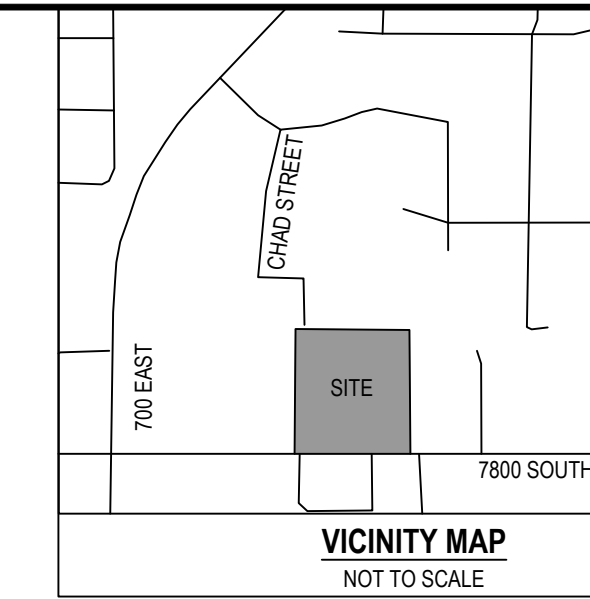


HINTON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

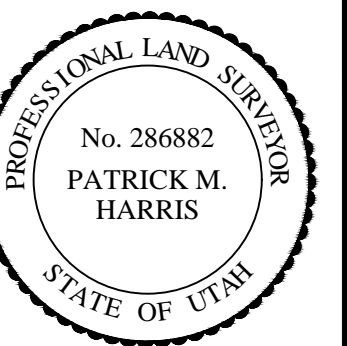


SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HINTON SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the Northern Right of Way Line of 7800 South Street, said point being North 89°39'40" East 1,047.73 feet along the section line and North 00°20'51" West 33.00 feet from the Southwest Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°20'51" East 455.48 feet;
thence South 89°55'54" East 92.27 feet;
thence South 00°03'15" West 494.83 feet to the Northern Right of Way Line of 7800 South Street;
thence South 89°39'40" West 92.21 feet along the Northern Right of Way Line of 7800 South Street to the point of beginning.

Contains 45,674 Square Feet or 1.049 Acres and 5 Lots



Date _____ PATRICK M. HARRIS
P.L.S. 286882

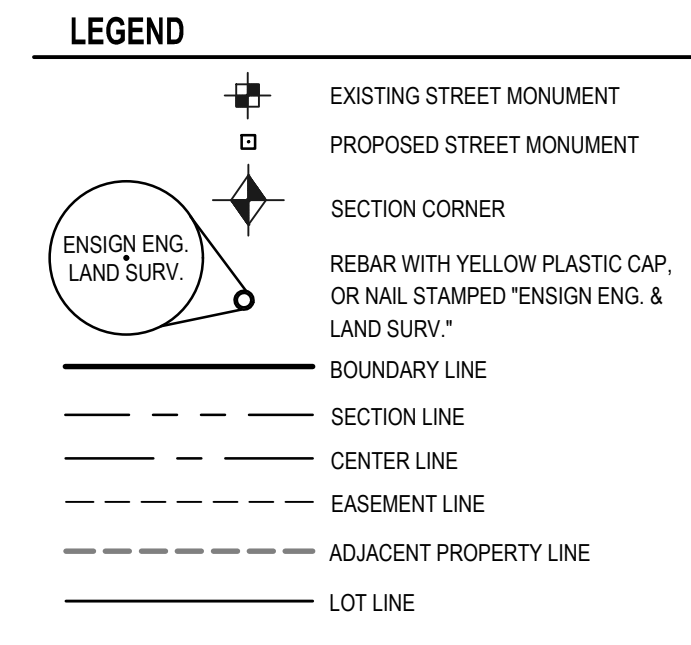
SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS

- 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.
- NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES 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 THAT ARE NOT PRIVATE ROADS ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-03-18-5381) 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.

PLAT NOTES

- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- SUBDIVISION PROPERTY IS SUBJECT TO A COVENANTS RESTRICTIONS & CONDITION RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.
- ALL PRIVATE ROADS, STREETS, AND ALLEYS ARE HEREBY RESERVED AS A NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, A PUBLIC UTILITY, STREET LIGHT, DRAINAGE, AND PUBLIC ACCESS EASEMENTS.
- ALL PUES SHOWN ARE ALSO SANDY CITY UTILITY EASEMENTS.
- GROSS VERSES NET AREA OF LOT IS REMOVING ROADWAY FROM LOT AREA.



DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

- 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.

EASEMENT APPROVAL	
CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
DOMINION ENERGY	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

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

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

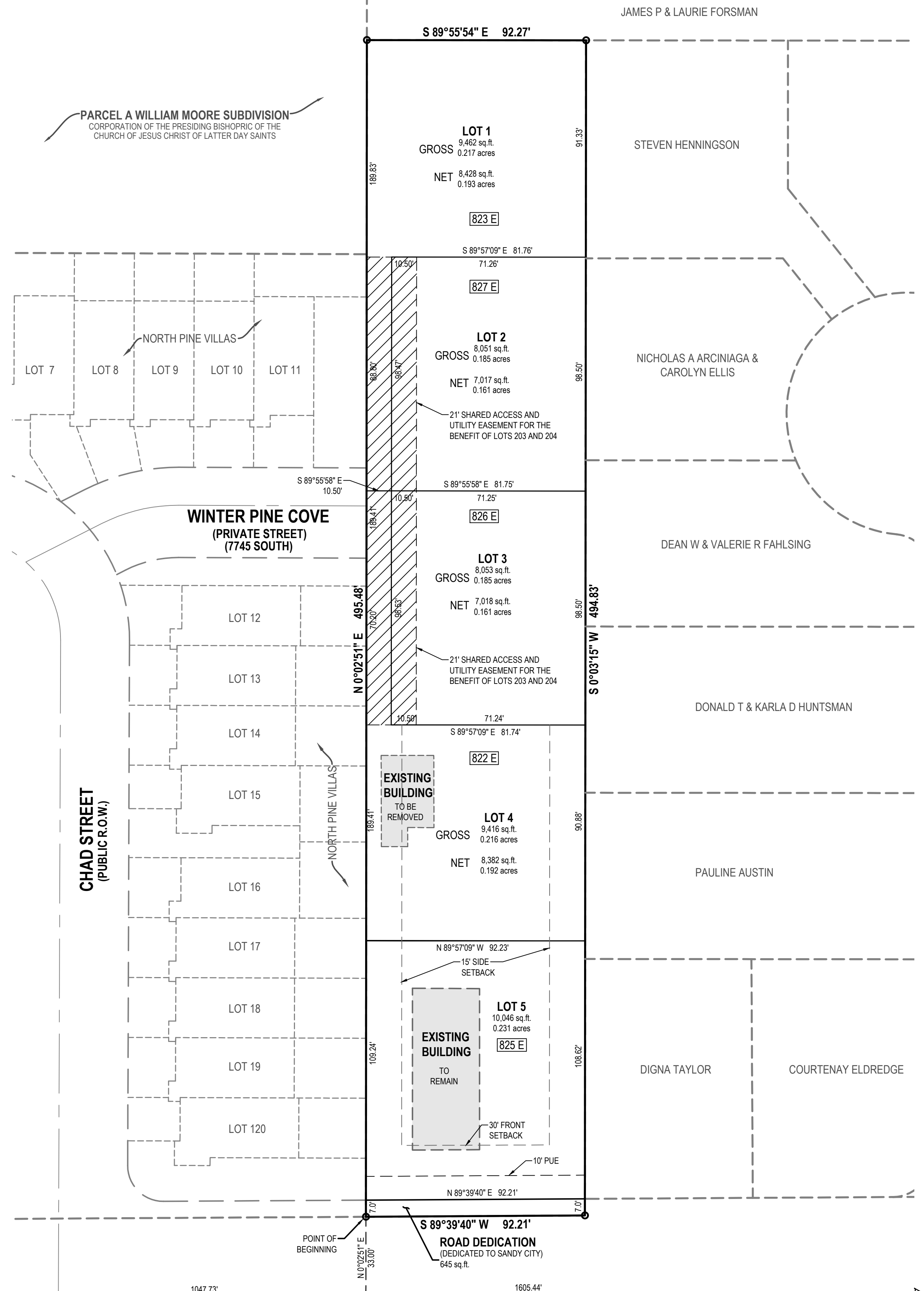
CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

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

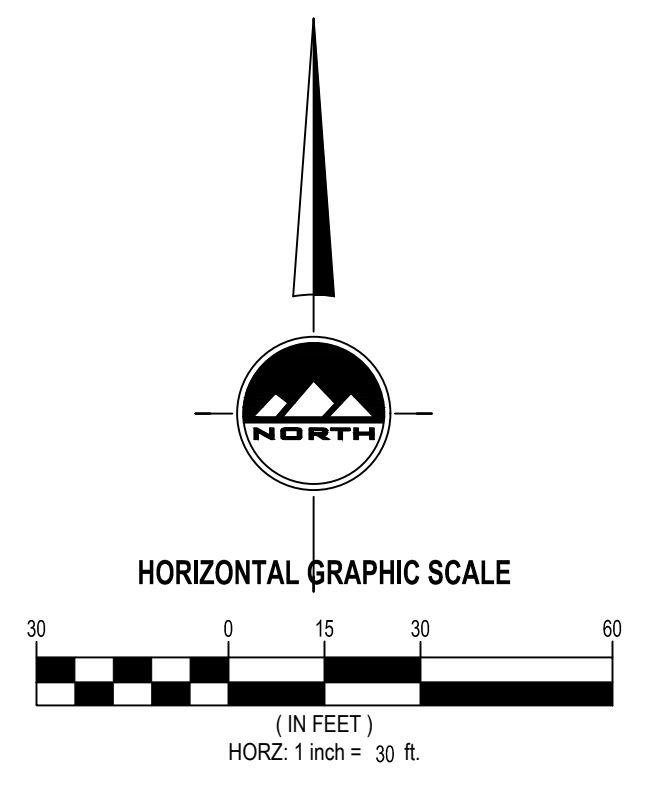
SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY MAYOR.
MAYOR ATTEST: CLERK

CITY ATTORNEY'S APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

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



DEVELOPER
A BETTER QUALITY HOME
11693 SOUTH GROVE MEADOW CIRCLE
SOUTH JORDAN, UT 84095
801-548-6302



SHEET 1 OF 1
PROJECT NUMBER: 7654A
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 4/27/18

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

HINTON SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH