

**WHEN RECORDED, MAIL TO:**

Salt Lake City Corporation  
Real Estate Services  
451 South State Street, Room 406  
PO Box 145460  
Salt Lake City, Utah 84114-5460

13836399  
12/01/2021 09:43 AM \$0.00  
Book - 11276 Pg - 3659-3668  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY RECORDER  
PO BOX 145455  
SALT LAKE CITY UT 84114  
BY: DNA, DEPUTY - WI 10 P.

**DECLARATION OF RESTRICTIVE COVENANT**

This Declaration of Restrictive Covenant ("Declaration") is made as of the date recorded by the Salt Lake City Recorder's Office (the "Effective Date"), by SALT LAKE CITY CORPORATION, a Utah municipal corporation ("City").

City is the owner of certain real property more particularly described on Exhibit A (the "Property") and desires to restrict the use of the Property as required by Salt Lake City Ordinance 55 of 2020 adopted on December 8, 2020.

The City hereby prohibits the use and construction of any billboard on the Property. This Declaration is binding and runs with the land, and any subsequent owners of fee title or other third parties holding an interest in and to all or some portion of the Property shall be deemed to have acquired such interest with notice and knowledge of this Declaration. City shall have the right to enforce this Declaration pursuant to all rights and remedies it may have at law and in equity.

IN WITNESS WHEREOF, the City has made this Declaration as the date set forth above.

SALT LAKE CITY CORPORATION, a Utah  
municipal corporation

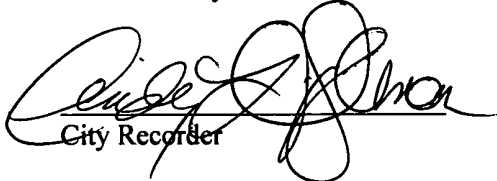
By: 

Name: Erin Mendenhall

Title: Mayor


ATTEST:

Salt Lake City Recorder's Office

  
City Recorder

APPROVED AS TO FORM:

Salt Lake City Attorney's Office

  
Kimberly K. Chytraus (Nov 22, 2021 13:42 MST)

Kimberly K. Chytraus, Senior City Attorney

PROPERTY OF SALT LAKE  
CITY RECORDER'S OFFICE  
P.O. BOX 145515  
SALT LAKE CITY, UTAH 84114-5515

RECORDED

NOV 30 2021

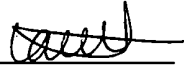
CITY RECORDER

06-1-22-3770

Ent 13836399 BK 11276 PG 3659

The foregoing instrument was acknowledged before me on this Nov. 29 by  
Erin Mendenhall as Mayer of Salt Lake City Corporation.



Lauren Shafer   
NOTARY PUBLIC  
Residing at: Salt Lake City  
My Commission Expires: Feb. 2025

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

Real property located in Salt Lake County, Utah, more particularly described as follows:

A portion of a Salt Lake City Street (800 North Street) lying and situate in the Southeast Quarter of Section 26, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, State of Utah, being more particularly described as follows:

**COMMENCING** at the found Street monument at the intersection of 700 West Street and 800 North Street; thence North 00°00'55" West 63.92 feet along the 700 West Street monument line to the extension of the North line of 800 North Street; thence North 89°59'32" West 64.00 feet to the Southeast Corner of Block 107, Plat 'C', Salt Lake City Survey and the **POINT OF BEGINNING**; thence South 00°00'55" East 131.78 feet along the West line of 700 West Street; thence North 89°59'29" West 333.03 feet along the South line of 800 North Street to the Easterly Right-of-Way line of Interstate 15 (Project #I-15-7-26(307) Year 1965; thence North 30°36'26" West 153.12 feet along said Easterly Right-of-Way line; thence South 89°59'32" East 410.96 feet along the North line of 800 North Street to the **POINT OF BEGINNING**.

Contains 49,022 square feet / 1.125 acres









# REVISED - Declaration of Restrictive Covenant - 800 N. Warm Springs Rd.

Final Audit Report

2021-11-22

Created:	2021-11-19
By:	Shellie Finan (shellie.finan@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8pAXEXMLZv6FaBq4sf7ZOObQfK89RAiU7

## "REVISED - Declaration of Restrictive Covenant - 800 N. Warm Springs Rd." History

-  Document created by Shellie Finan (shellie.finan@slcgov.com)  
2021-11-19 - 5:02:25 PM GMT
-  Document emailed to Cori Moore (cori.moore@slcgov.com) for signature  
2021-11-19 - 5:10:37 PM GMT
-  Email viewed by Cori Moore (cori.moore@slcgov.com)  
2021-11-22 - 2:59:39 PM GMT
-  Document e-signed by Cori Moore (cori.moore@slcgov.com)  
Signature Date: 2021-11-22 - 3:00:12 PM GMT - Time Source: server- Signature captured from device with phone number XXXXXXXX8332
-  Document emailed to Kimberly Chytraus (kimberly.chytraus@slcgov.com) for signature  
2021-11-22 - 3:00:15 PM GMT
-  Email viewed by Kimberly Chytraus (kimberly.chytraus@slcgov.com)  
2021-11-22 - 8:42:13 PM GMT
-  Document e-signed by Kimberly Chytraus (kimberly.chytraus@slcgov.com)  
Signature Date: 2021-11-22 - 8:42:32 PM GMT - Time Source: server
-  Agreement completed.  
2021-11-22 - 8:42:32 PM GMT

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SALT LAKE CITY, UTAH 84114-5515



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SALT LAKE CITY ORDINANCE  
No. 55 of 2020

(Vacation a portion of 800 North Street adjacent to I-15 and Warm Springs Road )

An ordinance vacating a portion of 800 North Street from the east right-of-way of I-15 to 700 West Street pursuant to Petition No. PLNPCM2019-00824.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on February 12, 2020, to consider the request made by Mark Greenwood of Granite Construction (the “Applicant”) (Petition No. PLNPCM2019-00824) to vacate a portion of 800 North Street from the east right-of-way of I-15 to 700 West Street; and

WHEREAS, at its February 12, 2020 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; and

WHEREAS, the Salt Lake City Council finds after holding a public hearing on this matter, that the city’s interest in the city-owned public right-of-way described below is not presently necessary for use by the public and that vacating the city-owned right-of-way will not materially injure the public interest or any person; and

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Vacating City-Owned Right-of-way. That the 800 North Street right-of-way from the east right-of-way of I-15 to 700 West Street, which is the subject of Petition No. PLNPCM2019-00824 and which is more particularly described in Exhibit “A” attached hereto, hereby is vacated and declared not presently necessary or available for public use.

SECTION 2. Reservations and Disclaimers. The above vacation is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to

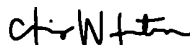
the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the city's water and sewer facilities. Said vacation is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Condition / Deed Restriction. This street vacation and property disposition is subject to a deed restriction being recorded against the property by the Salt Lake City Real Property Manager prior to disposition that prohibits the use and construction of any billboard on the property. Said restriction shall run with the land.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication. The Salt Lake City Recorder is instructed to not publish this ordinance or cause it to be recorded until the condition identified in Section 3 above has been met as certified by the Salt Lake City Real Property Manager.

SECTION 5. Time. If the condition identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah, this 8th day of December, 2020.



Chris Wharton (Dec 28, 2020 17:39 MST)

CHAIRPERSON

ATTEST AND COUNTERSIGN:



Cindy Trishman (Jan 12, 2021 15:41 MST)

CITY RECORDER

APPROVED AS TO FORM  
Salt Lake City Attorney's Office




Paul Nielson (Dec 28, 2020 13:10 MST)


Paul Nielson, Senior City Attorney

Transmitted to Mayor on 12/29/2020.

Mayor's Action: ☒ Approved. ☐ Vetoed.

  
Erin Menlenhall (Dec 29, 2020 08:24 MST)

MAYOR

  
Cindy Trishmar (Jan 12, 2021 15:41 MST)

CITY RECORDER  
(SEAL)

Bill No. 55 of 2020

Published: \_\_\_\_\_.

## Exhibit "A"

Legal description of the right of way to be vacated:

A portion of a Salt Lake City Street (800 North Street) lying and situate in the Southeast Quarter of Section 26, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, State of Utah, being more particularly described as follows:

**COMMENCING** at the found Street monument at the intersection of 700 West Street and 800 North Street; thence North 00°00'55" West 63.92 feet along the 700 West Street monument line to the extension of the North line of 800 North Street; thence North 89°59'32" West 64.00 feet to the Southeast Corner of Block 107, Plat 'C', Salt Lake City Survey and the **POINT OF BEGINNING**; thence South 00°00'55" East 131.78 feet along the West line of 700 West Street; thence North 89°59'29" West 333.03 feet along the South line of 800 North Street to the Easterly Right-of-Way line of Interstate 15 (Project #I-15-7-26(307) Year 1965; thence North 30°36'26" West 153.12 feet along said Easterly Right-of-Way line; thence South 89°59'32" East 410.96 feet along the North line of 800 North Street to the **POINT OF BEGINNING**.

Contains 49,022 square feet / 1.125 acres













# Ordinance 55 of 2020 (street vacation 800 N & Warm Springs Rd), adopted 12-8-20.

Final Audit Report

2021-01-12

Created:	2020-12-28
By:	Kory Solorio (kory.solorio@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIEKqBC4e9fhfPB7I3iSq0agwXT4A-Oh9

## "Ordinance 55 of 2020 (street vacation 800 N & Warm Springs Rd), adopted 12-8-20." History

-  Document created by Kory Solorio (kory.solorio@slcgov.com)  
2020-12-28 - 7:23:37 PM GMT- IP address: 204.124.13.151
-  Document emailed to Paul Nielson (paul.nielson@slcgov.com) for signature  
2020-12-28 - 7:26:45 PM GMT
-  Email viewed by Paul Nielson (paul.nielson@slcgov.com)  
2020-12-28 - 8:10:24 PM GMT- IP address: 204.124.13.222
-  Document e-signed by Paul Nielson (paul.nielson@slcgov.com)  
Signature Date: 2020-12-28 - 8:10:38 PM GMT - Time Source: server- IP address: 204.124.13.222
-  Document emailed to Chris Wharton (chris.wharton@slcgov.com) for signature  
2020-12-28 - 8:10:40 PM GMT
-  Email viewed by Chris Wharton (chris.wharton@slcgov.com)  
2020-12-29 - 0:39:19 AM GMT- IP address: 73.63.28.254
-  Document e-signed by Chris Wharton (chris.wharton@slcgov.com)  
Signature Date: 2020-12-29 - 0:39:26 AM GMT - Time Source: server- IP address: 73.63.28.254
-  Document emailed to Erin Mendenhall (erin.mendenhall@slcgov.com) for signature  
2020-12-29 - 0:39:28 AM GMT
-  Email viewed by Erin Mendenhall (erin.mendenhall@slcgov.com)  
2020-12-29 - 3:24:30 PM GMT- IP address: 97.117.80.158
-  Document e-signed by Erin Mendenhall (erin.mendenhall@slcgov.com)  
Signature Date: 2020-12-29 - 3:24:52 PM GMT - Time Source: server- IP address: 97.117.80.158





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SALT LAKE CITY, UTAH 84114-5515

BK 11276 PG 3667

 Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature  
2020-12-29 - 3:24:53 PM GMT

 Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)  
Signature Date: 2021-01-12 - 10:41:20 PM GMT - Time Source: server- IP address: 204.124.13.151

 Agreement completed.  
2021-01-12 - 10:41:20 PM GMT

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