
Notary Public.
My commission expires 6/22/92 Residing _____

4880693

BOOK 6197 PAGE 998

016

750

Deed 6

Mail tax notice to:
 RODNEY L. PECK
 EVELYN D. PECK
 215 E. 2400 South
 South Salt Lake UT 84115

11980315
 01/22/2015 11:20 AM \$10.00
 Book - 10290 Pg - 4219
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LONNIE ELIASON
 935 E SOUTH UNION AVE #D-103
 MIDVALE UT 84047
 BY: DDA, DEPUTY - MA I P.

WARRANTY DEED

RODNEY L. PECK and EVELYN D. PECK, Joint Tenants with Right of Survivorship, Grantors, of Salt Lake County, Utah, hereby WARRANT AND CONVEY to RODNEY L. PECK and EVELYN D. PECK, Trustees of the RODNEY L. and EVELYN D. PECK Irrevocable Trust dated December 5, 2014, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land located in Salt Lake County, Utah
 539 Koneta Court

Parcel No: 16054530060000

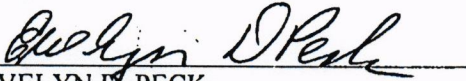
COM-AT SE COR LOT 6.BLK 13 PLAT F SLC SUR W 5 RDS N 30 FT E 17.5 FT N 10 FT E 65 FT S 40 FT TO BEG

According to the Official Plat thereof as recorded in the SALT LAKE COUNTY RECORDER.

WITNESS the hand of said grantor(s) this 5 day of

December, 2014.


 RODNEY L. PECK
 Grantor


 EVELYN D. PECK
 Grantor

STATE OF UTAH)

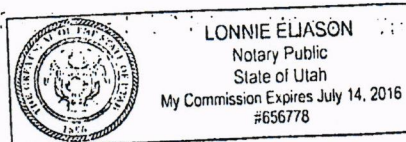
: ss.

COUNTY OF SALT LAKE)

On the 5 day of Dec., 2014, Personally appeared before me **RODNEY L. PECK and EVELYN D. PECK**, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.


 Notary Public
 Residing at Sandy, Utah

My Commission expires:



Deed 7

This Document Was Prepared by:

After Recording Please Return to:
David Phillips
3984 S. Morning Star Dr.
Salt lake City, UT 84124

10441670
06/02/2008 09:11 AM \$17.00
Book - 9612 Pg - 6798-6799
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVID PHILLIPS
3984 S MORNING STAR DR
SLC UT 84124
BY: ZJM, DEPUTY - MA 2 P.

WARRANTY DEED

2-5

WARRANTY DEED made this 1st of May, 2008 between
David Phillips and Samantha J Phillips the Grantor(s), and Jason Meadows, Trustee of Salt Lake Charity House
Trust, Dated May 1st 2008 the Grantee, whose address is 181 Ruby Ridge Ave Henderson NV 89015

WITNESSETH, that the grantor, for and in consideration of the sum of \$0.00(zero) the receipt and
sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has
granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the
grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in
the County of Salt Lake, State of Utah, described as follows (enter legal description):

SEE EXHIBIT "A"

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise
appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all
the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to
the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal
representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the
time of the ensembling and delivery of these presents, is well seized of the premises above conveyed, has good, sure,
perfect, absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful
authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and
clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any
kind or nature whatsoever, except _____

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the
quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and
the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Grantor

Witness

Grantor

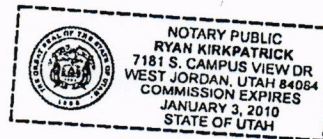
Witness

STATE OF UTAH
COUNTY OF SALT LAKE) ss:

On MAY 8, 2008, before me, RYAN KIRKPATRICK, a notary public in and for
said state personally appeared David Phillips and Samantha J Phillips, known to me (or proved to me based upon
satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged
that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of
which they acted, executed the instrument.

Witness my hand and official seal

NOTARY PUBLIC
My commission expires 1/3/2010



NOTARY SEAL

Deed 7

EXHIBIT "A "

Escrow No. 309-4703623 (JSB)
A.P.N.: 16-05-453-005-0000

COMMENCING AT A POINT 92 1/2 FEET EAST AND 210 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 72 1/2 FEET; THENCE SOUTH 80 FEET; THENCE WEST 65 FEET; THENCE NORTH 5 FEET; THENCE NORTHWEST TO A POINT 5 FEET NORTH AND 7 1/2 FEET WEST; THENCE NORTH 70 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT-OF-WAY OVER: COMMENCING AT A POINT 72 1/2 FEET EAST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 280 FEET; THENCE ON A STRAIGHT LINE TO A POINT 5 FEET SOUTH AND 7 1/2 FEET WEST; THENCE SOUTH 15 FEET; THENCE EAST 35 FEET; THENCE NORTH 15 FEET; THENCE ON A STRAIGHT LINE TO A POINT 5 FEET NORTH AND 7 1/2 FEET WEST; THENCE NORTH 280 FEET; THENCE WEST 20 FEET TO THE PLACE BEGINNING.

[Handwritten signature]

Deed 8

MAIL TAX NOTICE TO:
GRANTEE
523 SOUTH KONETA COURT
SALT LAKE CITY, UT 84102

CTE NO. 203662

13392868
9/14/2020 4:29:00 PM \$40.00
Book - 11018 Pg - 4542-4543
RASHELLE HOBBS
Recorder, Salt Lake County, UT
CAPSTONE TITLE & ESCROW
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

SHAMI KANEKAR, AN UNMARRIED WOMAN

Grantor, of SALT LAKE CITY , SALT LAKE County, State of UTAH,
hereby CONVEYS and WARRANTS to

SHAMI KANEKAR, A SINGLE WOMAN

Grantee, of SALT LAKE CITY, SALT LAKE County, State of UTAH, for the sum of TEN
DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE
County, State of Utah, to-wit

See Attached Exhibit "A"

Parcel No. 16-05-453-007

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and
equity and general property taxes for the year 2020 and thereafter.

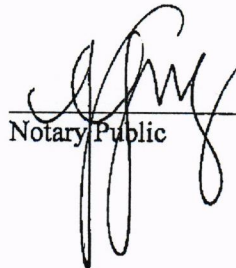
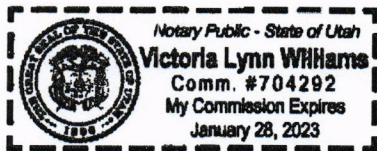
WITNESS the hand of said grantor, this 9th day of September, 2020



SHAMI KANEKAR

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 9th day of September, 2020 , personally appeared before me **SHAMI KANEKAR, AN
UNMARRIED WOMAN** the signer(s) of the within instrument, who duly acknowledged to me that
they executed the same.



Notary Public

Deed 8

CAPSTONE TITLE & ESCROW INC.
ORDER NUMBER: 203662

EXHIBIT "A" LEGAL

BEGINNING 120 feet North of the Southeast corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence North 40 feet; thence West 72.5 feet; thence South 40 feet; thence East 72.5 feet to the point of the beginning.

ALSO:

BEGINNING 130 feet South of the Northeast corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence South 40 feet; thence West 72.5 feet; thence North 40 feet; thence East 72.5 feet to the point of beginning.

Tax ID No.: 16-05-453-007

Deed 9

When Recorded Mail to:
Antonio Padilla
~~515 South Koneta Court~~ 2174 S. 1900 E
Salt Lake City, UT ~~84102~~ 84106

13206718
3/2/2020 1:26:00 PM \$40.00
Book - 10904 Pg - 112
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 1 P.

TITLE ONE

File No.: 20-84953
Parcel ID No. 16-05-453-002

WARRANTY DEED

Dallana Padilla, grantor(s), of , hereby **CONVEY AND WARRANT** to

Antonio Padilla and Dallana L Padilla, Husband and Wife as Joint Tenants

grantee(s) of **515 S Koneta Ct., Salt Lake City, UT 84102**, 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:

Beginning 90 feet South of the Northeast corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence South 40 feet; thence West 72.5 feet; thence North 40 feet; thence East 72.5 feet to beginning.

Together with a perpetual right of way over:

Beginning at a point 72.5 feet East of the Northwest corner of said Lot 6, Plat "F", Salt Lake City Survey, and running thence South 280 feet; thence on a straight line to a point 5 feet South and 7.5 feet West from the South point of the last described course; thence South 15 feet; thence East 35 feet; thence North 15 feet; thence on a straight line to a point 5 feet North and 7.5 feet West from the North point of the last described course; thence North 280 feet; thence West 20 feet to the point of beginning.

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.

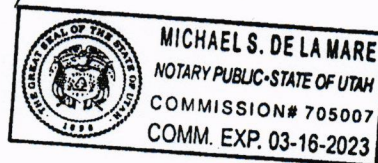
IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **28th day of February, 2020**.

Dallana L Padilla
Dallana Padilla

State of Utah
County of Salt Lake

On this 28th day of February, 2020, personally appeared before me Dallana Padilla who duly acknowledged to me that they executed the same.

My commission expires: 3-16-23
Notary Public *Michael S. De La Mare*



Deed 10

Recorded at the request of:
MAIL TAX NOTICE TO:
Thomas H. Mertens and Deborah Jo Mertens
1403 East Thistle Downs Drive
Sandy, Utah 84092

12221287
2/12/2016 10:09:00 AM \$12.00
Book - 10402 Pg - 5801-5802
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Thomas Mertens

, Grantor
of the City of Sandy, County of Salt Lake, State of Utah, hereby CONVEYS AND
WARRANTS TO:

**Thomas H. Mertens and Deborah Jo Mertens, as Trustees of
The Mertens Family Trust, dated July 14, 2015**

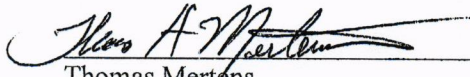
, Grantees
of the City of Sandy, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and
other good and valuable consideration, the following described tract of land in Salt Lake County,
Utah:

See Exhibit "A" attached hereto and made a part hereof for legal description

Tax ID No.: 16-05-453-001

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments
not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and
Reservations now of Record.

WITNESS the hand of said Grantor this 12th day of February, 2016.

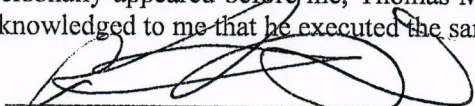


Thomas Mertens

State of Utah)
)ss.
County of Salt Lake)

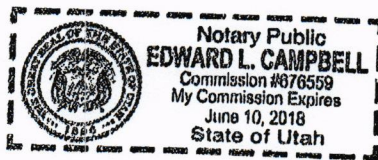
Courtesy Recording
This Document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. METRO NATIONAL TITLE hereby
expressly disclaims any responsibility or liability
for the accuracy of the content thereof. Thank you.

On this 12th day of February, 2016, personally appeared before me, Thomas Mertens, the
signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

My commission expires: July 10, 2018
Residing at: Cottonwood Heights, Utah



Deed 10

EXHIBIT "A"

Commencing at the Northeast corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence West 72 ½feet; thence South 90 feet; thence East 72 ½ feet, thence North 90 feet to the point of beginning

Stewart, Casey

From: Donoghue, Christopher
Sent: Tuesday, February 9, 2021 11:24 PM
To: Stewart, Casey
Cc: Weiler, Scott
Subject: RE: Koneta Court - is it public or private?
Attachments: Koneta Court Private row Description.pdf

Hello Casey,

I had done a little research on this last year. I did some more research on this and I think it is private as well. I have included a warranty deed for the property at 518 S Koneta Ct. Notice that Parcel 1A calls for “together with the following described right of way”, that language points to Koneta Ct being a private r/w. That description on Parcel 1A when plotted matches the Koneta Ct lines. So with this information, and that I can’t find a dedication plat for Koneta Ct, I would have to agree that it is private. Let me know if you have any questions.

Thank You,

CHRIS DONOGHUE, PLS
CITY SURVEYOR

ENGINEERING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

OFFICE 801-535-7973
CELL 801-450-2290
EMAIL Christopher.Donoghue@slcgov.com

www.SLC.GOV/ENGINEERING
www.ourneighborhoodscan.com

From: Stewart, Casey <Casey.Stewart@slcgov.com>
Sent: Friday, January 29, 2021 1:58 PM
To: Donoghue, Christopher <Christopher.Donoghue@slcgov.com>
Cc: Weiler, Scott <scott.weiler@slcgov.com>
Subject: Koneta Court - is it public or private?

Hello Chris,

Last Wednesday the city planning commission tabled an application because they wanted more information about that legal status of Koneta Court – public or private. It’s located between 500 and 600 South and 1000 and 1100 East. Throughout the project I’ve been referring to the Private Streets Inventory file (excel file) which lists it as “private”. Is that accurate to the best of your knowledge? Can you, or someone who handles that research, let me know via email what your determination is?

This pertains to petition number PLNSUB2018-00697 and PLNPCM2020-00413 (a subdivision to create one additional lot at 1024 E 500 S).

Thank you,

CASEY STEWART
Senior Planner
Planning Division

13553931
2/2/2021 2:07:00 PM \$40.00
Book - 11111 Pg - 1108-1109
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to (Tax Mailing Address):

Grantee
2856 Wood Hollow Way
Bountiful, UT 84010
MTC File No. 299295

WARRANTY DEED

Koneta 518, LLC, a Utah limited liability company, GRANTOR, for good and valuable consideration, hereby conveys and warrants to

Kent Whipple, a married man

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

PARCEL 1:

Commencing 129 1/3 feet South of the Northwest corner of Lot 6, Block 13, Plat "F", Salt Lake City Survey, and running thence South 40 feet; thence East 72 1/2 feet; thence North 40 feet; thence West 72 1/2 feet to the point of beginning.

PARCEL 1A:

Together with the following described right of way as set forth in that certain Warranty Deed recorded August 09, 1918, as Entry No. 399379, in Book 10"S" at Page 235, and being further described as follows:

Beginning at a point 72 1/2 feet East of the Northwest corner of said Lot 6, and running thence South 280 feet; thence on a straight line to a point 5 feet South and 7.5 feet West; thence South 15 feet; thence East 35 feet; thence North 15 feet; thence on a straight line to a point 5 feet North and 7.5 feet West; thence North 280 feet; thence West 29 feet to the place of beginning.

Tax Parcel No. 16-05-452-026

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 1st day of February, 2021.

Koneta 518, LLC, a Utah limited liability company

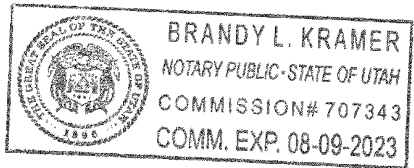
By: Janele S. Whipple
Janele S. Whipple, Manager Manager

City Surveyor research

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of February, 2021, by Janele S. Whipple, the Manager of Koneta 518, LLC, a Utah limited liability company.

Brandy L. Kramer
Notary Public

 BRANDY L. KRAMER
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 707343
COMM. EXP. 08-09-2023