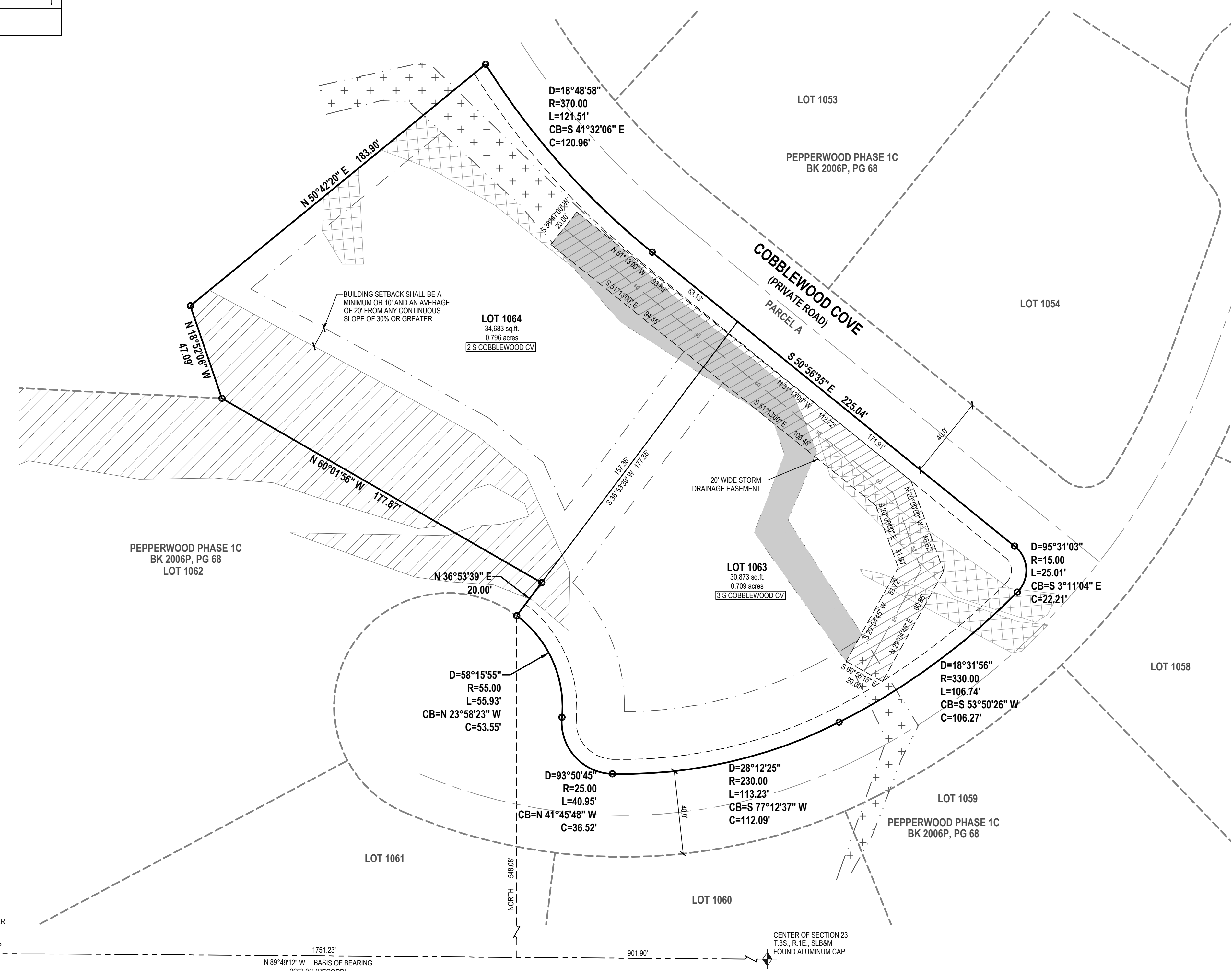


PEPPERWOOD PHASE 10C AMENDED

AMENDING LOTS 1063 AND 1064 OF PEPPERWOOD PHASE 10C
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SANDY CITY GENERAL PLAT 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.
- ALL LOT LINES COMMON TO THE PRIVATE STREETS AND COMMON DRIVEWAYS HAVE A SEVEN-FOOT (7') WIDE PUBLIC UTILITY EASEMENT.
- "DRAINAGE & UTILITY EASEMENTS" ARE GRANTED TO THE HOMEOWNER'S ASSOCIATION AND SANDY CITY.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- A LOT PLAN SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT WHEN SAID PERMIT IS REQUIRED. ALL LOT PLANS SHALL DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF THE "SENSITIVE OVERLAY AREA" LAND DEVELOPMENT CODE, AS DETERMINED BY THE CITY ENGINEER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN ABOVE NOTES ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES, KNOWN AS SUR-S-10, 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.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE (7' WIDE)
- STORM DRAIN LINE
- PROTECTED HILLSIDE (30%-OR-GREATER NATURAL-SLOPE) AREA - 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. GRADING, CUTTING, FILLING, OR CONSTRUCTION IS ALLOWED IN THIS AREA, AS APPROVED BY THE SANDY CITY ENGINEER.
- 100-YEAR FLOOD PLAIN
- 100-YEAR FLOOD PLAIN TO BE AMENDED BY A LOMR
- STORM DRAINAGE EASEMENT, PIPE WITHIN EASEMENT TO CONTAIN 100-YEAR FLOOD

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 28682, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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 accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being all of Lots 1063 and 1064 of Pepperwood Phase 10C, recorded as Entry No. 9666394 in Book 2006P at Page 68 in the Office of the Salt Lake County Recorder. Said parcel of land being located in the Northwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°49'12" West 901.90 feet along the section line and North 548.08 feet from the Center of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running
 thence North 35°15'33" East 20.00 feet;
 thence North 60°01'56" West 177.87 feet;
 thence North 18°52'06" West 47.09 feet;
 thence North 50°42'20" East 183.90 feet;
 thence Southwesterly 25.01 feet along the arc of a 150.00 foot radius curve to the left (center bears North 57°52'23" East and the chord bears South 41°32'08" East 120.96 feet with a central angle of 18°46'58");
 thence South 50°56'35" East 225.04 feet;
 thence Southwesterly 25.01 feet along the arc of a 150.00 foot radius curve to the right (center bears South 39°03'25" West and the chord bears South 03°11'03" East 22.21 feet with a central angle of 95°31'03");
 thence Southwesterly 106.74 feet along the arc of a 330.00 foot radius curve to the right (center bears North 45°25'32" West and the chord bears South 53°50'26" West 106.27 feet with a central angle of 18°51'56");
 thence Southwesterly 113.23 feet along the arc of a 230.00 foot radius curve to the right (center bears North 26°53'36" West and the chord bears South 77°12'37" West 112.09 feet with a central angle of 28°12'25");
 thence Northwesterly 40.95 feet along the arc of a 25.00 foot radius curve to the right (center bears North 01°18'49" East and the chord bears North 41°45'49" West 36.52 feet with a central angle of 93°50'45");
 thence Northwesterly 55.93 feet along the arc of a 55.00 foot radius curve to the left (center bears North 84°50'26" West and the chord bears North 23°58'24" West 53.55 feet with a central angle of 58°15'55") to the point of beginning.

Contains 65,596 Square Feet or 1.505 Acres



DATE: _____ PATRICK M. HARRIS
 P.L.S. 28682

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

PEPPERWOOD PHASE 10C AMENDED

do hereby dedicate, for perpetual use of the public, all parcels of land shown on this plat as intended for Public and utility use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____ By: _____
 Its: _____ Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.
 On the _____ day of _____ A.D., 20____, personally appeared before me _____ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.
 On the _____ day of _____ A.D., 20____, personally appeared before me _____ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC

- 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(4)(C)(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.

Dominion Energy Utah - Note:
 Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

DEVELOPER

RECORD SURVEY DATA

ROS NO.: S-2020-01-0049



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSGNENG.COM

LAYTON
 Phone: 801.547.1100
TOOLE
 Phone: 435.843.3000
CEBAR CITY
 Phone: 435.863.1633
RICHFIELD
 Phone: 435.896.2863

SHEET 1 OF 1

PROJECT NUMBER: 9020B
 MANAGER: DAJ
 DRAWN BY: KPW
 CHECKED BY: PMH
 DATE: 11/1/21

CITY PARKS & RECREATION APPROVAL

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

SANDY CITY PARKS & RECREATION DEPARTMENT

EASEMENT APPROVAL

CENTURYLINK DATE _____
 ROCKY MOUNTAIN POWER DATE _____
 DOMINION ENERGY UTAH DATE _____
 COMCAST DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

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

PLANNING COMMISSION APPROVAL

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

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____
 BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL

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

PUBLIC UTILITIES DEPARTMENT APPROVAL

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

SANDY CITY MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
 BY THE SANDY CITY MAYOR.
 MAYOR ATTEST: CLERK

CITY ATTORNEY'S APPROVAL

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

PEPPERWOOD PHASE 10C AMENDED

AMENDING LOTS 1063 AND 1064 OF PEPPERWOOD PHASE 10C
 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: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER