

HINTON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

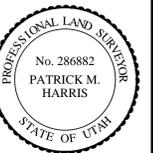


SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HINTON SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the Northern Right of Way Line of 7800 South Street, said point being North 89°39'40" East 1,047.73 feet along the section line and North 00°02'51" West 33.00 feet from the Southwest Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°02'51" East 455.48 feet;
thence South 89°55'54" East 92.27 feet;
thence South 00°03'15" West 494.83 feet to the Northern Right of Way Line of 7800 South Street;
thence South 89°39'40" West 92.21 feet along the Northern Right of Way Line of 7800 South Street to the point of beginning.

Contains 45,674 Square Feet or 1.049 Acres and 5 Lots



Date _____ PATRICK M. HARRIS
P.L.S. 286882

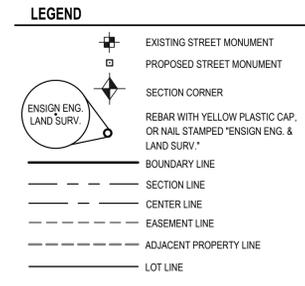
SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS

- 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 PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES 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 ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY 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-03-18-5381) 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 SPECIFICATION FOR 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 RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- SUBDIVISION PROPERTY IS SUBJECT TO A COVENANTS RESTRICTIONS & CONDITION RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.
- ALL PRIVATE ROADS, STREETS, AND ALLEYS ARE HEREBY RESERVED AS A NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, A PUBLIC UTILITY, STREET LIGHT, DRAINAGE, AND PUBLIC ACCESS EASEMENTS.
- ALL PUES SHOWN ARE ALSO SANDY CITY UTILITY EASEMENTS.
- GROSS VERSES NET AREA OF LOT IS REMOVING ROADWAY FROM LOT AREA.



DOMINION ENERGY NOTE:
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 PLAT, INCLUDING THOSE SET 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 1-800-366-6532.

- ROCKY MOUNTAIN POWER NOTES:**
- 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.
 - PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(III) 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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

EASEMENT APPROVAL	
CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
DOMINION ENERGY	DATE _____
COMCAST	DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY PLANNING COMMISSION.

CITY PARKS & RECREATION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

MIDVALLEY IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MIDVALLEY IMPROVEMENT DISTRICT.

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY ENGINEER.

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.

SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY MAYOR.

CITY ATTORNEY'S APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY ATTORNEY.

SALT LAKE COUNTY HEALTH DEPARTMENT

CHAIR, SANDY CITY PLANNING COMMISSION

SANDY CITY PARKS & RECREATION DEPARTMENT

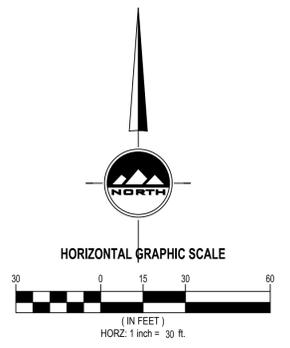
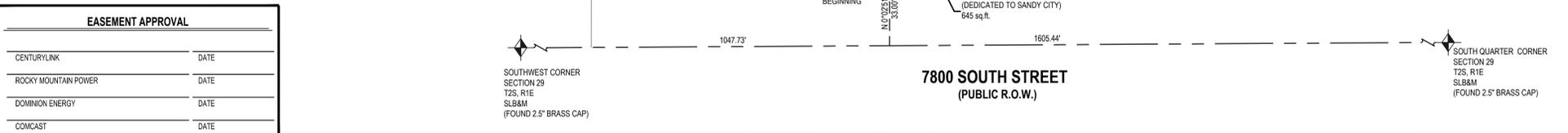
MIDVALLEY IMPROVEMENT DISTRICT, MANAGER

SANDY CITY ENGINEER

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

MAYOR ATTEST: CLERK

SANDY CITY ATTORNEY



DEVELOPER
A BETTER QUALITY HOME
11693 SOUTH GROVE MEADOW CIRCLE
SOUTH JORDAN, UT 84095
801-548-6302

SHEET 1 OF 1
PROJECT NUMBER: 7654A
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 4/27/18



OWNER'S DEDICATION
Know all men by these presents that I / we, the undersigned owner (s) of the above-described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter to be known as

HINTON SUBDIVISION

do hereby dedicate, for perpetual use of the public, all parcels of land shown on this plat as intended for Public and utility uses. Owner(s) hereby also dedicate, grant and convey to the public, Midvalley Improvement District, Sandy City, Salt Lake County, Utah and public utility companies all Common Areas, Private Streets and Private Alleys, as noted on the plat, as easements for public vehicular access, parking, pedestrian access, waterline, sanitary sewer line, public utilities, storm sewer, street lights and associated facilities and drainage purposes. Owner(s) also convey(s) and grant(s) a general easement to all police, sheriff, fire protection, ambulance and all other similar emergency agencies or persons to enter upon the lots, streets and parcels in the proper performance of their duties. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

A Better Quality Home
By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH _____ J.S.S.
County of _____ COUNTY

On the _____ day of _____ A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who, after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned, and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LENDER'S CONSENT
KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned lender on the above described tract of land hereby acknowledges that said land is to be subdivided into lots and streets to be hereafter known as NORTH PINE VILLAS, as set forth on this plat and the undersigned lender does hereby consent to and approve said dedication, as set forth in this plat, for the purposes and uses therein stated.

Dated this _____ day of _____ A.D. 20____
By: _____
Name: _____
Its: _____

LENDER'S ACKNOWLEDGMENT
STATE OF UTAH _____ J.S.S.
County of _____ COUNTY

On the _____ day of _____ A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who, after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that the above instrument as duly acknowledged and said Plat was authorized for recordation and was signed in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

HINTON SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER