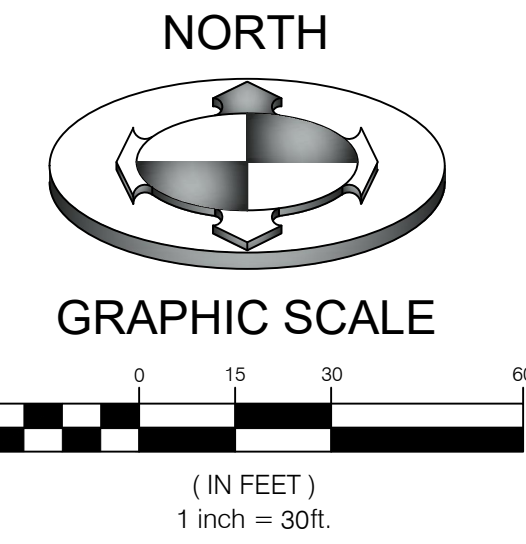


JASON K CIRCLE SUBDIVISION AMENDED & EXTENDED

AMENDING LOTS 4 & 7 OF JASON K CIRCLE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 103381, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, AS SHOWN ON THIS PLAN AND DESCRIBED HERE AFTER, SAID TRACT OF LAND TO BE KNOWN AS JASON K CIRCLE SUBDIVISION AMENDED AND EXTENDED, AMENDING LOTS 4 AND 7 OF JASON K CIRCLE SUBDIVISION.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET, SAID POINT BEING NORTH 58.51 FEET AND EAST 1717.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET THE FOLLOWING TWO (2) COURSES: 1) NORTH 88°31'28" EAST 16.41 FEET 2) NORTH 89°20'15" EAST 106.82 FEET TO THE EAST LINE OF JASON K CIRCLE SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2002P AT PAGE 53; THENCE SOUTH 314.23 FEET ALONG THE EAST LINE OF SAID JASON K CIRCLE SUBDIVISION; THENCE NORTH 87°50'35" WEST 127.54 FEET; THENCE SOUTH 47°20'57" WEST 12.71 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JASON K CIRCLE; THENCE NORTH-WESTERLY 20.19 FEET ALONG THE ARC OF A 51.00 NON TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 47°12'10" WEST 20.06 FEET; THENCE NORTH 47°20'57" EAST 33.47 FEET TO A POINT ON THE WESTERLY LINE OF SAID JASON K CIRCLE SUBDIVISION; THENCE NORTH 01°09'00" EAST 63.69 FEET ALONG SAID WESTERLY LINE; THENCE WEST 214.25 FEET TO THE EASTERLY LINE OF THE UTAH TRANSIT AUTHORITY CORRIDOR; THENCE NORTH 03°37'01" EAST 204.36 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 89°49'00" EAST 16.50 FEET; 2) NORTH 03°37'01" EAST 7.51 FEET; 3) NORTH 88°27'54" EAST 90.66 FEET; 4) NORTH 88°31'28" EAST 97.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 83,954 SQ FT OR 1.927 ACRES

5 LOTS



PRELIMINARY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

JASON K CIRCLE SUBDIVISION AMENDED AND EXTENDED AMENDING LOTS 4 & 7 OF JASON K CIRCLE SUBDIVISION

AND DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A WATERLINE EASEMENT TO SANDY CITY, AND ANY OTHER EASEMENTS AS SHOWN ON THIS PLAN, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS _____ DAY OF _____, A.D. 20____.

SIGNED: DARREN KINDER SIGNED: JILL KINDER SIGNED: DANIEL ALGER

SIGNED: CLINT WRIGHT SIGNED: VIRGINIA ALGER

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DANIEL ALGER AND VIRGINIA ALGER, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY THEM, AND THEY ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE _____ NOTARY PUBLIC'S COMMISSION NUMBER _____

PRINT NAME - NOTARY PUBLIC _____ COMMISSION EXPIRATION DATE _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DANIEL ALGER AND VIRGINIA ALGER, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HE/SHE/THEM, AND HE/SHE/THEY ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE _____ NOTARY PUBLIC'S COMMISSION NUMBER _____

PRINT NAME - NOTARY PUBLIC _____ COMMISSION EXPIRATION DATE _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CLINT WRIGHT, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED BY THEM, AND THEY ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE _____ NOTARY PUBLIC'S COMMISSION NUMBER _____

PRINT NAME - NOTARY PUBLIC _____ COMMISSION EXPIRATION DATE _____

NOTES

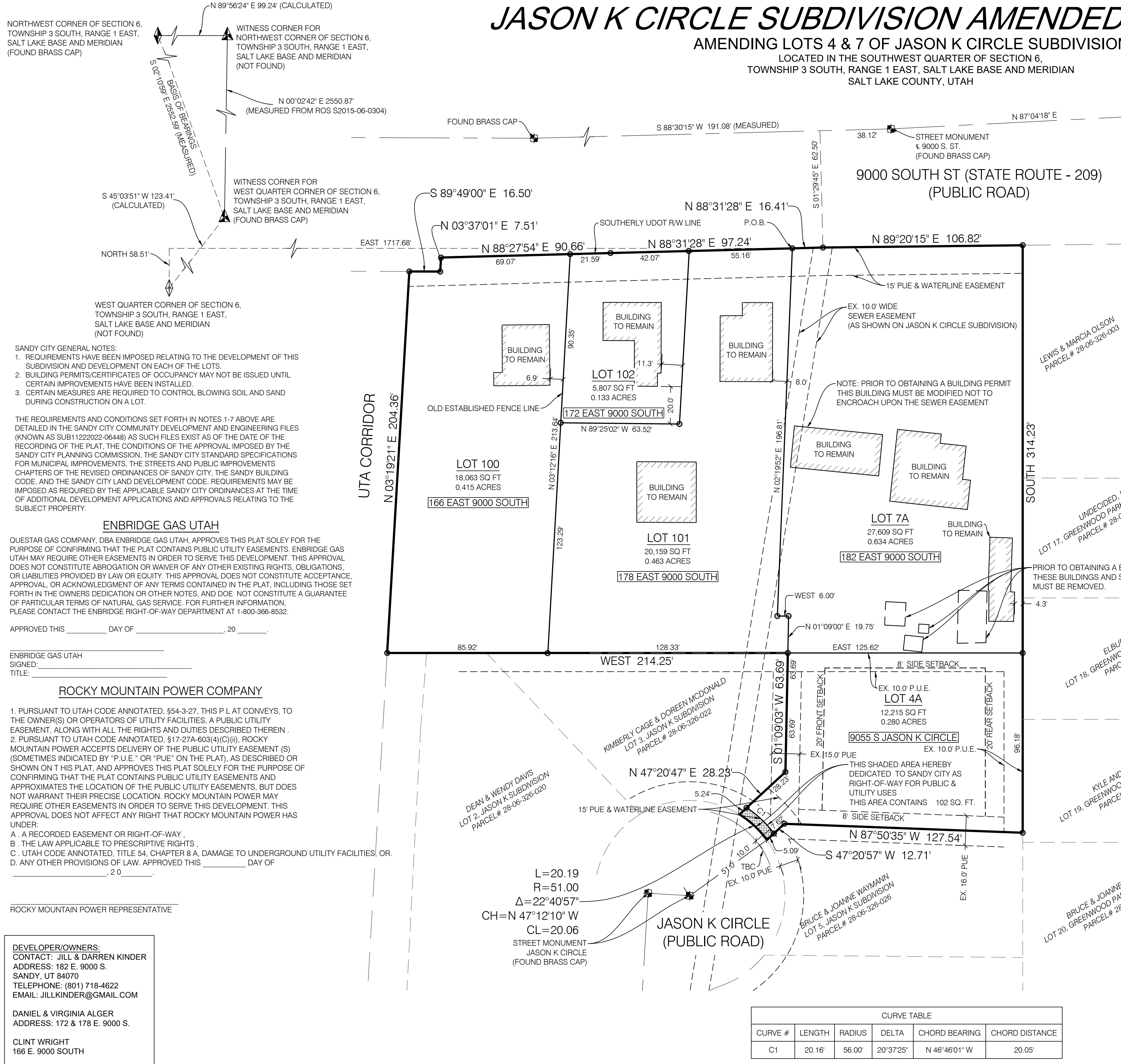
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETUATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOW S) THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- A PHASE II ENVIRONMENTAL STUDY ASSESSMENT (ESA) WAS PERFORMED BY GORDON GEOTECHNICAL ENGINEERING, INC., DATED SEPTEMBER 25, 2024 (JOB NO. 1335-001-24). A COPY OF THIS REPORT IS AVAILABLE FOR READING AT SANDY CITY PUBLIC WORKS, 8775 SOUTH 700 WEST STREET, SANDY, UTAH. THE SUMMARY OF THIS REPORT IS AS FOLLOWS: 1. ARSENIC CONCENTRATIONS WERE ABOVE THE EPA SOIL SCREENING LEVEL (SSL) OF 0.68 MG/KG. 2. THE LEAD CONCENTRATIONS WERE ABOVE THE EPA SOIL SCREENING LEVEL (SSL) OF 200 MG/KG, PUBLISHED IN MAY 2024. THESE ELEVATED METAL CONCENTRATIONS MAY BE DUE TO THE HISTORIC SMELTER OPERATIONS NEARBY.

LEGEND AND ABBREVIATIONS:

	SECTION CORNER AND LINE (FOUND)
	SECTION CORNER (NOT FOUND)
	WITNESS CORNER (FOUND)
	STREET MONUMENT (FOUND)
	SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED
	"BENCHMARK ENG."
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EASEMENT
	LOT LINE
	PUBLIC UTILITY EASEMENT
	TOP BACK OF CURB
	PUE
	TBC



VICINITY MAP



SANDY CITY GENERAL NOTES:
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.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB11222022-06448) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS PLAN. THE CONDITIONS OF THE 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 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.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAN, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR OTHER NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT THE ENBRIDGE RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

ENBRIDGE GAS UTAH
SIGNED: _____
TITLE: _____

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, §54-3-27, THIS PLAN CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANNOTATED, §17-27A-603(4)(C)(i), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAN), AS DESCRIBED OR SHOWN ON THIS PLAN, AND APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY.
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8 A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D. ANY OTHER PROVISIONS OF LAW. APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER REPRESENTATIVE

DEVELOPER/OWNERS:
CONTACT: JILL & DARREN KINDER
ADDRESS: 182 E. 9000 S.
SANDY, UT 84070
TELEPHONE: (801) 718-4622
EMAIL: JILLKINDER@GMAIL.COM

DANIEL & VIRGINIA ALGER
ADDRESS: 172 & 178 E. 9000 S.

CLINT WRIGHT
166 E. 9000 SOUTH

SANDY PARKS & RECREATION
APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE SERVICES
APPROVED THIS _____ DAY OF _____, A.D. 20____.

SALT LAKE COUNTY SURVEYOR
RECORD OF SURVEY FILE NO. S2024-11-0718

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

SANDY SUBURBAN IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20____.

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20____.

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

SANDY CITY PUBLIC UTILITIES
APPROVED THIS _____ DAY OF _____, A.D. 20____.

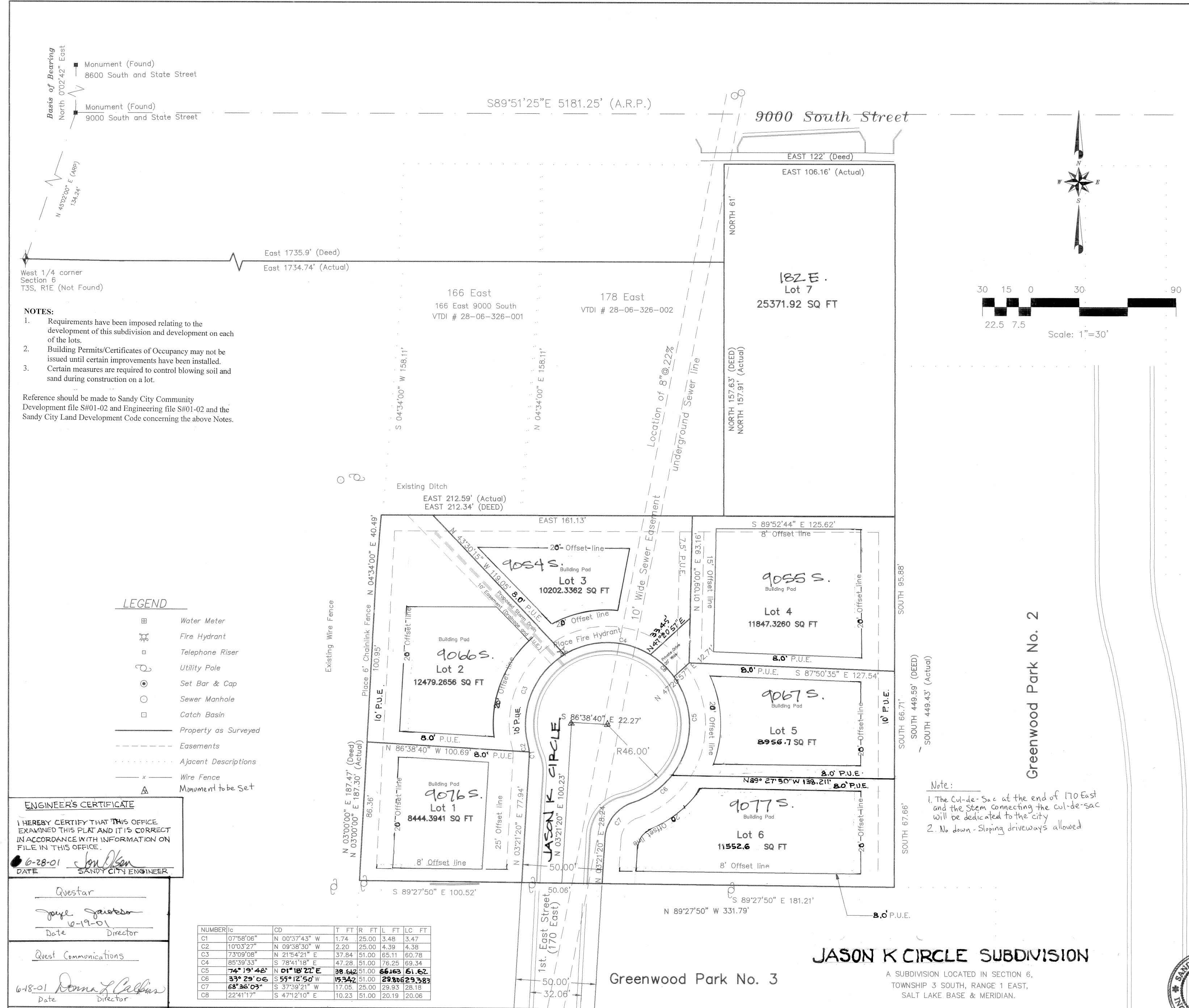
SANDY CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

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

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____
TIME _____ BOOK _____ PAGE _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____



- NOTES:**
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.

Reference should be made to Sandy City Community Development file S801-02 and Engineering file S801-02 and the Sandy City Land Development Code concerning the above Notes.

- LEGEND**
- ☐ Water Meter
 - ☒ Fire Hydrant
 - Telephone Riser
 - Utility Pole
 - ⊙ Set Bar & Cap
 - Sewer Manhole
 - ☐ Catch Basin
 - Property as Surveyed
 - Easements
 - Adjacent Descriptions
 - x- Wire Fence
 - ⊕ Monument to be Set

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICE EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 6-28-01 *Jan Klen*
 DATE SANDY CITY ENGINEER

Questar
Joyle Jacobson
 Date 10-19-01 Director

Quest Communications
 6-18-01 *Donna K. Callahan*
 Date Director

NUMBER	CD	F	T	R	L	LC	FT
C1	17°58'06"	N	00°37'43"	W	1.74	25.00	3.48 3.47
C2	10°03'27"	N	09°38'30"	W	2.20	25.00	4.39 4.38
C3	73°09'08"	N	21°54'21"	E	37.84	51.00	65.11 60.78
C4	83°09'33"	S	78°41'18"	E	47.29	51.00	78.25 109.34
C5	74°19'46"	N	01°18'21"	E	38.44	51.00	66.16 61.62
C6	33°29'06"	S	59°12'50"	W	15.94	51.00	29.96 29.83
C7	68°36'09"	S	37°39'21"	W	17.05	25.00	29.93 28.18
C8	22°41'17"	S	47°12'10"	E	10.23	51.00	20.19 20.06

Sandy City Public Utilities
 Approved this 27th day of June, A.D. 2001
Anthony Johnson
 Chief Engineer

Utah Power
 6/19/01 *Mark Rubin*
 Date Director

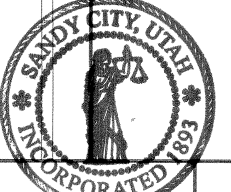
BOARD OF HEALTH
 APPROVED THIS 26th DAY OF June, A.D. 2001
David Smith
 DIRECTOR SALT LAKE CO. BOARD OF HEALTH

AT&T Cablevision
 6-20-01 *Sharon Palmer*
 Date Director

PLANNING COMMISSION
 APPROVED THIS 21st DAY OF June, A.D. 2001
 BY THE Sandy City Planning Comm.
W. B. [Signature]
 CHAIR, Sandy City

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF February, A.D. 2002
Kathleen [Signature]
 DISTRICT CLERK

Sandy City Cabinet
 PRESENTED TO THE BOARD OF SALT LAKE COUNTY COM. THIS 6th DAY OF February, A.D. 2002, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Donna [Signature] *Tom [Signature]*
 ATTORNEY SALT LAKE COUNTY CLERK Mayor



JASON K CIRCLE SUBDIVISION
 A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE
 I, L. MARK NEFF, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172065 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, STREETS, AND EASEMENTS, hereafter to be known as
Jason K Circle Subdivision
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
 MAR 25, 2001 DATE
L. Mark Neff
 L. MARK NEFF

Boundary Description
 Beginning at a point which is East a distance of 1734.74' from the West 1/4 corner of Section 6, Township 3 South, Range 1 East, SLB&M; thence NORTH a distance of 61.00' to a point thence EAST a distance of 106.16'; thence SOUTH a distance of 449.43'; thence N 89°27'50" W a distance of 331.79'; thence N 03°00'00" E a distance of 187.30'; thence N 04°34'00" E a distance of 40.49'; thence EAST a distance of 212.59'; thence NORTH a distance of 157.91' to the point of beginning.
 Containing: 97825.6287 square feet or 2.2458 acres

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS 30 DAY OF April, A.D. 2001
Porter Family Trust, dated the 20th day of November, 1991
Layne Porter, Trustee
Layne Porter, Trustee
Celebrity Builders
[Signature] president

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF SALT LAKE } s.s.
 ON THE 24th DAY OF Jan, A.D. 2002 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME, with bearing, by me, County Clerk, on this 24th day of Jan, MY COMMISSION EXPIRES 5/28/2004
Lishia K. Carrington NOTARY PUBLIC
 COMMISSION IN UTAH

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF SALT LAKE } s.s.
 ON THE 30 DAY OF March, A.D. 2001 PERSONALLY APPEARED BEFORE ME *Layne Porter, Trustee of the Porter Family Trust, dated 11-20-91*
 WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT They IS/ARE THE Trustee and Vice President OF Porter Family Trust and AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Trust and Corporation BY AUTHORITY OF Trust Agreement AND THE SAID parties ACKNOWLEDGED TO ME THAT SAID parties EXECUTED THE SAME.
 MY COMMISSION EXPIRES *Alan Boldt*
 NOTARY FULL NAME *Alan Boldt* NOTARY PUBLIC
 RESIDING IN COMMISSION IN UTAH

SEWER DISTRICT
 APPROVED THIS 24th DAY OF December, A.D. 2001
Wayne [Signature]
 SEWER DISTRICT COORDINATOR

RECORDED # 8168299
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
CELEBRITY BUILDERS
 DATE 3/6/02 TIME 9:18 AM BOOK 2002P PAGE 53
 \$37.00 FEE \$
Archer [Signature]
 SALT LAKE COUNTY RECORDER

CONSULTANTS IN ENGINEERING, PLANNING, AND LAND SURVEYING.
neff
 ENGINEERS & ASSOCIATES INC.
 4659 SOUTH 2300 EAST SUITE 104
 SALT LAKE CITY, UTAH 84117
 TEL (801) 272-8344 FAX (801) 272-8548

CLIENT: David George
 ADDRESS:
 381-0184

FINAL SUBDIVISION PLAT
JASON K CIRCLE
 Subdivision
 ADDRESS: Sandy, Utah

SURVEY LOCATION:
 SECTION 6
 TOWNSHIP 3 S. RANGE 1 E.
 SALT LAKE BASE & MERIDIAN

REVISIONS:

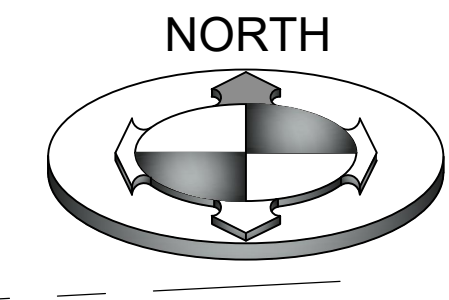
DATE	DESCRIPTION

DRAWING BY: GLL
 CHECKED BY: LHM
 COMPUTER FILE: c:\dwg\2111 2111.DWG
 DATE: 3-15-01
 FILE NO. 2111
 SHEET NO. 1 of 1

#37.00 2002P-53

BOUNDARY AND LOT LINE ADJUSTMENT SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



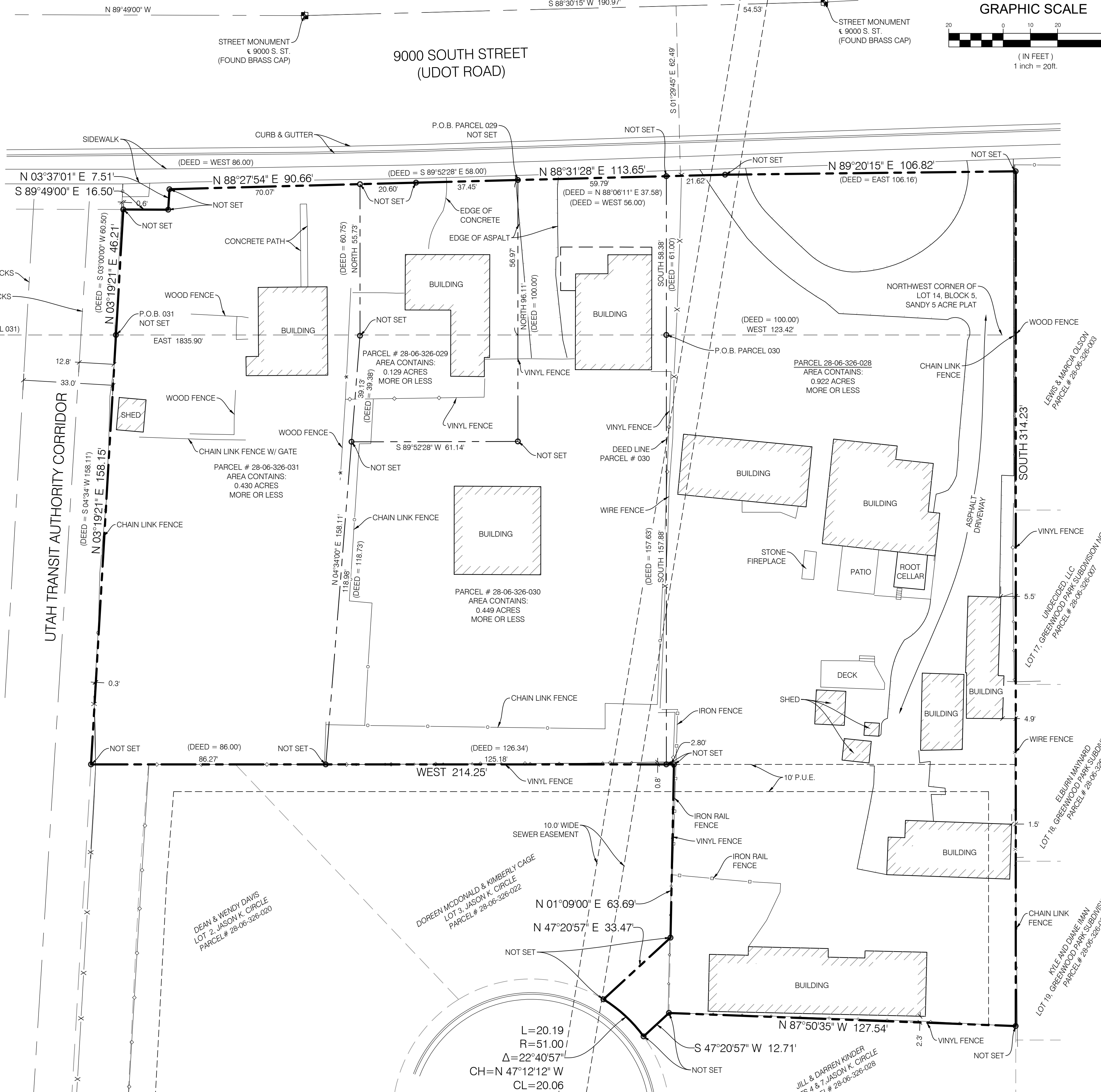
GRAPHIC SCALE
(IN FEET)
1 inch = 20ft.

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

WITNESS CORNER FOR
NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

WITNESS CORNER FOR
WEST QUARTER CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

WEST QUARTER CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)



SURVEYOR'S CERTIFICATE:

I, DALE K. BENNETT, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;

DALE K. BENNETT
No. 103381
11/1/2024

RECORD DESCRIPTION:

PARCEL 28-06-326-028
LOTS 4 AND 7, JASON K CIRCLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.

PARCEL 28-06-326-029
BEGINNING AT A POINT 100 FEET WEST FROM THE NORTH WEST CORNER OF LOT 14, BLOCK 5, 'SANDY 5 ACRE PLAT', THENCE NORTH 61 FEET, THENCE WEST 56 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING SOUTH 100 FEET; THENCE SOUTH 89 DEGREES 52' 28\"/>

PARCEL 28-06-326-030
BEGINNING AT A POINT 100 FEET WEST FROM THE NORTHWEST CORNER LOT 14, BLOCK 5, SANDY 5 ACRE PLAT, THENCE SOUTH 157.63 FEET, THENCE WEST 126.34 FEET; THENCE NORTH 4'34\"/>

LESS AND EXCEPTING:
BEGINNING SOUTH 89°55'18\"/>

PARCEL 28-06-326-031
BEGINNING 1,535.9 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 4'34\"/>

LESS AND EXCEPT: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 209 KNOWN AS PROJECT NO. F-0209(42)8, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4NW1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 209 (9000 SOUTH STREET) WHICH CORNER IS 1,534.99 FEET NORTH 89°55'18\"/>

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY JILL KINDER TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 02°10'59\"/>

- LIST OF REFERENCED DOCUMENTS**
- R1) QUIT CLAIM DEED, FILED ON JANUARY 31, 2023, ENTRY NO 14067489, IN BOOK 11398 AT PAGE 4579 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R2) WARRANTY DEED, FILED ON JANUARY 27, 2023, ENTRY NO 14066723, IN BOOK 11397 AT PAGE 9978 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R3) SPECIAL WARRANTY DEED, FILED ON JULY 13, 2012, ENTRY NO 11441059 IN BOOK 10041 AT PAGE 2865 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R4) QUIT CLAIM DEED, FILED ON NOVEMBER 19, 1999, ENTRY NO 7516756, IN BOOK 8324 AT PAGE 2055 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R5) WARRANTY DEED, FILED ON NOVEMBER 4, 2013, ENTRY NO 11753527, IN BOOK 10190 AT PAGE 975 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R7) JASON K CIRCLE SUBDIVISION, FILED ON MARCH 6, 2002, ENTRY NO 8168299, IN BOOK 2002P AT PAGE 53 AT THE RECORDERS OFFICE OF SALT LAKE COUNTY.
 - R8) WARRANTY DEED, RECORDED AS ENTRY NO. 13554914 IN BOOK 11111 AT PAGE 6873-6874 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - R9) UDOT RIGHT OF WAY PLAN, PROJECT NO. F-0209(42)8, MERIDIAN ENGINEERING, INC.

NARRATIVE
THE BOUNDARIES OF THE PROPERTY AS RECORDED WERE FOUND TO BE INCONSISTENT WITH THE RIGHT OF WAY OF BOTH 9000 SOUTH STREET AND THE UTAH TRANSIT AUTHORITY (UTA) CORRIDOR. AS RECORDED THE PROPERTY BOUNDARIES ARE ALSO INCONSISTENT WITH THE EXISTING IMPROVEMENTS ON THE PROPERTY. THE BOUNDARIES OF THE PROPERTY WERE ADJUSTED TO MATCH THE AS CONSTRUCTED LOCATIONS OF THOSE IMPROVEMENTS. IT WAS FOUND THAT BY CENTERING THE UTA CORRIDOR ON THE WESTERLY SET OF TRACKS, THE RIGHT OF WAY LINE OF SAID CORRIDOR COINCIDES WELL WITH THE EXISTING FENCE LINE. UDOT RECORDS WERE USED TO ESTABLISH THE RIGHT OF WAY OF 9000 SOUTH STREET.

LEGEND AND ABBREVIATIONS:

◆ SECTION CORNER & LINE (FOUND)	— CURB & GUTTER
○ SECTION CORNER (NOT FOUND)	— FENCE, CHAIN
▲ WITNESS CORNER (FOUND)	— FENCE, VINYL
○ PROPERTY CORNER (PLAT NOTED)	— FENCE, WOOD
○ ADJACENT PL. or LOT LINES	— FENCE, IRON
— EXISTING RIGHT-OF-WAY LINE	

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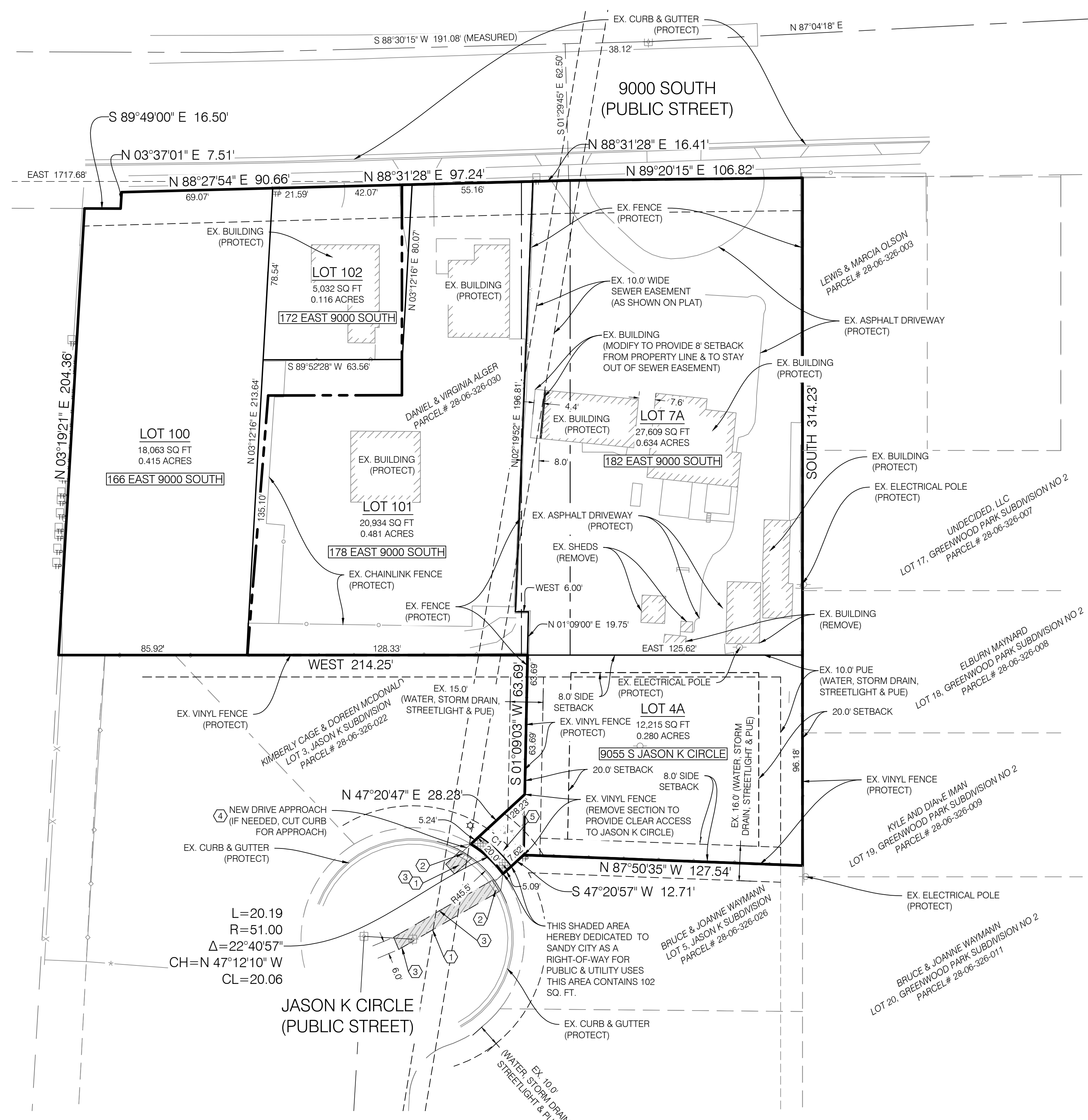
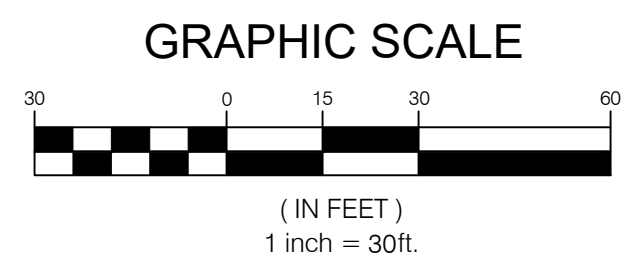
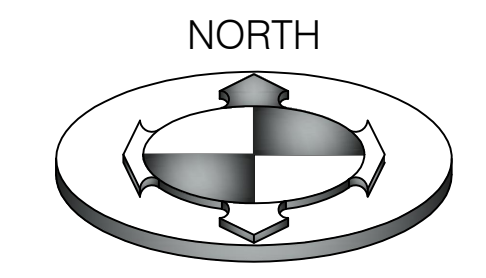
JILL KINDER / DANIEL ALGER

166, 172, 178, & 182 E. 9000 S. ST.
SANDY CITY, UTAH

PROJECT NO. 2403044

BOUNDARY SURVEY

SVB.01
1 OF 1



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	3/CDT.01
②	CONCRETE CURB & GUTTER PER SANDY CITY STDS CG-01	1/CDT.01
③	SAWCUT PER SANDY CITY STDS RC-02	3/CDT.01
④	DRIVE APPROACH PER SANDY CITY STDS DA-01	4/CDT.01
⑤	CONCRETE PAVEMENT WITH GRANULAR BASE	5/CDT.01

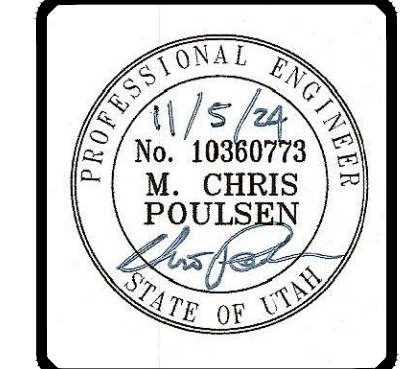
NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.09%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS

NO.	DATE	DESCRIPTION
1	09/18/24	REVISED PER CITY COMMENTS
2	11/05/24	REVISED PER CITY COMMENTS

PROJECT NO. 2301011
DATE 02/23/2023
DRAWN BY DM/JUM
CHECKED BY M/C
SCALE MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDANCE FOR REDUCED SIZE SHEETS

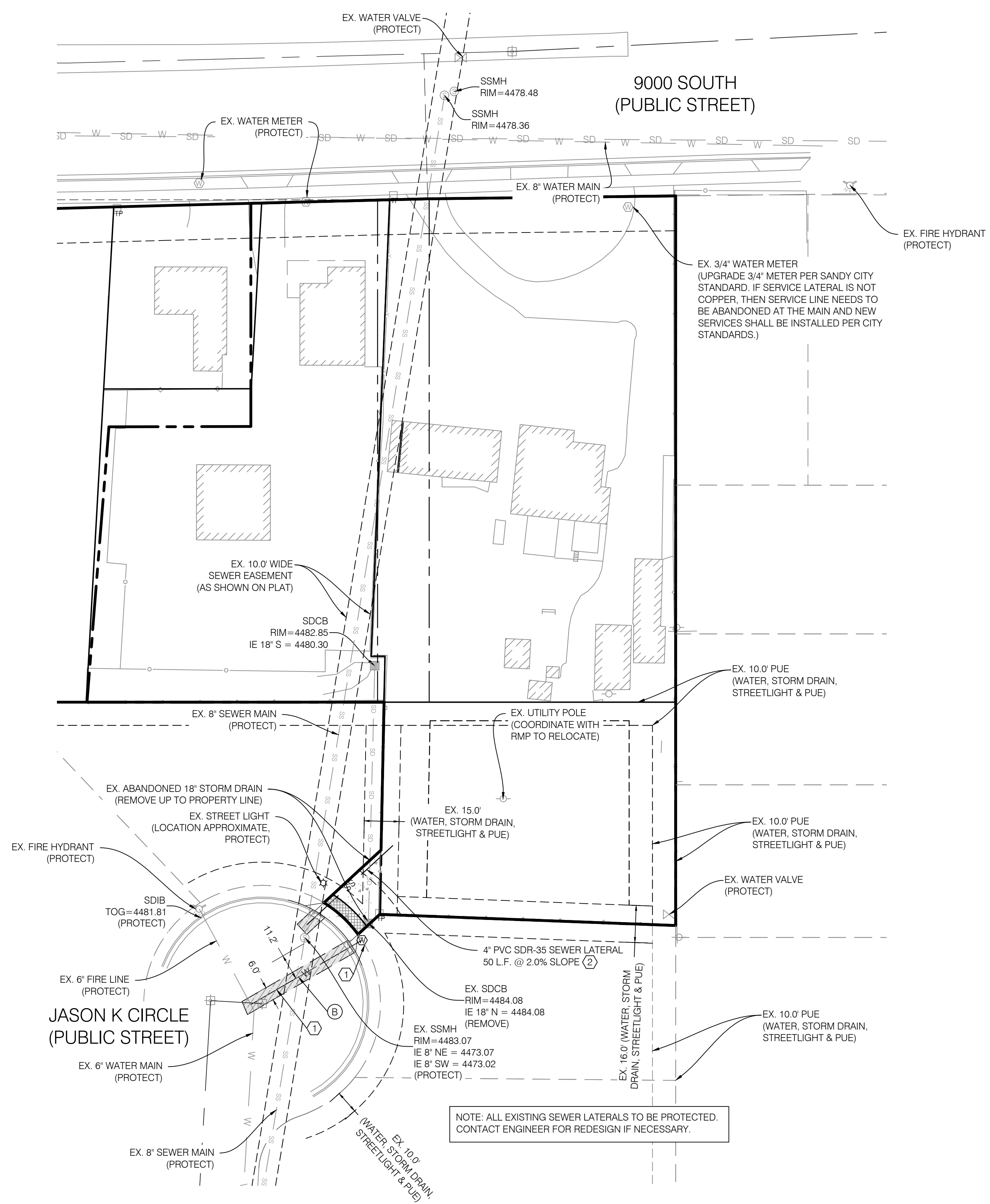
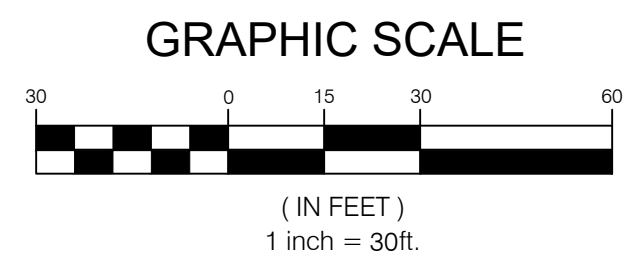
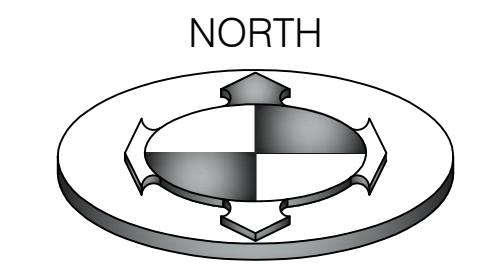


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178 & 182 EAST 9000 SOUTH
SANDY, UTAH

PROJECT NO. 2301011
SITE PLAN
CSP.01 1 OF 3





CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	1" TYPE K SOFT COPPER WATER SERVICE LINE & METER PER SANDY CITY STDS WTR-09	2/CDT.01
②	4" PVC SDR-35 SEWER LATERAL @2.0% MIN. SLOPE PER SANDY SUBURBAN I.D. STDS 2.2.6	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:
WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY.

NOTE:
UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE ROW AND NEAR SIDE PROPERTY LINES.

- WATER NOTES:**
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 6. LOCATE WATER LINE 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
 7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
 8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER
 9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES
 10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.
 11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS
 12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
 13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
 14. ALL DUCTILE IRON WATER LINES, FITTING, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
 15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).
 16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY

- SEWER CONSTRUCTION NOTES:**
1. SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 S. 700 W. SANDY, UTAH 84070.
 2. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

NOTE A: (A)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

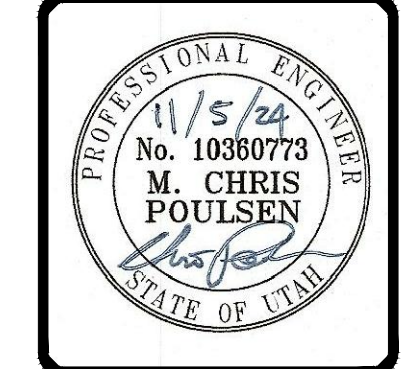
NOTE B: (B)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C: (C)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

NO.	DATE	DESCRIPTION
1	09/18/24	REVISED PER CITY COMMENTS
2	11/02/24	REVISED PER CITY COMMENTS

DRAWN BY: AD
 CHECKED BY: MCP
 FIELD CREW: DM/JJM
 DATE: 02/23/2023
 DRAWING FILE: 2301011 SITE

SCALE MEASURES: 1"=30' ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

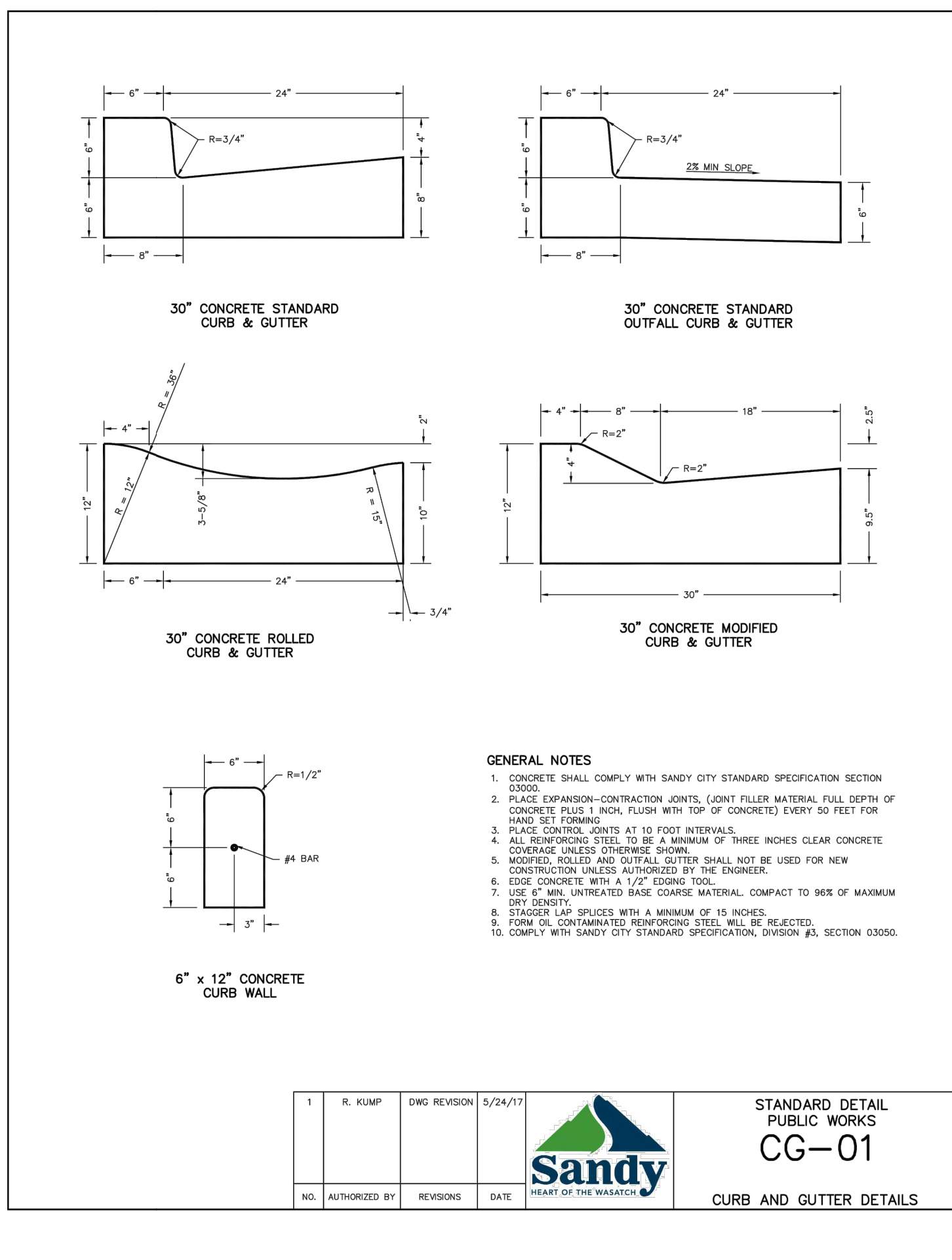


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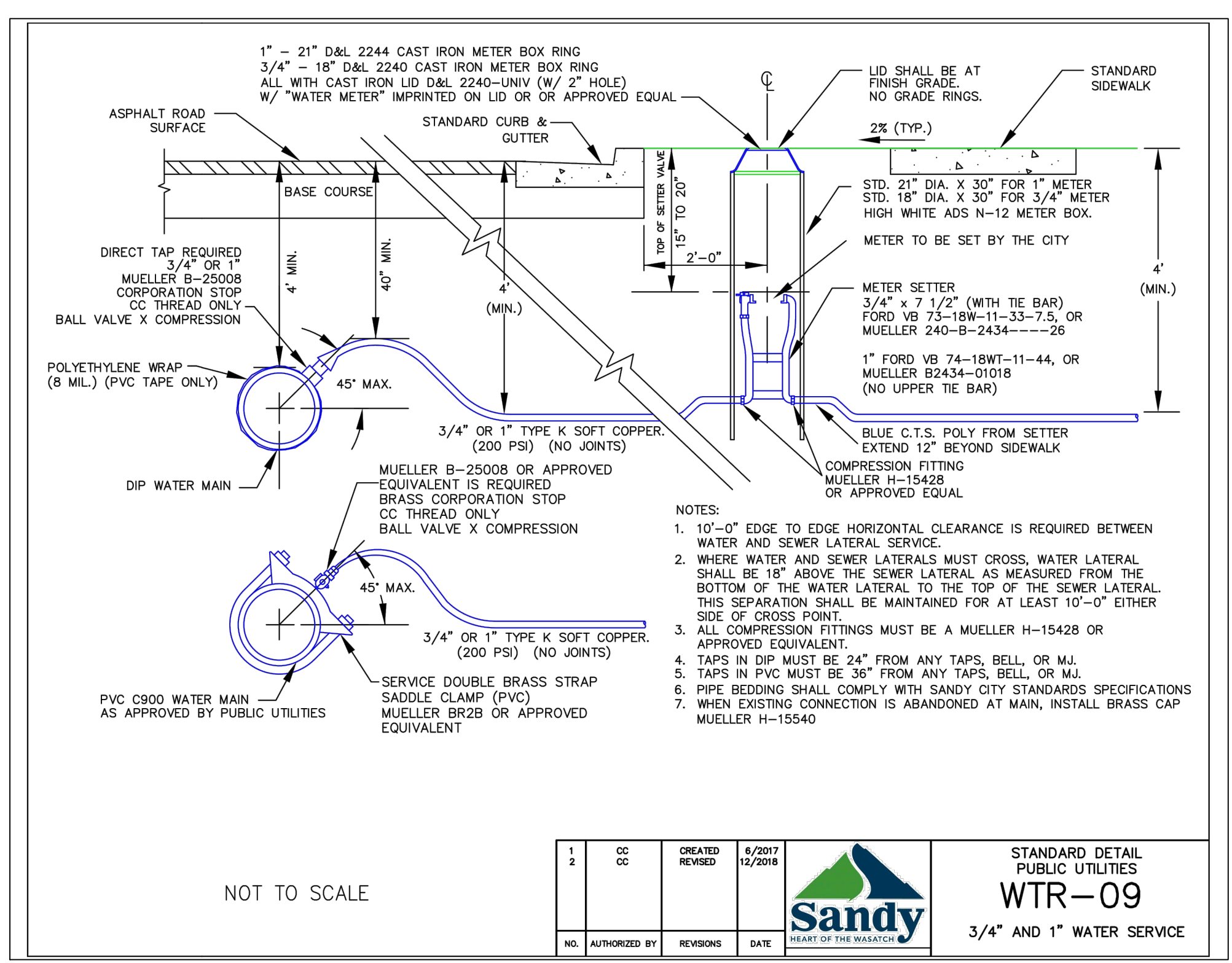
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 SANDY, UTAH

PROJECT NO. 2301011
UTILITY PLAN
 CUP.01
 2 OF 3

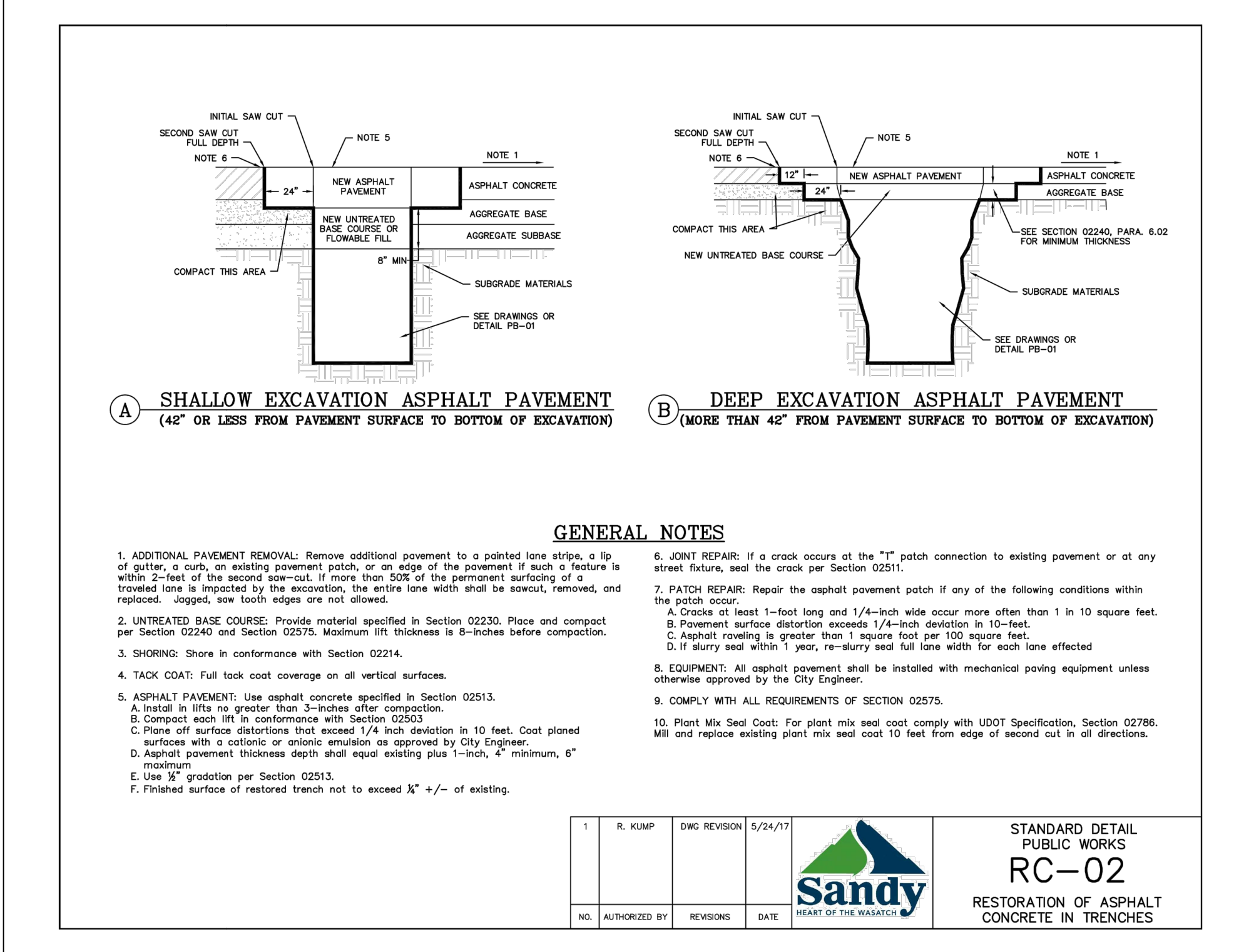




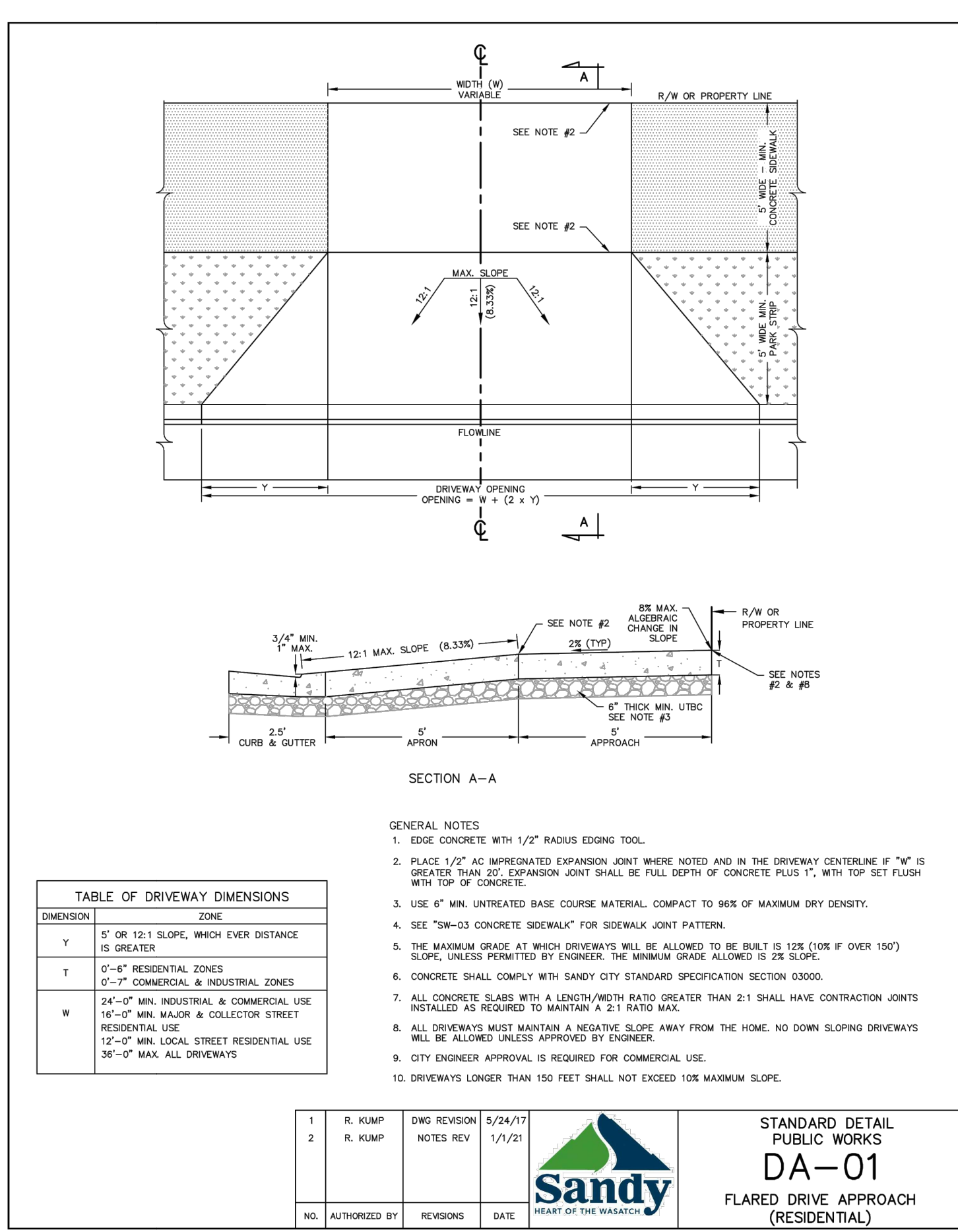
CURB & GUTTER
SCALE: NTS



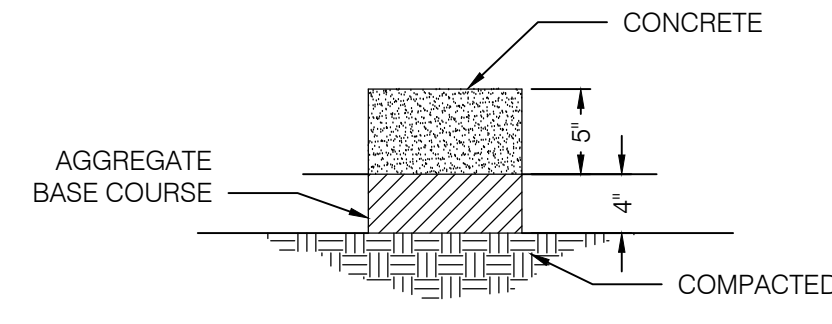
WATER METER
SCALE: NTS



SAWCUT
SCALE: NTS



FLARED DRIVE APPROACH
SCALE: NTS



STANDARD DUTY PAVEMENT

NOTE:

- FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
- FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT SECTION
SCALE: NTS

PROJECT NO.	2301011
DETAIL SHEET	CDT.01 3 OF 3

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JIL KINDER
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SANDY, UTAH

PROFESSIONAL ENGINEER
No. 10380773
M. CHRIS POULSEN
STATE OF UTAH

SCALE MEASURES HIGH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS