

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/09/2024

Issue: TAMMY LOERSTCHER/ CHARLES BOUCK
REZONE
Rezone from Agricultural (A-5) to Single-Family Residential (R-2.5)
Address: 905 W 10400 S, South Jordan, Utah 84095
File No: PLZBA202400042
Applicant: Charles Bouck/Tammy Loerstcher

Submitted by: Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Ordinance No. 2024-06-Z approving the zone change from Agriculture (A-5) to Single-Family Residential (R-2.5)
-

| | |
|--------------------------------|---|
| ACREAGE: | Approximately 2.28 acres |
| CURRENT ZONE: | Agriculture (A-5) Zone |
| CURRENT USE: | Agricultural |
| FUTURE LAND USE PLAN: | Residential Development Opportunity (RDO) |
| NEIGHBORING ZONES/USES: | North – R-2.5/Single-family homes South – C-C/ Commercial area West – R-2.5/Single-family homes East – A-5/Lots with single-family homes |

STANDARD OF APPROVAL

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a zone change for two properties with parcel numbers 27-14-251-009 & 27-14-251-034. The current addresses are 905 W 10400 S & 873 W 10400 S per county records; however they are slated to change. The current zone is Agriculture (A-5) and this would be rezoned to Single-Family Residential (R-2.5).

The rezoning of the two properties will match the R-2.5 residential zone to the north and east. There are no current plans for the larger (27-14-251-009) property while the smaller (27-14-251-034) property will be deeded to the owner's daughter, Tammy Loerstcher. She intends to use the lot to build a home with a larger footprint than the A-5 zone would allow.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the rezone standards of approval of the City Code.
- The rezone will increase the building coverage maximum from 20% under the A-5 zone to 40% under the R-2.5 zone.
- The properties to be rezoned are 2.28 acres in area for future residential development
- The sample site plan shows a single family home development for the property owner's daughter, Tammy Loerstcher. That development is planned for the smaller of the two properties.
- The sample site plan provided is not final. The site plan requires its own application process and will need to follow the design and developments standards of the (R-2.5) zone.

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City's Strategic Priorities, and as such, should be approved.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the rezone application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

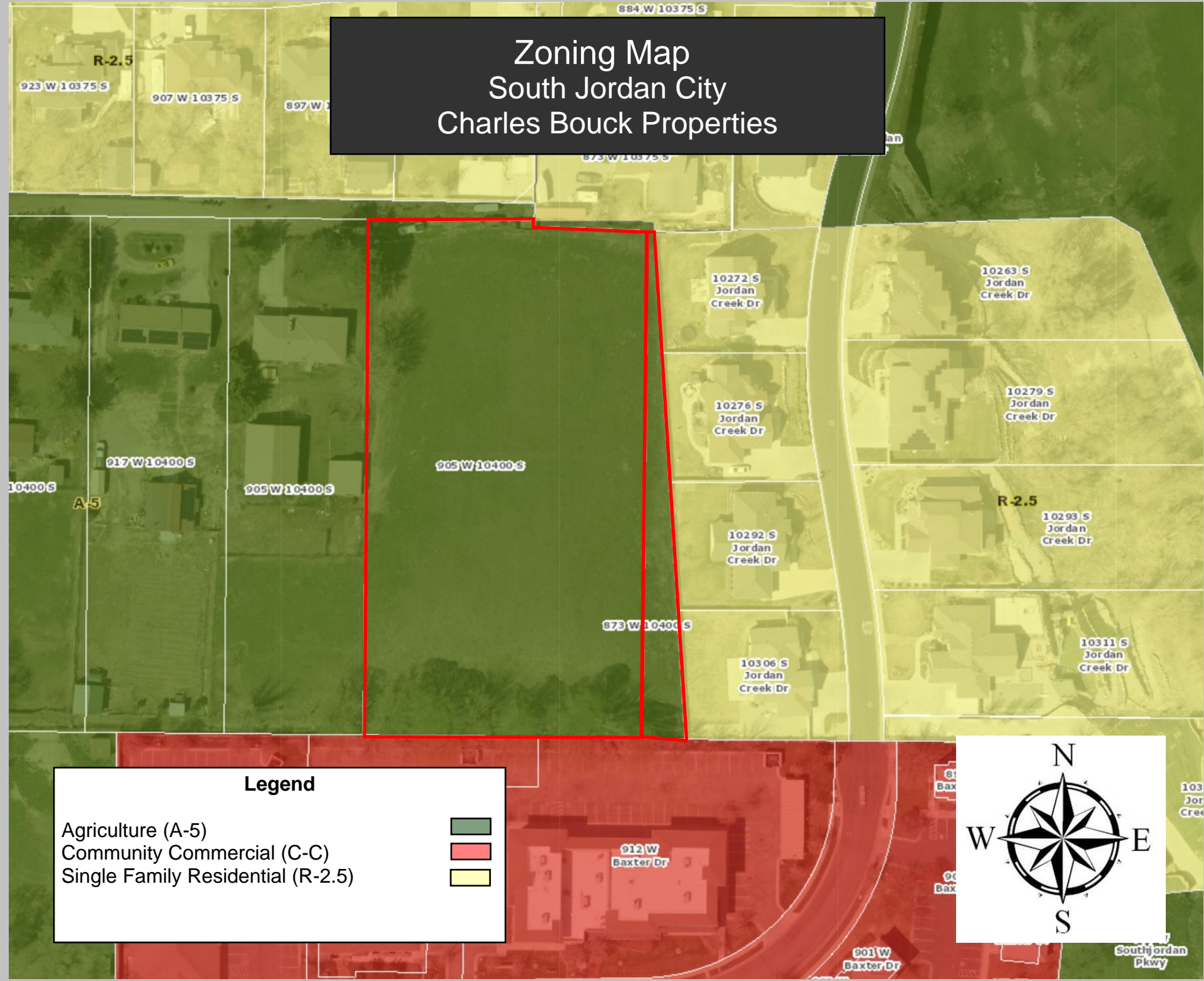
- Aerial Map
- Land Use Map
- Zoning Map
- Concept (Site) Plan
- Infrastructure Analysis
 - Ordinance 2024-06-Z
 - Exhibit 'A' – Parcel Map

Miguel Aguilera
Miguel Aguilera
Planner I, Planning Department

Location Map
South Jordan City
Charles Bouck Properties



Zoning Map
South Jordan City
Charles Bouck Properties



Legend

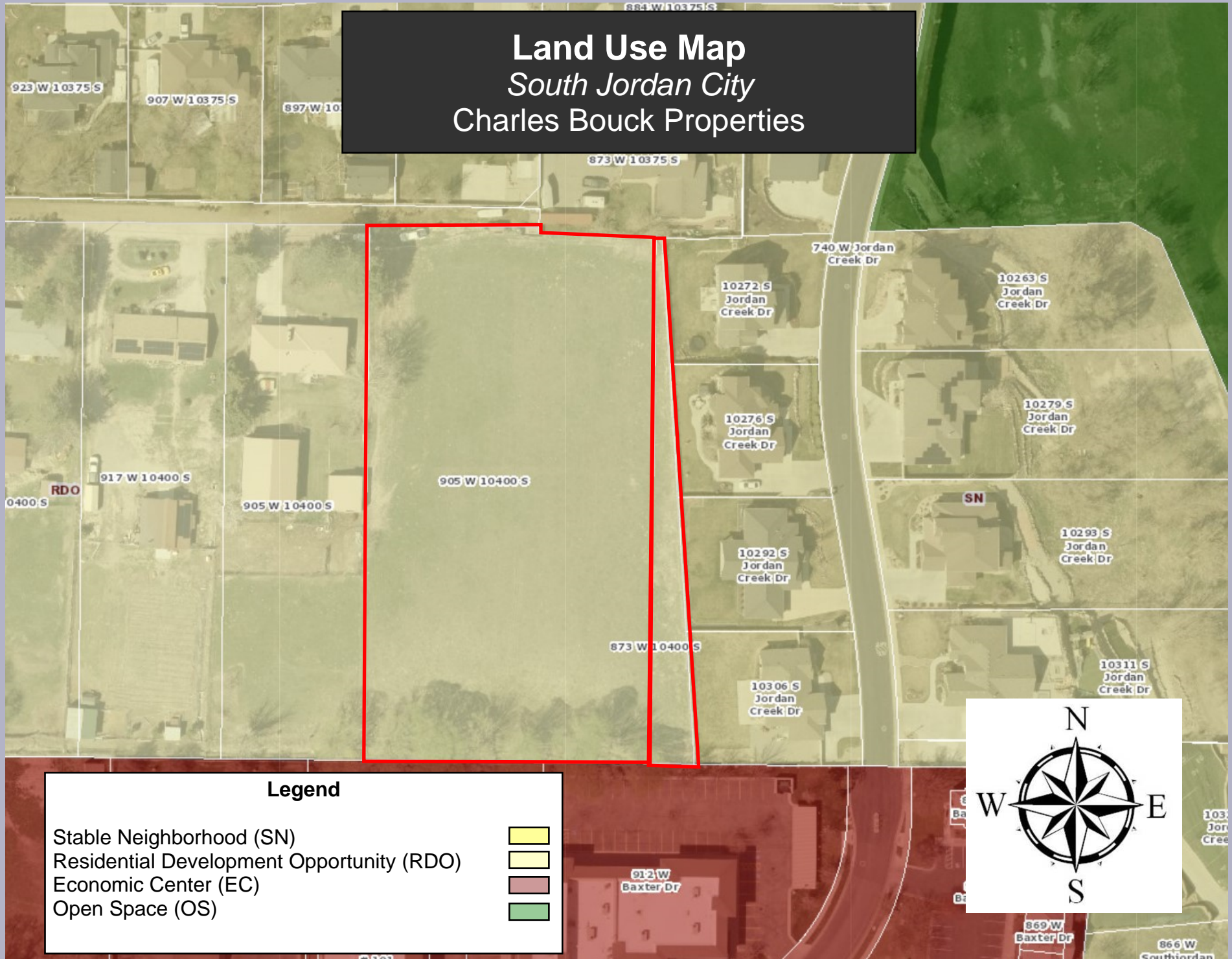
- Agriculture (A-5)
- Community Commercial (C-C)
- Single Family Residential (R-2.5)



Land Use Map

South Jordan City

Charles Bouck Properties

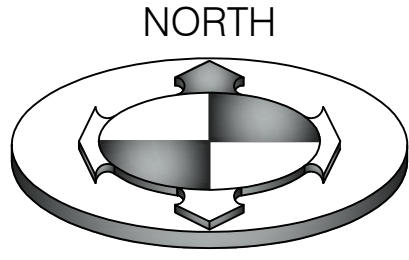
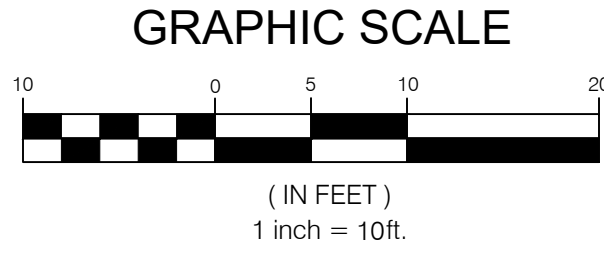


NOTE:
SEE ARCHITECTURAL PLANS FOR GARAGE,
BASEMENT AND SECOND FLOOR ELEVATIONS.

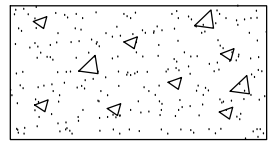
| AREA TABLE | | |
|-------------|--------|-------|
| PARTICULARS | S.F. | % |
| BUILDING | 4,283 | 29.4 |
| HARDSCAPE | 1,360 | 9.3 |
| LANDSCAPE | 8,879 | 61.3 |
| TOTAL | 14,522 | 100.0 |

| CONSTRUCTION KEY NOTE REFERENCE | | |
|---------------------------------|--------------------------------------|----------|
| NO. | DESCRIPTION | DETAIL |
| ① | CONCRETE PAVEMENT WITH GRANULAR BASE | C/CGD.01 |
| ② | DRIVE APPROACH PER SANDY CITY STDS. | |
| ③ | FOUNDATION DRAIN | D/CGD.01 |
| ④ | 4" PVC SDR-35 SEWER LATERAL | |

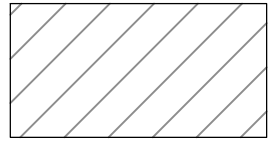
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND
VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF
CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS
MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.



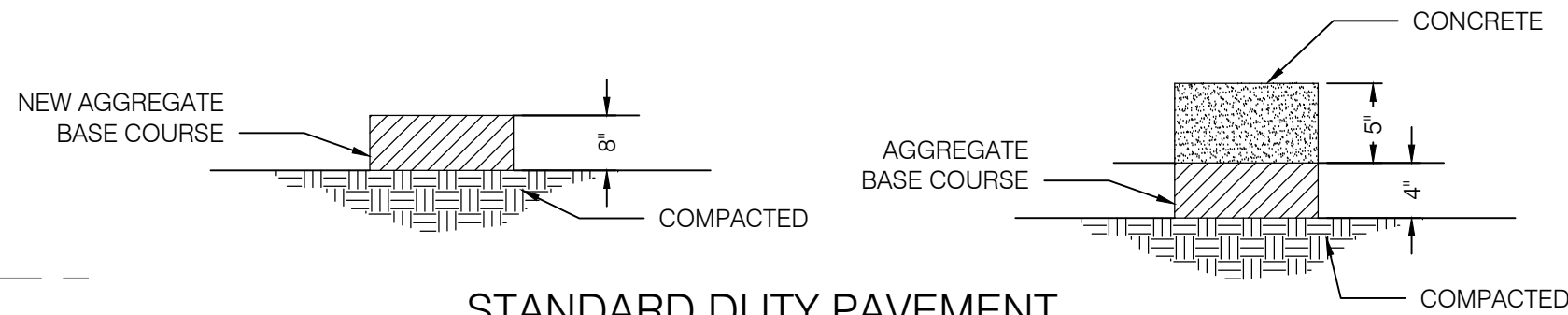
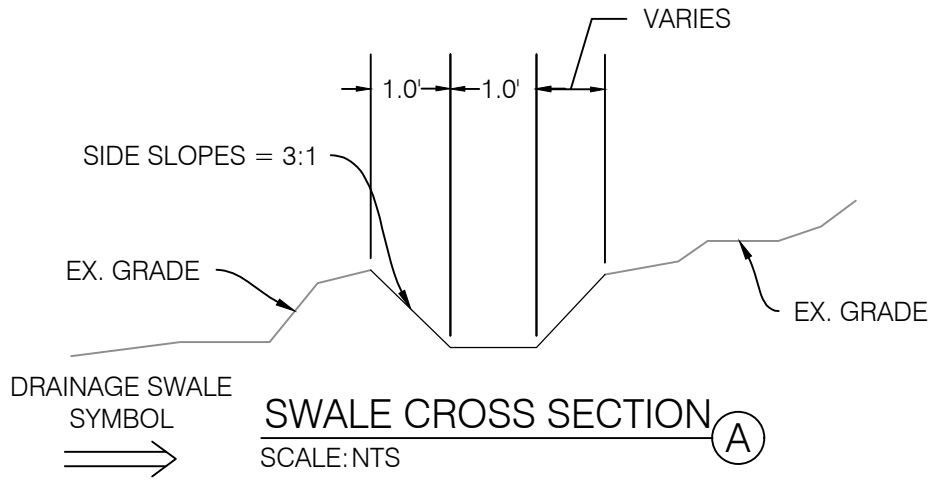
LEGENDS & ABBREVIATIONS:



NEW CONCRETE

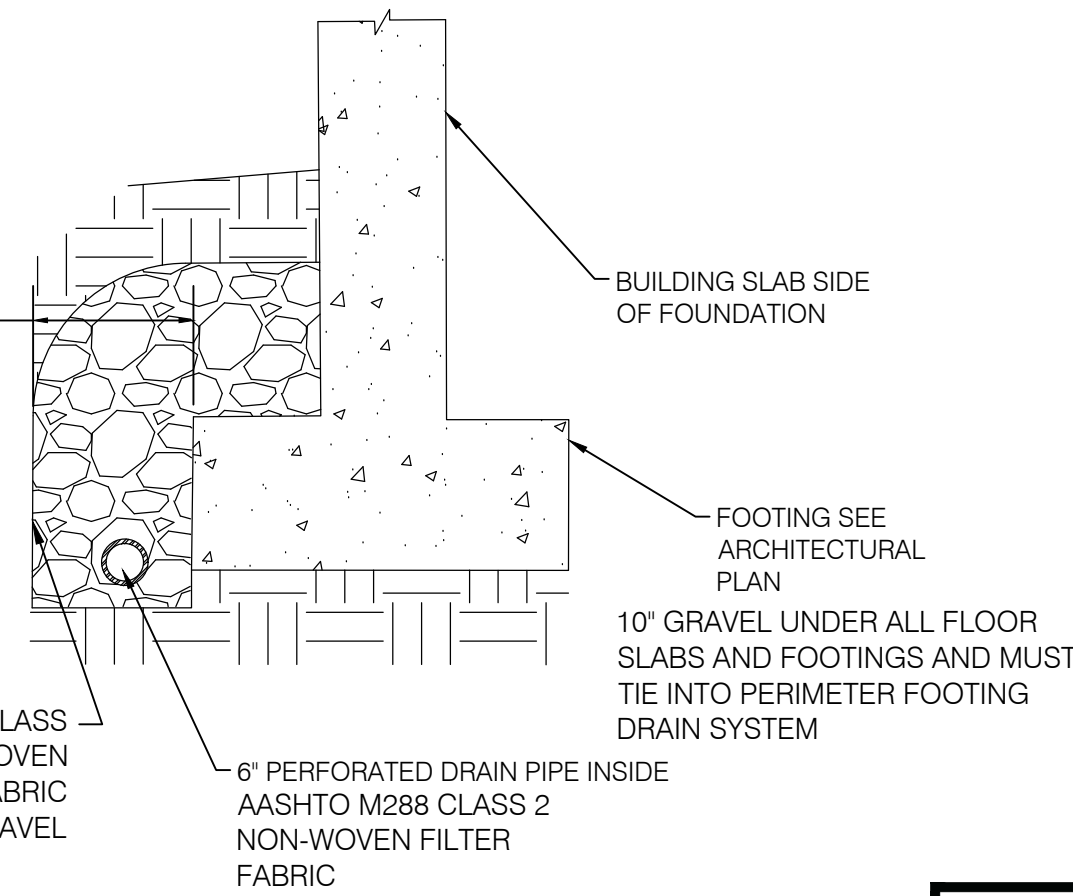


NEW ROADBASE



STANDARD DUTY PAVEMENT PAVEMENT SECTIONS C

SCALE: NTS



NOTE:
CONNECT PERFORATED PIPE TO PRIVATE STORM DRAIN SYSTEM
OR DAYLIGHT INTO ON SITE RETENTION POND.

FOUNDATION DRAIN

SCALE: NTS

STORM DRAINAGE CALCULATIONS SCS CURVE NUMBER METHOD

| Area Identification (A) | | CN | CN*A |
|-------------------------|------------|----|-------------------|
| Roof= | 4,283 | 98 | 419734 S.F. |
| Pavement= | 1,360 | 98 | 133280 S.F. |
| Landscaping= | 8,879 | 79 | 701441 S.F. |
| Sum: | 14522 S.F. | | Sum: 1254455 S.F. |

| NOAA ATLAS 14 (100 YEAR STORM) | | | | | | Allowable Discharge = |
|--------------------------------|----------------------|----------------------|--------------------------------|----------------------------------|------------------------------|-----------------------|
| Storm Duration (min) | Intensity (in/hr) | Rainfall (inches) | Rainfall Excess (cu.ft.) | Allowed Discharge (cu.ft.) | Volume to Detain (cu.ft.) | .00cfs/acre |
| 15 | 1.97 | 0.493 | 22 | 0 | 22 | |
| 30 | 1.32 | 0.660 | 75 | 0 | 75 | |
| 60 | 0.82 | 0.820 | 148 | 0 | 148 | |
| 120 | 0.48 | 0.962 | 228 | 0 | 228 | |
| 180 | 0.35 | 1.041 | 277 | 0 | 277 | |
| 360 | 0.21 | 1.254 | 424 | 0 | 424 | |
| 720 | 0.13 | 1.512 | 625 | 0 | 625 | |
| 1440 | 0.07 | 1.752 | 829 | 0 | 829 | |

Detention Calculations

Pond Volume

Pond 1 Civil 3D = 1,380 cf

Is there adequate storage?

Storage Provided = 1,380 cf
Req. Storage = 829 cf

YES

NOTE:

- DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN. IF THE DRIVEWAY IS INSTALLED AT A SLOPE EXCEEDING 12%, ALONG THE CENTERLINE, AS DETERMINED BY THE SOUTH JORDAN CITY INSPECTOR, APPROVAL MUST BE OBTAINED FROM CITY ENGINEER OR THE DRIVEWAY SHALL BE REMOVED AND RE-INSTALLED, AT THE OWNERS COST.
- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- GRADE THE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.
- RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL) MUST OBTAIN A RETAINING WALL PERMIT FROM THE SOUTH JORDAN CITY.
- RETAINING WALLS ALONG PROPERTY LINES SHALL BE A MAXIMUM HEIGHT OF 6.0 FEET BETWEEN WALL TIERS FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. WALLS EXCEEDING 4.0 FEET IN HEIGHT MUST BE DESIGNED AND APPROVED PER SOUTH JORDAN CITY'S CODE FOR RETAINING WALLS.

NOTES:

- CONTOURS ARE AT 12" INTERVALS
- ROADWAY ELEVATIONS AND FINAL GROUND ELEVATIONS ARE BASED ON THE DESIGN AND DO NOT REPRESENT 'AS-BUILT' ELEVATIONS. CONTRACTOR TO VERIFY GARAGE TO ROADWAY ELEVATIONS AND MAKE CORRECTIONS AS NECESSARY TO ACHIEVE THE INDICATED DRIVEWAY SLOPES.
- BUILDING FOOTPRINT SHOWN ON THESE PLANS REPRESENT DIMENSIONS AND LINE WORK FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR THE CORRECT BUILDING FOOTPRINT DIMENSIONS AND LINE WORK AND IS TO ENSURE FOUNDATION CONSTRUCTION PLANS MATCH THIS LINE WORK.
- FINISHED ROUND ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATIONS.
- RAIN GUTTER DOWNSPOUTS TO BE DIRECTED TO THE STREET WHEN POSSIBLE.
- LANDSCAPING TO SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION.
- LANDSCAPING MUST SLOPE AT A MINIMUM OF 5% AWAY FROM THE BUILDING FOR A MINIMUM OF 10'.
- 8" OF CLEARANCE MUST BE PROVIDED BETWEEN THE FINISHED GRADE AND ANY UNTREATED WOOD, OR PER IBC AND CITY REQUIREMENTS, WHICHEVER IS GOVERNING.
- IMPERVIOUS SURFACES MUST SLOPE AT A MINIMUM OF 2% AWAY FROM THE BUILDING WITHIN 10' OF THE BUILDING.
- ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM THE HOUSE AT 1.9%.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN CITY.
- ALL WATER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN CITY PUBLIC WORKS SPECIFICATIONS.
- ALL SEWER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH VALLEY SEWER DISTRICTS STANDARDS AND SPECIFICATIONS.
- IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.
- WATER METER NEEDS TO BE A MINIMUM 2' AWAY FROM ANY CONCRETE.

NOTE:

PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES & PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGE CAUSED TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED. ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

NOTE:

TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON PLANS.

NOTE:

RETAINING WALLS THAT ARE 4' OR HIGHER (BTM OF FOOTING TO TOP OF WALL) OR 3.5' HIGH, EXPOSED FACE OF WALL, DESIGN CALCULATIONS AND DETAILS STAMPED AND SIGNED BY A UTAH LICENSED PROFESSIONAL ENGINEER MUST BE SUBMITTED TO SOUTH JORDAN CITY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN AND BUILDING PERMIT APPROVAL.

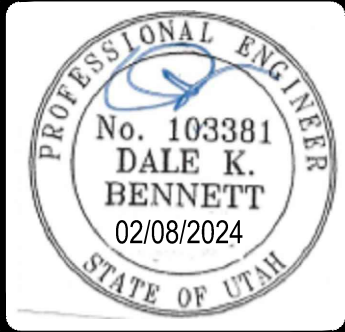
NOTE:

POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

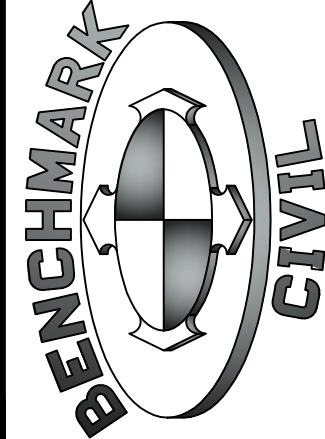
SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

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ENGINEERING &
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9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84071 (801) 542-7192
www.benchmarkcivil.com



TAMMY LOERTSCHER

905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

PROJECT NO. 2311213

GRADING &
DRAINAGE
PLAN

CGD.01
1 OF 1



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

| | |
|----------------------------|------------------------------------|
| Project Name/Number | Bouck/Loerstcher Rezone A-5 – R2.5 |
|----------------------------|------------------------------------|

| | |
|--------------------------|-----------------|
| Planner Assigned | Miguel Aguilera |
| Engineer Assigned | Shane Greenwood |

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 905 West 10400 South with one proposed residential lot at this time. The proposed lot will be accessed from 10400 South street, which should have sufficient capacity for the additional traffic on this roadway. The remainder of the rezoned property may develop into additional residential lots in the future. A traffic study will not be required at this time for this single residential lot.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The proposed single residential lot can be serviced by a water main in 10400 South street. If the remainder of the rezoned property is subdivided and developed in the future, a second culinary water feed main (water loop) will be required. A culinary water model is not required for the currently proposed single residential lot. A water model will be required with the future subdivision and development of the remainder property.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required at this time for the proposed single residential lot.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer

connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application. All standard storm drainage requirements will be required with the future subdivision and development of the remainder property.

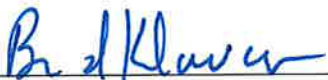
Other Items: *(Any other items that might be of concern)*

At the time of future subdivision and development of the remainder rezoned property, the Developer will be required to replace and upgrade the existing water main in 10400 South from 1000 West to proposed development from 6" to 8" or greater in pipe size.

Report Approved:


Development Engineer

3/27/24
Date


Brad Klavaho, PE, PLS
Director of Engineering/City Engineer

3/27/24
Date

ORDINANCE NO. 2024 – 06–Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 905 WEST AND 10400 SOUTH AND 873 WEST AND 10400 SOUTH FROM A-5 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONE; JEFF DONG (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Jeff Dong, proposed that the City Council amend the Zoning Map by rezoning the properties described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The properties described in Application PLZBA202400042 filed by Jeff Dong, located at 905 W. and 10400 S. and 873 W. and 10400 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single Family Residential) Zone, on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

| | YES | NO | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____ | _____ |
| Kathie Johnson | _____ | _____ | _____ | _____ |
| Donald Shelton | _____ | _____ | _____ | _____ |
| Tamara Zander | _____ | _____ | _____ | _____ |
| Jason McGuire | _____ | _____ | _____ | _____ |

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

PARCEL 1: 27-14-251-009

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SPRINGHILL NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 110.04 FEET ALONG SAID SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION; THENCE SOUTH 00°12'14" WEST 129.53 FEET; THENCE SOUTH 88°06'56" EAST 135.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE SOUTH 03°31'13" EAST 294.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS SECOND AMENDED; THENCE NORTH 89°40'13" WEST 264.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS; THENCE NORTH 00°12'14" EAST 427.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.064 ACRES, MORE OR LESS

PARCEL 2: 27-14-251-034

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN EXISTING CHAIN LINK FENCE, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET AND SOUTH 89°03'03" EAST 110.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 34.84 FEET; THENCE SOUTH 00°26'43" WEST 3.05 FEET; SOUTH 88°06'56" EAST 51.52 FEET ALONG SAID CHAIN LINK FENCE THENCE SOUTH 11°26'53" WEST 15.72 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 88°06'56" EAST 45.24 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 03°31'13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE NORTH 88°06'56" WEST 135.81 FEET; THENCE NORTH 00°12'14" EAST 129.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.371 ACRES, MORE OR LESS

EXHIBIT A - MAP

