

PEPPERWOOD PHASE 11E

A PLANNED UNIT DEVELOPMENT PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N10°10'32"E | 20.39' |
| L2 | N10°10'32"E | 20.39' |
| L3 | S23°30'48"W | 40.00' |
| L4 | N23°30'48"E | 20.00' |
| L5 | N23°30'48"E | 20.00' |
| L6 | N05°35'00"W | 5.00' |
| L7 | S10°10'32"W | 40.77' |

| CURVE # | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---------|-----------|---------|---------|---------------|----------------|
| C1 | 8°11'48" | 380.00' | 54.36' | N46°38'20"W | 54.32 |
| C2 | 8°11'48" | 400.00' | 57.22' | N46°38'20"W | 57.17 |
| C3 | 8°11'48" | 420.00' | 60.08' | N46°38'20"W | 60.03 |
| C4 | 15°50'25" | 280.00' | 77.41' | N58°39'26"W | 77.16 |
| C5 | 6°54'25" | 280.00' | 33.75' | N70°01'51"W | 33.73 |
| C6 | 22°44'50" | 280.00' | 111.16' | N62°06'38"W | 110.44 |
| C7 | 6°59'52" | 220.00' | 26.87' | S69°59'08"E | 26.85 |
| C8 | 6°59'52" | 200.00' | 24.43' | S69°59'08"E | 24.41 |
| C9 | 23°25'42" | 180.00' | 73.60' | S61°46'12"E | 73.09 |
| C10 | 6°59'52" | 180.00' | 21.98' | S69°59'08"E | 21.97 |
| C11 | 16°25'50" | 180.00' | 51.62' | S58°16'16"E | 51.44 |
| C12 | 22°44'50" | 320.00' | 127.04' | N62°06'38"W | 126.21 |
| C13 | 5°09'36" | 320.00' | 28.82' | N70°54'15"W | 28.81 |
| C14 | 4°05'43" | 420.00' | 30.02' | N48°41'22"W | 30.01 |
| C15 | 4°06'05" | 420.00' | 30.06' | N44°35'28"W | 30.06 |

SURVEYOR'S CERTIFICATE

I, Eric V. Snyder, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold license No. 7550669 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 and have verified all measurements that the reference monuments shown on this plat are located as indicated and are sufficient to retroce or reestablish this plat and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter to be known as

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and that same has been surveyed and staked on the ground as shown on this plat.

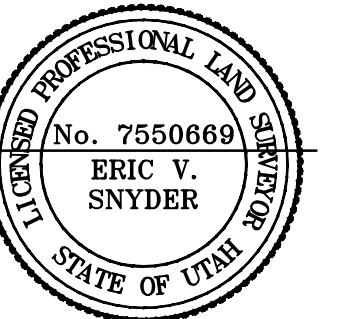
BOUNDARY DESCRIPTION

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 23, NORTH 00°07'28" EAST, 2088.30 FEET, THENCE NORTH 90°00'00" EAST, 1563.00 FEET TO THE EAST CORNER OF LOT 1120 OF PEPPERWOOD PHASE 11D, ENTRY NO. 7302294, RECORDED ON MARCH 20, 1999, IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, SL&M; ALSO BEING THE POINT OF BEGINNING, THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF LOTS 501, 502, 503, 504, & 505 OF PEPPERWOOD PHASE 5, ENTRY NO. 3220145, RECORDED ON JANUARY 5, 1979, IN SAID OFFICIAL RECORDS, SOUTH 69°00'00" EAST, 313.53 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 503; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 504 AND LOT 505, SOUTH 55°00'00" EAST, 137.92 FEET, THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 29°15'26" WEST, 159.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, FROM A TANGENT BEARING OF SOUTH 46°38'30" EAST, WITH A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 4°06'05", AND AN ARC LENGTH OF 30.06 FEET, THENCE SOUTH 42°32'26" EAST, 95.89 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 8°11'48", AND AN ARC LENGTH OF 82.07 FEET; THENCE SOUTH 68°39'51" EAST, 117.11 FEET TO AN ANGLE POINT OF LOT A OF PEPPERWOOD PHASE 10A, ENTRY NO. 7302294, RECORDED ON MARCH 28, 1999, IN SAID OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT A, SOUTH 10°10'32" WEST, 40.77 FEET TO AN ANGLE POINT OF SAID LOT A; THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°59'57" WEST, 125.00 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 28°07'26", AND AN ARC LENGTH OF 100.31 FEET; THENCE NORTH 42°32'26" WEST, 95.89 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 8°11'48", AND AN ARC LENGTH OF 54.36 FEET; THENCE NORTH 50°44'13" WEST, 56.28 FEET; THENCE SOUTH 27°03'00" WEST, 171.15 FEET TO THE NORTHERLY ANGLE POINT OF LOT 1135 OF PEPPERWOOD PHASE 11G, ENTRY NO. 7302294, RECORDED ON MARCH 20, 1999, IN SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF LOTS 1135 & 1136 OF SAID PEPPERWOOD PHASE 11G, NORTH 69°38'44" WEST, 313.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 1136; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF LOTS 1135 & 1136, ALONG THE NORTHERLY BOUNDARY OF LOT 1116 OF SAID PEPPERWOOD PHASE 11D, NORTH 62°57'00" WEST, 113.78 FEET TO THE SOUTHEAST CORNER OF LOT 1117 OF SAID PEPPERWOOD PHASE 11D; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF LOT 1116, AND ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1117, NORTH 27°03'00" EAST, 177.84 FEET; THENCE DEPARTING THE EASTERLY BOUNDARY LINE OF SAID LOT 1117, AND ALONG THE EASTERLY BOUNDARY LINE OF LOT A OF SAID PEPPERWOOD PHASE 11D, NORTH 23°30'48" EAST, 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM A TANGENT BEARING OF NORTH 62°06'38" WEST, WITH A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 16°25'50", AND AN ARC LENGTH OF 51.62 FEET TO THE SOUTH CORNER OF LOT 1120 OF SAID PEPPERWOOD PHASE 11D; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 1120, NORTH 67°35'56" EAST, 198.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED FILED IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY, UTAH ON OCTOBER 11, 2006 IN BOOK 9363 AT PAGE 7001, AS ENTRY NO. 9872269.

CONTAINS: 185,451± SF OR 4.26± AC.
CONTAINS: 5 LOTS



OWNER'S DEDICATION

Know all men by these presents that David J. Bromley, Manager, 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

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do hereby declare that the streets shown hereon are hereby dedicated as private rights-of-way; these streets are also hereby dedicated as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, and drainage easements as well as access easements for the use of the lot owners and their guests. The fee simple title to the said streets shall be conveyed to the Pepperwood Homeowners Association, a nonprofit corporation, subject to the right on the part of each and every lot owner to use the same as a private right-of-way.

In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D. 20____
AUTUMN RIDGE DEVELOPMENT, L.L.C.

By: David J. Bromley, Manager

UNTIL LAWFULLY TRANSFERRED TO THE PEPPERWOOD HOMEOWNERS ASSOCIATION (PHA), THE ABOVE SIGNED ACCEPT AND RETAIN RESPONSIBILITY FOR ALL OTHER PORTIONS OF THE STORM DRAIN SYSTEM NOT SPECIFICALLY ACCEPTED BY THE CITY AS SET FORTH HEREON. AFTER THE RESPONSIBILITY FOR ALL OTHER PORTIONS OF THE STORM WATER DRAINAGE SYSTEM IS LAWFULLY TRANSFERRED TO THE PHA, THE RESPONSIBILITY WILL BE ASSUMED BY THE PHA.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ J.S.S.
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, _____, Dove Bromley, who, after being duly sworn, acknowledged to me that he is the manager of Autumn Ridge Development, LLC a Limited Liability Company, and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

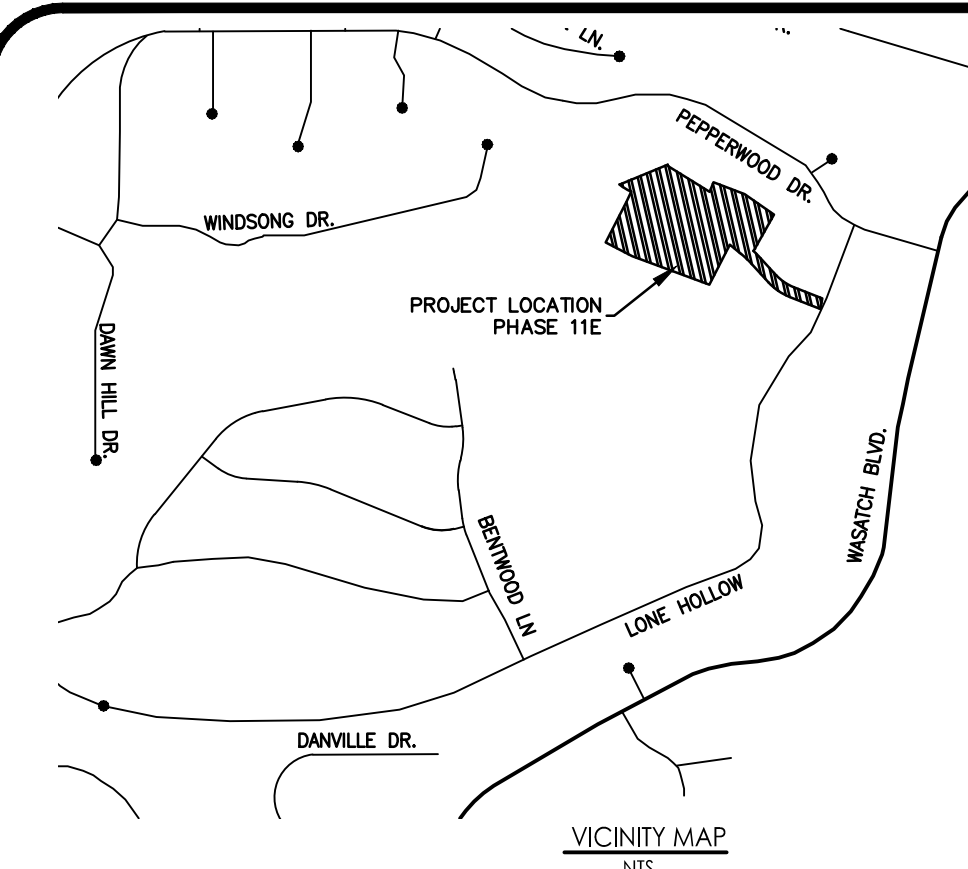
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

SHEET
1 of 1

PEPPERWOOD PHASE 11E A PLANNED UNIT DEVELOPMENT PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 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: _____
FEE\$ _____
SALT LAKE COUNTY RECORDER



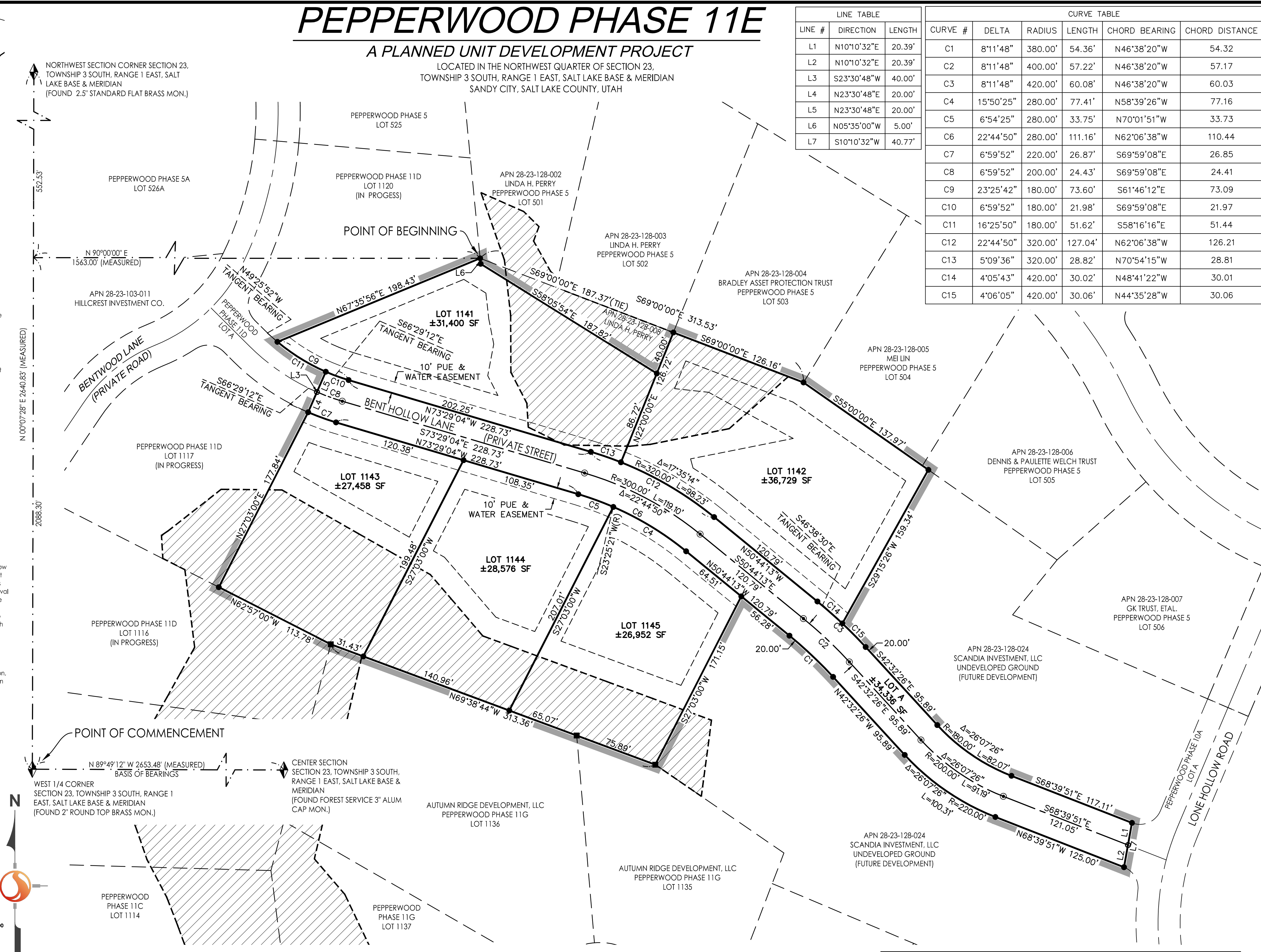
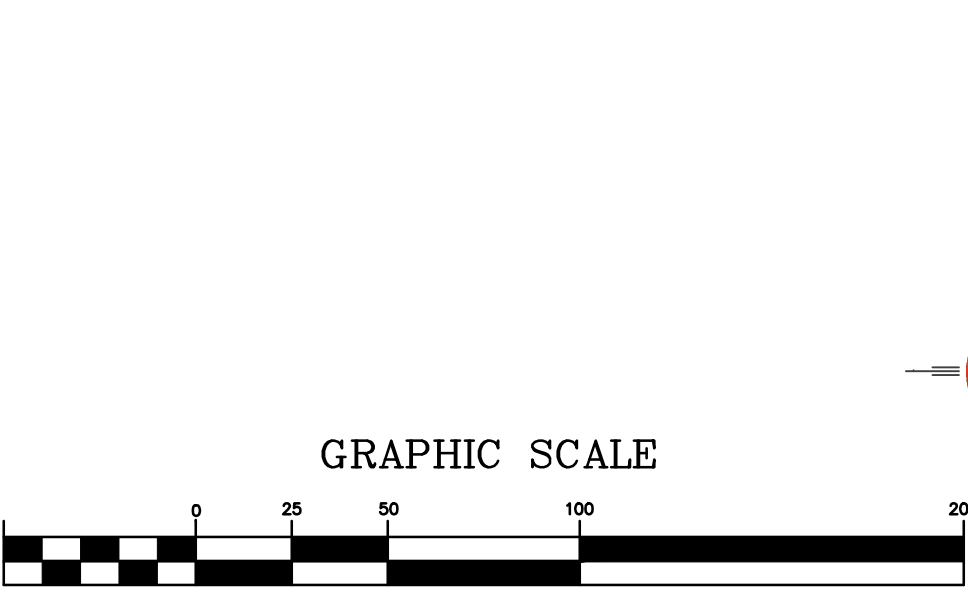
NOTICE TO PURCHASERS:

- 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.
- All requirements of the Sandy City Sensitive Area Overlay Zone shall apply.
- This development encroaches on land that is defined as wildland. This development must meet the intent of the requirements of the International Urban-Wildland-Urban Interface Code.
- Upon recording of this plat, the lots within this subdivision shall become part of the Pepperwood Homeowners Association and are subject to the Covenants, Conditions & Restrictions as recorded at the Salt Lake County recorder's office as Entry No. 11722032 in Book 10176, pages 5025-5058, as well as on additional supplemental C&R that will be recorded with this phase.

The requirements and conditions set forth in notes 1-6 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-06-19-5670) 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 Codes, 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.

PLAT NOTES:

- The Basis of Bearing used on this survey was between two Section Corner Monuments. The bearing between the West Quarter Corner and the Center of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian is N89°49'12"W as measured in the field.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with interest/rights in the PUE.
- Each residential lot is required to retain storm water on site (except for the portion of the driveway that drains directly to the street), based on the 10 year storm. This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc. The retention volume for each lot is provided in the plat and grading and drainage plan (see individual lots for retention volume).
- Lot A is the street within this subdivision; these streets also serve as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, and drainage easements as well as access easements for the use of the lot owners and their guests.
- Protection of existing trees is required except for what is required to build the home.
- For Storm Drain maintenance refer to the Post Construction Storm Water Maintenance agreement.

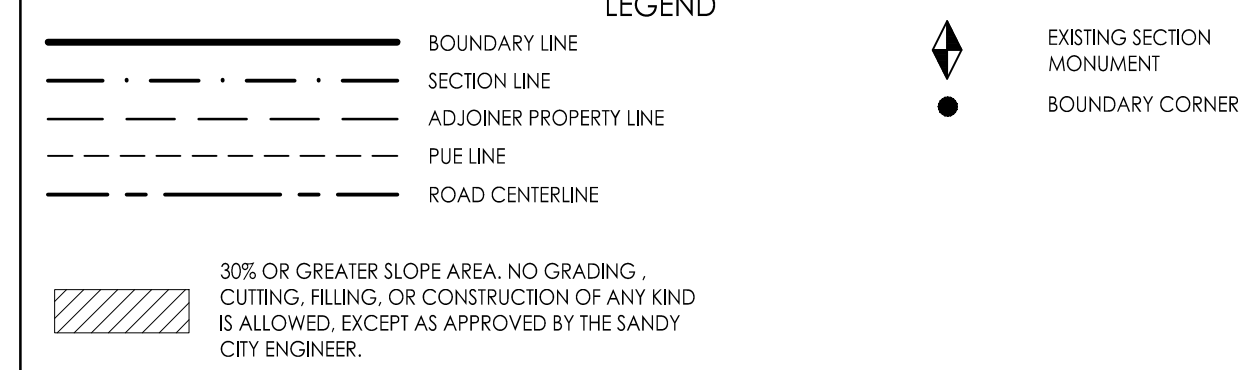


BUILDING SITE REQUIREMENTS TYPICAL LOTS

| | |
|-------------------------------------------------------------------------------------------------------------------|-----------------|
| FRONT SETBACK | 40 FEET |
| SIDE SETBACK (CORNER) | 25 FEET |
| SIDE SETBACK | 25 FEET |
| - TOTAL/ONE SIDE MINIMUM | 25 FEET/12 FEET |
| REAR SETBACK | 25 FEET |
| ADDITIONAL SETBACK | 25 FEET |
| ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER. | |

BUILDING SITE REQUIREMENTS IRREGULAR LOTS

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|-------------------------------------------------------------------------------------------------------------------|-----------------|
| FRONT SETBACK | 25 FEET |
| SIDE SETBACK (CORNER) | 25 FEET |
| SIDE SETBACK | 25 FEET |
| - TOTAL/ONE SIDE MINIMUM | 25 FEET/12 FEET |
| REAR SETBACK | 20 FEET |
| ADDITIONAL SETBACK | 20 FEET |
| ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER. | |



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| DOMINION ENERGY APPROVED THIS _____ DAY OF _____, A.D. 20____ DOMINION ENERGY REPRESENTATIVE | ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, A.D. 20____ ROCKY MOUNTAIN POWER REPRESENTATIVE |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

| | |
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| COMCAST APPROVED THIS _____ DAY OF _____, A.D. 20____ COMCAST REPRESENTATIVE | CENTURYLINK APPROVED THIS _____ DAY OF _____, A.D. 20____ CENTURYLINK REPRESENTATIVE |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|

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| SANDY CITY PUBLIC UTILITIES APPROVED THIS _____ DAY OF _____, A.D. 20____ ENGINEERING MANAGER, SANDY CITY PUBLIC UTILITIES | SANDY CITY PARKS & RECREATION APPROVED THIS _____ DAY OF _____, A.D. 20____ REPRESENTATIVE |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|

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| SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D. 20____ SALT LAKE COUNTY HEALTH DEPARTMENT | SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, A.D. 20____ MANAGER |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

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

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| SANDY CITY MAYOR PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED. SANDY CITY MAYOR | SALT LAKE COUNTY SURVEYOR'S OFFICE ROS # _____ SIGNED _____ DATE _____ |
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THE CITY ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF THE UNDERGROUND PIPES IN THE STORM WATER DRAINAGE SYSTEM WITHIN THIS PLAT SUBJECT TO (1) COMPLIANCE WITH ALL APPLICABLE DESIGN STANDARDS AND (2) ACCEPTANCE BY THE CITY FOLLOWING INSPECTION BY THE CITY INSPECTORS TO VERIFY PROPER INSTALLATION OF THE PIPES. THIS ACCEPTANCE BY THE CITY IS WITH THE SPECIFIC UNDERSTANDING THAT THE CURRENT LANDOWNER SHALL ACCEPT AND RETAIN RESPONSIBILITY FOR ALL OTHER PORTIONS OF THE STORM DRAIN SYSTEM UNTIL SUCH RESPONSIBILITY IS LAWFULLY TRANSFERRED TO THE PEPPERWOOD HOMEOWNERS ASSOCIATION.

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| PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, A.D. 20____ SANDY PLANNING COMMISSION CHAIRMAN | DEVELOPER: AUTUMN RIDGE DEVELOPMENT, LLC CONTACT: DAVID BROMLEY 716 EAST 4500 SOUTH #N260 MURRAY, UTAH 84107 PHONE: (801) 713-1863 |
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| Stantec Stantec Consulting Services Inc. 2890 East Cottonwood Parkway, Suite 300 Salt Lake City, Utah 84121 Tel: 801-261-0090 Fax: 801-266-1671 www.stantec.com | Project Number PM 2042598500 Filename PLAT 11E.dwg Designed By EVS Checked By EVS Drawn By KC Date 10/23/2020 |
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| No. | Revisions | By | Date |
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