CRESCENT VIEW PEAKS

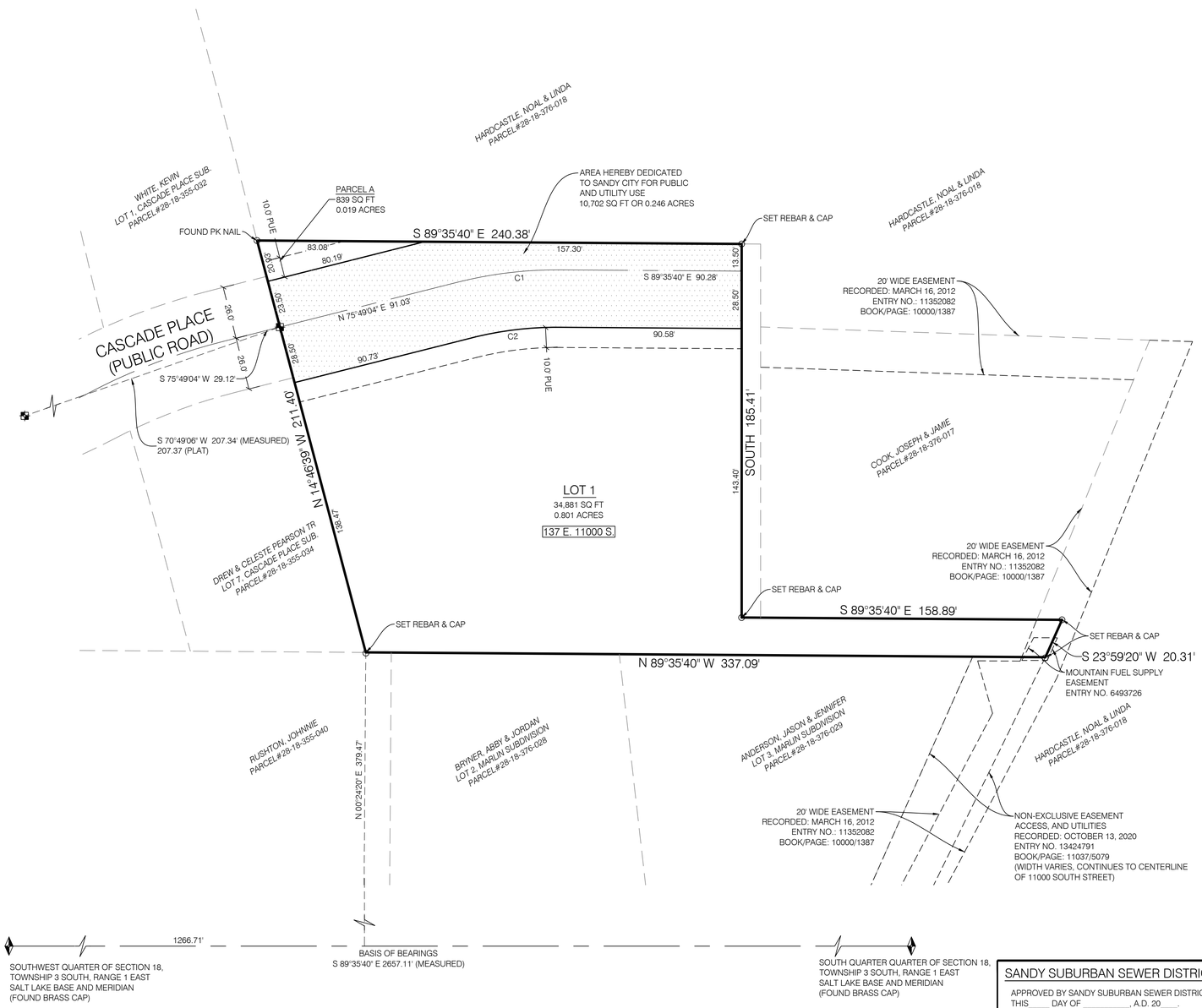
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.



SANDY CITY GENERAL PLAT NOTES AND NOTE TO PURCHASERS:

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.
5. LOTS ARE LOCATED WITHIN THE RESIDENTIAL CONSERVATION OVERLAY ZONE AND ARE SUBJECT TO THE REQUIREMENTS OF THE THE ZONE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-5 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-01-19-5596) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.

LEGEND

- SECTION CORNER (FOUND)
- EX. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP OR AS NOTED ON PLAT) "STAMPED BENCHMARK ENG."
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- DEDICATION TO SANDY CITY

VICINTY MAP

NORTH

NTS

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

CRESCENT VIEW PEAKS

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF CASCADE PLACE SUBDIVISION, RECORDED MARCH 15, 2007 AS ENTRY NO. 10034223 IN BOOK 2007 AT PAGE 121, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 89°35'40" EAST 1266.71 FEET ALONG THE SECTION LINE AND NORTH 00°24'20" EAST 379.47 FEET FROM THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 14°46'39" WEST 211.40 FEET ALONG THE EASTERLY LINE OF SAID CASCADE PLACE SUBDIVISION; THENCE SOUTH 89°35'40" EAST 240.38 FEET; THENCE SOUTH 185.41 FEET; THENCE SOUTH 89°35'40" EAST 158.89 FEET; THENCE SOUTH 23°59'20" WEST 20.31 FEET; THENCE NORTH 89°35'40" WEST 337.09 FEET ALONG THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED EASTERLY AND WESTERLY OF MARLIN SUBDIVISION, RECORDED MARCH 9, 2020 AS ENTRY NO. 13212051 IN BOOK 2020 AT PAGE 49, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TO THE POINT OF BEGINNING.

CONTAINS 46,442 SQ FT OR 1.066 ACRES
1 LOT & 1 PARCEL

PROFESSIONAL LAND SURVEYOR
33021
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND A PORTION OF A STREET, TO BE HEREAFTER KNOWN AS

CRESCENT VIEW PEAKS

DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2021.

BRIAN L. HASLEM

MICHELLE S. HASLEM

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, BRIAN L. HASLEM, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ (DATE)

PRINT NAME

COMMISSION NUMBER:_____

(SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, MICHELLE S. HASLEM, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ (DATE)

PRINT NAME

COMMISSION NUMBER:_____

(SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

DEVELOPER: KYLE SIMMONS
EMAIL: KYLE@STONYBROOKHOMES.COM
PHONE: 801-381-4687

SANDY SUBURBAN SEWER DISTRICT

APPROVED BY SANDY SUBURBAN SEWER DISTRICT THIS____ DAY OF _____, A.D. 20____.

COMCAST CABLE SERVICES

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CENTURYLINK

APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY PARKS AND RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS____ DAY OF _____, A.D. 20____.

SANDY CITY ATTORNEY

PLANNING COMMISION

APPROVED THIS ____ DAY OF _____, A.D. 20____.

CHAIRMAN, SANDY CITY PLANNING COMM.

CRESCENT VIEW PEAKS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

DOMINION ENERGY

APPROVED THIS____ DAY OF _____, A.D. 20____.

ROCKY MOUNTAIN POWER

APPROVED THIS____ DAY OF _____, A.D. 20____.

SANDY CITY PUBLIC UTILITIES

APPROVED THIS ____ DAY OF _____, A.D. 20____.

ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS ____ DAY OF _____, A.D. 20____.

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, A.D. 20____.

SANDY CITY ENGINEER

SANDY CITY MAYOR

PRESENTED TO THE MAYOR OF SANDY CITY THIS _____DAY OF_____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR

SANDY CITY RECORDER

MAYOR'S STAMP

SALT LAKE COUNTY RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____ DATE_____TIME _____ BOOK _____ PAGE_____

FEE $

SALT LAKE COUNTY RECORDER

2012321sp.dwg