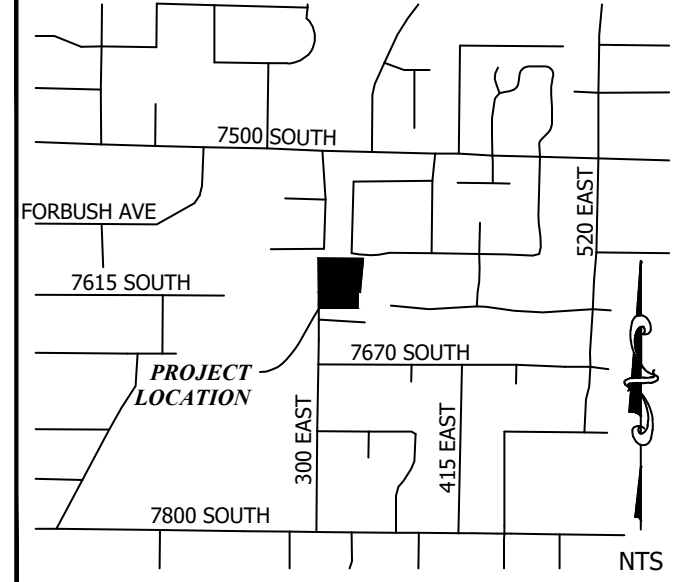


LEGEND

- PROPERTY LINE
UNIT LINE
ADJACENT PROPERTY
EASEMENT
ROAD CENTERLINE
SECTION LINE
PRIVATE AREA
COMMON AREA
LIMITED COMMON AREA
ROAD DEDICATION
ROAD DEDICATION
PARKING EASEMENT
SANITARY SEWER EASEMENT
RECORD CALLS
SET 5/8" REBAR WITH ENTELLUS CAP, AT CORNER
FOUND LOT CORNER MARKER

VICINITY MAP



OWNER / DEVELOPER:

FRY DEVELOPMENT
BRANDON FRY
(801) 718-1331
BRANDON@FRYDEVELOPMENT.COM

EASEMENTS

LINE OF SITE TRIANGLES

PLAT NOTES

- 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT OF EACH OF THE LOTS.
2. LIMITED COMMON AREAS CORRESPOND TO THEIR ADJOINING UNITS.
3. ACCESS EASEMENT FOR LOTS 8, 9, AND 10 (BENEFICIARY: "MAX DEVELOPMENT LLC")
4. SEE SHEET 2 FOR UNIT AND STREET DIMENSIONS.

SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS

- 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT OF EACH OF THE LOTS.
2. BUILDING PERMIT/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
4. ALL LIMITED COMMON AND COMMON AREA LANDSCAPING TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-4 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 011823023-006471) 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 STANDARDS SPECIFICATIONS FOR SANDY BUILDING CODE, REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF OBLIGATIONS OF LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ___ DAY OF ___, 20__

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

- 1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT 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 ANN. 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT 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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
C. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISIONS OF LAW

APPROVED THIS ___ DAY OF ___, 20__
OF ___, 20__
ROCKY MOUNTAIN POWER COMPANY

BY: _____

TITLE: _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ___ DAY OF ___, A.D. 20__

DIRECTOR, HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF ___, A.D. 20__

CHAIR, SANDY CITY PLANNING COMMISSION

CITY PARKS & RECREATION APPROVAL

APPROVED THIS ___ DAY OF ___, A.D. 20__

SANDY CITY PARKS & RECREATION DIRECTOR

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED THIS ___ DAY OF ___, A.D. 20__

MIDVALLEY IMPROVEMENT DISTRICT MANAGER

PUBLIC UTILITY APPROVAL

COMCAST: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

CITY ENGINEER APPROVAL

APPROVED THIS ___ DAY OF ___, A.D. 20__

SANDY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ___ DAY OF ___, A.D. 20__

SANDY CITY ATTORNEY

SANDY CITY MAYOR APPROVAL

APPROVED THIS ___ DAY OF ___, A.D. 20__

SANDY CITY MAYOR

ATTEST: CITY RECORDER

SALT LAKE COUNTY RECORDER

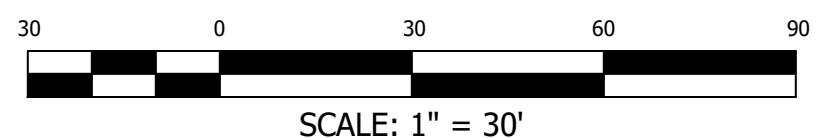
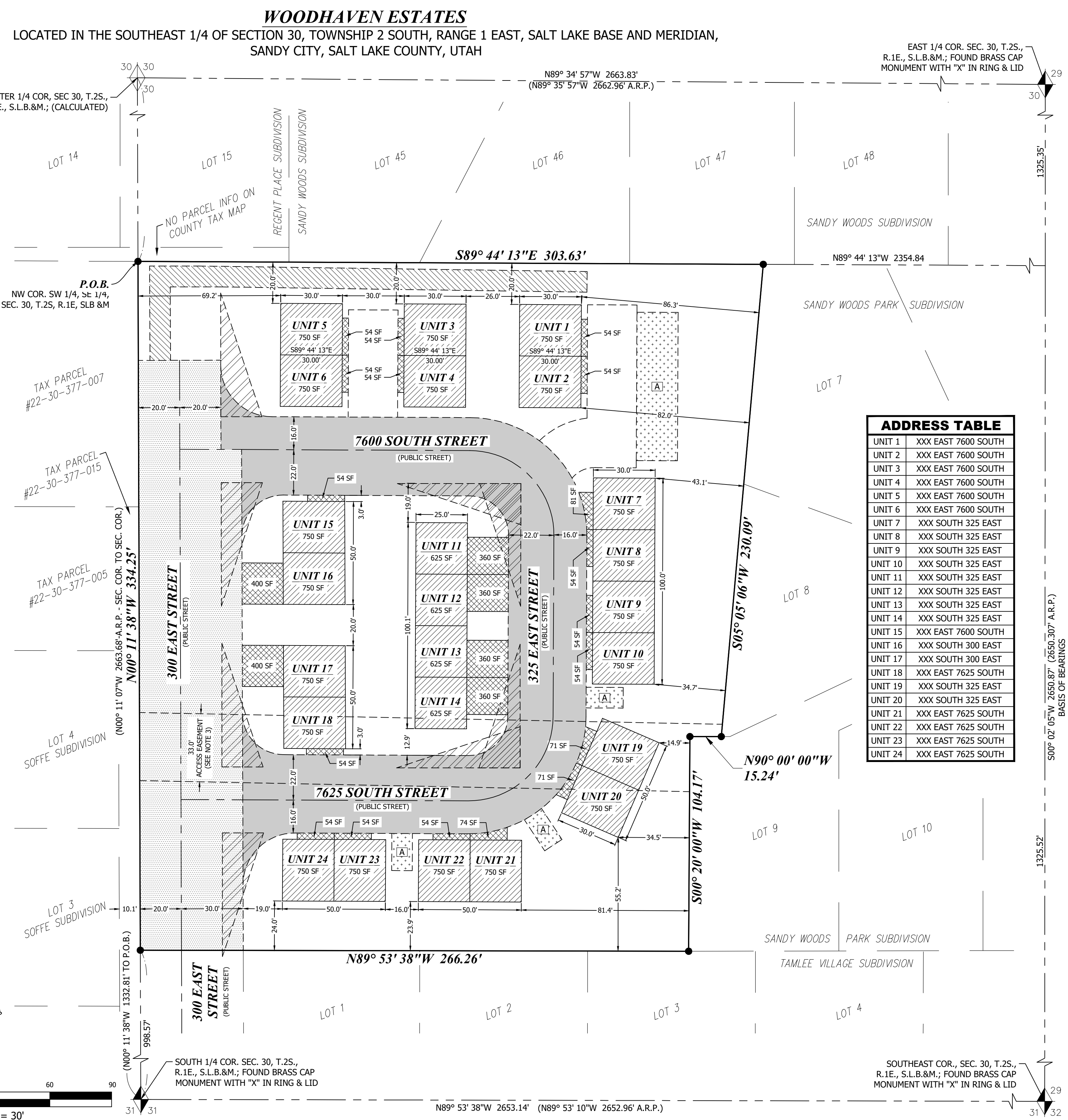
RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF _____

DATE _____, TIME _____, BOOK _____, PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER



SURVEYOR'S CERTIFICATE
I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS WOODHAVEN ESTATES.

REVIEW COPY

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, SAID POINT BEING SOUTH 00°02'05" WEST 2650.87 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 30 TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND NORTH 89°53'38" WEST 2653.14 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 30 AND NORTH 00°11'38" WEST 1332.82 FEET ALONG THE QUARTER SECTION LINE, AND RUNNING THENCE SOUTH 89°44'13" EAST 303.63 FEET ALONG THE 40-ACRE LINE AND ALONG THE SOUTH LINE OF THE SANDY WOODS SUBDIVISION (ENTRY #5441361, SALT LAKE COUNTY RECORDER) TO THE WEST LINE OF THE SANDY WOODS PARK SUBDIVISION (ENTRY #5927640, SALT LAKE COUNTY RECORDER); THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) SOUTH 05°05'06" WEST 230.09 FEET (228.307 FEET, BY RECORD), 2) NORTH 90°00'00" WEST 15.24 FEET, 3) SOUTH 00°20'00" WEST 104.17 FEET (104.06 FEET, BY RECORD) TO THE NORTH LINE OF THE TAMLEE VILLAGE SUBDIVISION (ENTRY #2920427, SALT LAKE COUNTY RECORDER); THENCE NORTH 89°53'38" WEST 266.26 FEET ALONG SAID NORTH LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00°11'38" WEST 334.25 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND TO THE POINT OF BEGINNING.

CONTAINS 2.183 ACRES.

OWNER'S DEDICATION

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

WOODHAVEN ESTATES

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ("PUE" OR "P.U.E.") AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A DRAINAGE EASEMENT ("DE" OR "D.E.") AND ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, 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 ON THIS PLAT.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY HANDS THIS ___ DAY OF ___, 20__

BRANDON FRY

ACKNOWLEDGEMENT

ON THIS ___ DAY OF ___, 20__, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRANDON FRY, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED BENEFICIARIES OF A COMMERCIAL REAL ESTATE DEED OF TRUST ("TRUST DEED") ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED JANUARY 4TH, 2021 AND RECORDED AT ENTRY NO. 13524043, BOOK 11094 ON PAGES 2660-2668 OF THE RECORDS OF SALT LAKE COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

DATED THIS ___ DAY OF ___, 20__

BY: _____

PRINTED NAME: _____

CAPITAL COMMUNITY BANK - NORTH PROVO BRANCH

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

WOODHAVEN ESTATES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, UTAH

Entellus logo and contact information: 1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com

PROJECT #1522008 2023/05/09 JIS
2023/03/14 ALI 2023/09/20 JIS
2023/04/18 ALI
2023/04/21 JIS

WOODHAVEN ESTATES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
SANDY CITY, SALT LAKE COUNTY, UTAH

LEGEND

- PROPERTY LINE
- UNIT LINE
- ADJACENT PROPERTY
- EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BUILDING TIE
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA
- ROAD DEDICATION
(AREA IS HEREBY DEDICATED TO MIDVALE CITY AS A RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 13,883 SQ. FT. ALL OTHER ROADWAYS DESIGNATED AS "PUBLIC" ARE DEDICATED TO SANDY CITY.)
- ROAD DEDICATION
(AREA IS HEREBY DEDICATED TO SANDY CITY AS A RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 14,684 SQ. FT. ALL OTHER ROADWAYS DESIGNATED AS "PUBLIC" ARE DEDICATED TO SANDY CITY.)
- PARKING EASEMENT (SEE SHEET NOTES)
- SANITARY SEWER EASEMENT (AREA IS HEREBY DEDICATED TO MIDVALE IMPROVEMENT DISTRICT FOR A SANITARY SEWER EASEMENT.)
- RECORD CALLS ()
- SET 5/8" REBAR WITH ENTELLUS CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND LOT CORNER MARKER (AS NOTED)



Curve Table					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.00'	64.40'	90° 00' 00"	N45° 15' 47"E	64.40
C2	41.00'	64.40'	90° 00' 03"	N44° 44' 11"W	64.40
C3	25.00'	39.47'	90° 27' 25"	S45° 02' 04"W	39.47
C4	57.00'	89.54'	90° 00' 00"	N45° 15' 47"E	89.54
C5	57.00'	1.00'	1° 00' 36"	N89° 45' 29"E	1.00
C6	57.00'	18.35'	18° 26' 30"	N80° 01' 55"E	18.35
C7	57.00'	9.09'	9° 08' 27"	N66° 14' 27"E	9.09
C8	57.00'	10.01'	10° 03' 53"	N56° 38' 16"E	10.01
C9	57.00'	9.72'	9° 46' 28"	N46° 43' 06"E	9.72
C10	57.00'	18.31'	18° 24' 28"	N32° 37' 37"E	18.31
C11	57.00'	18.31'	18° 24' 33"	N14° 13' 07"E	18.31
C12	57.00'	4.73'	4° 45' 03"	N02° 38' 19"E	4.73
C13	57.00'	89.54'	90° 00' 05"	N44° 44' 12"W	89.54
C14	57.00'	3.00'	3° 01' 03"	N01° 14' 41"W	3.00
C15	57.00'	18.50'	18° 36' 04"	N12° 03' 15"W	18.50
C16	57.00'	7.64'	7° 40' 54"	N25° 11' 44"W	7.64
C17	57.00'	24.29'	24° 25' 05"	N41° 14' 18"W	24.29
C18	25.00'	39.07'	89° 32' 35"	S44° 57' 56"E	39.07
C19	20.04'	30.62'	87° 31' 25"	S46° 27' 06"W	30.62
C20	19.00'	29.85'	90° 00' 00"	N44° 44' 13"W	29.85
C21	19.00'	29.76'	89° 44' 13"	N45° 07' 54"E	29.76
C22	20.05'	30.22'	86° 21' 13"	S46° 30' 07"E	30.22
C23	14.16'	12.81'	51° 51' 38"	S65° 54' 22"W	12.81
C24	39.75'	26.06'	37° 33' 30"	S64° 39' 55"W	26.06
C25	57.00'	36.11'	36° 16' 59"	N71° 35' 44"W	36.10

Line Table		
LINE #	DIRECTION	LENGTH
L1	N00° 15' 47"E	18.00'
L2	S89° 44' 13"E	10.00'
L3	N00° 15' 47"E	18.00'
L4	N33° 15' 27"W	18.00'
L5	S66° 44' 33"E	10.00'
L6	N33° 15' 27"W	18.02'
L7	S89° 44' 13"E	18.00'
L8	N00° 15' 47"E	10.00'
L9	S89° 44' 13"E	18.00'
L10	N00° 15' 47"E	3.50'
L11	N00° 15' 47"E	3.50'
L12	N00° 11' 31"W	2.50'
L13	S00° 15' 47"W	3.00'
L14	S00° 15' 47"W	3.00'
L15	S00° 15' 47"W	3.00'
L16	S00° 15' 47"W	6.25'
L17	N66° 33' 56"W	5.92'
L18	N66° 33' 56"W	5.92'
L19	N89° 44' 13"W	3.00'
L20	N89° 44' 13"W	3.00'
L21	N89° 44' 13"W	3.00'
L22	N89° 44' 13"W	6.99'
L23	N89° 44' 13"W	20.00'
L24	N89° 44' 13"W	20.00'
L25	N89° 43' 58"W	20.00'
L26	N89° 44' 13"W	20.00'
L27	S00° 06' 36"E	3.00'
L28	N89° 44' 13"W	20.00'
L29	N89° 44' 13"W	20.00'
L30	S00° 15' 25"W	3.00'

NOTES

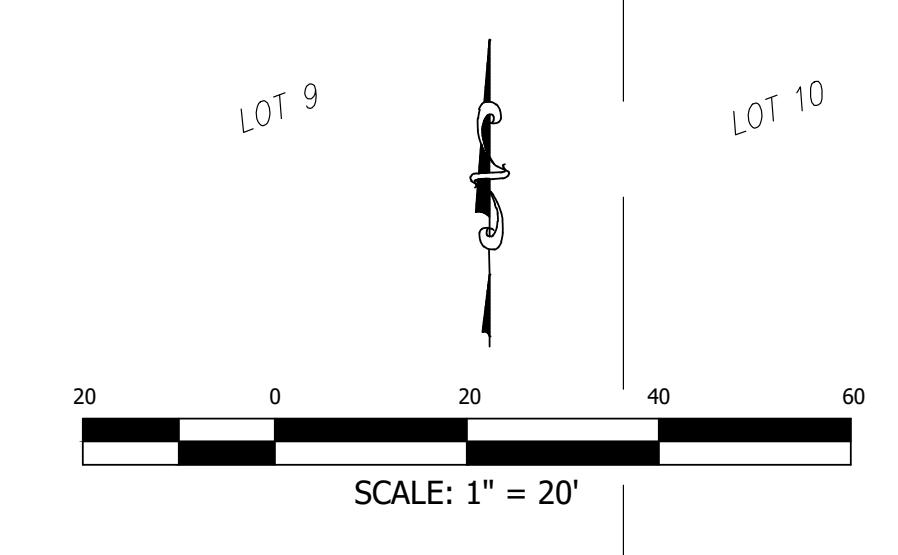
- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U. & D.E.). THE PARKING AND ACCESS EASEMENT IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE NON-EXCLUSIVE PARKING AND ACCESS EASEMENT IS EFFECTUATED AT THE RECORDING OF THIS PLAT FOR PRIVATE ACCESS OVER PAVED AREAS AND WALKWAYS TO INDIVIDUAL DWELLINGS. PARKING IS RESTRICTED TO THOSE AREAS MARKED AND DESIGNATED FOR PARKING.
- DOT HATCH AREA IS HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC USE. THIS AREA CONTAINS 13,883 SQ. FT.

EASEMENTS

[A] PARKING EASEMENT AND P.U.&D.E.

LINE OF SITE TRIANGLES

SITE TRIANGLES



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1522008 2023/05/09 JIS
2023/03/14 ALI 2023/09/20 JIS
2023/04/18 ALI
2023/04/21 JIS

REVIEW COPY

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____, TIME _____ BOOK _____ PAGE _____

FEES _____ SALT LAKE COUNTY RECORDER