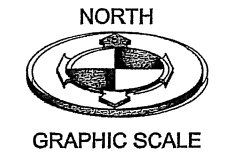


VICINITY MAP
N.T.S.

PARKVIEW VILLAS SUBDIVISION

AMENDING LOT 2 OF INTERMOUNTAIN SOUTH SANDY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

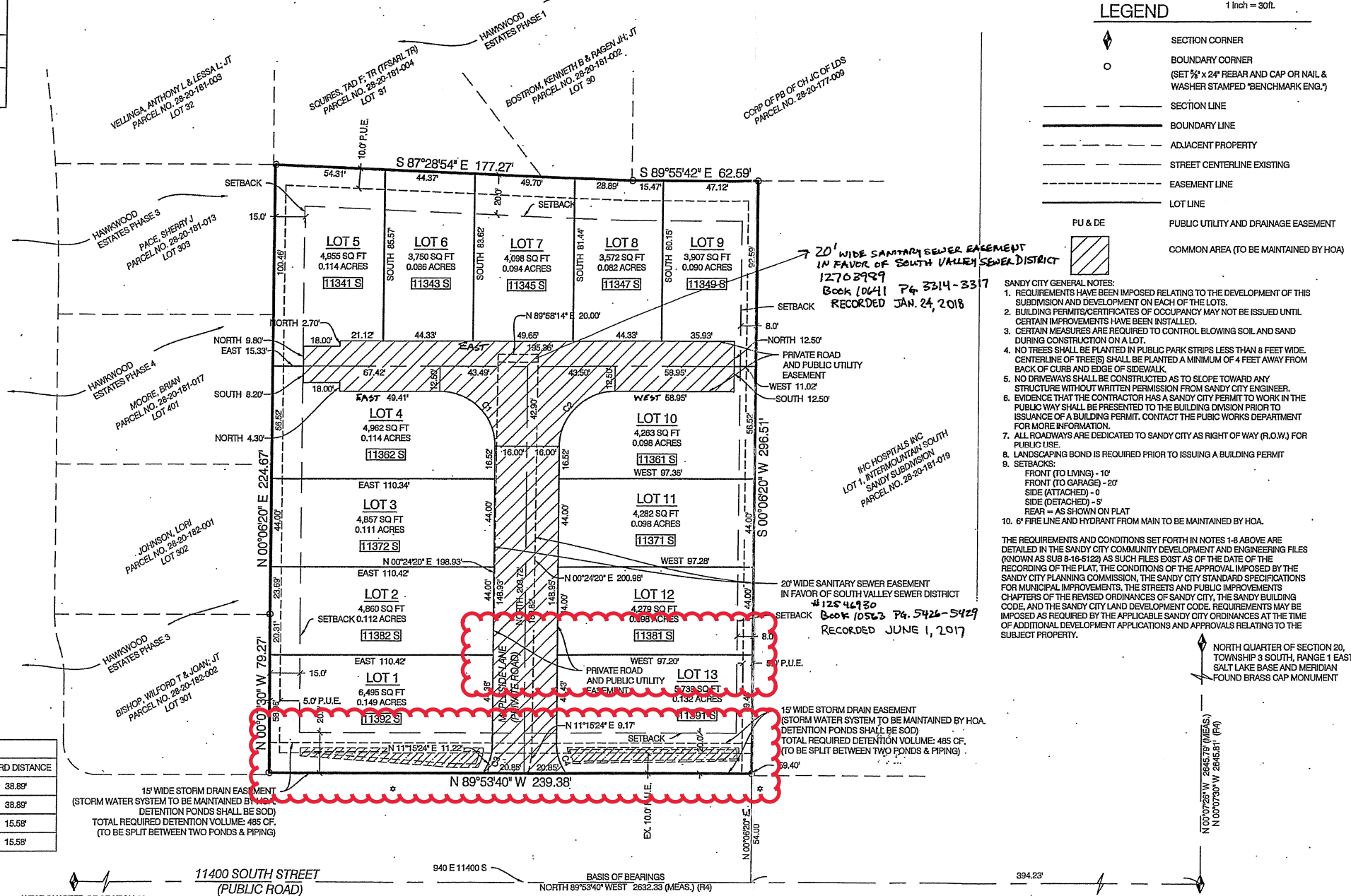


- ### LEGEND
- SECTION CORNER
 - BOUNDARY CORNER (SET 1/2" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
 - SECTION LINE
 - BOUNDARY LINE
 - ADJACENT PROPERTY
 - STREET CENTERLINE EXISTING
 - EASEMENT LINE
 - LOT LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - COMMON AREA (TO BE MAINTAINED BY HOA)

EASEMENT NOTES:

IRRIGATION EASEMENTS TO THE NORTH CREEK IRRIGATION COMPANY RECORDED JUNE 11, 1953 AS ENTRY NO. 1332945, IN BOOK 1013, AT PAGE 348 AND AGREEMENT RECORDED NOVEMBER 7, 1957 AS ENTRY NO. 1564273, IN BOOK 1458, AT PAGE 436, AND AGREEMENT RECORDED AUGUST 25, 1959 AS ENTRY NO. 1671840, IN BOOK 1643, AT PAGE 205 OF OFFICIAL RECORDS MENTIONS SECTION 20 ALONG WITH MORE SECTIONS BUT CONTAINS NOTHING TO PLOT.

AGREEMENT WITH DRAPER IRRIGATION COMPANY FOR WATER DISTRIBUTION SYSTEM RECORDED MAY 29, 1996 AS ENTRY NO. 6388924, IN BOOK 7409, AT PAGE 2566 OF OFFICIAL RECORDS MENTIONS SECTION 20 ALONG WITH MORE SECTIONS BUT CONTAINS NOTHING TO PLOT.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	43.20'	27.50'	90°00'00"	S 45°00'00" E	38.89'
C2	43.20'	27.50'	90°00'00"	N 45°00'00" E	38.89'
C3	15.83'	25.00'	36°18'03"	S 16°08'14" W	15.58'
C4	15.84'	25.00'	36°18'03"	N 16°09'01" W	15.58'

15' WIDE STORM DRAIN EASEMENT (STORM WATER SYSTEM TO BE MAINTAINED BY HOA. DETENTION PONDS SHALL BE SOD) TOTAL REQUIRED DETENTION VOLUME: 485 CF. (TO BE SPLIT BETWEEN TWO PONDS & PIPING)

NOTE: SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

- SANDY CITY GENERAL 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 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.
 - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO FLOOR 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 ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
 - LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT
 - SETBACKS:
FRONT (TO LIVING) - 10'
FRONT (TO GARAGE) - 20'
SIDE (ATTACHED) - 0'
SIDE (DETACHED) - 5'
REAR - AS SHOWN ON PLAN
 - 6" FIRE LINE AND HYDRANT FROM MAIN TO BE MAINTAINED BY HOA.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-8 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 8-16-5122) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS PLAT. THE CONDITIONS OF THE 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 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 CERTIFICATE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, THIS SUBDIVISION PLAT OF PARKVIEW VILLAS SUBDIVISION, IN ACCORDANCE WITH THE PROVISIONS OF STATE CODE UCA 17-27a-603(4)(b)-(8).

PARKVIEW VILLAS SUBDIVISION

AMENDING LOT 2 OF INTERMOUNTAIN SOUTH SANDY SUBDIVISION

BOUNDARY DESCRIPTION

LOT 2, INTERMOUNTAIN SOUTH SANDY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 120117P OF PLATS, AT PAGE 36 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 11400 SOUTH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2, INTERMOUNTAIN SOUTH SANDY SUBDIVISION, RECORDED FEBRUARY 23, 2017 AS ENTRY NO. 12483158 IN BOOK 2017P AT PAGE 36 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING 394.23 FEET NORTH 89°53'40" WEST ALONG THE SECTION LINE AND NORTH 0°06'20" EAST 54.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING SIX COURSES: 1) NORTH 89°53'40" WEST 239.33 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; 2) NORTH 0°07'30" WEST 79.27 FEET; 3) NORTH 0°07'30" WEST 224.67 FEET; 4) SOUTH 87°28'54" EAST 177.27 FEET; 5) SOUTH 89°55'42" EAST 62.59 FEET; 6) SOUTH 0°07'30" WEST 296.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,715 SQ FT OR 1.646 ACRES
13 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, Brian A. Linam, 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 THE

PARKVIEW VILLAS SUBDIVISION

AMENDING LOT 2 OF INTERMOUNTAIN SOUTH SANDY SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF February, 2018 A.D.

PARKVIEW PROPERTIES AND DEVELOPMENT, INC. HOME SAVINGS BANK
Darren Nate Don C. Ballard
BY: DARREN NATE BY: DON C. BALLARD
ITS: MANAGING MEMBER PRESIDENT ITS: VICE PRESIDENT

CORPORATE ACKNOWLEDGEMENT

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

ON THE 21 DAY OF February, A.D., 2018, PERSONALLY APPEARED BEFORE ME DARREN NATE, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF PARKVIEW PROPERTIES AND DEVELOPMENT, INC., A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION NUMBER: 684067 Amy Thomas
PRINT NAME:
MY COMMISSION EXPIRES: 2/10/19 Don C. Ballard
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

LENDER'S ACKNOWLEDGMENT

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

ON THE 21 DAY OF February, 2018, DON C. BALLARD PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, DON C. BALLARD, OF UTAH HOME SAVINGS BANK WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID HOME SAVINGS BANK FOR THE PURPOSES THEREIN MENTIONED, AND HE ACKNOWLEDGED TO ME THAT SAID HOME SAVINGS BANK EXECUTED THE SAME.

COMMISSION NUMBER: 695138 Robin White
SIGNATURE:
MY COMMISSION EXPIRES: May 16, 2021 Dustin Vischelli
PRINTED NAME: Dustin Vischelli
A NOTARY PUBLIC, COMMISSIONED IN UTAH

PARKVIEW VILLAS SUBDIVISION

AMENDING LOT 2 OF INTERMOUNTAIN SOUTH SANDY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDED # 12737712 NUMBER _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Parkview Prop ACCOUNT _____
DATE 3/20/18 TIME 4:22 PM BOOK 2018P PAGE 155 SHEET _____
OF _____ SHEETS
P1

849.00
FEE \$ _____
SALT LAKE COUNTY RECORDER

SANDY PARKS & RECREATION APPROVED THIS <u>5</u> DAY OF <u>Feb</u> , A.D., 20 <u>18</u> . <u>Day J. Medina</u>	COMCAST CABLE SERVICES APPROVED THIS <u>7</u> DAY OF <u>December</u> , 20 <u>17</u> , BY COMCAST CABLE. <u>E. V. S. S. S.</u>	ROCKY MOUNTAIN POWER APPROVED THIS <u>1</u> DAY OF <u>Feb</u> , A.D., 20 <u>18</u> . <u>James</u>	DOMINION ENERGY APPROVED THIS <u>13</u> DAY OF <u>December</u> , A.D., 20 <u>17</u> . <u>Shirley Edmonds</u>	CENTURYLINK APPROVED THIS <u>7</u> DAY OF <u>Dec</u> , A.D., 20 <u>17</u> , BY CENTURYLINK COMMUNICATION. <u>J. E. A.</u>	SANDY CITY ATTORNEY APPROVED AS TO FORM THIS <u>21</u> DAY OF <u>March</u> , A.D., 20 <u>18</u> . <u>Darren Nate</u> SANDY CITY ATTORNEY	
BENCHMARK ENGINEERING & LAND SURVEYING 9100 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84020 (801) 542-7192 www.benchmarkcivil.com <u>Benchmark Civil</u>	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>30</u> DAY OF <u>January</u> , A.D., 20 <u>18</u> . <u>Chris</u>	PLANNING COMMISSION APPROVED THIS <u>1</u> DAY OF <u>Feb</u> , A.D., 20 <u>18</u> , BY THE SANDY CITY PLANNING COMMISSION. <u>William</u> CHAIRMAN, SANDY CITY PLANNING COMM.	SANDY CITY PUBLIC UTILITIES APPROVED THIS <u>14</u> DAY OF <u>Feb</u> , A.D., 20 <u>18</u> . <u>DAK</u> ENGINEERING MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>1</u> DAY OF <u>February</u> , A.D., 20 <u>18</u> . <u>Rich Sedberry</u> DIRECTOR	SANDY CITY ENGINEER APPROVED THIS <u>12</u> DAY OF <u>Feb</u> , A.D., 20 <u>18</u> . <u>Peter Kump</u> SANDY CITY ENGINEER	SANDY CITY MAYOR PRESENTED TO THE MAYOR OF SANDY CITY THIS <u>21</u> DAY OF <u>March</u> , A.D., 20 <u>18</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>Robin White</u> <u>Molly Spira</u> CITY MAYOR ATTEST: SANDY CITY RECORDER