

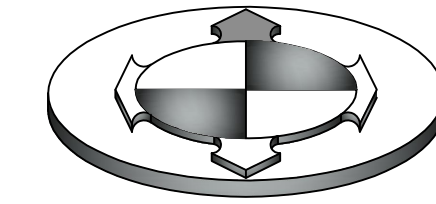
**SUB04272021-006035**  
**Subdivision**  
**137 E. 11000 S.**

PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT

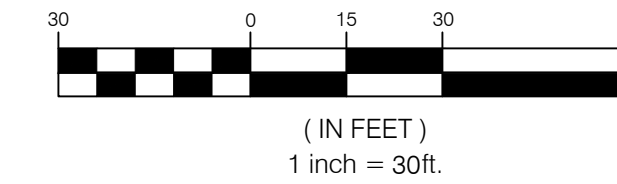
# CRESCENT VIEW PEAKS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY, SALT LAKE COUNTY, UTAH

NORTH



GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

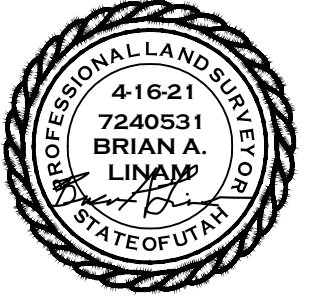
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

## CRESCENT VIEW PEAKS

### BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF CASCADE PLACE SUBDIVISION, RECORDED MARCH 15, 2007 AS ENTRY NO. 10034223 IN BOOK 2007 AT PAGE 121, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 89°35'40" EAST 1266.71 FEET ALONG THE SECTION LINE AND NORTH 00°24'20" EAST 379.47 FEET FROM THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 14°46'39" WEST 211.40 FEET ALONG THE EASTERLY LINE OF SAID CASCADE PLACE SUBDIVISION; THENCE SOUTH 89°35'40" EAST 240.38 FEET; THENCE SOUTH 185.41 FEET; THENCE SOUTH 89°35'40" EAST 158.89 FEET; THENCE SOUTH 23°59'20" WEST 20.31 FEET; THENCE NORTH 89°35'40" WEST 337.09 FEET ALONG THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED EASTERLY AND WESTERLY OF MARLIN SUBDIVISION, RECORDED MARCH 9, 2020 AS ENTRY NO. 13212051 IN BOOK 2020 AT PAGE 49, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TO THE POINT OF BEGINNING.

CONTAINS 46.442 SQ FT OR 1.066 ACRES  
1 LOT & 1 PARCEL



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND A PORTION OF A STREET, TO BE HEREAFTER KNOWN AS

## CRESCENT VIEW PEAKS

DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
BRIAN L. HASLEM

\_\_\_\_\_  
MICHELLE S. HASLEM

### ACKNOWLEDGMENT

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

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, BRIAN L. HASLEM, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

### ACKNOWLEDGMENT

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

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, MICHELLE S. HASLEM, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

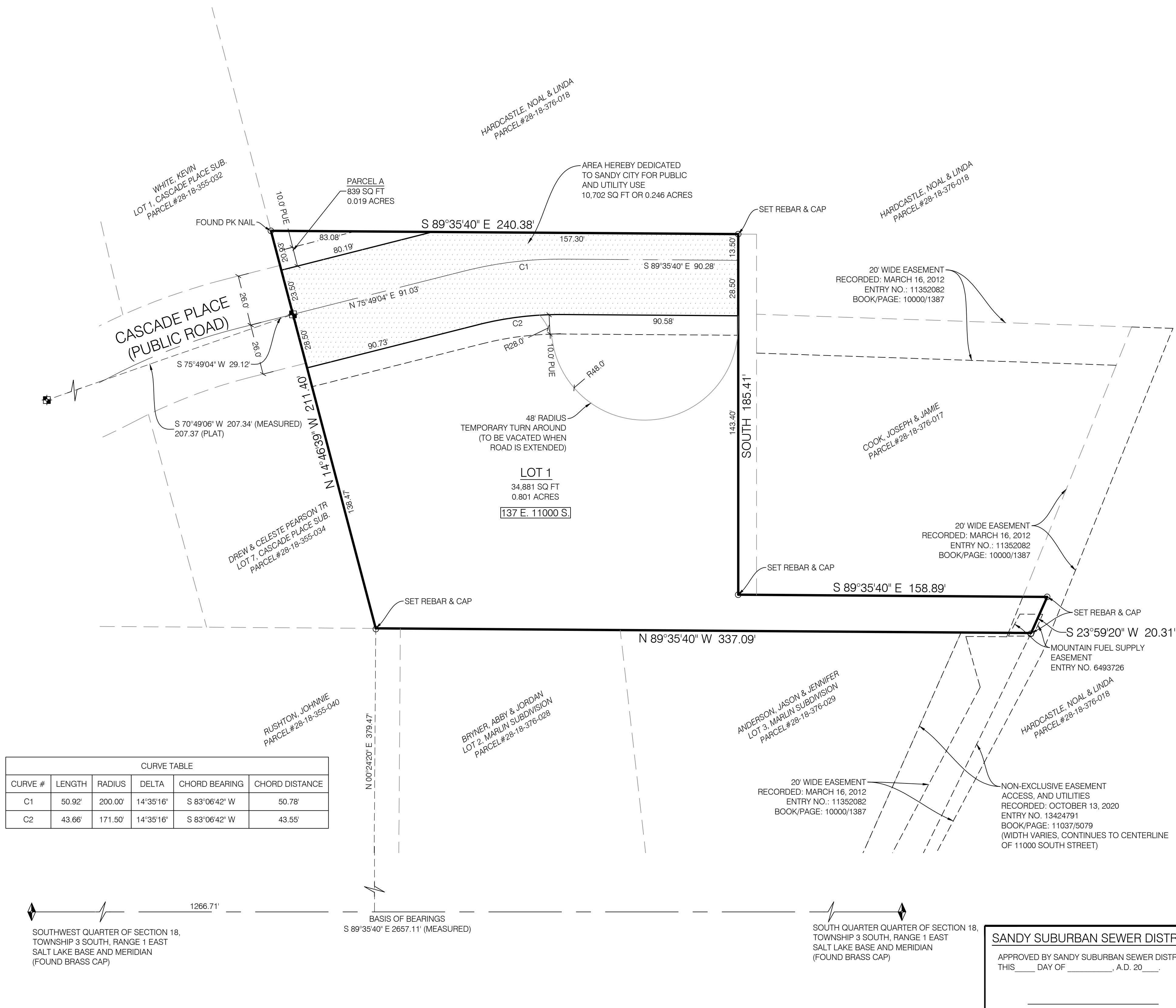
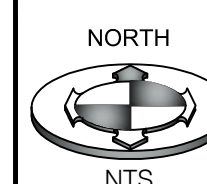
- SANDY CITY GENERAL PLAT NOTES AND NOTE TO PURCHASERS:
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  - ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.
  - LOTS ARE LOCATED WITHIN THE RESIDENTIAL CONSERVATION OVERLAY ZONE AND ARE SUBJECT TO THE REQUIREMENTS OF THE THE ZONE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-5 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-01-19-5596) 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.

### LEGEND

- SECTION CORNER (FOUND)
- EX. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) 'STAMPED BENCHMARK ENG.'
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- DEDICATION TO SANDY CITY

### VICINITY MAP



SANDY SUBURBAN SEWER DISTRICT  
APPROVED BY SANDY SUBURBAN SEWER DISTRICT  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

DEVELOPER: KYLE SIMMONS  
EMAIL: KYLE@STONYBROOKHOMES.COM  
PHONE: 801-381-4687

<b>COMCAST CABLE SERVICES</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>CENTURYLINK</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>SANDY CITY PARKS AND RECREATION</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____.	<b>PLANNING COMMISSION</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.
<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>SALT LAKE COUNTY HEALTH DEPT.</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>CITY ENGINEER</b> APPROVED THIS ____ DAY OF _____, A.D. 20____.	<b>SANDY CITY MAYOR</b> PRESENTED TO THE MAYOR OF SANDY CITY THIS ____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	CHAIRMAN, SANDY CITY PLANNING COMM.

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 SANDY, UTAH 84070 (801) 542-7192  
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**DOMINION ENERGY**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**SANDY CITY PUBLIC UTILITIES**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
 ENGINEERING MANAGER

**SALT LAKE COUNTY HEALTH DEPT.**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
 DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

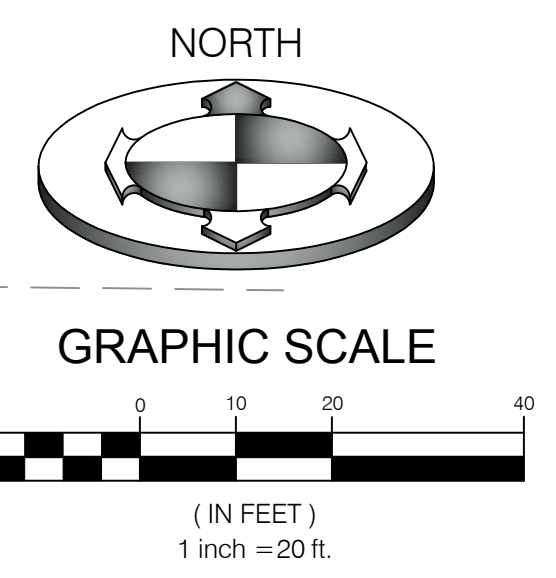
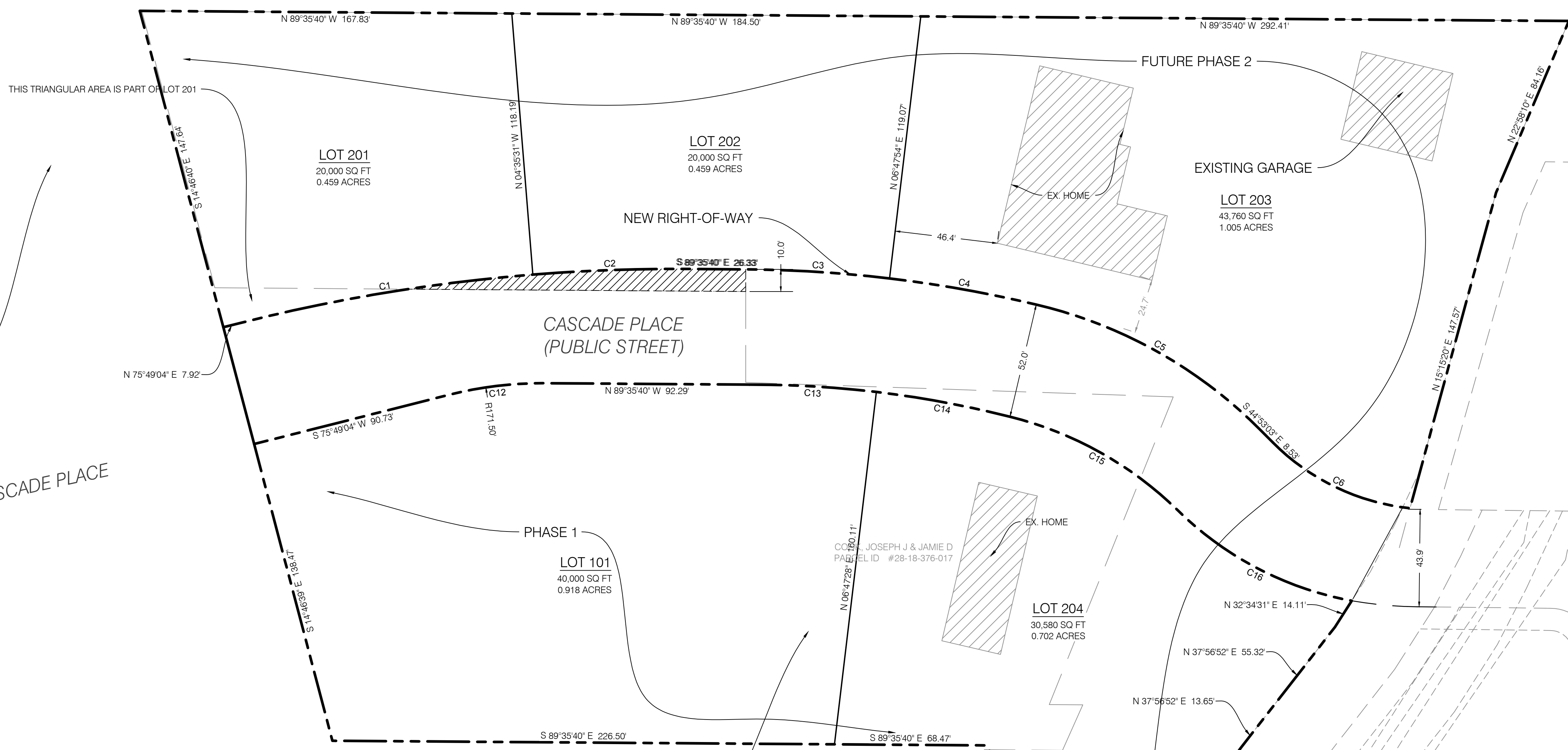
**CITY ENGINEER**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
 SANDY CITY ENGINEER

**SANDY CITY MAYOR**  
 CITY MAYOR SANDY CITY RECORDER MAYORS STAMP

**CRESCENT VIEW PEAKS**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 SANDY, SALT LAKE COUNTY, UTAH

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	133.90	800.00'	9°35'25"	N 80°36'46" E	133.75'
C2	69.78'	800.00'	4°59'51"	N 87°54'24" E	69.76'
C3	65.06'	582.95'	6°23'40"	S 86°23'56" E	65.03'
C4	67.32'	582.95'	6°36'58"	S 79°53'37" E	67.28'
C5	116.88'	209.95'	31°53'52"	S 60°49'59" E	115.38'
C6	69.90'	102.59'	39°02'08"	S 64°24'07" E	68.55'
C12	43.66'	171.50'	14°35'16"	S 83°06'42" W	43.55'
C13	57.39'	471.08'	6°58'50"	N 86°41'57" W	57.36'
C14	61.34'	471.08'	7°27'37"	N 79°28'43" W	61.29'
C15	87.84'	164.54'	30°35'14"	N 60°49'59" W	86.80'
C16	89.67'	151.02'	34°01'10"	N 62°32'57" W	88.35'

AREA TO BE ADDED TO LOT 101 OF CRESCENT VIEW PEAKS

PARCEL SOLD TO JASON OR DONATED TO CITY AS GREEN SPACE

NOTE:  
 THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

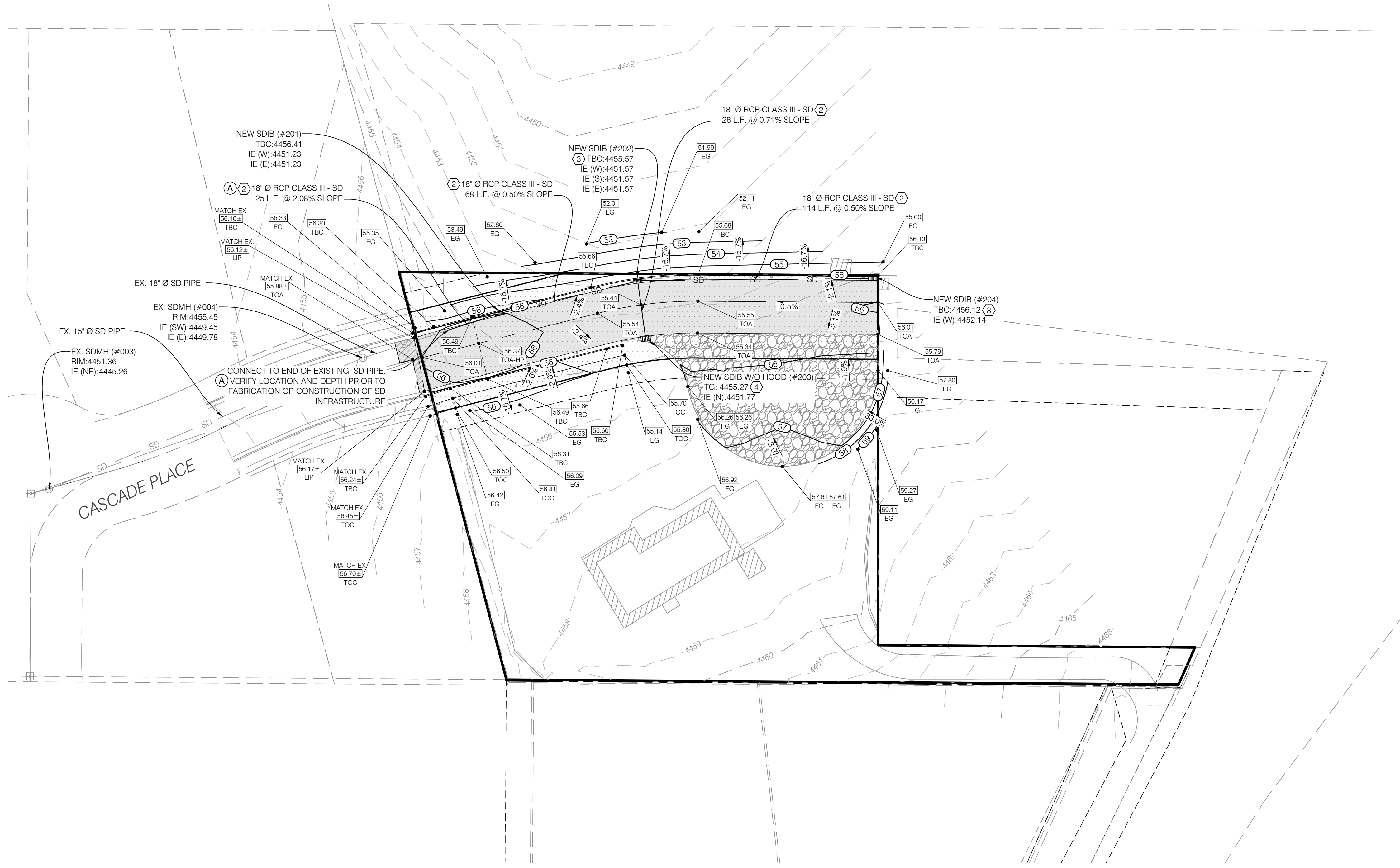
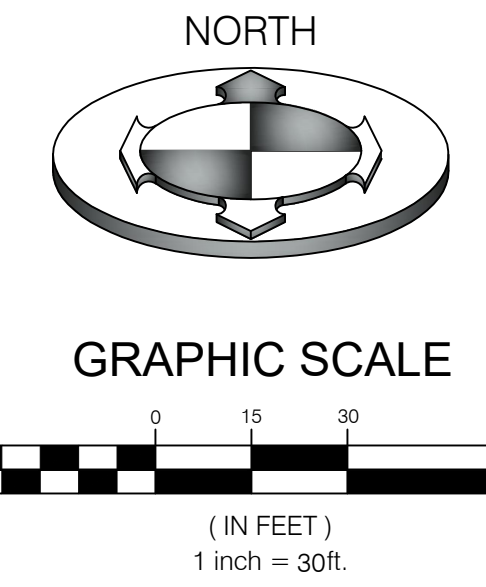
NO.	DATE	DESCRIPTION

OWNER	FBA	PREPARED BY	REVISION	SURVEY	DATE	DWG. FILE	CONCEPT
		DKB			04/14/2021		

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**CRESCENT VIEW PEAKS-PHASE 2**  
 2619 SOUTH STATE STREET  
 SPANISH FORK, UTAH

PROJECT NO. CONCEPT  
**CONCEPT**  
**CONCEPT**  
 1 OF 1



GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	18" Ø RCP CLASS III SD PIPE PER SANDY CITY STDS.	
③	STORM DRAIN INLET BOX PER SANDY CITY STDS.	5/CDT.01
④	STORM DRAIN INLET W/O HOOD PER APWA #310	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

NOTE:  
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

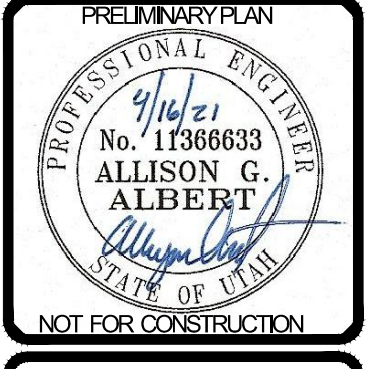
**SURVEY CONTROL NOTE:**  
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

EX. SD NOTE: (A)  
SURVEYORS WERE UNABLE TO MEASURE EXISTING STORM DRAIN DEPTH AT END OF EXISTING PIPE. CONTRACTOR TO FIELD VERIFY PIPE LOCATION AND DEPTH PRIOR TO FABRICATION OR CONSTRUCTION OF NEW STORM DRAIN INFRASTRUCTURE.

**BENCHMARK:**  
VERTICAL DATA (CONTOUR LINES AND/OR SPOT ELEVATIONS, ETC.) IS PROVIDED BY A TOPOGRAPHIC SURVEY PERFORMED BY FOCUS ENGINEERING AND SURVEYING, LLC ON OCTOBER 6, 2020. SAID SURVEY IS BASED ON THE NAVD83 FOOT EQUIVALENT ELEVATION PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR ON THE SOUTH-WEST CORNER OF SECTION 18.  
ELEVATION = 4223.87

PROJECT NO.	2012321
DATE	04/16/2021
BY	ALISON G. ALBERT
SCALE	1" = 30'
TITLE	GRADING AND DRAINAGE PLAN
NO.	CGD.01
DATE	04/16/2021
BY	ALISON G. ALBERT
SCALE	1" = 30'
TITLE	GRADING AND DRAINAGE PLAN
NO.	CGD.01

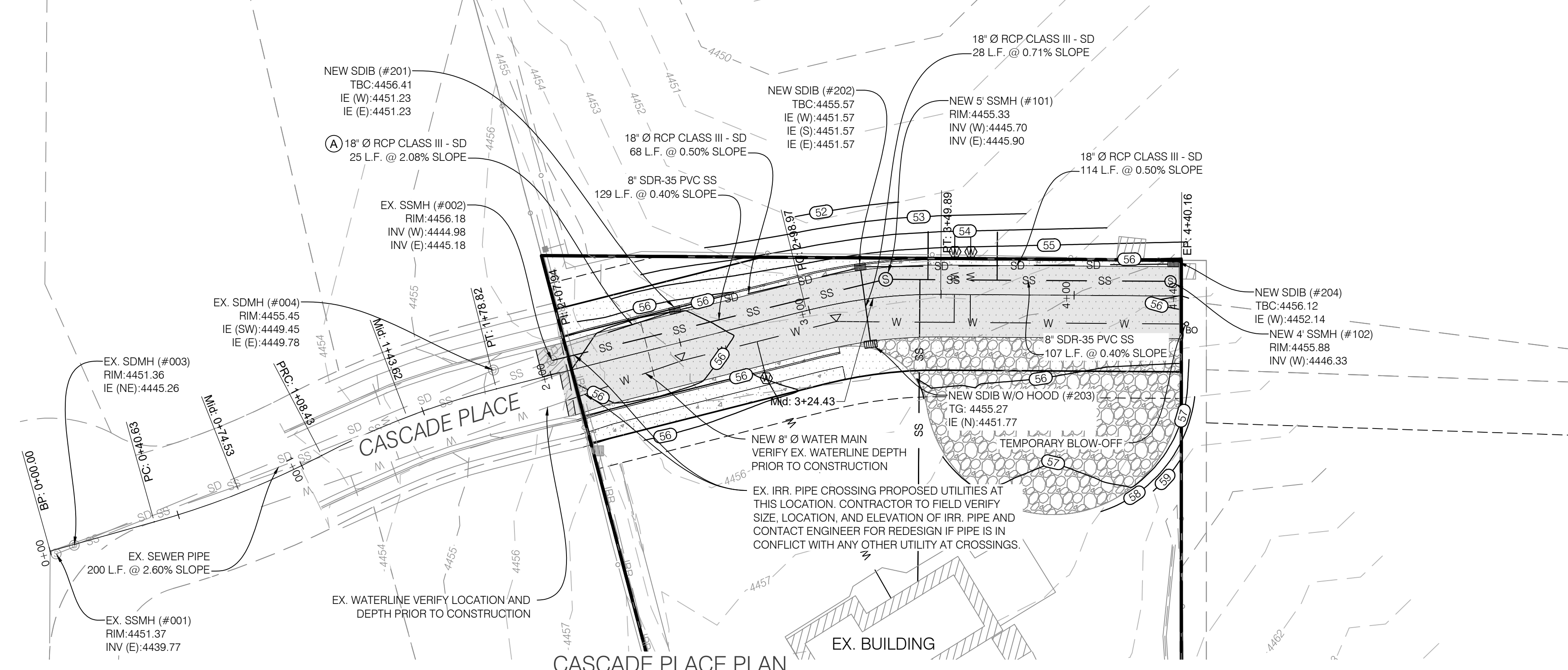


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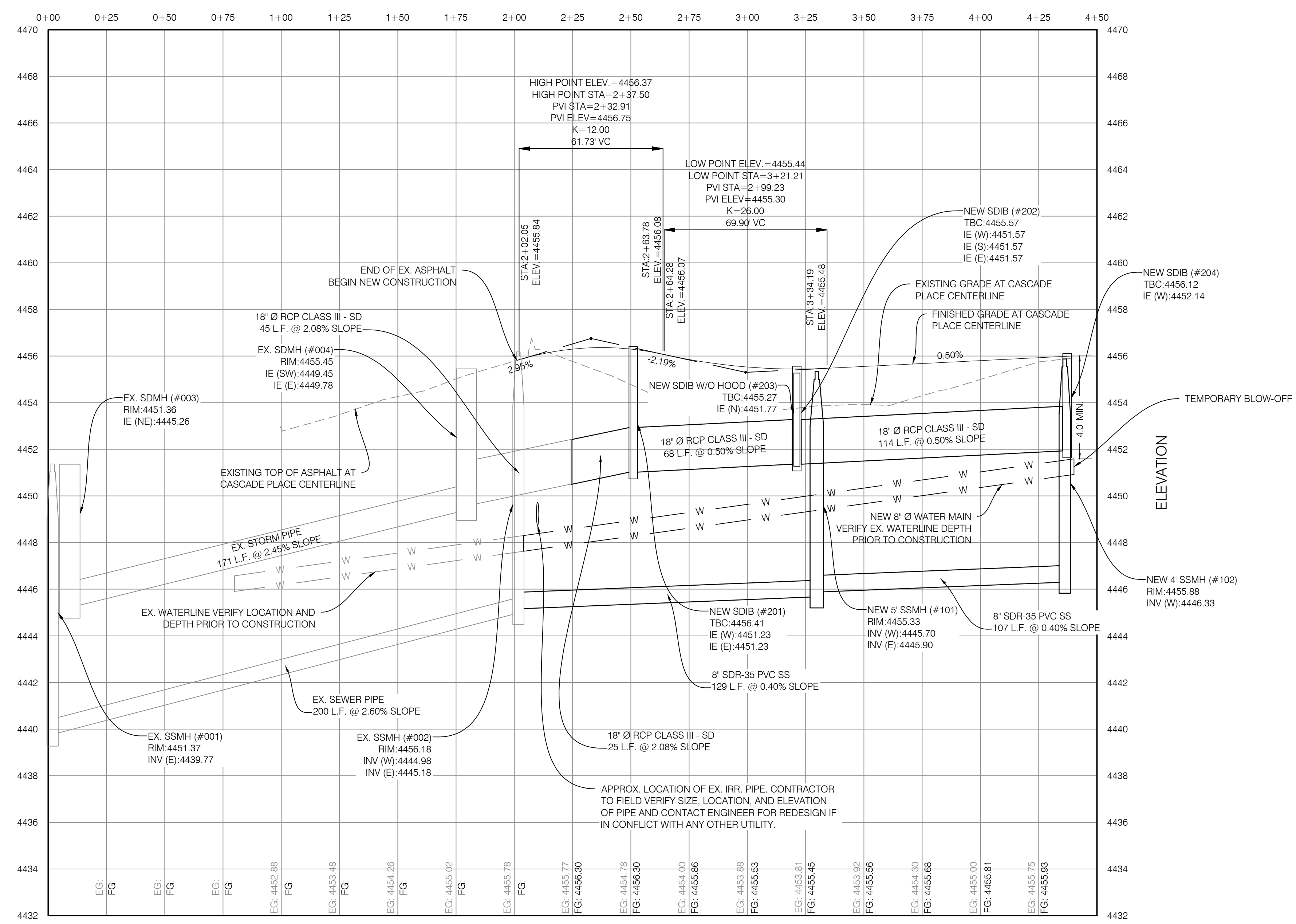
**CRESCENT VIEW PEAKS**  
137 E 11000 S  
SANDY, UTAH

PROJECT NO. 2012321  
**GRADING & DRAINAGE PLAN**  
CGD.01  
6 OF 11

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CASCADe PLACE PLAN  
STATION

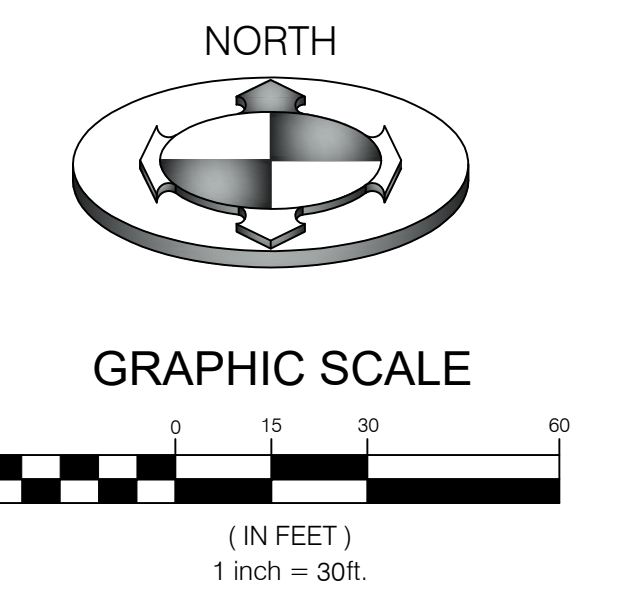


CASCADe PLACE PROFILE

NOTE:  
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NOTE:  
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EX. SD NOTE: (A)  
SURVEYORS WERE UNABLE TO MEASURE EXISTING STORM DRAIN DEPTH AT END OF EXISTING PIPE. CONTRACTOR TO FIELD VERIFY PIPE LOCATION AND DEPTH PRIOR TO FABRICATION OR CONSTRUCTION OF NEW STORM DRAIN INFRASTRUCTURE.



NO.	DATE	DESCRIPTION

PRELIMINARY PLAN  
PROFESSIONAL ENGINEER  
No. 11366833  
ALLISON G. ALBERT  
STATE OF UTAH  
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING  
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CRESCENT VIEW PEAKS  
137 E 11000 S  
SANDY, UTAH

PROJECT NO. 2012321  
CASCADe PLACE PLAN & PROFILE  
CPP.01  
7 OF 11

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