

WINDFLOWER TOWNHOMES SUBDIVISION

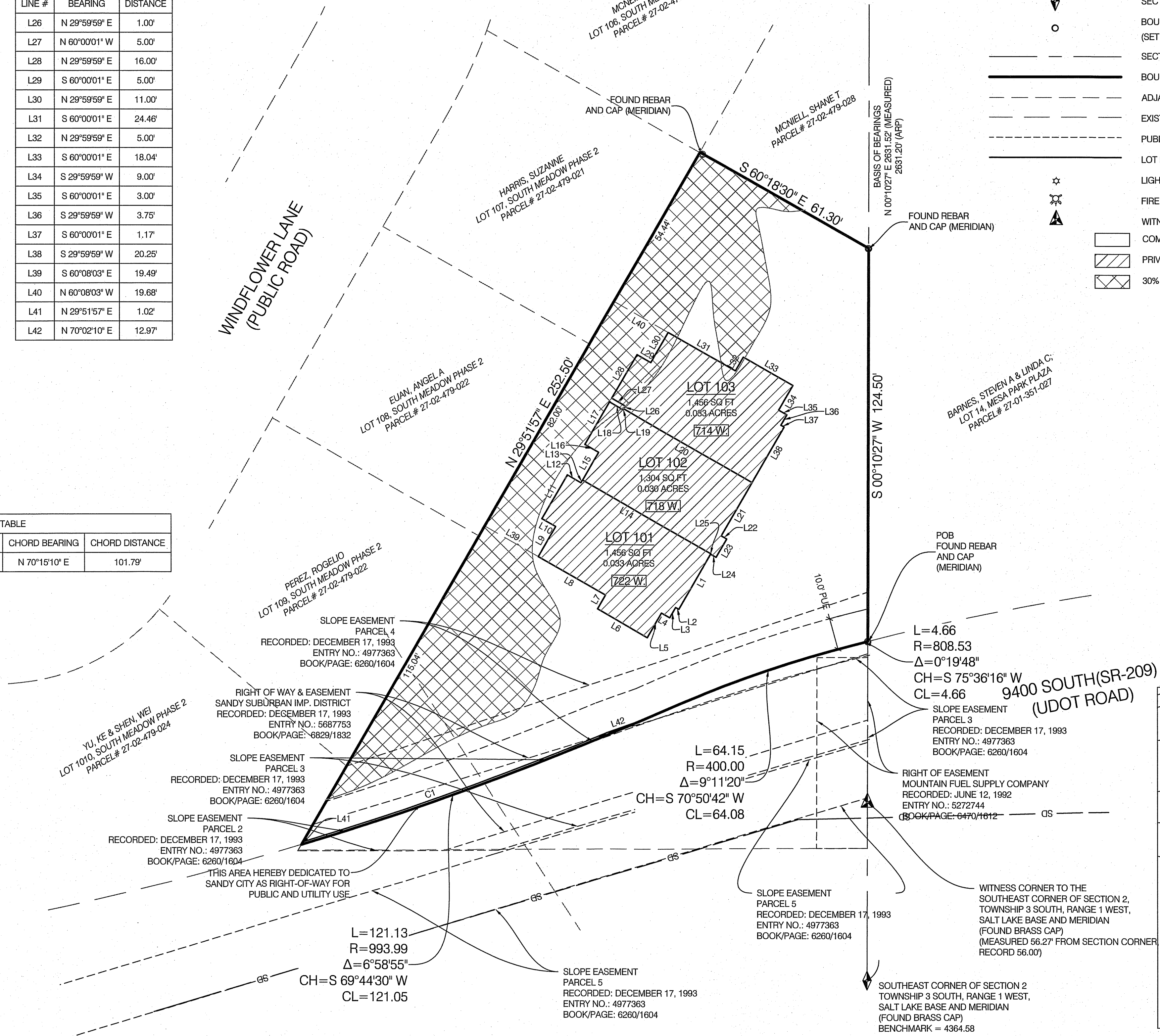
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

LINE #	BEARING	DISTANCE
L1	S 29°59'59" W	20.08'
L2	N 60°00'01" W	1.17'
L3	S 29°59'59" W	3.75'
L4	N 60°00'01" W	3.00'
L5	S 29°59'59" W	9.00'
L6	N 60°00'01" W	18.04'
L7	N 29°59'59" E	5.00'
L8	N 60°00'01" W	24.46'
L9	N 29°59'59" E	11.00'
L10	N 60°00'01" W	5.00'
L11	N 29°59'59" E	16.00'
L12	S 60°00'01" E	5.00'
L13	N 29°59'59" E	1.00'
L14	N 60°00'01" W	46.67'
L15	N 29°59'59" E	10.13'
L16	N 60°00'01" W	5.00'
L17	N 29°59'59" E	15.50'
L18	S 60°00'01" E	5.00'
L19	N 29°59'59" E	0.37'
L20	N 60°00'01" W	46.67'
L21	S 29°59'59" W	19.50'
L22	S 60°00'01" E	2.00'
L23	S 29°59'59" W	6.67'
L24	N 60°00'01" W	2.00'
L25	S 29°59'59" W	0.17'

LINE #	BEARING	DISTANCE
L26	N 29°59'59" E	1.00'
L27	N 60°00'01" W	5.00'
L28	N 29°59'59" E	16.00'
L29	S 60°00'01" E	5.00'
L30	N 29°59'59" E	11.00'
L31	S 60°00'01" E	24.46'
L32	N 29°59'59" E	5.00'
L33	S 60°00'01" E	18.04'
L34	S 29°59'59" W	9.00'
L35	S 60°00'01" E	3.00'
L36	S 29°59'59" W	3.75'
L37	S 60°00'01" E	1.17'
L38	S 29°59'59" W	20.25'
L39	S 60°08'03" E	19.49'
L40	N 60°08'03" W	19.68'
L41	N 29°51'57" E	1.02'
L42	N 70°02'10" E	12.97'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	101.83'	993.29'	5°52'27"	N 70°15'10" E	101.79'



EAST QUARTER CORNER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

LEGEND

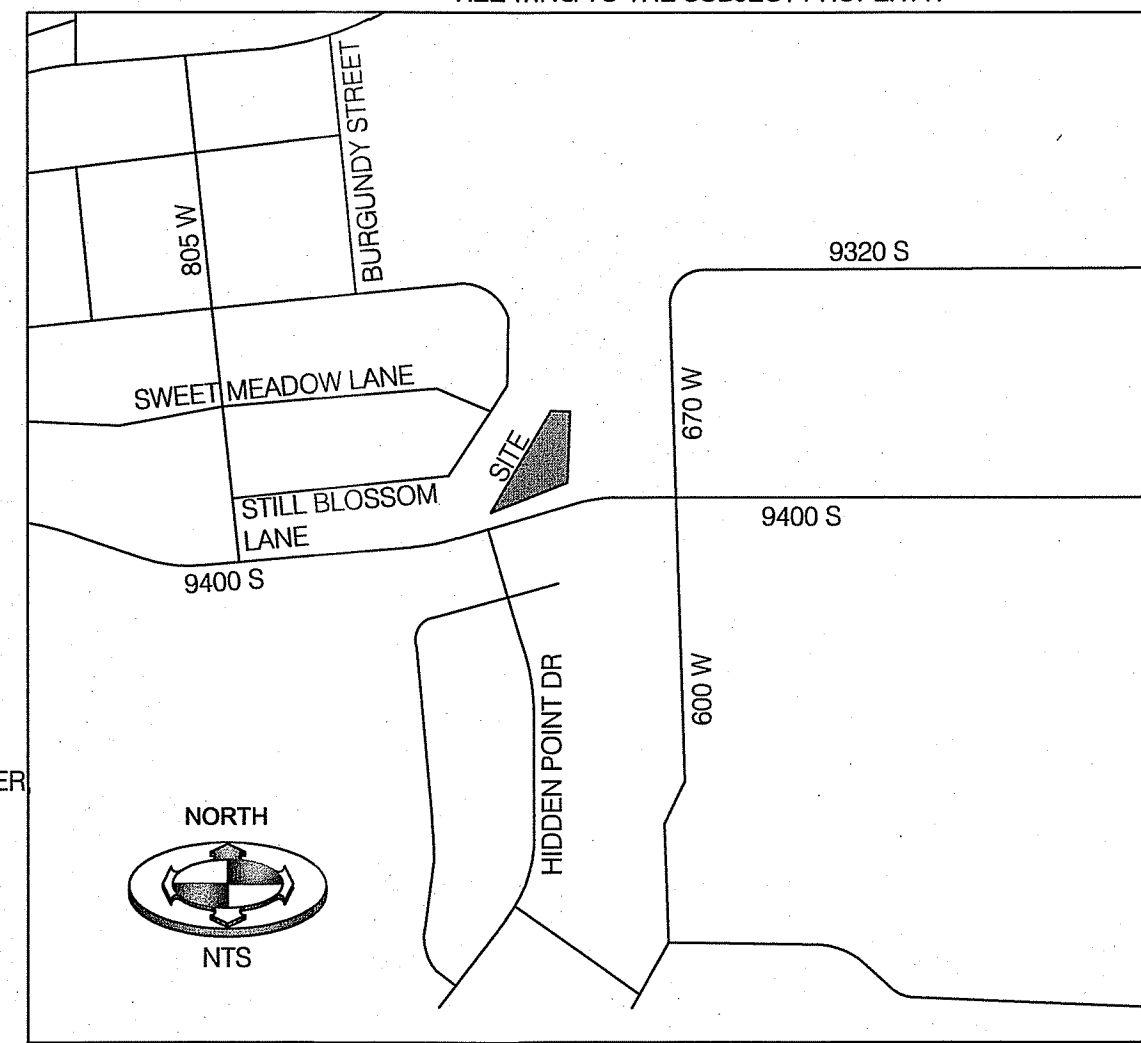
- SECTION CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP) (UNO)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- LIGHT POLE
- FIRE HYDRANT (EXISTING)
- WITNESS CORNER
- COMMON AREA
- PRIVATE AREA
- 30% AREA

NORTH

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

- #### SANDY CITY GENERAL PLAT NOTES:
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND CERTIFICATION 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 9 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 HEREBY DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.
 - LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT.

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 05-18-5410) 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.



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531, AS PRESCRIBED BY 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 BELOW AS WINDFLOWER TOWNHOMES SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED, AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 9400 SOUTH STREET, SAID POINT BEING NORTH 0°10'27" EAST 107.16 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH-WESTERLY 4.66 FEET ALONG THE ARC OF A 808.53 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 75°36'16" WEST 4.66 FEET; 2) CONTINUING SOUTH-WESTERLY 64.15 FEET ALONG A 400.00 FOOT COMPOUND CURVE TO THE LEFT, CHORD BEARS SOUTH 70°50'42" WEST 64.08 FEET; 3) CONTINUING SOUTH-WESTERLY 121.13 FEET ALONG A 993.99 FOOT REVERSE CURVE TO THE RIGHT; CHORD BEARS SOUTH 69°44'30" WEST 121.05 FEET; THENCE NORTH 29°51'57" EAST 252.50 FEET; THENCE SOUTH 60°18'30" EAST 61.30 FEET; THENCE SOUTH 0°10'27" WEST 124.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,823 SQ. FT. OR 0.432 ACRES
CONTAINS 3 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS

WINDFLOWER TOWNHOMES SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS THEREOF HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__

BY: KEN W. RINDLESBACH
ITS: OWNER

BY: STEPHEN E. HOWCROFT
ITS:

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 20__, KEN W. RINDLESBACH PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ (DATE) MY COMMISSION NUMBER: _____

PRINT NAME _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LLC ACKNOWLEDGMENT

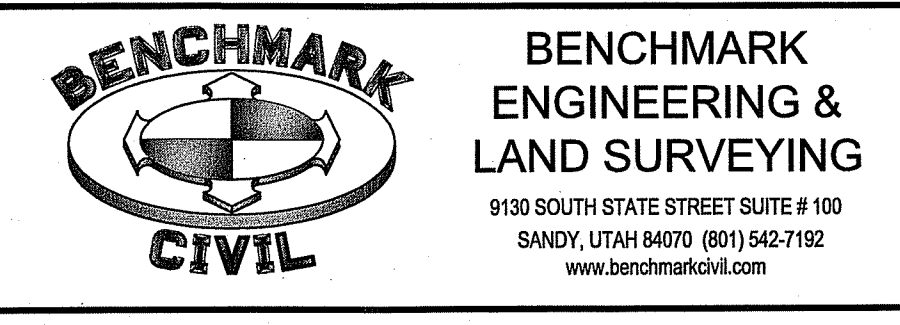
STATE OF UTAH } S.S.
County of Salt Lake

ON THE ____ DAY OF _____, A.D. 20__, STEPHEN E. HOWCROFT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF HOWCROFT ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF HOWCROFT ENTERPRISES, LLC, AND SAID STEPHEN E. HOWCROFT ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) MY COMMISSION NUMBER: _____

PRINT NAME _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

DEVELOPER/OWNER:
KEN RINDLESBACH &
HOWCROFT ENTERPRISES, LLC
ADDRESS: 360 S. FORT LANE, SUITE 109
LAYTON, UTAH 84041
TELEPHONE: (801) 580-1822



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 _____ SANDY CITY RECORDER _____

SEWER IMPROVEMENT DISTRICT

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

SANDY SUBURBAN IMPROVEMENT DISTRICT

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

ENGINEERING MANAGER _____

DOMINION ENERGY

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

SALT LAKE COUNTY HEALTH DEPT.

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

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT. _____

CENTURYLINK

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

CITY ENGINEER

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

SANDY CITY ENGINEER _____

ROCKY MOUNTAIN POWER

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

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__

SANDY CITY ATTORNEY _____

COMCAST CABLE SERVICES

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

PLANNING COMMISSION

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

CHAIRMAN, SANDY CITY PLANNING COMM. _____

WINDFLOWER TOWNHOMES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER _____

SHEET 1 OF 1