

# WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
Sandy, Salt Lake County, Utah

## SANDY CITY GENERAL NOTES & NOTICE TO PURCHASERS

1. ALL PRIVATE ROADS WAY AND EMERGENCY ACCESS SHALL BE A PERPETUAL EASEMENT FOR REQUIRED UTILITIES.
2. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARD ANY BUILDING.
3. NO SINGLE-FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET FROM ANY 30%-OR-GREATER-SLOPE AREA.
4. ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. THE PRIVATE ROAD IS HEREBY RESERVED AS A NON-EXCLUSIVE WATER, SANITARY SEWER, STORM WATER SEWER, DRAINAGE, PUBLIC UTILITY, AND PUBLIC ACCESS EASEMENT.
6. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE FOR THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED BY THE SANDY CITY ENGINEER.
8. THE PROPERTY OWNER OF LOT 4 IS RESPONSIBLE FOR THE MAINTENANCE FOR THE HILLSIDE AREA FROM THE EAST LOT LINE OF LOT 4 TO THE CURB ON WASATCH DRIVE. PROPERTY OWNER OF LOT 5 IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA EAST OF LOT 5 TO THE CURB OF WASATCH DRIVE.
9. NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
10. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET), BASED ON THE 10-YEAR, 3-HOUR STORM EVENT. THOSE PORTIONS OF THE RESIDENTIAL LOT THAT RUNOFF DOES NOT ULTIMATELY FLOW TO THE STREET ARE REQUIRED TO RETAIN STORM WATER ON SITE, BASED ON THE 100-YEAR, 24-HOUR STORM EVENT. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTED BEDS, UNDERGROUND INFILTRATION, ETC. PRIOR TO RECEIVING A BUILDING PERMIT, ENGINEERING CALCULATIONS AND DESIGNS (BASED ON THE BUILDING SITE PLAN AND LANDSCAPING PLAN, INDICATING HOW STORM WATER WILL BE RETAINED/MANAGED) WILL BE REQUIRED TO BE SUBMITTED AS PART OF THE BUILDING PLANS SUBJECT TO APPROVAL.
11. THAT GRADING, DRAINAGE, HOME PLACEMENT & VEGETATION PLANS TO BE SUBMITTED & APPROVED FOR ALL LOTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
12. NO PROJECTIONS (E.G. WINDOW WELLS) IN EMERGENCY ACCESS EASEMENT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	68.94'	231.00'	68.68'	N78°12'54"W
C2	64.16'	215.00'	63.93'	N78°12'54"W
C3	73.71'	247.00'	73.44'	S78°12'54"E
C4	24.26'	25.50'	23.36'	N65°57'37"E
C5	29.76'	46.00'	5146.53'	N57°14'08"E
C6	74.89'	46.00'	5146.88'	S57°35'13"E
C7	12.14'	46.00'	748.54'	S32°3'02"E
C8	12.14'	46.00'	748.54'	S11°44'16"W
C9	59.09'	46.00'	55.11'	S56°05'58"W
C10	44.03'	46.00'	42.37'	N59°40'44"W
C11	24.01'	25.50'	23.13'	N59°13'53"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.08'	N89°19'22"E
L2	19.11'	S11°16'59"W
L3	78.10'	S87°18'10"E
L4	23.69'	N0°41'37"E
L5	67.31'	S17°39'14"W
L6	57.88'	S10°42'57"W
L7	178.00'	S89°59'57"W
L8	10.98'	S89°39'55"E
L9	63.96'	S89°39'55"E

## PROJECT SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
ORION, UTAH 84057  
PH: 801.376.2245

## SLOPE NOTES:

1. 30% OR GREATER SLOPE AREA. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND, EXCEPT AS APPROVED BY THE CITY ENGINEER. STRUCTURES TO BE SETBACK AS REQUIRED BY APPLICABLE ORDINANCE. VEGETATION PROTECTION AREA (0.88 ACRES).
2. 30% OR GREATER SLOPE ANOMALY CONSTRUCTION ALLOWED IN THIS AREA (0.67 ACRES).

## LEGEND:

- FOUND SECTION CORNER AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL PROPERTY CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE)
- CALCULATED POINT (NOT SET)

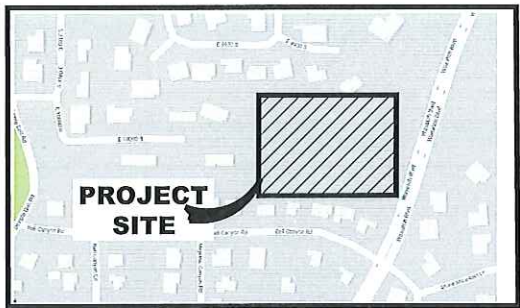
## TABULATIONS:

TOTAL PLAT ACREAGE 4.48 ACRES  
TOTAL LOT ACREAGE 4.21 ACRES  
TOTAL ACREAGE IN STREETS 0.27 ACRES  
AVERAGE LOT SIZE 20,376 S.F.  
NUMBER OF LOTS 9

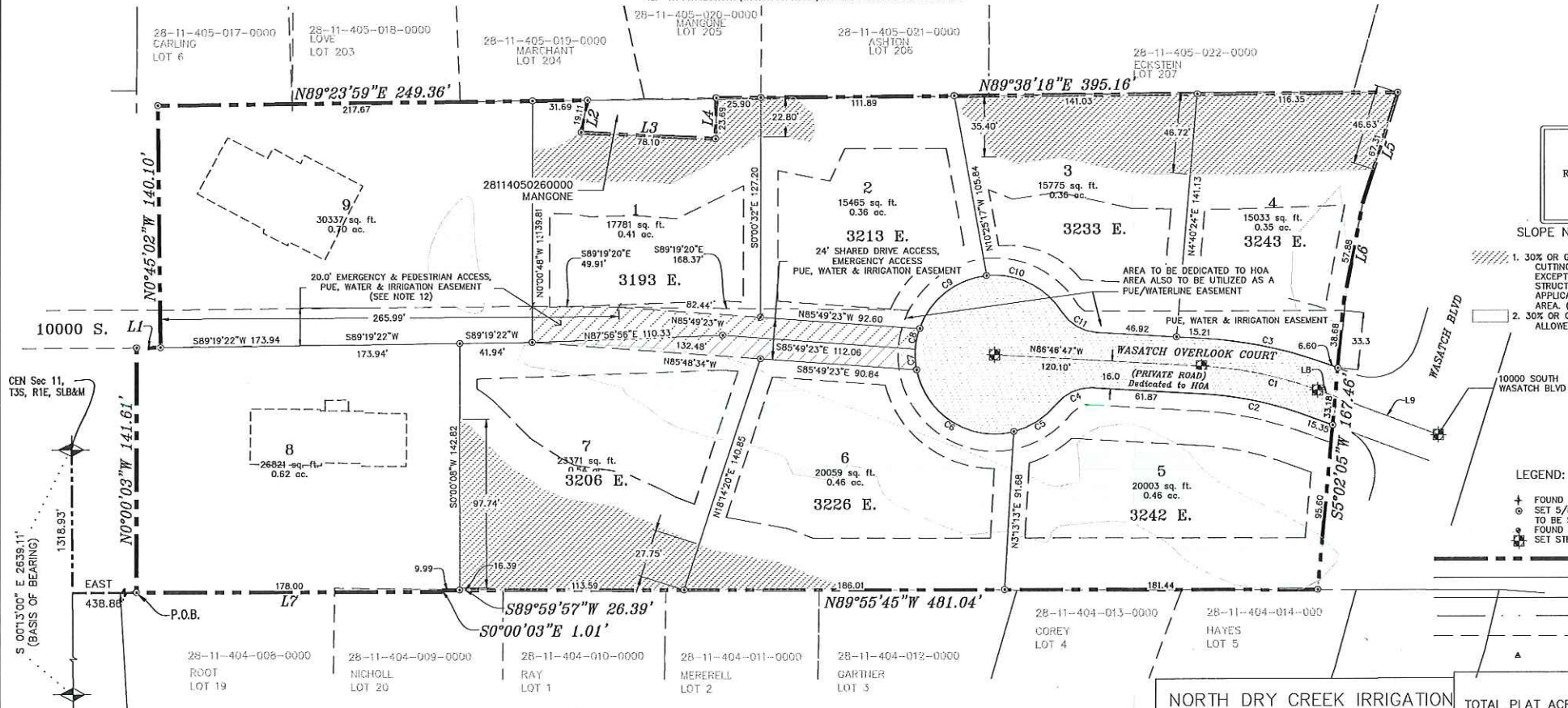
## NORTH DRY CREEK IRRIGATION

APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

DIRECTOR: NORTH DRY CREEK IRRIGATION



VICINITY MAP (nts)



APPROVAL AS TO FORM  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

SANDY CITY ATTORNEY

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS  
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT  
WHICH TIME THE SUBDIVISION WAS APPROVED  
AND ACCEPTED

MAYOR

ATTEST: SANDY CITY RECORDER

SANDY CITY PARKS & REC  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

DIRECTOR

ROCKY MOUNTAIN POWER  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

ROCKY MOUNTAIN POWER

COTTONWOOD IMPROVEMENT  
DISTRICT  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

DISTRICT MANAGER

CENTURY LINK  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

CENTURY LINK

PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

CHAIRMAN: PLANNING COMMISSION

SANDY CITY ENGINEER  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

SANDY CITY ENGINEER

SALT LAKE COUNTY  
HEALTH DEPARTMENT  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

DIRECTOR: SALT LAKE CO. HEALTH DEPARTMENT

PUBLIC UTILITIES DEPARTMENT  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

PUBLIC UTILITIES ENGINEERING MANAGER

DOMINION ENERGY  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

DOMINION ENERGY

COMCAST  
APPROVED THIS \_\_\_\_\_ A.D. 20\_\_\_\_  
DAY OF \_\_\_\_\_

COMCAST

## SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368358. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PRIVATE STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-B0-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

ROBBIN J. MULLEN, P.L.S.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 0° 13' 00" EAST 138.93 FEET AND EAST 438.86 FEET FROM THE CENTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 00° 00' 03" W FOR A DISTANCE OF 141.61 FEET TO A POINT ON A LINE. THENCE, N 89° 19' 22" E FOR A DISTANCE OF 14.08 FEET TO A POINT ON A LINE. THENCE, N 00° 45' 02" W FOR A DISTANCE OF 140.10 FEET TO A POINT ON A LINE. THENCE, N 89° 23' 59" E FOR A DISTANCE OF 249.36 FEET TO A POINT ON A LINE. THENCE, S 11° 16' 59" W FOR A DISTANCE OF 19.11 FEET TO A POINT ON A LINE. THENCE, S 87° 18' 10" E FOR A DISTANCE OF 78.10 FEET TO A POINT ON A LINE. THENCE, N 00° 41' 37" E FOR A DISTANCE OF 23.69 FEET TO A POINT ON A LINE. THENCE, N 89° 38' 18" E FOR A DISTANCE OF 395.16 FEET TO A POINT ON A LINE. THENCE, S 17° 39' 14" W FOR A DISTANCE OF 67.31 FEET TO A POINT ON A LINE. THENCE, S 10° 42' 57" W FOR A DISTANCE OF 57.88 FEET TO A POINT ON A LINE. THENCE, S 05° 02' 05" W FOR A DISTANCE OF 167.46 FEET TO A POINT ON A LINE. THENCE, N 89° 59' 57" W FOR A DISTANCE OF 178.00 FEET TO A POINT ON A LINE. THENCE, S 89° 59' 57" W FOR A DISTANCE OF 10.98 FEET TO A POINT ON A LINE. THENCE, S 89° 59' 57" W FOR A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. CONTAINS 4.48 ACRES, MORE OR LESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO HEREAFTER BE KNOWN AS WASATCH OVERLOOK SUBDIVISION, DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED PRIVATE STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE PRIVATE STREETS, AND DO FURTHER DEDICATE THE EASEMENTS, AS SHOWN, FOR THE USE OF ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: WASATCH OVERLOOK, LLC -- MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who, being by me duly sworn or affirmed, did say that he/she/they is/are the \_\_\_\_\_ of a limited liability company, and that he/she/they signed the owner's dedication freely and voluntarily for, and in behalf of, said limited liability company, for the purposes therein mentioned, and he/she/they acknowledged to me that said limited liability company executed the same.

Notary Public

My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ County, \_\_\_\_\_

## INDIVIDUAL/TRUSTEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_

RAY DODD

SUSAN MARSHALL

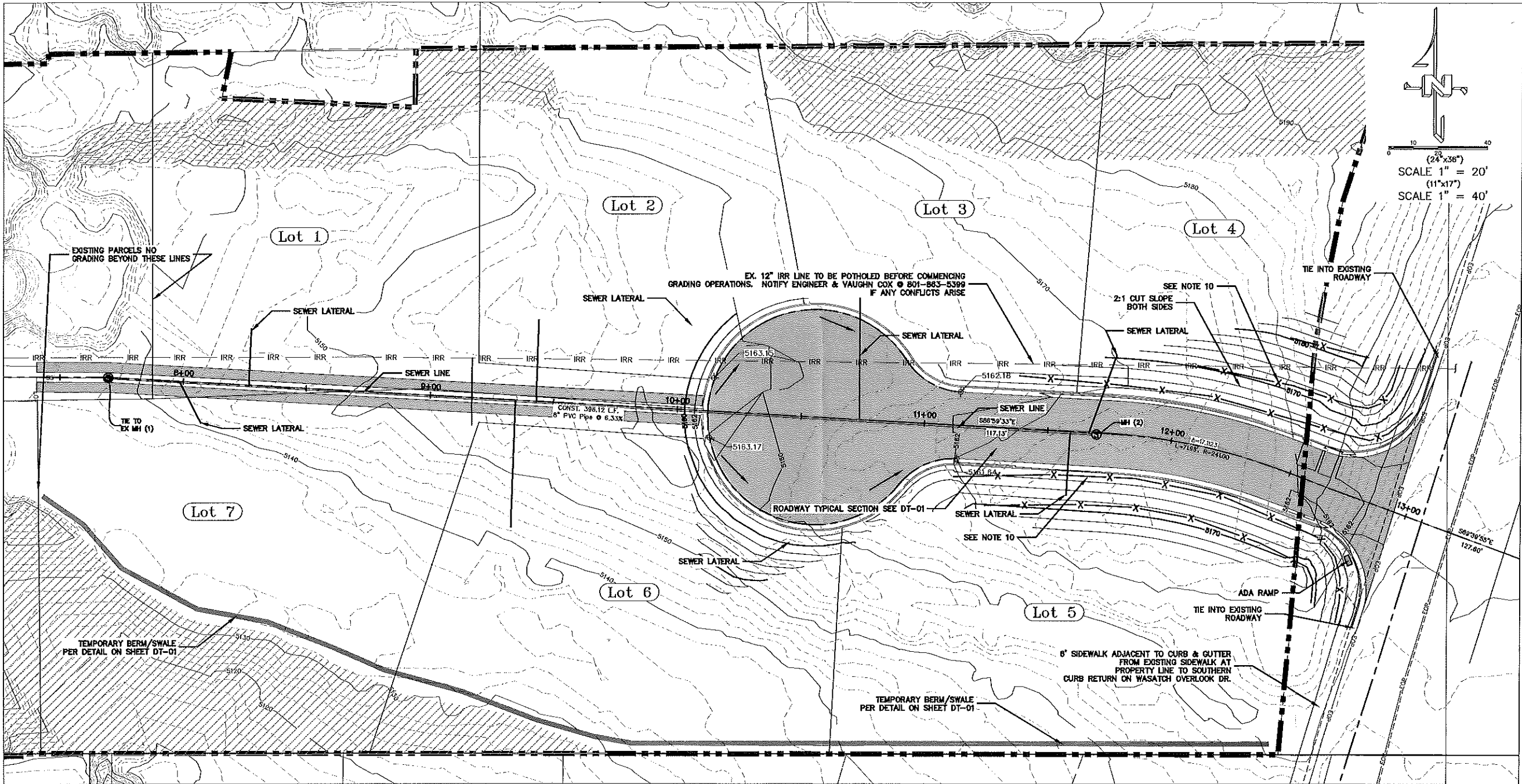
DAVID MOCK -- TRUSTEE

## WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH RANGE 1 EAST,  
SALT LAKE COUNTY, UTAH

SANDY CITY  
SCALE: 1" = 40 FEET  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ CLERK \_\_\_\_\_ SALT LAKE COUNTY RECORDER \_\_\_\_\_





#### NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
2. PROVIDE PROCTOR TEST, FOR ROAD BASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
3. PROVIDE ESTIMATE OF QUANTITIES OF EXCAVATION, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES AND HAUL ROUTE, TO SANDY CITY PUBLIC WORKS INSPECTOR.
4. 30% OR GREATER SLOPE AREA. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY SANDY CITY ENGINEER.
5. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
6. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801.568.2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.
7. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
8. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801.568.2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
9. ALL CUT, FILL AND OTHER DISTURBED AREAS TO BE SEED AND PROVIDED WITH SOIL STABILIZATION MATERIAL TO BE APPROVED BY ENGINEER.
10. 6" STRAW WATTLES TO BE PLACED ALONG LEVEL CONTOUR ACROSS ALL CUT, FILL AND OTHER DISTURBED SLOPES. 6' MAXIMUM SPACING BETWEEN WATTLES AND WATTLES TO BE MAINTAINED UNTIL VEGETATION STABILIZING SLOPE IS ESTABLISHED.
11. INSTALLATION OF THE STORM DRAIN DITCH/SWALE ON LOTS 5 & 6 AND THE BERM ON LOTS 6 & 7 IS TO BE COMPLETED BEFORE COMMENCING ANY ROADWAY GRADING OPERATIONS.

#### LEGEND:

—	CONTOUR MAJOR - EXISTING	—	EXISTING PROPERTY LINE
---	CONTOUR MINOR - EXISTING	---	RIGHT OF WAY LINE
---	CONTOUR MAJOR - PROPOSED	---	LOT LINE
---	CONTOUR MINOR - PROPOSED	---	SECTION LINE
		---	PUBLIC UTILITY EASEMENT

#### SLOPE NOTES:

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NSE, llc

230 NORTH 550 EAST  
LINDON, UTAH 84042  
801.706.8516

nixon.evan@gmail.com

WASATCH OVERLOOK

LOCATED IN THE SOUTHEAST QUADRANT OF  
SECTION 11, T3S R1E S1E&M  
10000 SOUTH WASATCH BLVD  
SANDY, UT 84092

GRADING  
PLAN

DATE: 10-18-18

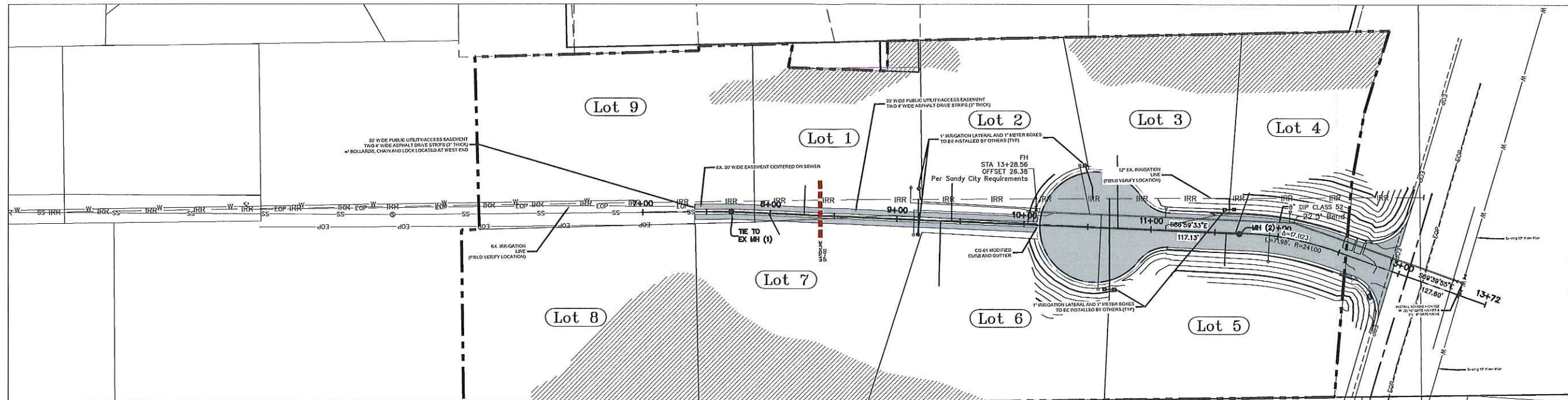
JOB NO: 17-002

DRAWN: SH

CHECKED: EN

REVISION:

GP-01

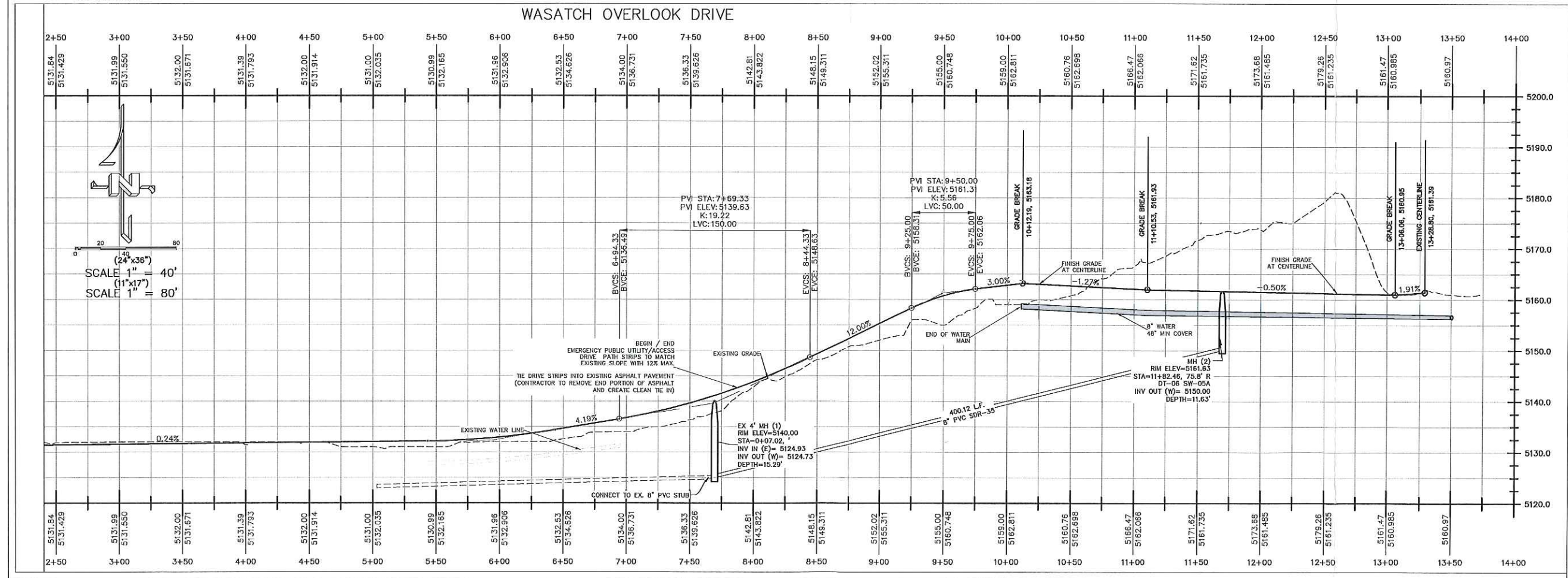


#### NOTE:

1. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED. SEWER TO BE INSTALLED IN ACCORDANCE WITH COTTONWOOD IMPROVEMENT STANDARD PLANS AND SPECIFICATIONS.

#### LEGEND:

- SD CURB INLET
- UTILITY LINE
- CENTERLINE
- PROPERTY LINE



**NSE, Inc**  
230 NORTH 550 EAST  
LINDON, UTAH 84042  
801.706.8516  
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**WASATCH OVERLOOK**  
LOCATED IN THE SOUTHEAST QUADRANT OF  
SECTION 11, T3S R1E S18&M  
10000 SOUTH WASATCH BLVD  
SANDY, UT 84092

#### PLAN & PROFILES

DATE: 10-18-18  
JOB NO: 17-002  
DRAWN: SH  
CHECKED: EN  
REVISION:

SHEET: PP-01



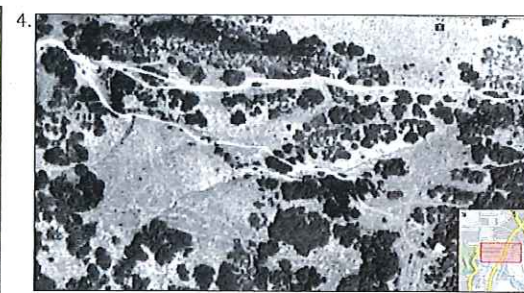






**NOTES:**

1. PICTURE LOCATION LOOKING WEST
2. PICTURE LOCATION LOOKING WEST
3. PICTURE LOCATION LOOKING NORTH
4. 1938 SITE IMAGE
5. 1967 SITE IMAGE



**PICTURE LOCATIONS**

DATE : 8-01-18  
JOB NO: 17-002  
DRAWN: SH  
CHECKED: EN  
REVISION:

SHEET:

PIC-01

**WASATCH OVERLOOK**

LOCATED IN THE SOUTHEAST QUADRANT OF  
SECTION 11, T3S R1E S1E&M  
10000 SOUTH WASATCH BLVD  
SANDY, UT 84092

STAMP:

**NSE, LLC**

230 NORTH 550 EAST  
LONDON, UTAH 84042  
801.706.8516  
nixon.evan@gmail.com