

PEPPERWOOD CREEK PHASE 2 AMENDING LOT 206

LOCATION: NE1/4 SECTION 23, T3S, R1E, SLB&M
10909 SOUTH SECRET VIEW ROAD
SANDY CITY, SALT LAKE COUNTY, UTAH



LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	30% OR GREATER SLOPE AREA SLOPE PROTECTED TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.
	30% OR GREATER SLOPE AREA ANOMALY - NOT PROTECTED - GRADING, CUTTING FILLING AND CONSTRUCTION ALLOWED AS APPROVED BY THE SANDY CITY ENGINEER.
	AREA OF 30% SLOPE ZONE
	STREET MONUMENT (FOUND)
	BOUNDARY MARKERS

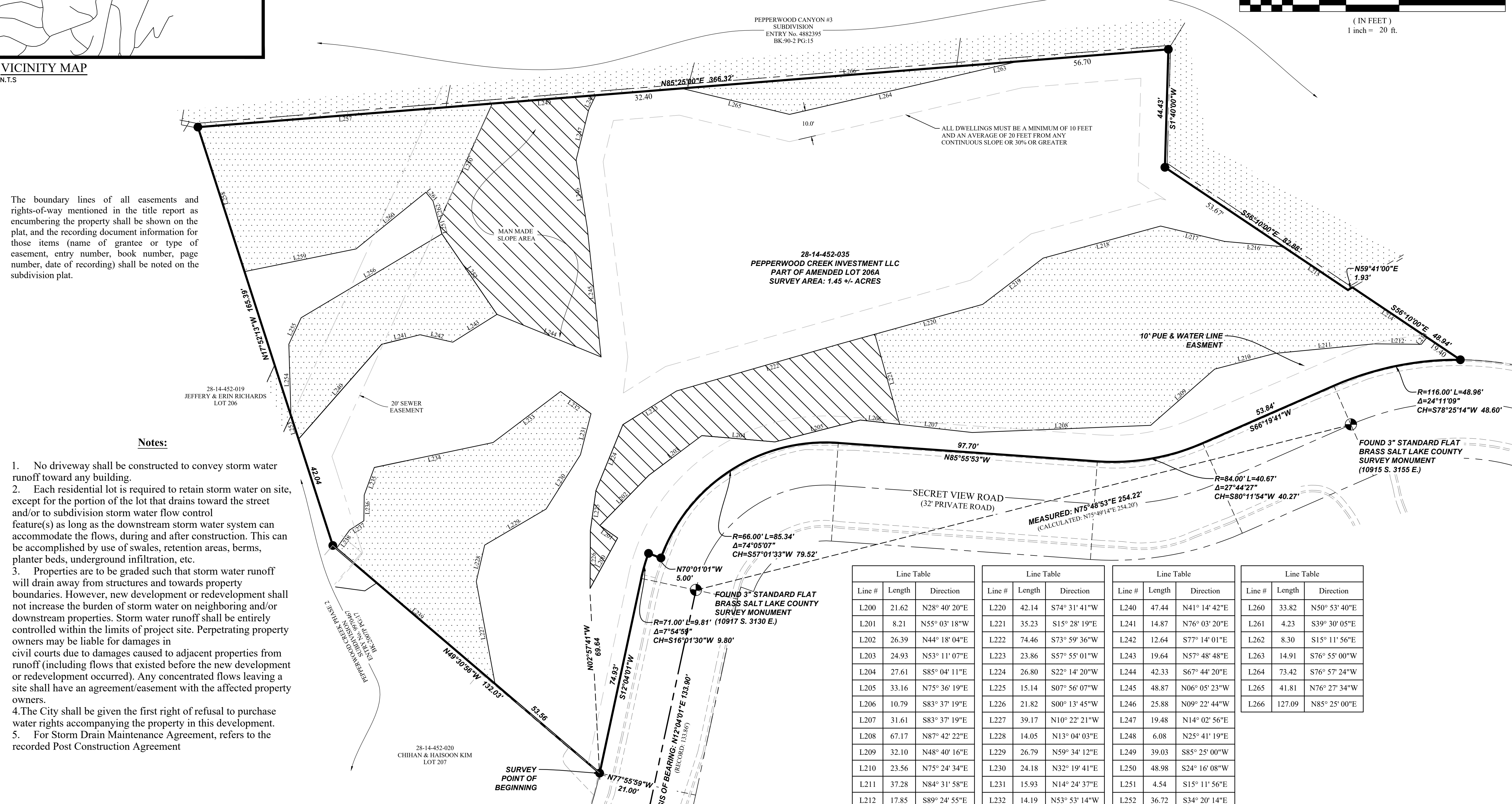
SURVEYOR'S CERTIFICATE
"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) I have completed a survey of the property described on this subdivision Plat in accordance with Section 17-23-17, have verified all measurements, easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct."
Evan J. Wood
Professional Land Surveyor
License No. 183395
Date _____

BOUNDARY DESCRIPTION
A part of Lot 6, PEPPERWOOD CREEK PHASE 2 Subdivision, according to the official plat thereof recorded January 11, 2007 as Entry No. 9970467 in Book 2007P at Page 17 in the office of the Salt Lake County Recorder, located in the Northeast Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a southerly corner of a boundary determined by that certain Warranty Deed recorded September 7, 2017 as Entry No. 12611815 in Book 10596 at Page 2429 in the office of the Salt Lake County Recorder, said corner located N12°04'01"E 58.93 feet along the Monument line and N77°55'59"W 21.00 feet from a PI monument located in Secret View Road, as determined by the official plat of PEPPERWOOD CREEK PHASE 2 Subdivision, according to the official plat thereof recorded January 11, 2007 as Entry No. 9970467 at Page 17 in the office of the Salt Lake County Recorder; running thence along said deed the following two (2) courses: (1) N49°30'56"W 132.03 feet; thence (2) N17°52'13"W 165.39 feet to a point on southerly line of PEPPERWOOD CANYON #3 Subdivision, according to the official plat thereof recorded February 15, 1990 as Entry No. 4882395 in Book 90-2 of Plats at Page 15 in the office of the Salt Lake County Recorder; thence along said plat the following four (4) courses: (1) N85°25'00"E 366.32 feet; thence (2) S01°40'00"W 44.43 feet; thence (3) S56°10'00"E 82.88 feet; thence (4) N59°41'00"E 1.93 feet to the northeasterly line of said Warranty Deed; thence along said deed the following nine (9) courses: (1) S56°10'00"E 48.94 feet; thence (2) W22°52'42"W 48.94 feet along the arc of a non-tangent curve to the left having a radius of 116.00 feet (radius bears S00°30'43"W) a distance of 48.96 feet through a central angle of 24°11'09" Chord: S78°25'14"W 48.60 feet; thence (3) S66°19'41"W 53.84 feet; thence (4) along the arc of a curve to the right with a radius of 84.00 feet a distance of 40.27 feet through a central angle of 27°44'27" Chord: S80°11'54"W 40.27 feet; thence (5) N85°55'53"W 97.70 feet; thence (6) southwesterly along the arc of a non-tangent curve to the left having a radius of 66.00 feet (radius bears S04°04'06"W) a distance of 85.34 feet through a central angle of 74°05'07" Chord: S57°01'33"W 79.52 feet; thence (7) N70°01'01"W 5.00 feet; thence (8) southerly along the arc of a non-tangent curve to the left having a radius of 71.00 feet (radius bears S70°01'01"E) a distance of 9.81 feet through a central angle of 07°54'59" Chord: S16°01'30"W 9.80 feet; thence (9) S12°04'01"W 74.93 feet to the point of beginning.
Contains: 1.45 acrs+/-

VICINITY MAP
N.T.S.

The boundary lines of all easements and rights-of-way mentioned in the title report as encumbering the property shall be shown on the plat, and the recording document information for those items (name of grantee or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.

- Notes:**
- No driveway shall be constructed to convey storm water runoff toward any building.
 - Each residential lot is required to retain storm water on site, except for the portion of the lot that drains toward the street and/or to subdivision storm water flow control feature(s) as long as the downstream 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 towards property boundaries. However, new development or redevelopment shall not increase the burden of storm water on neighboring and/or downstream properties. Storm water runoff shall be entirely controlled within the limits of 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 agreement/easement with the affected property owners.
 - The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.
 - For Storm Drain Maintenance Agreement, refers to the recorded Post Construction Agreement



Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L200	21.62	N28° 40' 20"E	L220	42.14	S74° 31' 41"W	L240	47.44	N41° 14' 42"E	L260	33.82	N50° 53' 40"E
L201	8.21	N55° 03' 18"W	L221	35.23	S15° 28' 19"E	L241	14.87	N76° 03' 20"E	L261	4.23	S39° 30' 05"E
L202	26.39	N44° 18' 04"E	L222	74.46	S73° 59' 36"W	L242	12.64	S77° 14' 01"E	L262	8.30	S15° 11' 56"E
L203	24.93	N53° 11' 07"E	L223	23.86	S57° 55' 01"W	L243	19.64	N57° 48' 48"E	L263	14.91	S76° 55' 00"W
L204	27.61	S85° 04' 11"E	L224	26.80	S22° 14' 20"W	L244	42.33	S67° 44' 20"E	L264	73.42	S76° 57' 24"W
L205	33.16	N75° 36' 19"E	L225	15.14	S07° 56' 07"W	L245	48.87	N06° 05' 23"W	L265	41.81	N76° 27' 34"W
L206	10.79	S83° 37' 19"E	L226	21.82	S00° 13' 45"W	L246	25.88	N09° 22' 44"W	L266	127.09	N85° 25' 00"E
L207	31.61	S83° 37' 19"E	L227	39.17	N10° 22' 21"W	L247	19.48	N14° 02' 56"E			
L208	67.17	N87° 42' 22"E	L228	14.05	N13° 04' 03"E	L248	6.08	N25° 41' 19"E			
L209	32.10	N48° 40' 16"E	L229	26.79	N59° 34' 12"E	L249	39.03	S85° 25' 00"W			
L210	23.56	N75° 24' 34"E	L230	24.18	N32° 19' 41"E	L250	48.98	S24° 16' 08"W			
L211	37.28	N84° 31' 58"E	L231	15.93	N14° 24' 37"E	L251	4.54	S15° 11' 56"E			
L212	17.85	S89° 24' 55"E	L232	14.19	N53° 53' 14"W	L252	36.72	S34° 20' 14"E			
L213	3.35	N38° 33' 45"E	L233	31.82	S52° 55' 57"W	L253	9.23	N17° 56' 25"W			
L214	33.79	N56° 10' 00"W	L234	45.67	S78° 06' 39"W	L254	26.91	N01° 42' 23"W			
L215	29.21	N56° 10' 00"W	L235	11.03	S20° 02' 44"W	L255	11.01	N24° 46' 57"E			
L216	22.28	N84° 49' 04"W	L236	9.70	S00° 53' 39"W	L256	61.67	N59° 12' 58"E			
L217	24.69	N76° 26' 26"W	L237	6.38	S56° 59' 12"W	L257	111.11	S85° 25' 00"W			
L218	45.84	S74° 42' 42"W	L238	8.53	S35° 37' 19"W	L258	57.11	S17° 52' 54"E			
L219	28.62	S52° 35' 52"W	L239	78.47	S49° 30' 56"E	L259	42.83	N78° 31' 09"E			

EASEMENT APPROVAL

CENTURY LINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST	DATE

SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS DAY OF _____, A.D. 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____
ATTEST: SANDY CITY RECORDER _____ SEAL

PLAT PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6909 S. HIGHT TECH DRIVE, #300
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUSURV.COM

PREPARED FOR:
LOGAN LOCKE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20____
DISTRICT MANAGER _____

SANDY CITY PARKS AND REC.
APPROVED THIS _____ DAY OF _____, A.D. 20____
DIRECTOR _____

PUBLIC UTILITIES DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20____
PUBLIC UTILITIES ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, A.D. 20____
DIRECTOR _____

SANDY CITY ATTORNEY
APPROVAL AS TO FORM THIS _____ DAY OF _____, A.D. 20____
CITY ATTORNEY _____

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

SANDY CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D. 20____
CITY ENGINEER _____

AN AMENDMENT OF LOT 206A PEPPERWOOD CREEK PHASE 2

LOCATION: NE1/4 SECTION 23, T3S, R1E, SLB&M
10909 SOUTH SECRET VIEW ROAD
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: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

2021-02-25 PEPPERWOOD CREEK PHASE 2 - LOT 206 DESIGN 21-0250-OWNS-WAIVE-21-0250-AMENDED PLAT LOT 206.DWG