Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

May 19, 2021

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

Re: Abate delinquent taxes
Parcel No: 28-02-479-020-0000
Name: Giverny, LLC

Honorable Council Chair Steve DeBry,

We recommend you reduce the 2019 and 2020 delinquent general property taxes on the above-named parcel to $-0-.

This property was dedicated as common area on the dedication plat recorded on October 18, 2018 as entry no. 12870572 known as Giverny Amended PUD.

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

SALT LAKE COUNTY RECORDER

Entry Number: 12870572

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

Your account is being charged

Subdivision Name:
GIVERNY AMENDED PUD

Book: 2018P **Page:** 356 **Recored Date:** 10/18/2018
Dedication Type: PUD
Total Sheets: 5

Subdivision Plat Sheets:

View Page 1
View Page 2
View Page 3
View Page 4
View Page 5

View All Pages - PDF Image

VTDI 28-02-479-020-0000 DIST AAK TOTAL ACRES 0.54
GIVERNY, LLC TAX CLASS UPDATE REAL ESTATE
HE LEGAL BUILDINGS
PRINT U TOTAL VALUE

1020 S FOOTHILL DR NO:
SALT LAKE CITY UT 84108135520 EDIT 1 FACTOR BYPASS
LOC: 3427 E MONET LN EDIT 0 BOOK 10722 PAGE 9221 DATE 01/15/2019
SUB: GIVERNY AMENDED PUD TYPE SUBD PLAT
05/19/2021 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
PARCEL E, GIVERNY AMENDED PUD

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

PIRDM605 SALT LAKE COUNTY TREASURER 04/29/2021
STATEMENT OF DELINQUENT TAXES (RS) 11:40:11

28-02-479-020-0000 PS ___ CATEGORY 202 GENERAL PROP

GIVERNY, LLC

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

RELATED PARCELS

ADDRESS SUPR
ID 21631049

LAST ACTION 09/13/2019 19.05.55 LAST PMT

AMOUNTS DUE

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2019	AAK	1,900.00	47.50	010120-042821	.0775	200.14	2,147.64
2020	AAK	1,896.74	47.42	010121-042821	.0700	44.00	1,988.16

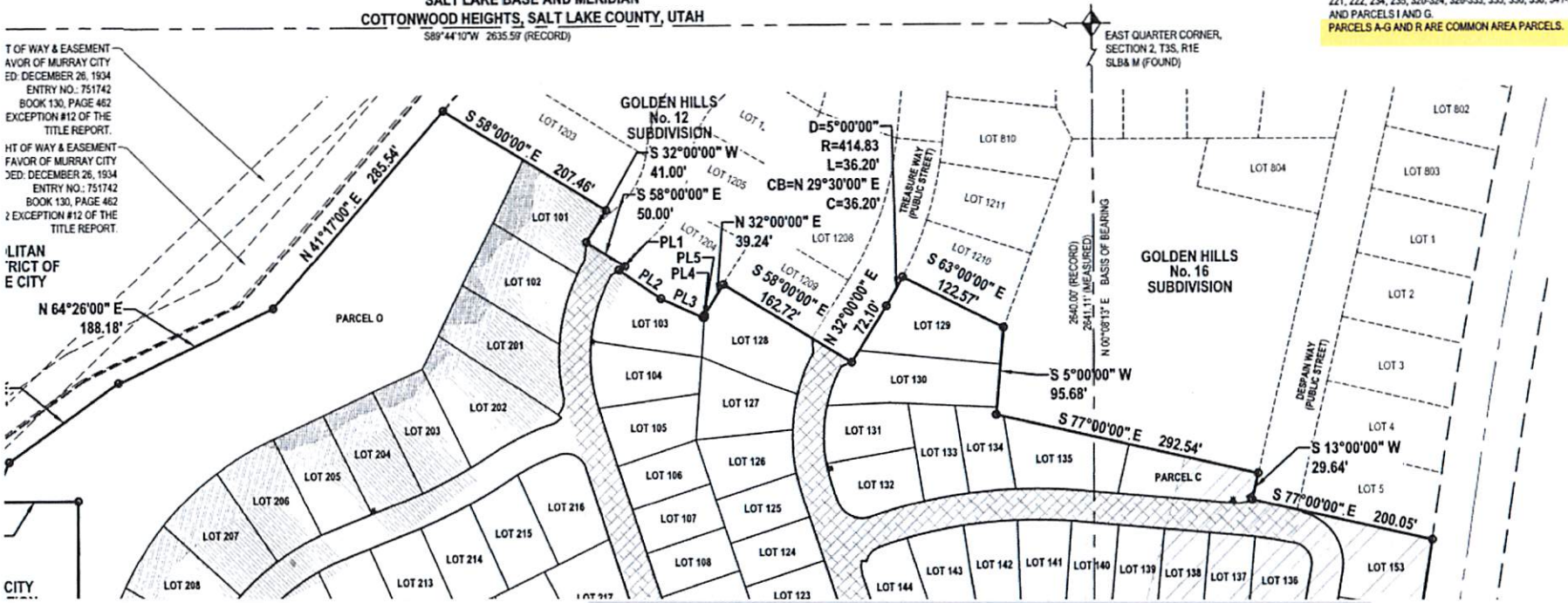
INTEREST CREDIT RETURN CHECK FEE ADMIN FEE
END OF YEAR DATA TOTAL AS OF 04/29/2021 4,135.80

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

GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT

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

PLAT REVISION NOTES:
CHANGES TO THE ORIGINAL PLAT, GIVERNY, A PLANNED UNIT DEVELOPMENT, RECORDED JANUARY 11, 2017 AS ENTRY NO. 12452177 IN BOOK 2017P AT PAGE 6, WAS THE ADDITION OF PARCEL R, AS WELL AS SOME MINOR ADJUSTMENTS TO LOT LINES.
THE FOLLOWING LOTS OR PARCELS WERE MODIFIED FROM THE ORIGINAL PLAT: LOTS 103, 136-139, 140-147, 149-152, 221, 222, 234, 235, 320-324, 326-333, 335, 336, 338, 341-347 AND PARCELS I AND G.
PARCELS A-G AND R ARE COMMON AREA PARCELS.

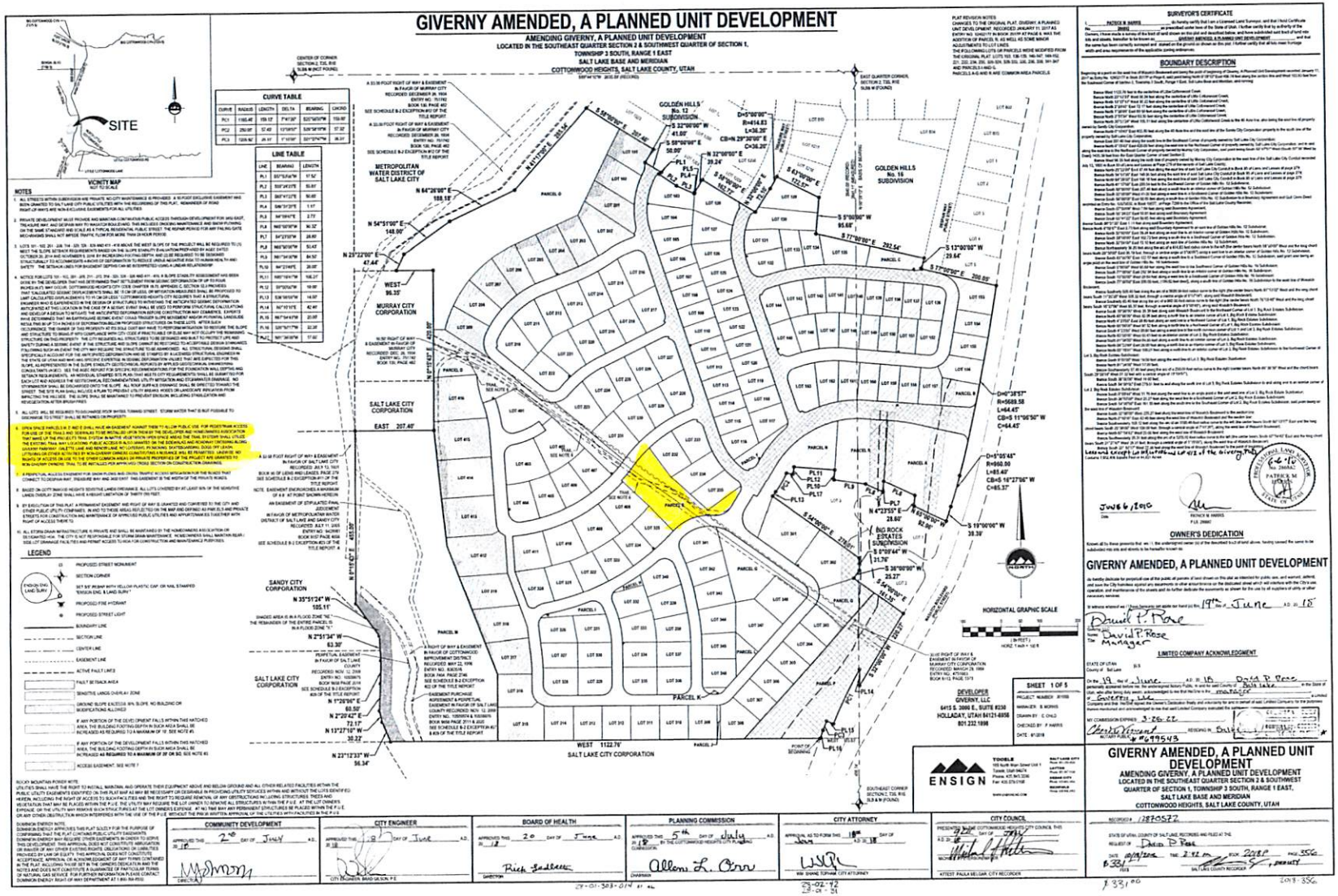


I, PATRICK M. HARRIS
No. 286882
Owners, I have made a survey o
lots and streets, hereafter to be k
the same has been correctly sur
width and area requirements of t

Beginning at a point on the west
2017 as Entry No. 12452177 in Bo
the Southeast Corner of Section 2, To
thence West 1122.76 feet to th
thence North 23°12'33" West
thence North 13°27'10" West
thence North 2°20'42" East 72
thence North 1°26'06" East 60
thence North 2°51'34" West 6
thence North 35°51'24" West
owned by Sandy City Corporation;
thence North 0°15'43" East 45
property owned by Salt Lake City Corp
thence East 207.40 feet along
thence North 0°15'43" East 42
along the east line to the Northeast C
Deed) 1435.39 feet from the East Qua
thence West 96.35 feet along
July 13, 1931 in Book 95 of Liens and
thence North 25°22'00" East
thence North 54°51'00" East
thence North 64°26'00" East
thence North 41°17'00" East
thence South 58°00'00" East
thence South 32°00'00" West
thence South 58°00'00" East
recorded as Entry No. 12575532, in B
thence South 57°03'06" West
thence South 55°24'23" East
thence South 65°41'22" East
thence South 86°31'20" East 1.11 fee
thence North 4°09'47" East 2.73 feet
thence North 32°00'00" East
thence South 58°00'00" East
thence North 32°00'00" East
thence Northeasterly 36.20 fe
bears North 29°30'00" East 36.19 fee
thence South 63°00'00" East
angle point on the west line of Golder
thence South 5°00'00" West
thence South 77°00'00" East
thence South 13°00'00" West
thence South 77°00'00" East
Boulevard;
thence Southerly 508.49 feet
bears South 11°20'35" West 508.32
thence Southerly 85.40 feet
bears South 16°27'06" West 85.37 fe

GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT

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



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	1165.40	159.13'	7°49'29"	S32°56'00"W	159.00'
PC2	250.00'	57.40'	13°09'07"	S39°30'34"W	57.28'
PC3	1208.92'	25.51'	1°12'35"	S31°29'47"W	25.51'

LINE TABLE

LINE	BEARING	LENGTH
PL1	S57°52'00"W	17.52'
PL2	S53°24'07"E	53.81'
PL3	S62°41'07"E	50.65'
PL4	S86°31'20"E	1.17'
PL5	N47°59'47"E	2.73'
PL6	N62°55'59"W	36.32'
PL7	S47°23'00"W	24.69'
PL8	N62°55'59"W	53.42'
PL9	N61°39'47"W	84.52'
PL10	N47°23'00"E	24.00'
PL11	N61°39'47"W	108.27'
PL12	S0°00'00"W	19.00'
PL13	S38°55'57"W	14.00'
PL14	N0°10'10"E	42.40'
PL15	N67°54'43"W	20.00'
PL16	S25°57'17"W	22.28'
PL17	N61°39'00"W	17.60'

NOTES

1. ALL STREETS WITHIN SUBDIVISION ARE PRIVATE, SO CITY MAINTENANCE IS PROVIDED. A 10 FOOT EXCLUSIVE EASEMENT WAS RIGHT OF WAYS ARE NON-EXCLUSIVE EASEMENTS FOR ALL UTILITIES.
2. PRIVATE DEVELOPMENT MUST PROVIDE AND MAINTAIN CONTINUOUS PUBLIC ACCESS THROUGH DEVELOPMENT FROM WILD EAST, TREASURE WAY, AND DEEPDEN WAY TO WASATCH BOULEVARD. THIS INCLUDES ONGOING MAINTENANCE AND SNOW PLOWING ON THE SHARED PAVEMENT AND SCALE AS A TYPICAL RESIDENTIAL PUBLIC STREET. THE ROUND PERIOD FOR ANY FAILING GATES, MECHANISMS SHALL NOT IMPEDE TRAFFIC FLOW FOR MORE THAN 24 HOUR PERIOD.
3. LOTS 101 - 102, 201 - 228, 314 - 329, 329 - 429 AND 471 - 476 WOULD THE WEST SLOPE OF THE PROJECT WILL BE REQUIRED TO MEET THE SLOPE STABILITY REQUIREMENTS OF THE SALT LAKE CITY SLOPE STABILITY EVALUATION PREPARED BY AGEC DATED OCTOBER 29, 2014 AND REVISED MARCH 2, 2015 BY INCREASING FOUNDATION DEPTH AND / OR REQUIRED TO BE DESIGNED STRUCTURALLY TO ACCOMMODATE A HIGHER DEGREE OF DEFORMATION TO RESOLVE UNSOLVE RESISTANCE TO HUMAN HEALTH AND SAFETY. THE DETAILED REQUIRED FOUNDATION DEPTHS CAN BE INTERPRETED USING A LINEAR RELATIONSHIP.
4. NOTICE FOR LOTS 101 - 102, 201 - 228, 211 - 213, 314 - 329, 329 - 336, 6460 411 - 414, & SLOPE STABILITY ASSESSMENT HAS BEEN GIVEN BY THE DEVELOPER THAT HAS DETERMINED THAT SETTLEMENT FROM SEISMIC DEFORMATION OF UP TO FOUR INCHES MUST MAY OCCUR. COTTONWOOD HEIGHTS CITY CODE CHAPTER 19.72 SECTION 12.3 PROVIDES THAT "CALCULATED SEISMIC DISPLACEMENTS SHALL BE 11.0 M OR LESS, OR MITIGATION MEASURES SHALL BE PROVIDED TO FOR USE OF STRUCTURES AND/OR ELEMENTS TO 11 OM OR LESS." COTTONWOOD HEIGHTS CITY CODE REQUIRES THAT A GEOTECHNICAL ENGINEER WHO IS EXPERIENCED IN THE DESIGN OF STRUCTURES TO WITHSTAND THE ANTICIPATED SEISMIC DEFORMATION ANTICIPATED AT THIS LOCATION IN THE CASE OF A SEISMIC EVENT. THE GEOTECHNICAL ENGINEER SHALL PERFORM CALCULATIONS AND DEVELOP A DESIGN TO MITIGATE THE ANTICIPATED DEFORMATION BEFORE CONSTRUCTION MAY COMMENCE. EXPERTS NOTES THAT IN THE CASE OF A SEISMIC EVENT, THE SEISMIC LOAD TRIGGER SLOPE MOVEMENT AND/OR POTENTIAL LANDSLIDE MOVEMENT OF UP TO 4 INCHES OF DEFORMATION BELOW PROPOSED STRUCTURES AND ASSETS. AFTER EACH SUCH OCCURRENCE, THE OWNER OF THIS PROPERTY AT ITS SOLE COST MAY HAVE TO PERFORM MITIGATION TO RESTORE THE SLOPE AND STABILITY TO WHAT IS WITH COMPLIANCE WITH CITY CODE AT PRACTICABLE OR ELSE MAY NOT FULLY USE THE REMAINING STRUCTURE ON THIS PROPERTY. THE CITY REQUIRED ALL STRUCTURES TO BE DESIGNED AND BUILT TO PROTECT LIFE AND SAFETY DURING A SEISMIC EVENT. IF STRUCTURE AND SLOPE CANNOT BE RESTORED TO ACCEPTABLE DESIGN STANDARDS FOLLOWING SUCH AN EVENT THE CITY MAY REQUIRE THE STRUCTURE TO BE ABANDONED. ALL STRUCTURAL DESIGNS SHALL SPECIFICALLY ACCOUNT FOR THE ANTICIPATED DEFORMATION AND BE STAMPED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF UTAH WHO HAS SPECIFIC EXPERTISE IN SEISMIC DEFORMATION VALUES THAT ARE EXPECTED FOR THIS SLOPE, AS REPRESENTED IN THE SLOPE STABILITY ASSESSMENT. THE GEOTECHNICAL ENGINEER SHALL PERFORM CONSULTANTS ANNUAL SEE THE ABOVE REFERENCED SLOPE STABILITY REPORT FOR THE FOUNDATION WALL DEPTHS AND RETAINING REQUIREMENTS. THE GEOTECHNICAL ENGINEER SHALL ALSO WRITE A LETTER THAT MEETS CITY REQUIREMENTS SHALL BE SUBMITTED FOR EACH LOT THAT REQUIRES THE GEOTECHNICAL RECOMMENDATIONS, UTILITY INSTALLATION AND STORMWATER DRAINAGE. NO STORMWATER SHALL BE DISCHARGED ONTO THE SLOPE. ALL ROOF SURFACE DRAINAGE SHALL BE DIRECTED TOWARD THE STREET. THE SITE PLAN SHALL INCLUDE A PLAN TO PROTECT UTILITY BREAKS AND WATER SATURATION FROM IMPACTING THE HILLSIDE. THE SLOPE SHALL BE MAINTAINED TO PREVENT EROSION, INCLUDING STABILIZATION AND REVEGETATION AFTER BROADFIRES.
5. ALL LOTS WILL BE REQUIRED TO DISCHARGE ROOF WATERS TOWARD STREET. STORM WATER THAT IS NOT POSSIBLE TO DISCHARGE TO STREET SHALL BE RETAINED ON PROPERTY.
6. OPEN SPACE PARCELS H, Z AND D SHALL HAVE AN EASEMENT AGAINST THEM TO ALLOW PUBLIC USE. FOR PEDESTRIAN ACCESS THAT MAKE UP THE TRAILS AND SIDEWALKS. THE EASEMENT SHALL BE GRANTED UPON THEM BY THE DEVELOPER AND HOMEOWNERS ASSOCIATION FOR USE OF THE TRAILS AND SIDEWALKS. THE EASEMENT SHALL BE GRANTED UPON VESTING OF LOTS WHERE THE TRAIL SYSTEM SHALL UTILIZE SIDEWALKS AND/OR PUBLIC ACCESS IN ALSO GRANTED ON THE SIDEWALKS AND ROADWAY CROSSING ALONG GIVERNY PARKWAY. NO GATTE LAKE AND MEADOWLANE. NO LICENSES, PERMANENT SKATEBOARDING, DOGS OFF LEASH, LITTERING OR OTHER ACTIVITIES BY NON-GIVERNY OWNERS CONSTITUTING A NUISANCE WILL BE PERMITTED. UNDER NO TRIANGLE OF ACCESS OR USE TO THE OTHER COMMON AREAS OR PRIVATE PROPERTIES OF THE PROJECT ARE GRANTED TO NON-GIVERNY OWNERS. TRAIL TO BE INSTALLED PER APPROVED CROSS SECTION ON CONSTRUCTION DRAWINGS.
7. A PERPETUAL ACCESS EASEMENT FOR SNOW PLOWING AND DRIVING TRAFFIC ACROSS WITH ACCESS ROAD TO THE ROADS THAT CONNECT TO DEEPDEN WAY, TREASURE WAY AND EAST END. THIS EASEMENT IS THE RESPONSIBILITY OF THE PRIVATE ROADS.
8. BASED ON CITY'S WASATCH HILLSIDES SENSITIVE LANDS ORDINANCE 19, ALL LOTS LOCATED BY AT LEAST 50% OF THE SENSITIVE LANDS OVERLAY ZONE SHALL HAVE A MINIMUM LIMITATION OF THIRTY (30) FEET.
9. BY EXECUTION OF THIS PLAT, A PERMANENT EASEMENT AND RIGHT OF WAY IS GRANTED AND CONVEYED TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED AS PUBLIC AND PRIVATE STREETS FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES EITHER WITH RIGHT OF ACCESS THERETO.
10. ALL STORM DRAIN INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR DESIGNATED HOA. THE CITY IS NOT RESPONSIBLE FOR STORM DRAIN MAINTENANCE. HOMEOWNERS SHALL MAINTAIN REAR / SIDE LOT DRAINAGE FACILITIES AND PERMIT ACCESS TO HOA FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

LEGEND

- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ACTIVE FAULT LINES
- FAULT SETBACK AREA
- SENSITIVE LANDS OVERLAY ZONE
- GROUND SLOPE EXCEEDS 30% SLOPE, NO BUILDING OR MODIFICATIONS ALLOWED
- IF ANY PORTION OF THE DEVELOPMENT FALLS WITHIN THIS HATCHED AREA, THE BUILDING FOOTING DEPTH IN SUCH AREA SHALL BE INCREASED AS REQUIRED TO A MAXIMUM OF 30 OR 50. SEE NOTE #3
- IF ANY PORTION OF THE DEVELOPMENT FALLS WITHIN THIS HATCHED AREA, THE BUILDING FOOTING DEPTH IN SUCH AREA SHALL BE INCREASED AS REQUIRED TO A MAXIMUM OF 20 OR 50. SEE NOTE #3
- ACCESS EASEMENT. SEE NOTE 7

ROCKY MOUNTAIN POWER NOTE
UTILITIES SHALL HAVE THE RIGHT TO INSTALL MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAY AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES IN THAN THE P.U.E. AT THE LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DOMINION ENERGY NOTE
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, AND DOES NOT GUARANTEE PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

PLAT REVISION NOTES
CHANGES TO THE ORIGINAL PLAT, GIVERNY, A PLANNED UNIT DEVELOPMENT RECORDED JANUARY 11, 2017 AS ENTRY NO. 12402177 IN BOOK 2017P AT PAGE 9, HAVE THE FOLLOWING CHANGES: THE ADDITION OF PARCEL N, AS WELL AS SOME MINOR ADJUSTMENTS TO LOT LINES.
THE FOLLOWING LOTS OR PARCELS WERE MODIFIED FROM THE ORIGINAL PLAT: LOTS 103, 130-135, 140-147, 149-152, 221, 222, 234, 235, 329, 329, 329, 330, 336, 338, 391-397 AND PARCELS I AND G.
PARCELS A-G AND K ARE COMMON AREA PARCELS.

SURVEYOR'S CERTIFICATE

I, PATRICK M HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 288662 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

JUNE 6, 2016
Date
PATRICK M HARRIS
P.LS. 288662

BOUNDARY DESCRIPTION

Beginning at a point on the west line of Wasatch Boulevard and being the south of beginning of Giverny, A Planned Unit Development recorded January 11, 2017 as Entry No. 12402177 in Book 2017P at Page 9, said point being North 0°39'37" East 458.19 feet along the section line and West 100.00 feet from the Southeast Corner of Section 2, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

thence West 1122.76 feet to the centerline of Little Cottonwood Creek;
thence North 23°12'33" West 96.34 feet along the centerline of Little Cottonwood Creek;
thence North 13°27'10" West 30.22 feet along the centerline of Little Cottonwood Creek;
thence North 2°20'42" East 72.17 feet along the centerline of Little Cottonwood Creek;
thence North 1°28'06" East 60.50 feet along the centerline of Little Cottonwood Creek;
thence North 35°51'24" West 105.11 feet along the centerline of Little Cottonwood Creek;
thence North 2°51'34" West 63.30 feet along the centerline of Little Cottonwood Creek;
thence North 21°15'27" East 455.00 feet along the centerline of Little Cottonwood Creek to the SE Acre line, also being the west line of property owned by Sandy City Corporation;
thence North 0°10'10" East 42.40 feet along the west line of said property owned by Sandy City Corporation property to the south line of the property owned by Metropolitan Water District of Salt Lake City;
thence North 64°28'00" East 188.18 feet along the south line of said property owned by Metropolitan Water District of Salt Lake City;
thence North 54°51'00" East 148.00 feet along the south line of said property owned by Metropolitan Water District of Salt Lake City;
thence North 23°22'00" East 47.44 feet along the south line of said property owned by Metropolitan Water District of Salt Lake City to the Northwest Corner of Lot 1 Big Rock Estates Subdivision and the Southwest Corner of Lot 2 Big Rock Estates Subdivision;
thence East 207.40 feet along the south line of said Lot 2 Big Rock Estates Subdivision to the Southeast Corner of said Lot 2 Big Rock Estates Subdivision;
thence North 0°39'37" East 458.19 feet along the east line of said Lot 2 Big Rock Estates Subdivision to the Northeast Corner of said Lot 2 Big Rock Estates Subdivision;
thence East 100.00 feet along the south line of Wasatch Boulevard;
thence South 0°39'37" West 458.19 feet along the west line of Lot 1 Big Rock Estates Subdivision to the Southwest Corner of said Lot 1 Big Rock Estates Subdivision;
thence East 207.40 feet along the south line of said Lot 1 Big Rock Estates Subdivision to and along the south line of Lot 2 Big Rock Estates Subdivision and along the south line of an existing fence to the Southeast Corner of said Lot 2 Big Rock Estates Subdivision;
thence North 0°39'37" East 458.19 feet along the east line of said Lot 2 Big Rock Estates Subdivision to the Northeast Corner of said Lot 2 Big Rock Estates Subdivision and the south line of Wasatch Boulevard;
thence East 100.00 feet along the south line of Wasatch Boulevard to the Northwest Corner of Lot 1 Big Rock Estates Subdivision;
thence South 0°39'37" West 458.19 feet along the west line of said Lot 1 Big Rock Estates Subdivision to and along the west line of an existing fence to the Southwest Corner of said Lot 1 Big Rock Estates Subdivision;
thence East 207.40 feet along the south line of said Lot 1 Big Rock Estates Subdivision to and along the south line of Lot 2 Big Rock Estates Subdivision and along the south line of an existing fence to the Southeast Corner of said Lot 2 Big Rock Estates Subdivision;
thence North 0°39'37" East 458.19 feet along the east line of said Lot 2 Big Rock Estates Subdivision to the Northeast Corner of said Lot 2 Big Rock Estates Subdivision and the south line of Wasatch Boulevard;
thence East 100.00 feet along the south line of Wasatch Boulevard to the point of beginning.
Containing 1,362,414 square feet or 31.277 acres.

Less and Except the following Lot 612 of the Giverny Plat:
Beginning at the Northeast Corner of Lot 612 of the Giverny Plat, said point being North 0°39'37" East 458.19 feet along the section line and West 1,222.76 feet from the Southeast Corner of Section 2, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

thence South 0°39'37" West 458.19 feet along the east line of said Lot 612 to the Southeast Corner of said Lot 612;
thence West 207.40 feet along the south line of said Lot 612 to the Southwest Corner of said Lot 612;
thence North 0°39'37" East 458.19 feet along the west line of said Lot 612 to the Northwest Corner of said Lot 612 and the south line of Wasatch Boulevard;
thence East 207.40 feet along the south line of Wasatch Boulevard to the point of beginning.
Containing 95,031 square feet or 2.182 acres.

OWNER'S DEDICATION

Known all by these presents that we, I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as

GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other communication services.

In witness whereof we / I have hereunto set our hand (s) this 19th day of June, A.D. 16

David P. Rose
Name: David P. Rose
Its: Manager

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake)ss

On the 19 day of June, A.D. 16 David P. Rose personally acknowledged before me that he/she/they executed the above Owner's Dedication. Witness my hand and official seal this 19 day of June, A.D. 16

My commission expires 3-26-17
Residing in Salt Lake County

Notary Public #699543

DEVELOPER
GIVERNY, LLC
6415 S. 3000 E., SUITE #250
HOLLADAY, UTAH 84121-6858
801.232.1898

SHEET 1 OF 5
PROJECT NUMBER: 81056
MANAGER: S. MORRIS
DRAWN BY: E. CHILD
CHECKED BY: P. HARRIS
DATE: 6/1/2016

ENSIGN
TOOELE
105 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.579.0189

SALT LAKE CITY
Phone: 801.255.0529
Fax: 801.255.4449

GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT

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

RECORDED # 12870572
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF David P. Rose
DATE 6/9/2016 TIME 2:42 PM BOOK 2016P PAGE 356
FEE $33.00
SALT LAKE COUNTY RECORDER

COMMUNITY DEVELOPMENT

APPROVED THIS 2nd DAY OF July A.D. 16

DIRECTOR

CITY ENGINEER

APPROVED THIS 2 DAY OF June A.D. 16

CITY ENGINEER, BRAD GILSON, P.E.

BOARD OF HEALTH

APPROVED THIS 20 DAY OF June A.D. 16

DIRECTOR

PLANNING COMMISSION

APPROVED THIS 5th DAY OF July A.D. 16
BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION

CHAIRMAN

CITY ATTORNEY

APPROVAL AS TO FORM THIS 18th DAY OF June A.D. 16

KEN SHANE TORVAN, CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 7th DAY OF July A.D. 16

ATTEST: PAULA MELGAR, CITY RECORDER

29-02-92
29-01-31
29-01-303-014

$33.00
2016-356

6. OPEN SPACE PARCELS M, D AND E SHALL HAVE AN EASEMENT AGAINST THEM TO ALLOW PUBLIC USE FOR PEDESTRIAN ACCESS FOR USE OF THE TRAILS AND SIDEWALKS TO BE INSTALLED UPON THEM BY THE DEVELOPER AND HOMEOWNERS ASSOCIATION THAT MAKE UP THE PROJECT'S TRAIL SYSTEM. IN NATIVE VEGETATION OPEN SPACE AREAS THE TRAIL SYSTEMS SHALL UTILIZE THE EXISTING TRAIL WAY LOCATIONS. PUBLIC ACCESS IS ALSO GRANTED ON THE SIDEWALKS AND ROADWAY CROSSING ALONG GIVERNY PARKWAY, GALETTE LANE AND RENOIR LANE. NO LOITERING, PICNICKING, SKATEBOARDING, DOGS OFF LEASH, LITTERING OR OTHER ACTIVITIES BY NON-GIVERNY OWNERS CONSTITUTING A NUISANCE WILL BE PERMITTED. LIKEWISE, NO RIGHTS OF ACCESS OR USE TO THE OTHER COMMON AREAS OR PRIVATE PROPERTIES OF THE PROJECT ARE GRANTED TO NON-GIVERNY OWNERS. TRAIL TO BE INSTALLED PER APPROVED CROSS SECTION ON CONSTRUCTION DRAWINGS.


PARCEL D
LOT 416
LOT 415
LOT 414
LOT 413
LOT 412
LOT 319
LOT 318
PARCEL M
LOT 317
LOT 316
LOT 315
LOT 314
LOT 313
LOT 312
LOT 311
LOT 310
LOT 309
LOT 308
LOT 307
LOT 306
LOT 305
LOT 304
LOT 303
LOT 302
LOT 301
LOT 401
LOT 402
LOT 403
LOT 404
LOT 405
LOT 406
LOT 407
LOT 408
LOT 409
LOT 410
LOT 411
LOT 320
LOT 321
LOT 322
LOT 323
LOT 324
LOT 325
LOT 222
LOT 223
LOT 224
LOT 225
LOT 226
LOT 228
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
TRAIL, SEE NOTE 6
PARCEL E
PARCEL F
LOT 112
LOT 113
LOT 114
LOT 115
LOT 116
LOT 117
LOT 118
LOT 119
PARCEL H
LOT 340
LOT 332
LOT 339
LOT 333
LOT 338
LOT 334
LOT 337
LOT 335
LOT 336
PARCEL I
LOT 326
LOT 331
LOT 327
LOT 330
LOT 328
LOT 329
PARCEL K
LOT 341
LOT 342
PARCEL G
LOT 343
LOT 348
LOT 344
LOT 347
LOT 345
PARCEL L
LOT 346
PARCEL N
PARCEL R
PARCEL A
LOT 163
LOT 162
LOT 161
LOT 160
LOT 159
LOT 158
LOT 157
LOT 156
PARCEL B
D=0°38'57"
R=5689.58
L=64.45'
CB=S 11°06'50" W
C=64.45'
D=5°05'48"
R=960.00
L=85.40'
CB=S 16°27'06" W
C=85.37'
PL11
PL12
PL10
PL17
PL13
PC2
PL9
PL8
PL6
PL7
LOT 3
N 4°23'55" E
28.60'
N 65°00'00" W
92.96'
S 19°00'00" W
39.39'
S 54°00'00" E
278.01'
BIG ROCK ESTATES SUBDIVISION
LOT 1
S 0°09'44" W
31.76'
S 36°00'00" W
25.27'
LOT 2
S 54°00'00" E
161.35'
PARCEL Q
WASATCH BOULEVARD (PUBLIC STREET)
S 32°00'00" W
220.27'
PARCEL P
PC1
PL14
PL15
PC3
NORTH
HORIZONTAL GRAPHIC SCALE
100 0 50 100
(IN FEET)
HORZ: 1 inch = 100 ft.
A RIGHT OF WAY & EASEMENT IN FAVOR OF COTTONWOOD IMPROVEMENT DISTRICT RECORDED: MAY 22, 1996 ENTRY NO.: 6363516 BOOK 7404, PAGE 2746 SEE SCHEDULE B-2 EXCEPTION #22 OF THE TITLE REPORT.
EASEMENT PURCHASE AGREEMENT & PERPETUAL EASEMENT IN FAVOR OF SALT LAKE COUNTY RECORDED: NOV. 12, 2008 ENTRY NO.: 10559974 & 10559976 BOOK 9658 PAGE 2011 & 2020 SEE SCHEDULE B-2 EXCEPTION #27 & #29 OF THE TITLE REPORT.
30.00' RIGHT OF WAY & EASEMENT IN FAVOR OF MURRAY CITY CORPORATION RECORDED: MARCH 29, 1989 ENTRY NO.: 4751663 BOOK 6113, PAGE 1373
DEVELOPER
GIVERNY, LLC
6415 S. 3000 E., SUITE #230
HOLLADAY, UTAH 84121-6956
801.232.1898
SHEET 1 OF
PROJECT NUMBER : 30
MANAGER : B. MORRIS
DRAWN BY : C. CHILD
CHECKED BY : P. HARRI
DATE : 6/1/2018