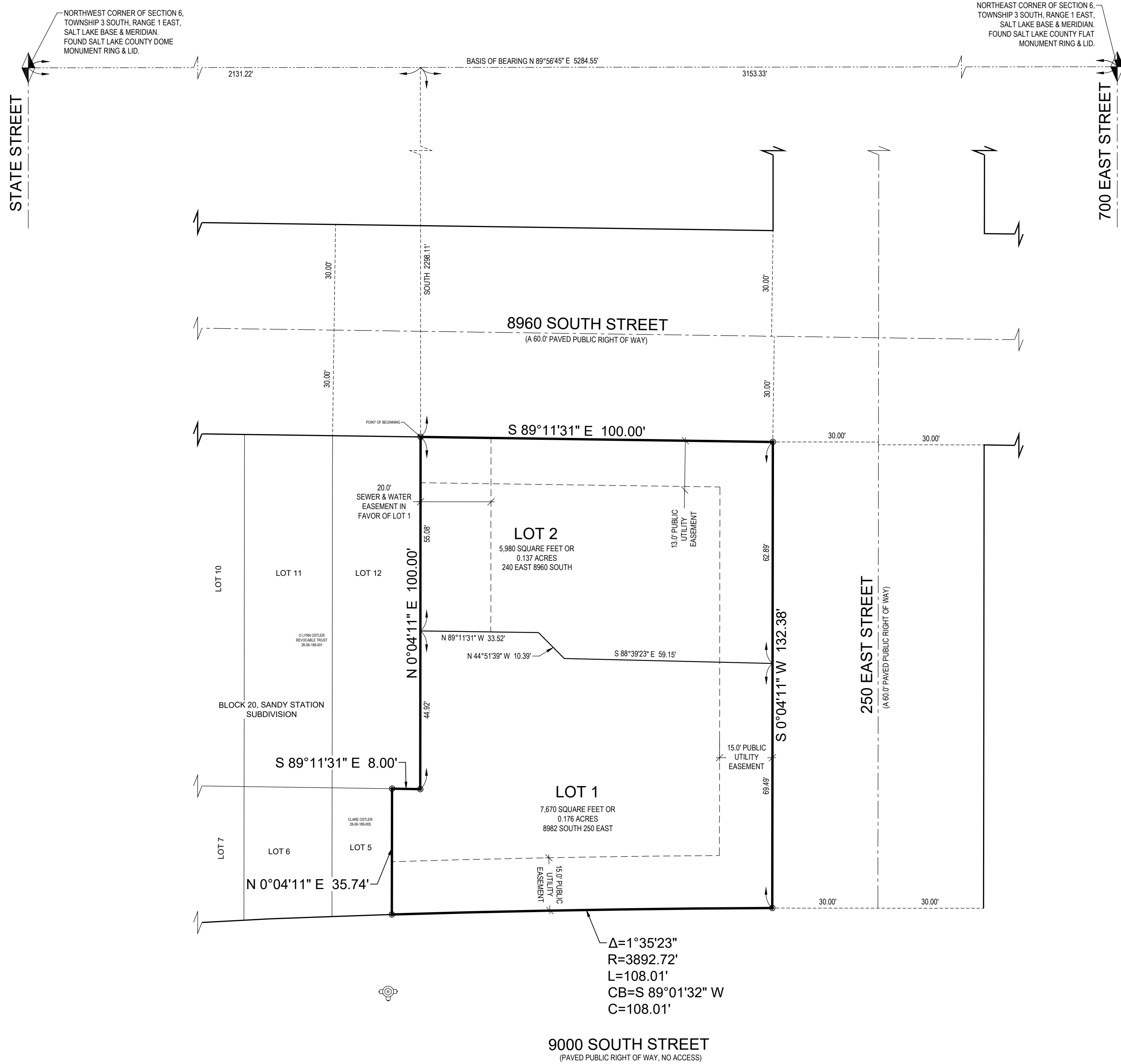
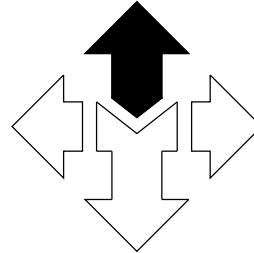


SANDY STATION BLOCK 20 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH



NORTH



SCALE: 1\"/>



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- RIGHT OF WAY LINE
- ADJOINING LOT LINE
- EASEMENT LINE
- SUBDIVISION CORNER
- EXISTING FIRE HYDRANT

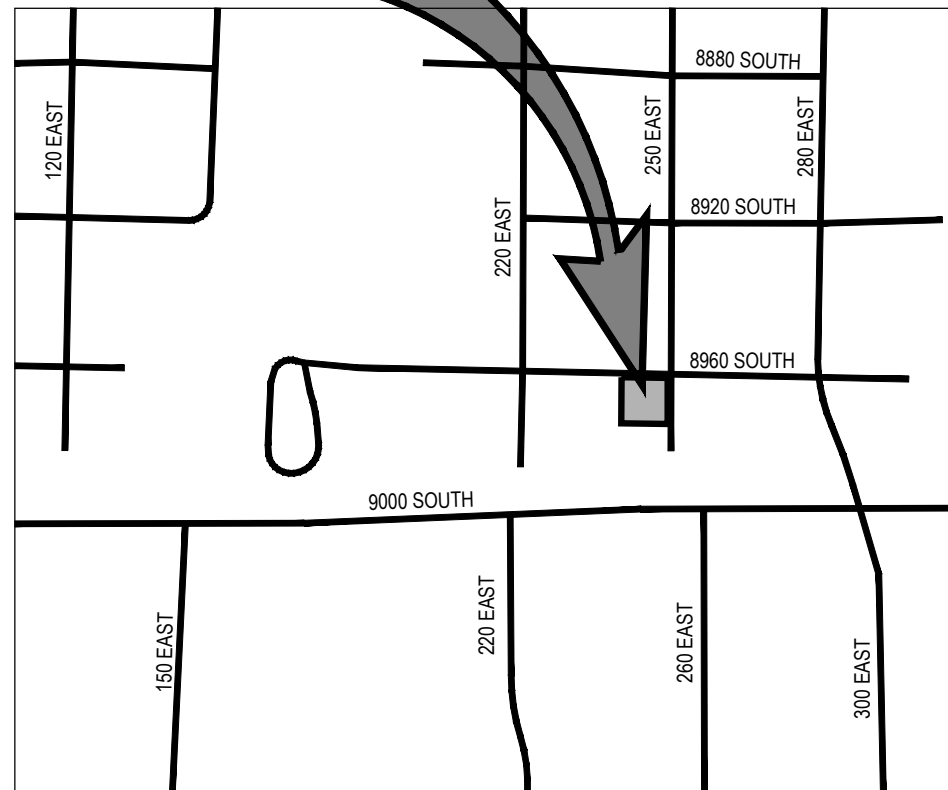
PLAT NOTES AND NOTICE TO PURCHASERS

- LOTS ARE LOCATED WITHIN THE HISTORIC SANDY DEVELOPMENT (HSD) OVERLAY ZONE AND ARE SUBJECT TO THE REQUIREMENTS OF THE ZONE.
- 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.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE.
- ALL BUILDING SITE AND GRADING PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS 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.
- 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.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ONSITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TO THE STREET AND OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURES SO LONG AS THE DOWNSIDE 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 TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSIDE PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMIT OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN EASEMENT (AGREEMENT WITH THE AFFECTED PROPERTY OWNERS).
- THE CITY SHALL HAVE THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- 8\"/>

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB0920202-006410) 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 SUBJECT PROPERTY.

SITE

NORTH



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

SANDY STATION BLOCK 20 SUBDIVISION

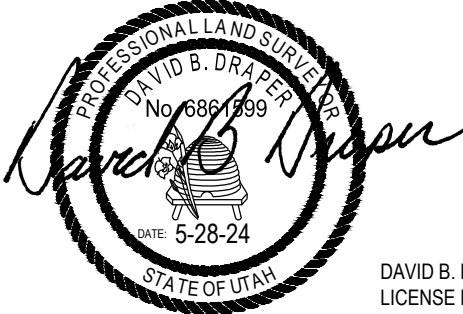
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF THAT CERTAIN PARCEL CONVEYED BY PERSONAL REPRESENTATIVE DEED RECORDED JUNE 3, 2021, AS ENTRY NO. 13669921 IN BOOK 11184 AT PAGE 8255, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF LOTS 1, 2, 3, 4 & 5 AND ALL OF LOTS 13, 14, 15 & 16 OF BLOCK 20, SANDY STATION SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK \"C\" OF PLATS AT PAGE 110, SAID PARCELS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT BEING NORTH 89° 56'45\"/>

CONTAINS 13,650 SQ. FT. OR 0.313 ACRES (2 LOTS)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AND GRANTING A PERPETUAL EASEMENT TO SANDY CITY FOR BUILDING AND ZONING INSPECTIONS, AND EMERGENCY SERVICES, DELIVERIES AND INSPECTIONS OVER ALL PRIVATE STREETS AS SHOWN ON THIS PLAT, TO BE HEREFTER KNOWN AS:

SANDY STATION BLOCK 20 SUBDIVISION

IN WITNESS WHEREBY HAVE HEREUNTO SET THIS DAY OF A.D. 20

SIGNED: FOR: MLLCREEK PARK LLC

SHEET

1

OF

1

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE DAY OF A.D. 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OF A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED, AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SANDY STATION BLOCK 20 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO.
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE: TIME: BOOK: PAGE:
FEE \$ DEPUTY SALT LAKE COUNTY RECORDER