



## **PLANNING COMMISSION STAFF REPORT**

**DATE OF MEETING:** April 8, 2025

**NAME OF PROJECT:** CTM Subdivision (Midway Granary)

**PROPERTY OWNER:** Midway Granary, LLC

**AUTHORIZED REPRESENTATIVE:** James Hendricks

**AGENDA ITEM:** Preliminary Approval to Subdivide the Midway Granary into 14 residential condominiums and 5 commercial condominiums; amendment to the recorded CTM Subdivision Amended Plat to reflect this change; and a Conditional Use Permit for the same.

**LOCATION OF ITEM:** 695 E Main Street

**ZONING DESIGNATIONS:** C-2

### **ITEMS: 4 - 6**

James Hendricks, representative of Midway Granary, LLC, is requesting Preliminary Approval to subdivide the Midway Granary into residential and commercial condominiums. The proposal would convert 14 residential units and five commercial spaces into condominiums and allow for individual ownership of each unit, necessitating a corresponding Plat Amendment to allow for individual ownership of each unit, and a Conditional Use Permit for the same. The property is located at 695 E Main Street and is in the C-2 zone.

## **BACKGROUND:**

The Midway Granary currently consists of 14 residential units and five commercial spaces, which are rentals under single ownership. Converting these to condominiums would allow the owner to sell each of the units to different entities that would be governed by a Property Owners' Association and Codes, Covenants, and Restrictions (CC&Rs) to be created and recorded.

Commercial Condominiums and Residential Condominiums in a mixed-use project are conditional uses in the C-2 zone under Section 16.05.020 of the Midway City Code. Currently, the Midway Granary is a mixed-use development with five commercial spaces and 14 residential units. The Applicant seeks to amend the plat to the recorded CTM Subdivision Amended Plat. The original plat allowed only "one detached single-family dwelling per lot with the exception of parcel A which may be a duplex." This plat was amended in 2014 to remove this note and restriction. The amended plat requested on the current application would be a condominium plat for the Granary building with 19 condominium units (14 residential and five commercial). Each condominium would have its own tax identification number and could be sold individually.

The site is located along Main Street along the eastern entry corridor into Midway, just east of the Southill Development, across from 700 East. The entire Granary building falls within the TROD.

Given that the Granary Building was built under single ownership, we presume the units are served by shared gas and utility lines, which may run through the building. Required easements for operation and maintenance of such systems would have to be recorded on any plat so that future owners have the ability to secure needed maintenance and are on notice that repairs to other units might involve access to or through their unit. The landscaping and parking areas are recorded as common area and would be maintained by a Property Owners' Association to be created, the CC&Rs of which will apply to and govern all units.

## **CONDITIONAL USE PERMIT:**

There are existing residents and commercial businesses in the CTM Subdivision, and the use is expected to continue in a similar fashion with the proposed conversion to condominiums and private ownership. There are residents and businesses in the general area, and additional businesses and residences are expected in connection with Southill.

Because commercial planned unit developments and residential condominiums in mixed-use projects are conditional uses, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated

detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The original Conditional Use Permit issued to the Midway Granary was for a mixed-use development under Section 16.05.030 of the Midway City Code, with commercial and warehouse on the entire lower floor and residential on the upper floor. Russ Watts, as agent for Watts Enterprises, requested and received an amended Conditional Use Permit in 2017 to remove the warehouse area on the lower floor and include four more residential units in that area, resulting in approximately 2/3 of the lower floor as commercial space and the entire upper floor and roughly a third of the lower floor as residential. This is the current layout and use of the building, which is expected to continue unchanged. The only change contemplated is ownership.

#### **LAND USE SUMMARY:**

- C-2 zone
- Approximately 1 acre
- The Granary building is approximately 24,000 square feet
- The Granary Building will be a condominium plat
- The Granary building consists of:
  - Five lower floor commercial units
  - Fourteen residential units
- Private driveways, parking, and landscaping that will be common area and will be maintained by the Property Owners' Association

#### **ANALYSIS:**

*Architectural Theme* – The developer received architectural approval for the Granary Building when it was built.

*Parking* – There are 45 on-site parking stalls. The parking is located to the side and rear of the main building on each commercial lot pursuant to Midway Code Section 16.05.030(E). The use is not changing.

*Height of structures* – Does not exceed 35’ in height, measured from natural grade to the roof, per code.

*Transient Rental Overlay District* – The transient rental overlay district (TROD) covers the entire site.

*Property Owners’ Association* – A Property Owners’ Association (POA) is required for the proposed mixed use commercial and residential development. Creation of a POA and recording of Codes, Covenants, and Restrictions (CC& Rs) are conditions precedent for this application.

*Landscaping* – Landscaping and fencing were completed when the Granary building was constructed. It is anticipated that this would be maintained through the POA.

*Lighting Plan* – At the time of construction of the Granary building, the applicant submitted a statement that all lighting will have full cut-off as required by code.

*Water* – Water shares were dedicated to the City at the time of construction. The contemplated use remains unchanged. The only change contemplated is ownership.

*Access* – it appears access to the existing development is through an easement granted by the property owners to the north. The proposed change to condominiums and private ownership would change and potentially expand the group of beneficiaries required for the easement. The Applicant will need to demonstrate access to accommodate the proposed change in ownership.

The italicized comments represent Planning Staff’s comments pertaining to compliance or lack of compliance with the findings the City Council must make in considering the request for a Conditional Use Permit. Section 16.26.120 requires specifically the City Council to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believes that the proposal will not impair the integrity and character of the C-2 zone. The proposal appears to comply with the requirements specific to commercial and mixed-use projects as listed in the Municipal Code. The design of the project was reviewed and approved at the time of construction and remains unchanged. The only contemplated change is ownership, not use*
2. The proposed use is consistent with the General Plan; *the proposed uses are not changing from the existing use, which was granted a conditional use permit. The only change contemplated is ownership.*
3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other

local regulations; *the businesses located in the development are required to have approved business licenses with the City. Again, the use remains unchanged. The only change contemplated is ownership.*

4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *none known. The use remains unchanged from the current use which was granted a conditional use permit.*
5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the use remains unchanged from the current use for which a Conditional Use Permit was granted. The City has not received substantiated complaints regarding noise or traffic in connection with the current use.*
6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the location is suitable for this type of business as they have been operating at the location and the use remains unchanged.*
7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to ensure that the proposed use would not be detrimental to public health and safety; *the proposed use is a continuation of the existing use of the site. The City has not received any complaints regarding access, traffic flow, etc., and is aware of no detriments to public health and safety associated with the current use.*

#### **PLAT AMENDMENT:**

The proposed plat amendment does not seek to change anything except ownership. The parcel is in an entry corridor to the City that is zoned commercial and has been mixed use residential and commercial.

In order for the Land Use Authority to approve a plat amendment, Utah State Code requires the Land Use Authority find:

*(a) there is good cause for the vacation, alteration, or amendment; and*

*(b) no public street, right-of-way, or easement has been vacated or altered.*

As to the first, the applicant seeks to amend the plat to allow the units existing under common ownership to be divided into condominiums, each with a separate taxpayer identification number, which may be sold to independent owners.

As to the second requirement, no public street, right-of-way, or easement will be vacated or altered by the proposed amendment.

#### **POSSIBLE FINDINGS:**

- The application seeks to change ownership of the Granary building from single ownership to individual ownership of units as condominiums. The property would change from one taxpayer identification number to different taxpayer identification numbers for each unit.
- The proposal would give residents and commercial companies the option to own their residence/commercial site as opposed to renting.
- The proposal may help the City comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments and mixed commercial and residential condominium developments are conditional uses in the C-2 zone.
- Change in ownership necessitates the creation of a Property Owners' Association (POA) for the proposed mixed use commercial and residential development. Creation of a POA and recording of Codes, Covenants, and Restrictions (CC&Rs) are conditions precedent for this application.
- Change in ownership will necessitate a Plat Amendment. Such amended plat shall depict any and all common areas and/or limited common areas as well as set forth easements necessary for access to and maintenance of utility lines, including but not limited to shared electric and gas lines, water and sewer lines, servicing the property.
- Good cause for the proposed plat amendment exists in that it will permit separate ownership of the units and investment by multiple owners in the community. No public streets, rights-of-way or easements will be vacated or altered by the proposed plat amendment.

#### **NOTICE:**

Prior to the City Council meeting, notices will be sent to all neighboring property owners within 600 feet of the property as required by State Law and the Midway Municipal Code. Notice will also be published in the Wasatch Wave.

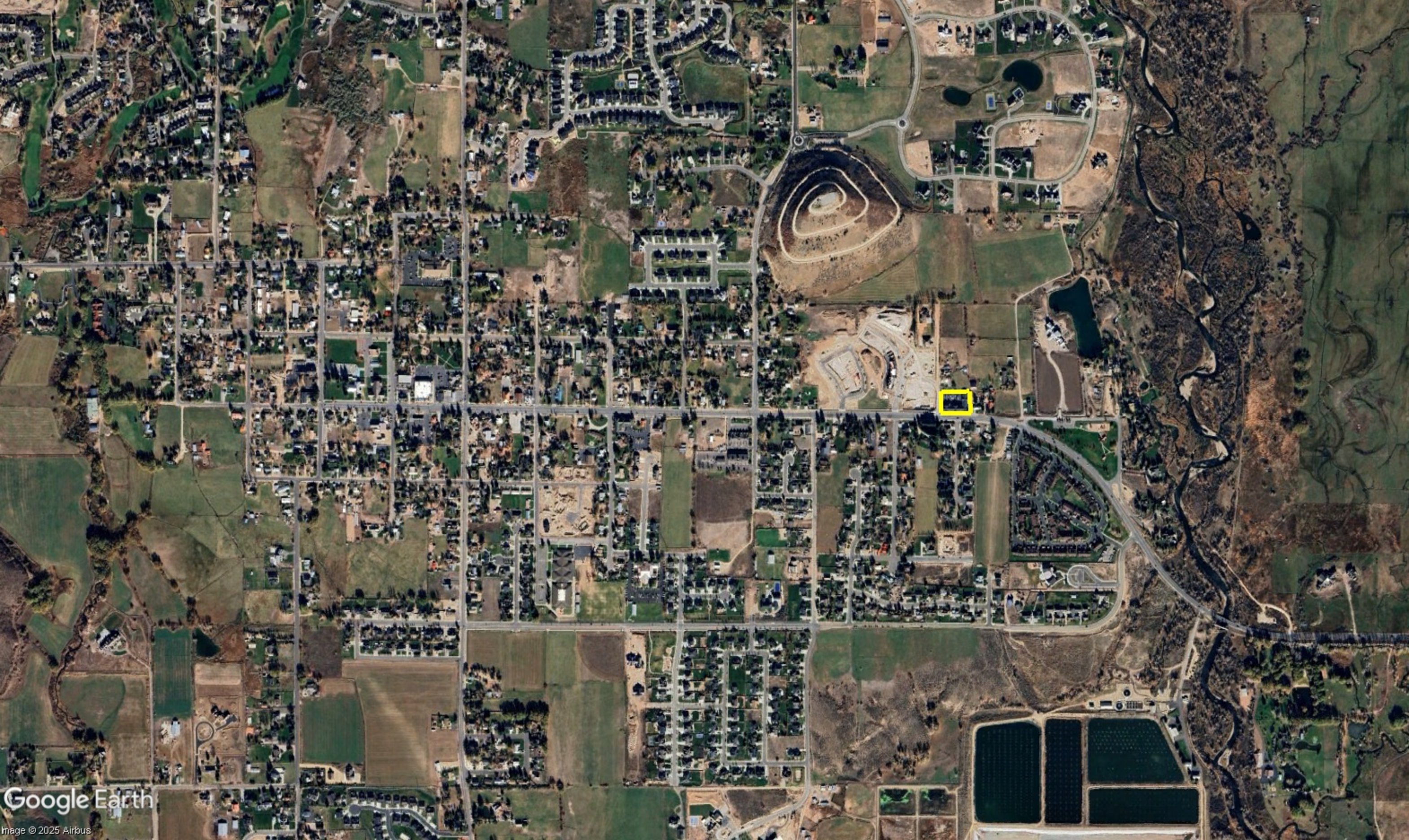
## **ALTERNATIVE ACTIONS:**

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Recommendation for Denial. This action can be taken if the Planning Commission finds that the request does not comply with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

## **PROPOSED CONDITIONS:**

1. Creation of a Property Owners' Association (POA) and CC&Rs is required prior to the recording of any amended plat. The Applicant shall forward proposed CC&Rs to the City for review and approval.
2. Lighting shall comply with the City's current lighting ordinance.
3. Easements necessary for access to and maintenance of utility lines required for individual owners will be recorded and depicted on the plat.
4. The Applicant will need to demonstrate required and necessary access to accommodate the proposed change in ownership.





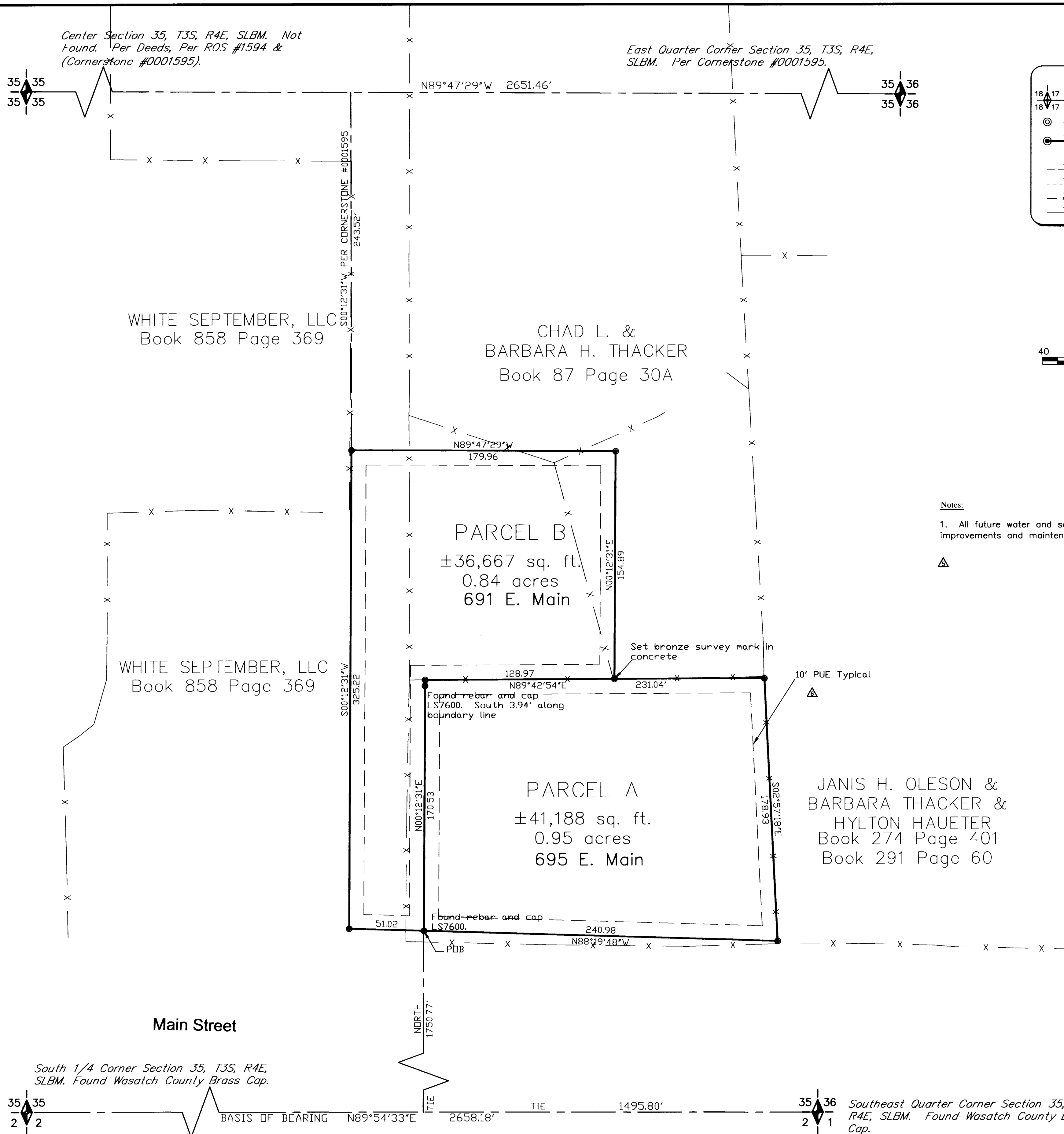




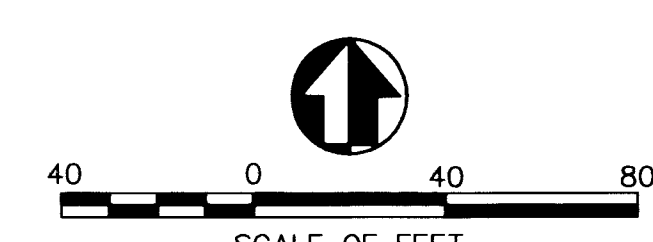








LEGEND	
18 17	= SECTION CORNER (NOT FOUND) & SECTION LINE
18 17	= FOUND REBAR (AND CAP) AS NOTED
18 17	= SET 5/8" BAR & CAP LS 6119653 & BOUNDARY LINE
18 17	= EDGE ROADWAY / DRIVEWAY
18 17	= ADJOINING PROPERTY LINES
18 17	= DIMENSION LINES
18 17	= FENCELINE
18 17	= PUE



**SURVEYOR'S CERTIFICATE:**

I, Jason G. Jenkins, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6119653 as prescribed under the 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, hereafter to be known as

**CTM SUBDIVISION**

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Jason G. Jenkins DATE 1-24-2012

**Survey Narrative**

Focal Point Surveys, Inc. (Jason G. Jenkins) were retained by Chad Thacker to prepare this subdivision plat and prepare a record of survey of property located at approximately 691 East Main, Midway, Utah, prior to subdivision and a real estate transaction. Field work commenced on October 7, 2005 using a Trimble 5800 GPS system to collect field measurements. Basis of Bearing for this survey is North 89°54'33" East 2658.18 feet between the South 1/4 Corner and the Southeast Corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

This plat is based on a survey done by Cornerstone, Inc. and represents parcels A and B adjusted thereon. Said survey certified by John B. Stahl on 7-22-05 and filed as 0001595 at the Wasatch County Recorders Office. Fence lines and all monumentation has been independently checked and verified to match said Cornerstone survey.

Boundary corners were then set according to notations shown on this map.

**Descriptions**

Parcel A (Adjusted)

Beginning at a point which is South 89°54'33" West 1495.80 feet along the South line of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and North 1750.77 feet;

THENCE North 00°12'31" East along a common line between Parcel A and Parcel B 170.53 feet;

THENCE North 89°42'54" East 231.04 feet;

THENCE South 02°57'18" East 178.93 feet;

THENCE North 88°19'48" West 240.98 feet to the point of beginning of this description.

Containing 0.945 acres, more or less.

Parcel B (Adjusted)

Beginning at a point which is South 89°54'33" West 1495.80 feet along the South line of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and North 1750.77 feet;

THENCE North 88°19'48" West 51.02 feet;

THENCE North 00°12'31" East 325.22 feet;

THENCE South 89°47'29" East 179.96 feet;

THENCE South 00°12'31" West 154.89 feet;

THENCE South 89°42'54" West 128.97 feet;

THENCE South 00°12'31" West along a common line between Parcel A and Parcel B 170.53 feet to the point of beginning of this description.

Containing 0.842 acres, more or less.

**OWNER'S CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT CHAD L. THACKER, AND THE DESIREE ASHWORTH TRUST, THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS TOGETHER WITH ALL PUBLIC UTILITY EASEMENTS, AS DEPICTED OR DESCRIBED ON THE ONE(1) SHEET OF THIS PLAT, HEREINAFTER TO BE KNOWN AS THE

**CTM SUBDIVISION AMENDED**

THE UNDERSIGNED FURTHER CONSENTS TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 20 DAY OF March, A.D. 2012

Chad L. Thacker Barbara H. Thacker  
CHAD L. THACKER

Desiree Ashworth Matthew F. Ashworth  
DESIREE ASHWORTH AND MATTHEW F. ASHWORTH, CO-TRUSTEES OF THE DESIREE ASHWORTH TRUST, DATED THE 28<sup>TH</sup> DAY OF DECEMBER 2000.

**PERSONAL ACKNOWLEDGMENT**

BECKY CHATWIN WOOD  
Notary Public  
State of Utah  
Comm. No. 081188  
My Comm. Expires Dec 31, 2010

STATE OF UTAH  
COUNTY OF WASATCH }

On this 20<sup>th</sup> day of March, 2012 personally appeared before me the undersigned notary public in and for the County of Wasatch in said State of Utah, Chad L. Thacker the signer of the above Owner's Certificate, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledge that he executed the same. Witness my hand and official seal.

MY COMMISSION EXPIRES Sept. 28, 2014  
Notary Public  
Residing in Midway

**PERSONAL ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF WASATCH }

On this 20<sup>th</sup> day of March, 2012 personally appeared before me the undersigned notary public in and for the County of Wasatch in said State of Utah, Desiree Ashworth and Matthew F. Ashworth, the signer of the above Owner's Certificate, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledge that he executed the same. Witness my hand and official seal.

MY COMMISSION EXPIRES Sept 28, 2014  
Notary Public  
Residing in Midway

**WASATCH COUNTY SURVEYOR**

**WASATCH COUNTY RECORDER**

ENTRY # 413721 DATE 07-06-15 TIME 1:08 P.M.  
FEE 35.00 BK 1133 PL 166-111 FOR MATTHEW F. ASHWORTH  
BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMIER

**PROFESSIONAL LAND SURVEYOR**  
No. 6119653  
JASON G. JENKINS  
STATE OF UTAH

DATE 01-24-2012  
PLOT DATE  
SCALE 1"=40'  
PROJECT NUMBER 0505901

**CTM SUBDIVISION AMENDED**  
**MIDWAY CITY, UTAH**  
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**JASON G. JENKINS, P.L.S.**  
PO Box 411  
Midway, UT 84049  
jason@jgjd.com  
435-671-3395

**JGJ**

OWNER	JGJ
TAXED	JGJ
RECORDED	JGJ

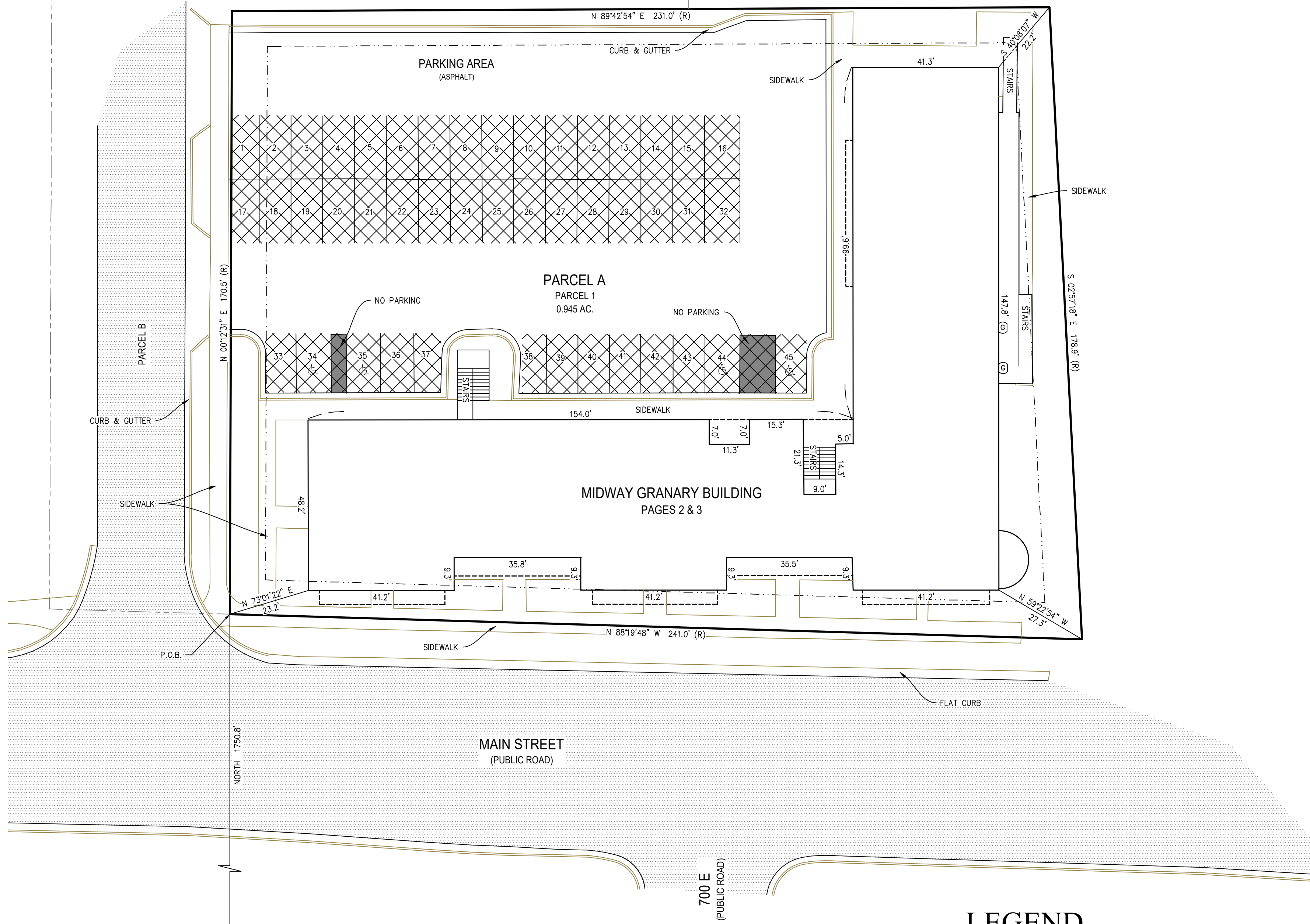
SHEET 1 OF 1



# MIDWAY GRANARY PLACE CONDOMINIUMS

## AN AMENDMENT TO CTM SUBDIVISION AMENDED PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
WASATCH COUNTY, UTAH



### LEGEND

- = PRIVATE
- = LIMITED COMMON AREA
- = COMMON AREA
- = GAS METER
- = 10-FT PUBLIC UTILITY EASEMENT

PLAT NOTES:

### SURVEYOR'S CERTIFICATE

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS AMENDED SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT I HAVE FILED WITH THE WASATCH COUNTY SURVEYOR, PURSUANT TO STATE LAW, A MAP OF THE SURVEY I COMPLETED.

### BOUNDARY DESCRIPTION

PARCEL 1:  
PARCEL A, CTM SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 1A:  
TOGETHER WITH A PERPETUAL RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, AND ALSO FOR THE INSTALLATION, REPAIR, MAINTENANCE, AND REPLACEMENT OF UNDERGROUND SEWER, WATER, GAS, ELECTRIC, COMMUNICATION LINES, AND ALL OTHER CUSTOMARY UTILITY SERVICES, AS CREATED BY THAT AMENDED AND RESTATED GRANT OF EASEMENT AND RIGHT-OF-WAY RECORDED JANUARY 25, 2019 AS ENTRY NO. 460127, IN BOOK 1243, AT PAGE 369 OF OFFICIAL RECORDS, UPON AND OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF AN EXISTING PUBLIC HIGHWAY, SAID POINT BEING EAST 15.25 CHAINS, SOUTH 896.3 FEET, AND EAST 165 FEET, MORE OR LESS FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, IN TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 170.53 FEET; THENCE EAST 40 FEET; THENCE SOUTH 170.53 FEET, MORE OR LESS TO THE NORTH LINE OF SAID PUBLIC HIGHWAY; THENCE WEST 40 FEET TO THE PLACE OF BEGINNING.

PRELIMINARY FOR REVIEW

Acres: \_\_\_\_\_, # of lots \_\_\_\_\_, # of parcels \_\_\_\_\_.

SURVEYOR'S SEAL

### OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE, LIMITED COMMON, AND COMMON AREA, TO BE HEREFTER KNOWN AS:

### MIDWAY GRANARY PLACE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN AND WITH PUBLIC UTILITY EASEMENTS GRANTED AS SHOWN, HEREFTER TO BE KNOWN AS SCHOOL HOUSE PLAT SUBDIVISION. I ALSO DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE PRINT NAME TITLE

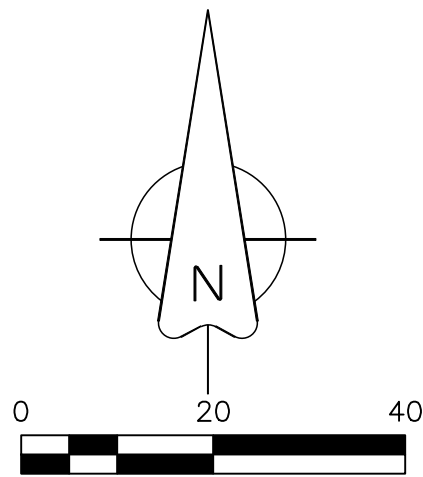
### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

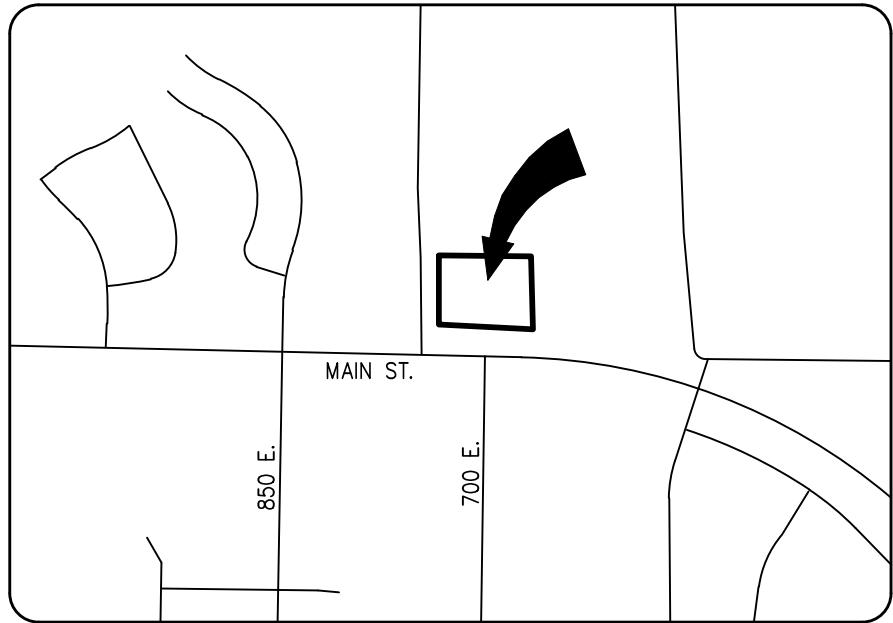
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY ARE THE MANAGER OF MIDWAY GRANARY LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING DEDICATION IN ITS BEHALF AND HE EXECUTED IT IN SUCH CAPACITY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_



### VICINITY MAP



SURVEYING FIRM NAME: TITAN LAND SURVEYING, LLC  
SURVEYING FIRM ADDRESS: 983 E. 270 N. HEBER CITY UT  
PROJECT NO.: 125-003

### PLANNING APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

PLANNING DIRECTOR

### MIDWAY IRRIGATION COMPANY

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY:

### MIDWAY SANITATION DISTRICT

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY:

### COUNTY SURVEYOR

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

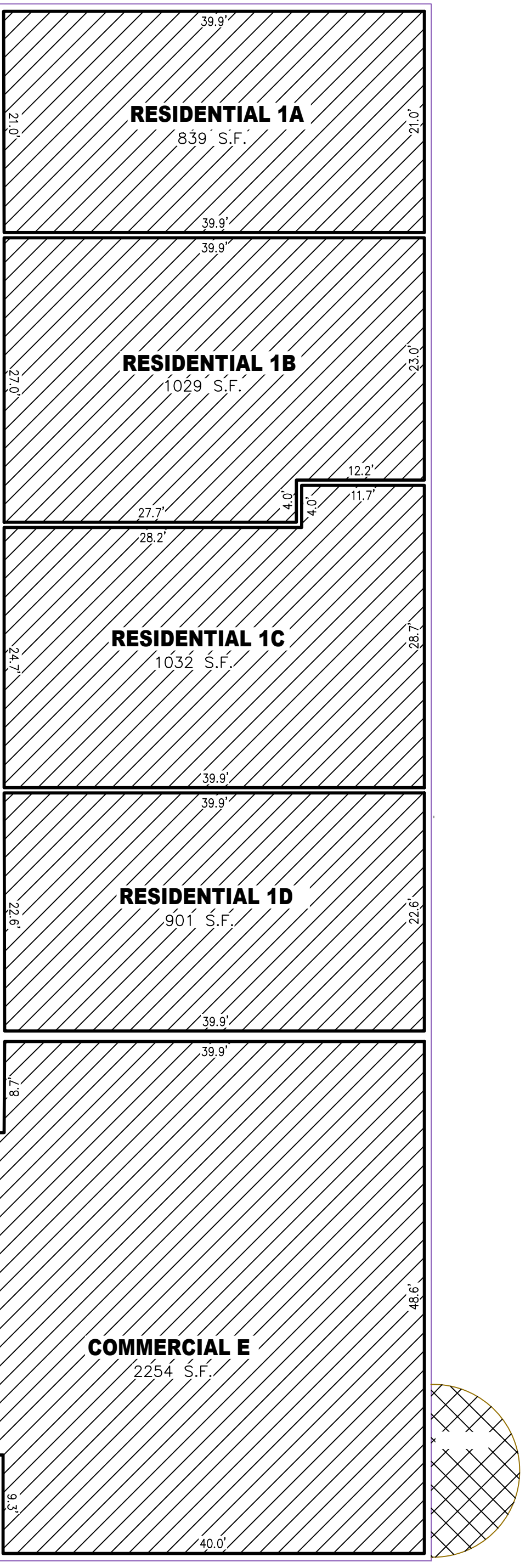
COUNTY SURVEYOR

### COUNTY RECORDER




ENTRY #: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FEE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ FOR: \_\_\_\_\_  
BY: WASATCH COUNTY RECORDER MARCY M. MURRAY

RECORDER'S SEAL

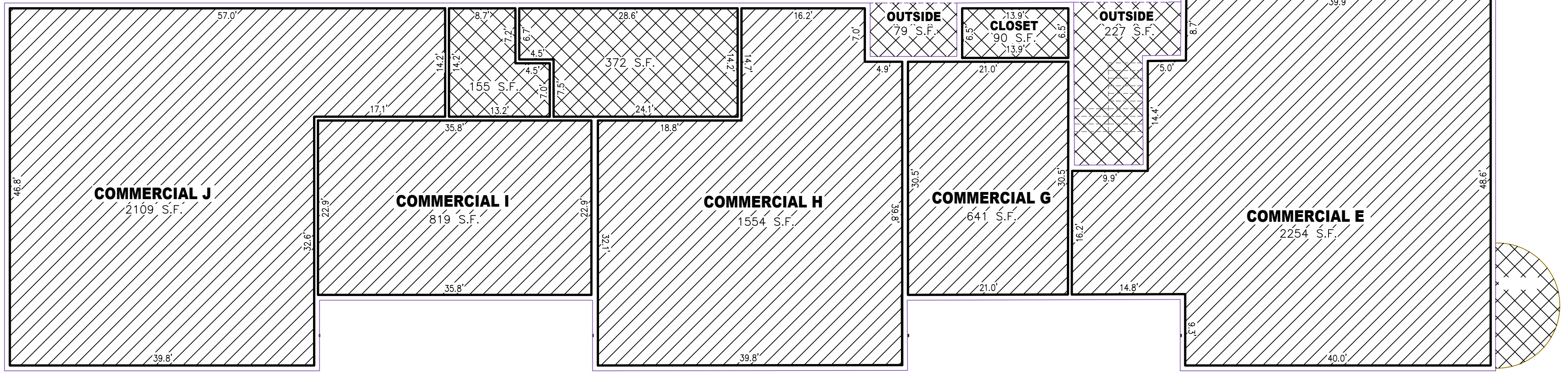
SHEET 2 OF 3  
UPPER FLOOR



LEGEND

-  = PRIVATE
-  = LIMITED COMMON AREA
-  = COMMON AREA

\*NOTE  
ALL DRAWINGS ARE AS PER TYPICAL UNIT  
SQUARE FOOTAGE TO BE FIELD VERIFIED.





SHEET 3 OF 3  
UPPER FLOOR



FRONT ELEVATION

LEGEND

- = PRIVATE
- = LIMITED COMMON AREA
- = COMMON AREA

\*NOTE  
ALL DRAWINGS ARE AS PER TYPICAL UNIT  
SQUARE FOOTAGE TO BE FIELD VERIFIED.

