



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

October 4, 2021

The Salt Lake County Council
Attn: Steve DeBry
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Abate delinquent property tax
Parcel No: 28-02-477-001-0000
Name: Giverny, LLC

Honorable Council Chair Steve DeBry,

We recommend reducing the 2018 delinquent general property taxes on the above-named parcel to \$-0-.

This property is owned and maintained by the "Master Association" according to the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Giverny recorded on 1/11/2017 (Entry No. 12452354) and should be exempt from taxation.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

DC/MK

cc Salt Lake County Assessor Greenbelt Dept.
Salt Lake County Treasurer

Giverny, LLC
1020 S Foothill Dr.
Salt Lake City, UT 84108

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)
PS ___ CATEGORY 202 GENERAL PROP

10/04/2021
11:18:53

28-02-477-001-0000

GIVERNY, LLC

1020 S FOOTHILL DR
SALT LAKE CITY
UT 84108-1355-20

ADDRESS SUPR
ID 21631828

MEMOS
RELATED PARCELS

LAST ACTION 09/14/2018 16.20.29

LAST PMT

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2018	AAK	154.90	10.00	010119-100321	.0845	38.44	203.34

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 10/04/2021

203.34

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT



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Document Details Entry Number

Entry Number:

12452354

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« Previous Entry No.

Next Entry No. »

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Entry Number: 12452354 **Document Type:** DECLAR **Book:** 10519 **Page:** 7745 **Date:** 1/11/2017 **Time:** 2:20:00 PM

Requesting Party: SECURITY TITLE INS AGENCY **Non-Conveyance**

First Parties Found: 1

First Party Name
GIVERNY LLC

Second Parties Found: 1

Second Party Name
TO WHOM IT MAY CONCERN

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Document Page Count: 120

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1.38. IMPROVEMENT. *“Improvement”* means any House, structure, vegetation or appurtenance including buildings, trails, sidewalks, walkways, irrigation systems, garages, roads, driveways, parking areas, fences, walls, stairs, decks, landscaping, antennae, the paint on all exterior surfaces, windbreaks, patio covers, railings, gates, poles, exterior air conditioning and water-softening fixtures or equipment. The Architectural Guidelines may identify additional items that are Improvements.

1.39. INCLUDES, INCLUDING. Whether capitalized or not, *“includes”* and *“including”* mean “includes without limitation” and “including without limitation,” respectively.

1.40. LOT. *“Lot”* means a lot or parcel of land shown on a Recorded subdivision plat of any portion of the Properties, but not the Master Association Property and the Common Area. Lot will also mean any portion of a lot or parcel of land designated as a Lot in a Supplemental Declaration. A Lot may be developed or undeveloped, intended for development, use, and occupancy as a residence for a single family in a manner consistent with this Amended and Restated Declaration and any amendments thereto. The term shall, unless otherwise specified, include (by way of illustration, but not limitation) (i) separately platted lots on which a single-family, detached residence has been built and completed and that has received a certificate of occupancy, (ii) separately platted lots intended to be developed for single-family detached houses that have yet to built or that are partially built and have yet to receive a certificate of occupancy, and (iii) vacant parcels of land intended for development as single-family, detached, residential houses. The term shall include all portions of the lot owned, any structure thereon and any and all other improvements and rights appurtenant thereto. A parcel of vacant land under single ownership shall be considered a single Lot until such time as a subdivision plat is Recorded relating to all or a portion of such parcel, after which the portion which is the subject of such plat shall be deemed to contain that number of Lots reflected therein and the remaining portion, if any, shall continue to be treated as a single Lot. Notwithstanding anything else contained herein, the Owner of a Lot may choose to donate the Lot to the Master Association for use as landscaped areas or green space, common area facilities, or open space within the Common Areas, in which case the Total Votes of the Master Association shall be proportionately adjusted.

1.41. Lot Assessment. *“Lot Assessment”* has the meaning given in Section 7.3.2.

1.42. MAINTENANCE FUNDS. *“Maintenance Funds”* mean the accounts created for the Master Association receipts and disbursements pursuant to Article VII.

1.43. MANAGER. *“Manager”* means the Person who provides professional community management for the Master Association.

1.44. MASTER ASSOCIATION. *“Master Association”* means the Giverny Master Association, Inc., a Utah nonprofit corporation, its successors and assigns.

1.45. MASTER ASSOCIATION PROPERTY. *“Master Association Property”* means all of the real property and Improvements whether annexed to the Properties or not, which are owned in fee simple by the Master Association, or for which the Master Association has rights or obligations by easement, lease, encroachment permit, license or other agreement.

Master Association Property may include areas on public property designated by a local government agency for maintenance by the Master Association pursuant to this Master Declaration, any Supplemental Declaration, any agreement or Recorded plat. The Master Association Property will be identified in the Plat and/or designated in Recorded Supplemental Declarations. On the first Close of Escrow in the Properties, the Master Association Property will include all of the Improvements, including the landscaping, trails, walkways, sidewalks, roads, walls, fencing and irrigation system located (a) along the exterior boundaries of Giverny PUD within the right of way along the entire eastern length of Giverny adjoining Wasatch Blvd. and between the street curb and the lot lines separating privately owned property from the Wasatch Blvd. right of way, and (b) within the right of way along the entire length of Giverny Parkway and between the street curb and the Lot lines separating privately owned property from the Giverny Parkway right of way starting from the intersection of Giverny Parkway and Wasatch Blvd. proceeding southwesterly to the private entry gate at the Monet Neighborhood, and (c) within the right of way along Renoir Lane between the street curb and the Lot lines separating privately owned property from the Renoir Lane right of way starting from the intersection of Renoir Lane and Giverny Parkway running northwesterly until just past the traffic calming gate and the commencement of Treasure Way, (d) within the right of way along Galette Lane between the street curb and the Lot lines separating privately owned property from the Galette Lane right of way starting from the intersection of Galette Lane and Giverny Parkway running northwesterly until just past the traffic calming gate and the commencement of 3450 East, (e) within the right of way along Maya Lane between the street curb and the lot lines separating privately owned property from the Maya Lane right of way starting from the intersection of Maya Lane and Galette Lane running southwesterly until the traffic calming gate and the commencement of Jallais Hill Court, (f) green open space detention area consisting of approximately 0.919 acre (40,043 s.f.) property to the south of the Giverny Parkway main entry from Wasatch Boulevard shown as **Parcel A** on the Final Plat, (g) green open space area consisting of approximately 0.144 acres (6,276 s.f.) property to the north of the Giverny Parkway main entry from Wasatch Boulevard shown as **Parcel B** on the Final Plat, (h) green open space area consisting of approximately 0.149 acres (6,473 s.f.) property to the east of the intersection of Breton Lane and Despain Way shown as **Parcel C** on the Final Plat, (i) part of the Grand Central Park (linear park) located between Lot Nos. 231, 223 and 222 and Lot Nos. 407, 402, and 401, and between Lot Nos. 210 and 209 and 416 (sometimes referred to as "Overlook Park"), all shown as **Parcel D** on the Final Plat 2.90 acres (126,303 s.f.), (j) part of the Grand Central Park (linear park) located between Lot Nos. 235, 234, and 232 and Lot Nos. 327 and 408 all shown as **Parcel E** on the Final Plat 0.540 acres (23,543 s.f.), (k) green open space area consisting of approximately 0.099 acres (4,292 s.f.) property southeast of Lot Nos. 116 and 117 shown as **Parcel F** on the Final Plat, (l) southwest hillside down to Little Cottonwood Creek with existing native scrub oak, grasses and vegetation consisting of approximately 4.936 acres (215,020 s.f.) shown as **Parcel M** on the Final Plat, (m) mail box, parking and associated green space areas located adjoining the east boundary of Giverny Parkway consisting of approximately 0.488 acres (21,269 s.f.) shown as **Parcel N** on the Final Plat, (o) northwest hillside down to water purification plant with existing native scrub oak, grasses and vegetation consisting of approximately 2.162 acres (94,159 s.f.) shown as **Parcel O** on the Final Plat, (p) southeast hillside down to Wasatch Blvd. with existing native scrub oak, grasses and vegetation consisting of approximately 1.354 acres (58,968 s.f.) shown as **Parcel P** on the Final Plat, (q) southeastern area between Lots 302 and 303 that may be used as cultured or native green space and/or

common or Monet Neighborhood common area amenity consisting of approximately 0.254 acres (10,657 s.f.) shown as **Parcel Q** on the Final Plat, (r) three (3) traffic calming gates located at the intersection of Despain Way and Breton Lane, Treasure Way and Renoir Lane, and 1350 East and Galette Lane, (s) one (1) traffic calming gate at the beginning of Jallais Hill Court on the south side of the Grand Central Park, and (t) the entry monuments at the intersection of Giverny Parkway and Wasatch Blvd. Additional Master Association Property may be annexed to the Properties pursuant to Article XVI.

1.46. MASTER DECLARATION. “*Master Declaration*” means this entire instrument, and its exhibits, as amended or restated.

1.47. MEMBER. “*Member*” means any Person owing a Membership and the Declarant.

1.48. MEMBERSHIP. “*Membership*” means the property, voting and other rights and privileges, duties and obligations of Members.

1.49. MORTGAGE. “*Mortgage*” means any instrument Recorded against one or more Lots or other portions of the Properties to secure the performance of an obligation and includes a mortgage and a deed of trust.

1.50. MORTGAGEE. “*Mortgagee*” means a Person to whom a Mortgage is made and includes the beneficiary under a Mortgage or the assignees of such Mortgage identified in a Recorded assignment of rights under the Mortgage, or a beneficiary of a deed of trust.

1.51. NEIGHBORHOOD. “*Neighborhood*” means an area in the Properties in which a single Neighborhood Representative represents the voting power of all Members owning Lots within such area, except Declarant and Neighborhood Builders. At the present time, there are four (4) neighborhoods within the Project as shown on the Final Plat: the Renoir Neighborhood consisting of 63 Lots located at the northeast part of the Project (the “*Renoir Neighborhood*”), the Picasso Neighborhood consisting of 35 Lots located at the northwest part of the Project (the “*Picasso Neighborhood*”), the Pissarro Neighborhood consisting of 16 Lots located at southwest part of the Project (the “*Pissarro Neighborhood*”) and the Monet Neighborhood consisting of 48 Lots located at the south of the Project (the “*Monet Neighborhood*”). If any portion of the Annexable Territory is added to the Properties, the Supplemental Declaration adding the property will identify the Neighborhood to which the property is assigned.

1.52. NEIGHBORHOOD ASSOCIATION. “*Neighborhood Association*” means any Utah corporation or unincorporated association, or its successor, established in connection with a Neighborhood Declaration, the membership of which is composed of Owners of Lots within a portion of the Properties. The Master Association is not a Neighborhood Association. Neighborhood Associations may also be referred to as “sub-associations” herein.

1.53. NEIGHBORHOOD BUILDER. “*Neighborhood Builder*” means a Person designated by Declarant as a Neighborhood Builder in a Recorded document. Some of the Persons Declarant intends to designate as Neighborhood Builders are Persons who acquire a portion of the Properties for the purpose of developing such portion for resale to the general



Entry Number: 12870572

ID: 2018P 356 **Image:** 2018_356 **Book:** 2018P **Page:** 356 **Sire:** 2018356



Your account is being charged

Subdivision Name:

GIVERYN AMENDED PUD

Book: 2018P **Page:** 356 **Recorded Date:** 10/18/2018

Dedication Type: PUD

Total Sheets: 5

Subdivision Plat Sheets:

[View Page 1](#)

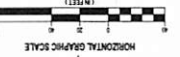
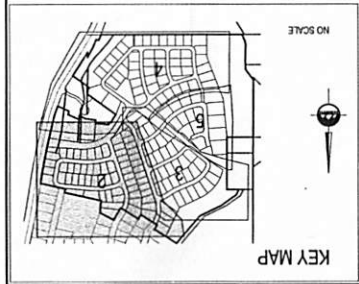
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LEGEND

- PROPOSED STREET
- SECTION CORNER
- SURVEY POINT
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- UTILITY LINE
- SURVEY STATION
- RIGHT-OF-WAY
- ACCESS EASEMENT

- ACCESS EASEMENT. SEE NOTE 7.
- RIGHT-OF-WAY. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- EASEMENT. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- SECTION LINE. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- UTILITY LINE. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- SURVEY STATION. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- RIGHT-OF-WAY. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.
- ACCESS EASEMENT. AS REQUIRED TO A MINIMUM OF 20' OR 50'. SEE NOTE 14.

ENSGN
ENGINEERS & ARCHITECTS

PROJECT NUMBER: 1880572
DRAWN BY: C.M.D.
CHECKED BY: P.H.M.
SCALE: AS SHOWN

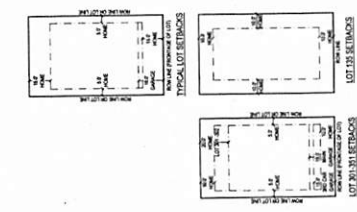
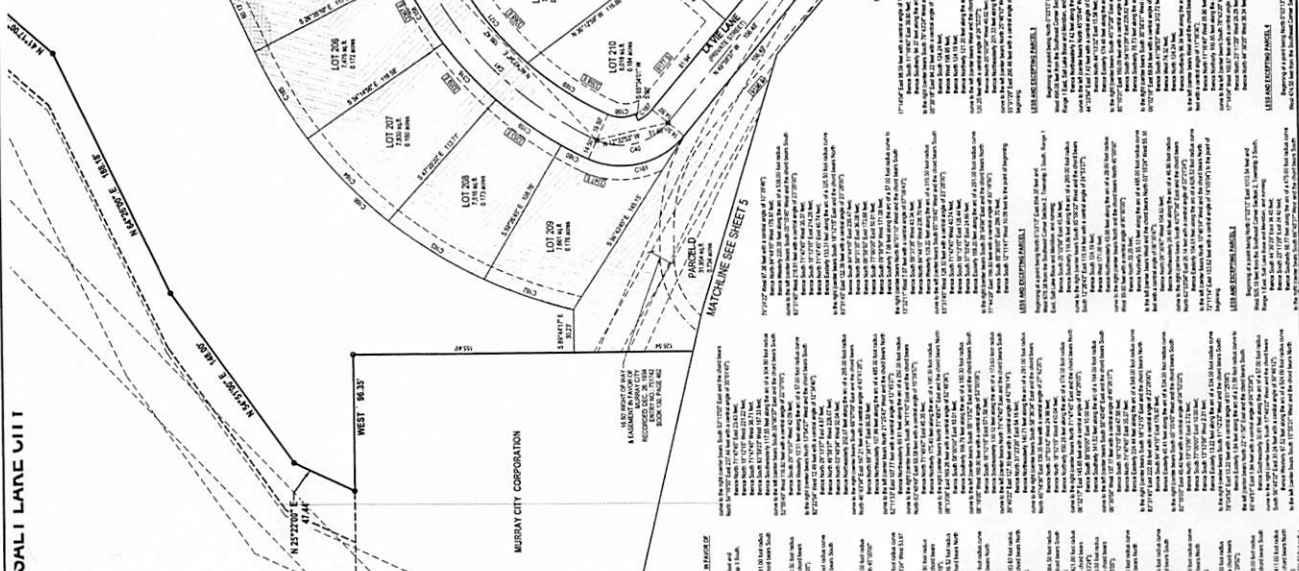
GVERNMENT AMENDED, A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER SECTION 2 & SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

INDEX: 1880572

DATE: 01/11/18
BY: J.R.P.
SCALE: AS SHOWN



SALT LAKE UNIT



- LEGEND**
- PROPOSED STREET IMPROVEMENT
 - SECTION CENTER
 - PROPOSED STREET LIGHT
 - BOUNDARY LINE
 - SECTION LINE
 - EMMENT LINE
 - ACTIVE FAULT LINES
 - EMMENT LANDS OVERLAY ZONE
 - EMMENT LANDS OVERLAY ZONE
 - GROUND COVER EXCEEDS 5% SLOPE, NO BUILDING OR
 - IF ANY PORTION OF THE DEVELOPMENT FALLS WITHIN THIS ZONED
 - AREA, THE BALDWIN ZONING MAP MUST BE REVIEWED TO
 - DETERMINE IF THE DEVELOPMENT IS SUBJECT TO A BALDWIN ZONING
 - MAP. THE BALDWIN ZONING MAP IS AVAILABLE AT THE PLANNING
 - DEPARTMENT, 100 SOUTH STATE STREET, SALT LAKE CITY, UT 84143.
 - ACCESS EASEMENT (SEE NOTES)

ENSIGN

GIVERNY AMENDED A PLANNED UNIT DEVELOPMENT

AMENDING THE PLANNED UNIT DEVELOPMENT LOCATION IN THE SOUTHWEST QUARTER SECTION 2 & SOUTHWEST QUARTER SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE AND MIDWINTER COUNTRIES, SALT LAKE COUNTY, UTAH

PROJECT NUMBER: 2025-0077

DATE: 01/28/2025

DESIGNED BY: DUSTY BEAK

CHECKED BY: P. HARRIS

DATE: 01/28/2025

PROJECT NUMBER: 2025-0077

DATE: 01/28/2025

PROJECT NUMBER: 2025-0077

DATE: 01/28/2025

LETTERS DESCRIBING PARCELS:

Parcel 1: 1.0000 A.C. (43,460 S.F.)

Parcel 2: 1.0000 A.C. (43,460 S.F.)

Parcel 3: 1.0000 A.C. (43,460 S.F.)

Parcel 4: 1.0000 A.C. (43,460 S.F.)

Parcel 5: 1.0000 A.C. (43,460 S.F.)

Parcel 6: 1.0000 A.C. (43,460 S.F.)

Parcel 7: 1.0000 A.C. (43,460 S.F.)

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Parcel 98: 1.0000 A.C. (43,460 S.F.)

Parcel 99: 1.0000 A.C. (43,460 S.F.)

Parcel 100: 1.0000 A.C. (43,460 S.F.)

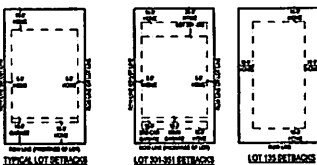
KEY MAP



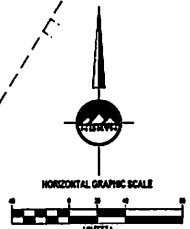
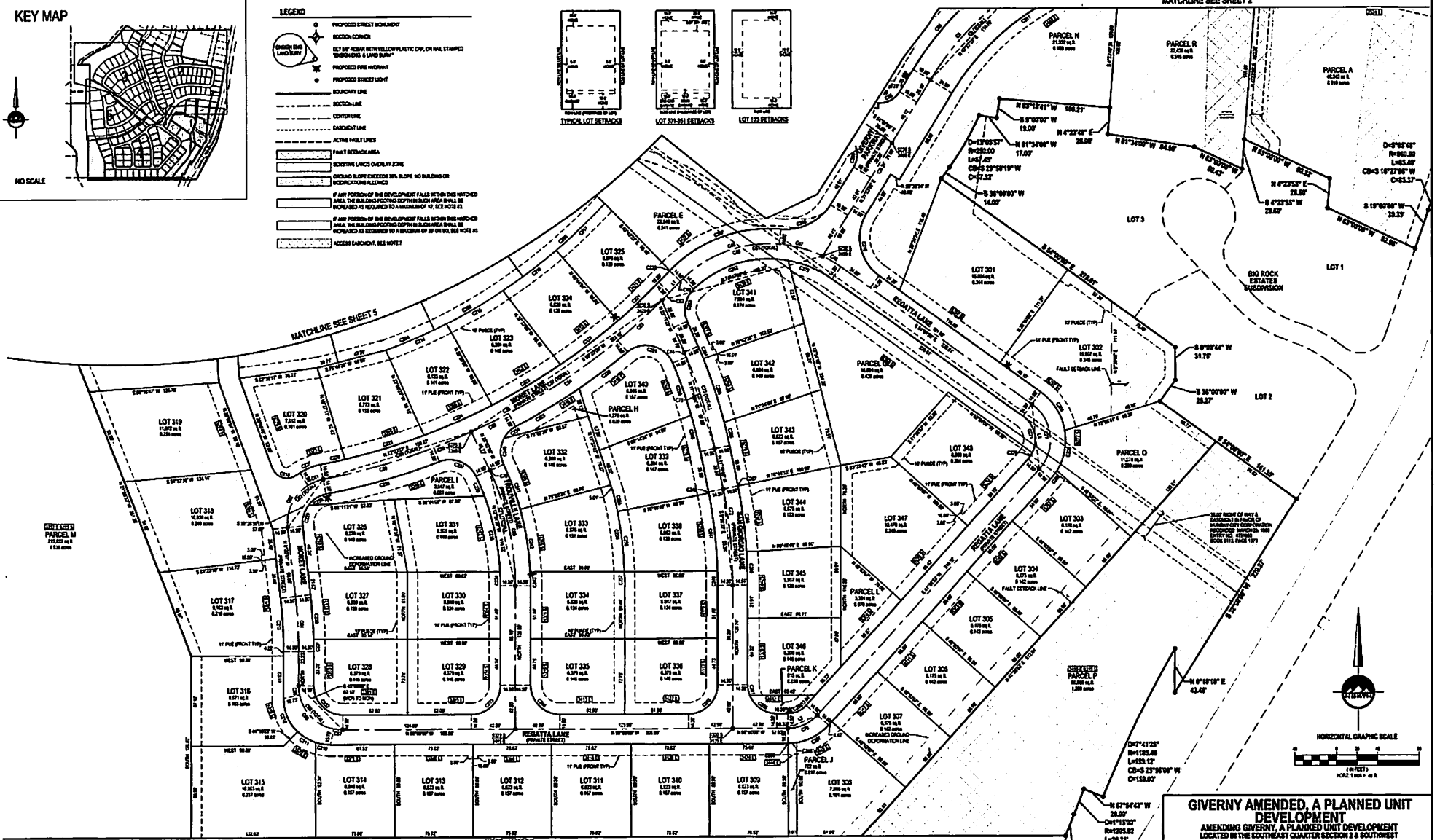
NO SCALE

LEGEND

- PROPOSED STREET BOUNDARY
- SECTION CORNER
- SET BY PERMITS WITH YELLOW PLASTIC CAP, OR INL STAMPED "EASEMENT AREA" SHALL BE
- PROPOSED FIRE EASEMENT
- PROPOSED STREET LAYOUT
- EASEMENT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ACTIVE FAULT LINES
- FAULT EASEMENT AREA
- EXISTING LANDS OVERLAY ZONE
- PROPOSED SLOPE EXCEEDS 8% SLOPE, NO BUILDING OR EXCAVATION ALLOWED
- IF ANY PORTION OF THE DEVELOPMENT FALLS WITHIN THIS MATCHED AREA, THE BUILDING FOOTING DEPTH IN SUCH AREA SHALL BE AS REQUIRED AS REFERRED TO IN PARAGRAPH 10.2.2.1 OF U.C.A. 1967
- IF ANY PORTION OF THE DEVELOPMENT FALLS WITHIN THIS MATCHED AREA, THE BUILDING FOOTING DEPTH IN SUCH AREA SHALL BE AS REQUIRED AS REFERRED TO IN PARAGRAPH 10.2.2.1 OF U.C.A. 1967
- ACCESS EASEMENT, SEE NOTE 7



MATCHLINE SEE SHEET 2



GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT
 AMENDING GIVERNY, A PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER SECTION 2 & SOUTHWEST
 QUARTER SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 SALT LAKE BASIN AND MERRIDAH
 COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH



SHEET 4 OF 5
 PROJECT NUMBER: 2008
 DRAWN BY: S. BONES
 CHECKED BY: P. HARRIS
 DATE: 5/15/08



FOR MORE INFORMATION
 CONTACT THE SURVEYOR
 Patrick M. Harp
 1000 S. 2000 N.
 Salt Lake City, UT 84119
 Phone: 313.2222
 Fax: 313.2222

RECORD NUMBER: 1267-0572
 STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED IN THE
 RECORDS OF: Debra P. Kane
 DATE: 5/15/08 THE 5:15 PM HOUR 2008 BY SSB
 AS A: PLS SALT LAKE COUNTY RECORDER

