

Note:
 Drainage Easements are intended to follow the natural drainage channels & are 10' each side of the centerline of the drainage channel.
 Seven Springs Drive, Seven Springs Circle, & Canyon Oaks Circle are private roads & utility easements.
 Sandy City Requirements & Approval to build a building permit, but owners shall be required to:
 1. Submit a grading plan to the City.
 2. Submit a report on a soil investigation of the site.

NOTE : Conditions of approval on first page.

SEVEN SPRINGS

A SUBDIVISION OF PART OF SEC. 14, T.35., R.1E., S.L.B. & M. INCLUDING LOT 13, HUNTSMAN, PLAT A

CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT
1	22°25'18"	540.00'	211.01'	209.67'	106.87'
2	17°15'00"	540.00'	162.58'	161.96'	81.91'
3	4°00'00"	540.00'	37.70'	37.69'	18.86'
4	39°54'37"	460.00'	320.42'	313.98'	167.02'
5	47°00'00"	500.00'	410.15'	398.75'	217.41'
6	16°03'59"	483.72'	135.64'	135.20'	68.27'
7	21°56'01"	483.72'	186.17'	184.05'	93.73'
8	6°13'56"	460.00'	61.32'	61.29'	30.69'
9	15°51'10"	563.72'	155.97'	155.47'	78.49'
10	15°54'54"	563.72'	156.58'	156.08'	78.80'
11	38°00'00"	523.72'	347.34'	341.01'	180.33'
12	3°47'25"	460.00'	30.43'	30.42'	15.22'
13	28°36'16"	460.00'	229.65'	227.23'	117.27'
14	31°20'37"	460.00'	251.64'	248.52'	129.06'
15	18°36'15"	540.00'	175.34'	174.57'	88.45'
16	18°57'17"	540.00'	178.64'	177.83'	90.15'
17	9°57'10"	459.38'	79.80'	79.70'	40.00'
18	10°45'00"	519.11'	97.40'	97.25'	48.84'
19	16°00'00"	320.19'	89.41'	89.12'	45.00'
20	23°00'00"	270.33'	108.52'	107.79'	55.00'
21	10°14'19"	311.92'	55.74'	55.67'	27.94'
22	20°00'00"	311.92'	108.88'	108.33'	55.00'
23	53°00'00"	106.05'	98.10'	94.64'	52.87'
24	6°00'00"	106.05'	11.11'	11.10'	5.56'
25	59°00'00"	106.05'	109.20'	104.44'	60.00'
26	5°00'00"	277.65'	24.23'	24.22'	12.12'
27	12°00'00"	277.65'	58.15'	58.05'	29.18'
28	21°48'25"	277.65'	134.75'	133.43'	68.73'
29	72°00'00"	277.65'	348.91'	326.40'	201.73'
30	27°00'00"	277.65'	130.84'	129.63'	66.66'
31	10°26'32"	220.70'	40.22'	40.17'	20.17'
32	4°33'28"	220.70'	160.08'	156.59'	83.74'
33	52°00'00"	220.70'	200.30'	193.50'	107.64'
34	57°00'00"	110.51'	109.94'	105.46'	60.00'
35					
36					
37					
38					
39	70°00'00"	61.68'	75.36'	70.76'	43.19'
40	55°00'00"	70.00'	67.20'	64.65'	36.44'
41	44°52'45"	70.00'	54.83'	53.44'	28.91'
42	68°07'15"	70.00'	83.23'	78.41'	47.32'
43	68°00'00"	70.00'	205.25'	139.23'	666.01'
44	41°43'22"	40.00'	29.13'	28.49'	15.24'
45	96°16'38"	40.00'	67.21'	59.58'	44.64'
46	138°00'00"	40.00'	96.34'	74.69'	104.20'
47	70°00'00"	70.00'	85.52'	80.30'	49.01'
48	18°00'00"	70.00'	21.99'	21.90'	11.09'
49	88°00'00"	70.00'	107.51'	97.25'	67.60'
50	21°02'43"	540.00'	198.35'	197.23'	100.30'
51	64°59'00"	500.00'	567.05'	537.18'	318.43'

SURVEYOR'S CERTIFICATE

I, GEORGE Z. APOSHIAN JR., do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 2425 & 2967, 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 and streets, hereafter to be known as _____ and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT ON AN OLD FENCE LINE THAT IS RECOGNIZED AS THE QUARTER SECTION LINE WHICH POINT IS S 89°02'20" W 28.71 FEET AND SOUTH 1322.81 FEET FROM THE NORTH & CORNER OF SECTION 14, T.35., R.1E., S.L.B. & M.; THENCE S 0°27'40" W 1011.27 FEET; THENCE N 83°50'00" E 461.00 FEET TO THE N.W. CORNER OF LOT 13, THE HUNTSMAN PLAT 'A'; THENCE ALONG THE BOUNDARY OF SAID HUNTSMAN PLAT 'A' THE FOLLOWING EIGHT COURSES: S 19°35'20" E 215.87 FEET; AND N 48°12'10" E 13.00 FEET TO A POINT ON A 459.38 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS N 41°47'50" W); AND 79.80 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 9°57'10"; AND N 38°15'00" E 213.00 FEET TO A POINT ON A 519.11 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS S 51°45'00" E); AND 97.40 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10°45'00"; AND S 41°00'00" E 319.00 FEET; AND N 46°00'00" E 157.99 FEET; AND S 18°00'00" E 260.97 FEET TO THE N.E. CORNER OF LOT 10, THE HUNTSMAN PLAT 'A'; THENCE N 65°30'00" E 10.06 FEET; THENCE S 18°00'00" E 197.11 FEET; THENCE S 52°01'00" E 246.94 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 8, SAID HUNTSMAN PLAT 'A'; THENCE N 37°59'00" E 50.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 8, THE HUNTSMAN PLAT 'A'; THENCE CONTINUING ALONG THE BOUNDARY OF SAID HUNTSMAN PLAT 'A' THE FOLLOWING FOUR COURSES: S 52°01'00" E 214.66 FEET; AND N 37°30'00" E 137.65 FEET; AND N 10°00'00" E 219.39 FEET; AND N 81°00'00" E 230.00 FEET TO THE N.E. CORNER OF LOT 5 OF SAID HUNTSMAN PLAT 'A'; THENCE N 68°41'00" E 649.60 FEET; THENCE N 0°23'30" E 1176.65 FEET; THENCE S 88°54'40" W 2642.73 FEET TO THE POINT OF BEGINNING, INCLUDING A REPLAT OF LOT 13, THE HUNTSMAN PLAT 'A', CONTAINING 49 LOTS ON 76.789 ACRES.

21 Nov. 1978
 DATE

George Z. Aposhian Jr.
 SURVEYOR

OWNER'S DEDICATION

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

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof, I have hereunto set my hand this 28th day of December, A.D., 1978.

George Z. Aposhian Jr.
 SURVEYOR

ACKNOWLEDGMENT
 STATE OF UTAH,)
) S.S.
 ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME PARTLY SWORN OR AFFIRMED, DID SAY THAT _____ IS/A/RE THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID _____ BY AUTHORITY OF _____ AND THE SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC, RESIDING IN _____

INDIVIDUAL
ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 County of Salt Lake)
 On the 28th day of December, A.D., 1978, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, 2 in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes mentioned.
 MY COMMISSION EXPIRES Aug 30, 1980
George Z. Aposhian Jr.
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY, UTAH

SEVEN SPRINGS
 A SUBDIVISION OF PART OF SEC. 14, T.35., R.1E.
 SALT LAKE BASE & MERIDIAN

PREPARED BY:
 APOSHIAN CONSULTING ENGINEERS
 1444 EAST 3300 SOUTH
 SALT LAKE CITY, UTAH

PLANNING COMMISSION
 APPROVED THIS 7th DAY OF December, A.D., 1978 BY THE SANDY CITY PLANNING COMMISSION.
Calvin E. Brown
 CHAIRMAN SANDY CITY PLANNING COMMISSION

BOARD OF HEALTH
 APPROVED THIS 13th DAY OF October, A.D., 1978
Reland A. Hansen R.S.
 DIRECTOR BOARD OF HEALTH

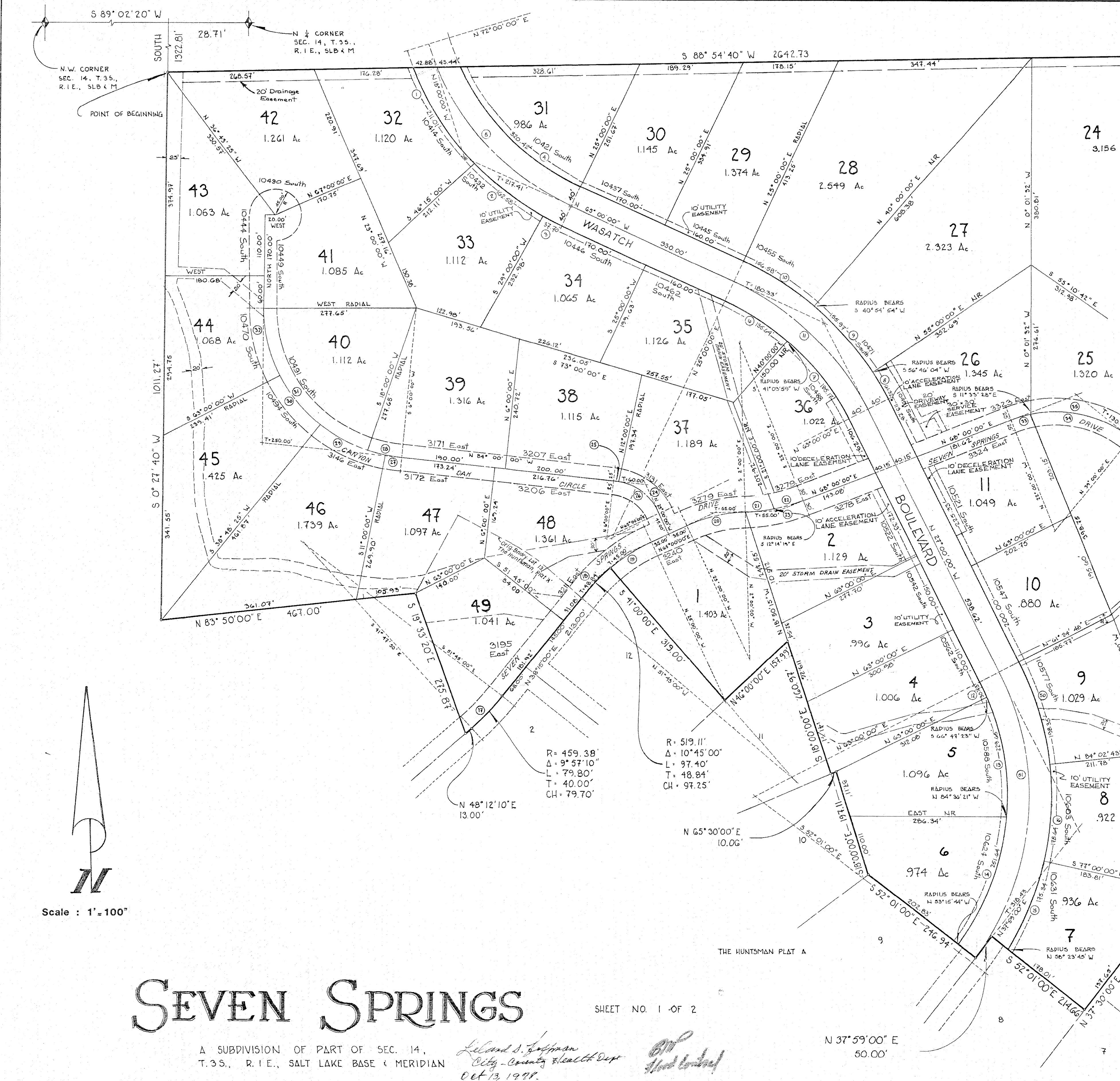
FLOOD CONTROL DEPT.
 APPROVED THIS 29th DAY OF November, A.D., 1978
Don R. Baker
 FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 DATE Dec 29, 1978
George Z. Aposhian Jr.
 SANDY CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 17 DAY OF January, A.D., 1979
Michael K. Burton
 SANDY CITY ATTORNEY

CITY COMMISSION
 PRESENTED TO THE BOARD OF _____ ENGINEERS THIS 7th DAY OF January, A.D., 1979 WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Shirley A. Burton
 CLERK SANDY CITY
William J. Whittaker
 MAYOR, SANDY CITY

RECORDED # 3231776
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REC. CLERK'S OFFICE
 E. Keith Howick
 DATE 2-1-79 TIME 10:56AM BOOK 79-2 PAGE 39
 # 4450
 FILE # _____
Thomas A. Anderson
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER



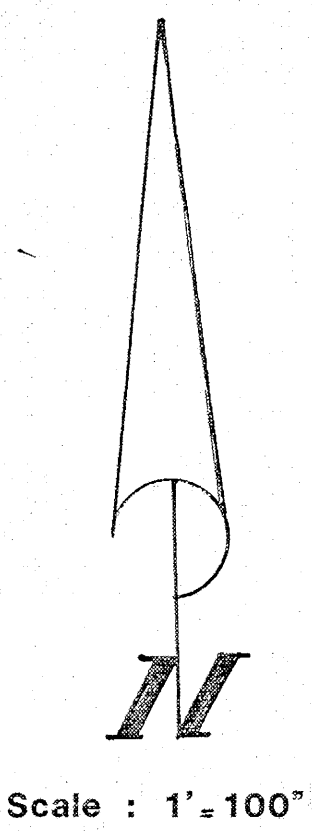
CONDITIONS OF APPROVAL :

1. That street dedication and improvements be carried out according to plan and profiles stamped and approved by the Engineering Department. And specifically that Wasatch Blvd. be dedicated and improved to City standards and that the connection be made to the Pepperwood area as approved by the Engineering Department.
2. That street grades not be greater than 12% except as waived by the planning commission and approved on the plan set on the hairpin curve be waived.
4. That the development standards of the Hillside Ordinance be adhered to in regards to drainage and erosion, re-vegetation, geology, grading, etc.
5. That all aspects of the City's Water Policy be adhered to, and specifically that an adequate water system (including tank site and specs) be installed by the developer with adequate water lines and pressure to be operative before buildings construction proceeds beyond foundations, as per Engineering and Fire Department requirements.
6. That water line easements be granted to the City for maintenance and be so indicated on the plat.
7. That driveway easement not cross property lines except as shown on the approved grading plan.
8. That all dwellings be set back from the Class I and II faults and from the toe of any 2:1 (or greater) slope a minimum of 25 feet or as determined at the time of Engineering review or the building permit.
9. That the City will not provide garbage service or snow removal on the private road system, and that the City be granted easements over local private streets for emergency vehicles and be so indicated on the plat.
10. That sub-surface drainage system be installed as outlined in the report by Dames and Moore.

Issued and that lot buyers be fully appraised as such:

- a) An acceptable grading plan of a scale at least 1"=10' be submitted showing 2' contour intervals, home place, vegetation, drainage, erosion controls (i.e. retaining walls), bearing capacity of the soil, etc. as per Section 15-9-7 (h) of the Hillside Ordinance.
- b) Collapsible soil evaluation on lots # 1-11, 26-27, and 32-49 by a Soil Engineer and that appropriate steps be taken before construction if collapsible soils are found to exist.
- c) Special Conditions for lots 6, 9, 14 and 20:
 - 1) No dwelling limits shall be constructed closer than 50' downgradient from the toe of the portion of the escarp 2:1 or steeper.
 - 2) Dwelling units above the crest of the slope shall be offset to conform to the standards outlined in the report by Dames and Moore dated December 29, 1978, as determined by the Engineering Department.

Notes: 1. Drainage easements are intended to follow the natural drainage channels and are 10' each side of the centerline of the drainage channel.
 2. Seven Springs Drive, Seven Springs Circle, and Canyon Drive are private roads and utility easements.



SEVEN SPRINGS

A SUBDIVISION OF PART OF SEC. 14, T. 35., R. 1 E., S.L.B. & M. MERIDIAN

Leland S. Hoffman
 City-County Health Dept
 Oct 13, 1978

SHEET NO. 1 OF 2

PREPARED BY:
 APOSHIAN CONSULTING ENGINEERS
 1444 EAST 3300 SOUTH
 SALT LAKE CITY, UTAH 84100

RECORDED # 323176
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
 AND FILED AT THE REQUEST OF:
 E. Keith Howick

DATE 2-1-79 TIME 10:56 AM BOOK 79-2 PAGE 39
 FEE \$ 4.50
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER

79-2-39
1 OF 2

79-2-39