

**Sandy City General Plat Notes:**

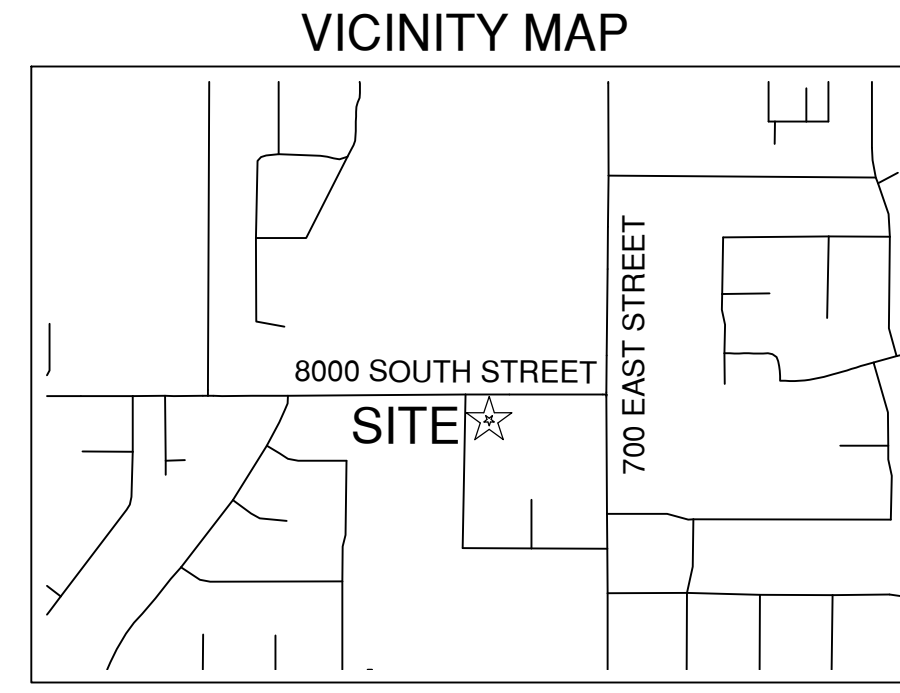
- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.
- No trees shall be planted in the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
- No driveways shall be constructed as to slope toward any structure without written permission from Sandy City Engineer.
- Evidence that the contractor has a Sandy City Permit to work in the public way shall be presented to the Building Division prior to issuance of a building permit. Contact the Public Works Department for more information.
- All roadways that are not private roads (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.

The requirements and conditions set forth in notes 1-7 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-06-19-5681) 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.

LINE TABLE		CURVE TABLE		
#	BEARING & DIST.	#	RADIUS	LENGTH CHORD
L1	N89°58'35"E 159.31'	C1	23.00'	36.13'
L2	N00°01'24"W 95.67'	C2	22.97'	36.14'
L3	N89°51'33"E 33.00'			
L4	S00°01'24"E 92.05'			
L5	S00°01'24"E 15.00'			
L6	S00°03'01"W 3.71'			
L7	N00°01'25"W 5.00'			
L8	N89°58'35"E 16.62'			
L9	S00°01'25"E 42.98'			
L10	S00°01'25"E 159.53'			
L11	N00°01'25"W 38.00'			

- LEGEND**
- DENOTES STREET LIGHTS TO BE INSTALLED
  - DENOTES FIRE HYDRANTS TO BE INSTALLED
  - SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
  - DENOTES SECTION CORNERS

- DENOTES PRIVATE OWNERSHIP
- LIMITED COMMON  
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND PRIVATE AREAS.
- COMMON  
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND NOT HATCHED AS PRIVATE OR LIMITED COMMON.
- PRIVATE RIGHT OF WAY, SEWER EASEMENT, WATERLINE EASEMENT
- DEDICATED AS RIGHT OF WAY TO SANDY CITY FOR PUBLIC AND UTILITY USE.
- P.U.E. & DRAINAGE EASEMENTS
- PROPERTY LINES OR PRIVATE R.O.W. LINES
- INTERIOR LOT LINE
- SUBDIVISION BOUNDARY LINE

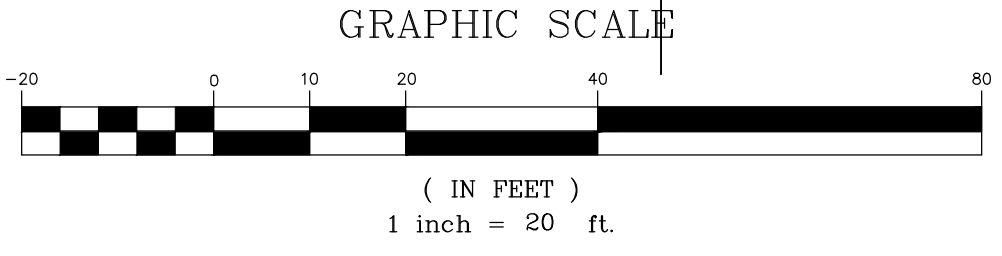
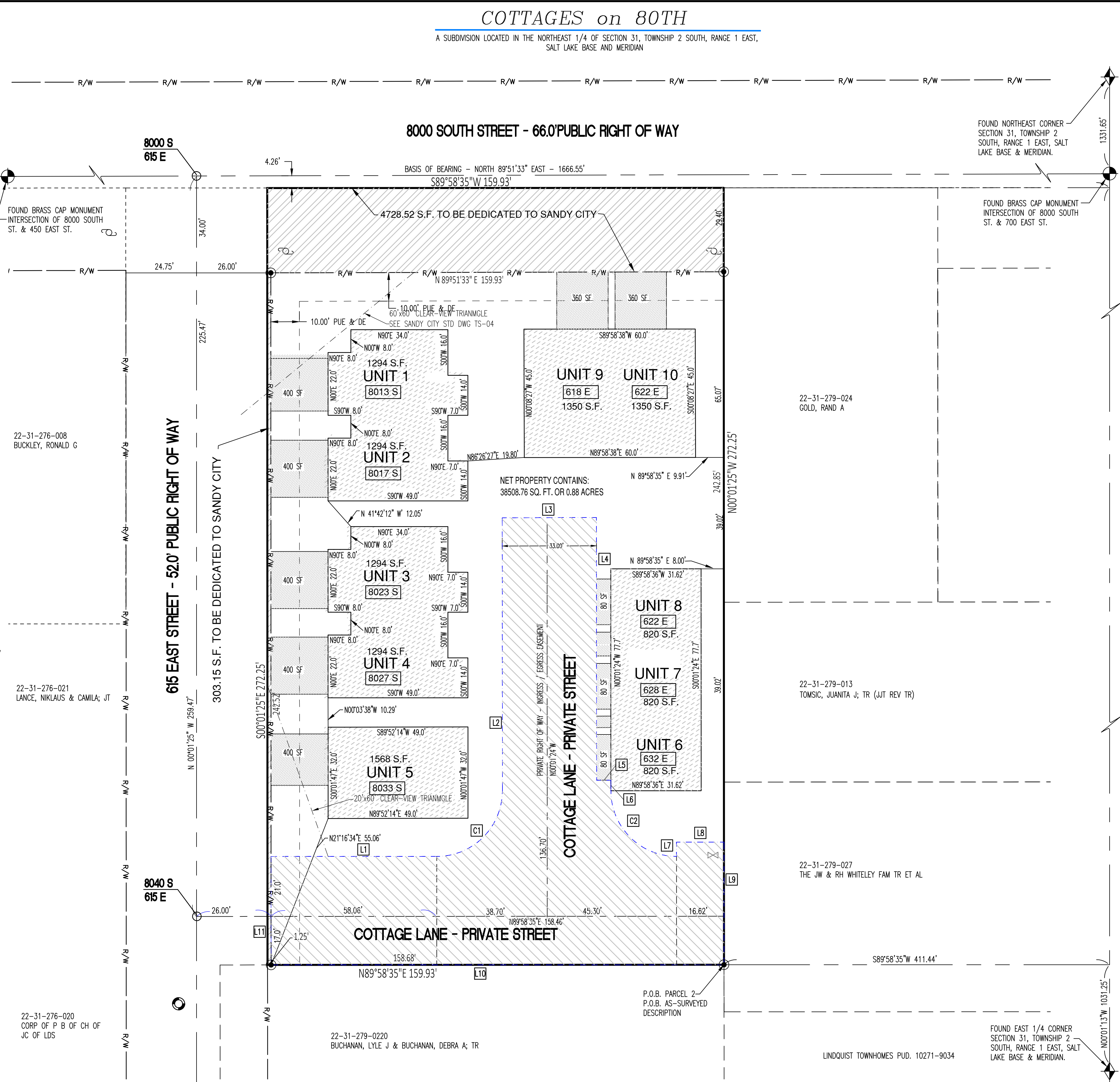


DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR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

APPROVED BY DOMINION ENERGY  
Date: \_\_\_\_\_

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER 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 PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED BY ROCKY MOUNTAIN POWER  
Date: \_\_\_\_\_



**COTTAGES on 80TH**

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

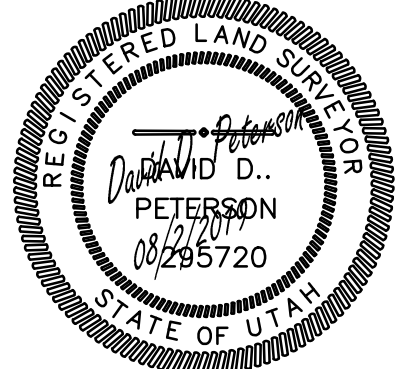
**SURVEYOR'S CERTIFICATE**

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, 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 MARLIN SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

**DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE S89°58'35"W 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE N89°58'35"E 159.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,540.94 SQ. FT. OR 0.999 ACRES OR 10 UNITS



**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

**COTTAGES on 80TH**

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 DEDICATE TO THE OWNERS OF LOTS 2 AND 3, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASE, EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019

FERRAN CONSTRUCTION, LLC  
TROY FERRAN MANAGING MEMBER

CRED EQUITY, LLC  
XX AS MANAGING MEMBER

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
County of Salt Lake ) ss.  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, \_\_\_\_\_, who, being by me duly sworn, did say that he/she is \_\_\_\_\_, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number \_\_\_\_\_ Print Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ Notary Public Signature: \_\_\_\_\_  
Residing in Salt Lake County, Utah

STATE OF UTAH )  
County of Salt Lake ) ss.  
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A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

<p>PLAT PREPARED BY:</p> <p>PETERSON ENGINEERING 400 WEST 7107 SOUTH SUITE No. 1 MIDVALE, UTAH 84047 (801) 255-3503</p>		<p>SANDY CITY PARKS &amp; REC</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2019.</p>	<p>DEVELOPER</p> <p>FERRAN CONSTRUCTION</p>	<p>SANDY CITY MAYOR</p> <p>PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____ A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p>				
<p>APPROVED BY MIDVALLEY IMPROVEMENT DISTRICT</p> <p>Date _____</p>	<p>APPROVED BY CENTURY LINK</p> <p>Date _____</p>	<p>APPROVED BY COMCAST</p> <p>Date _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2019 BY THE SANDY CITY PLANNING COMMISSION.</p> <p>CHAIRMAN, SANDY CITY PLANNING COMMISSION _____</p>	<p>SALT LAKE COUNTY HEALTH DEPT.</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2019.</p> <p>SALT LAKE CO. HEALTH DEPARTMENT _____</p>	<p>SANDY CITY PUBLIC UTILITIES DEPT.</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2019.</p> <p>ENGINEERING MANAGER _____</p>	<p>CITY ENGINEER</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2019.</p> <p>SANDY CITY ENGINEER _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2019.</p> <p>SANDY CITY ATTORNEY _____</p>	<p>SANDY CITY MAYOR</p> <p>SANDY CITY RECORDER</p> <p>ATTEST: _____</p> <p>SEAL</p>
<p>APPROVED BY SANDY CITY PARKS &amp; REC</p>			<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____</p>	<p>FEE \$ _____</p> <p>SALT LAKE COUNTY RECORDER _____</p>				