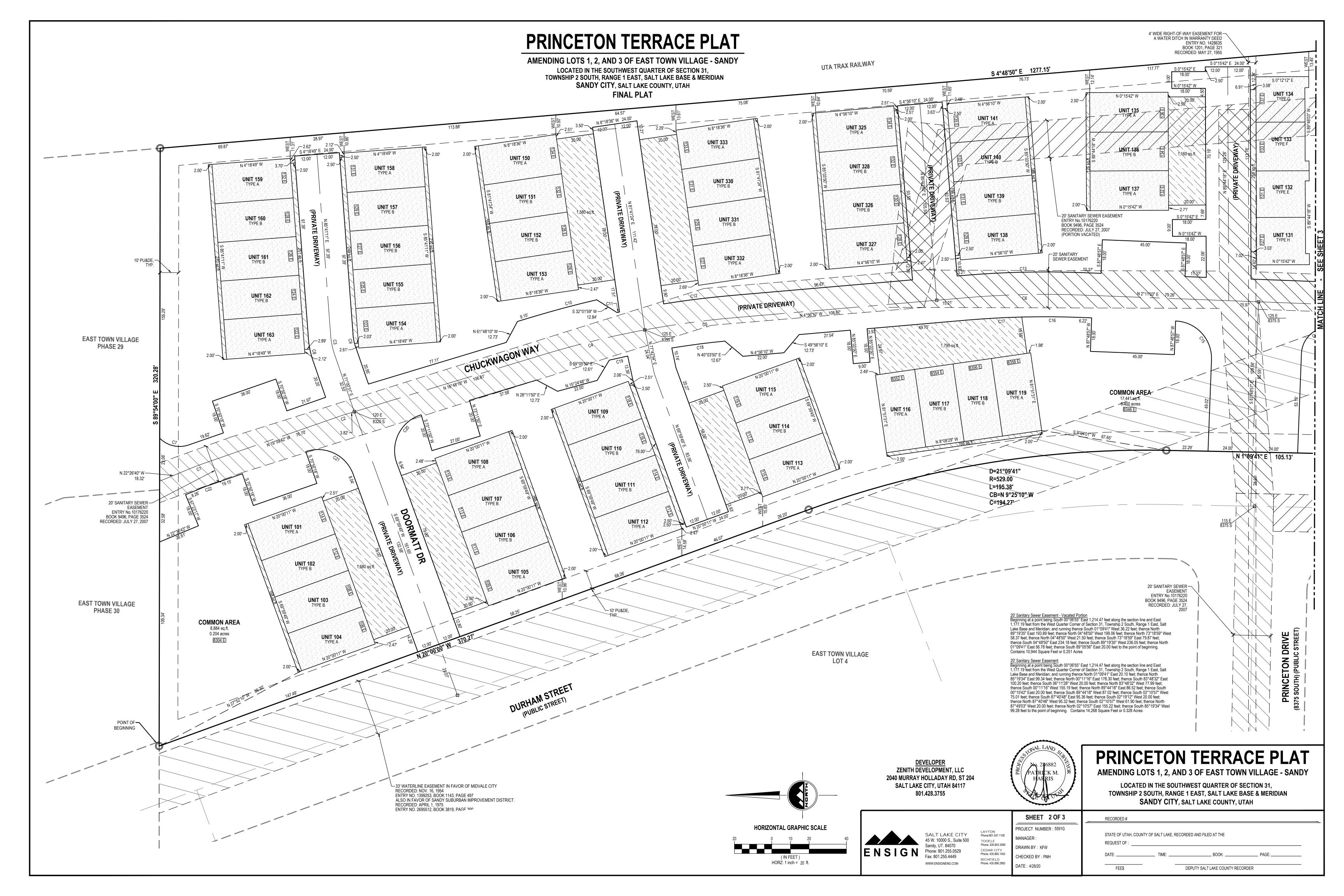
SURVEYOR'S CERTIFICATE PRINCETON TERRACE PLAT , do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate , as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY lots and streets, hereafter to be known as___ PRINCETON TERRACE PLAT the same has been correctly surveyed and staked on the ground, as shown on this plat. I further certify that all lots meet frontage, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, width, and area requirements of the applicable zoning ordinances. TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH **BOUNDARY DESCRIPTION** FINAL PLAT All of Lots 1, 2, and 3 of East Town Village - Sandy Subdivision, recorded February 19, 2016 as Entry No. 12225175 in Book 2019P at Page 41 in the Office of the Salt Lake County Recorder, being more particularly described as follows: Beginning at a point on the Easterly Right-of-Way Line of Durham Street, said point being South 00°06'55" East 617.48 feet along the section line and East 1,043.33 feet from the West Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and NOT TO SCALE thence South 89°54'00" East 320.28 feet; thence South 04°48'50" East 1,277.15 fee thence North 20°00'00" West 506.38 feet; thence North 88°50'19" West 106.47 feet; thence North 00°20'19" East 34.61 feet; thence Northeasterly 58.34 feet along the arc of a 471.00 foot radius curve to the right (center bears South 89°39'41" East ____ UTA TRAX RAILWAY ____ and the chord bears North 03°53'12" East 58.30 feet with a central angle of 07°05'47"); thence Northeasterly 57.92 feet along the arc of a 529.00 foot radius curve to the left (center bears North 82°33'54" West and the chord bears North 04°17'54" East 57.89 feet with a central angle of 06°16'25"); thence North 01°09'41" East 105.13 feet; thence Northwesterly 195.38 feet along the arc of a 529.00 foot radius curve to the left (center bears North 88°50'19" West and the chord bears North 09°25'09" West 194.27 feet with a central angle of 21°09'41"); thence North 20°00'00" West 370.27 feet to the point of beginning. BUNGALOWS — UTA TRAX RAILWAY IN HISTORIC S 4°48'50" E 1277.15' Contains 223,465 Square Feet or 5.130 Acres and 61 Units SANDY LOT 4 **UNIT 126** RODOLFO MALIGON **COMMON AREA** 22-31-352-006 **UNIT 325** ANDERSON 22-31-352-005 **UNIT 125 UNIT 136 UNIT 140 UNIT 150 UNIT 328 UNIT 330 UNIT 139 UNIT 151 UNIT 326 UNIT 331 UNIT 138 UNIT 152 UNIT 327** PATRICK M. HARRIS **UNIT 161** P.L.S. NO. 286882 **UNIT 153 UNIT 155 EAST TOWN UNIT 162** VILLAGE **UNIT 154** PHASE 29 105.13' D=7°05'47" N 0°20'19' R=529.00 115 EAST STREET R=529.00 R=471.00 L=57.92' L=58.34' CB=N 4°17'53" E CB=N 9°25'10" W CB=N 3°53'13" E C=57.89' C=194.27' C=58.30' .----OMMON AREA VILLAGE PHASE 30 **EAST TOWN VILLAGE EAST TOWN VILLAGE** Know all men by these presents that the undersigned is/are the owner(s) hereafter, "the undersigned Owners") of the above-described tract of land and the undersigned Owners do hereby cause the same to be divided into lots, parcels, and streets, together with easements. POINT OF -LEGEND as set forth, to be hereafter known as BEGINNING PRINCETON TERRACE PLAT EXISTING STREET MONUMENT PROPOSED STREET MONUMENT and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public and utility uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all SECTION CORNER privately-owned streets, lanes, alleys and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their guest and invitees. The undersigned Owners also do hereby dedicate to the owners of the following-named facilities, for ENSIGN ENG. SET 5/8" REBAR WITH YELLOW perpetual use, all privately-owned streets, lanes, alleys, and driveways, as non-exclusive water, sanitary sewer, storm sewer, public utility, LAND SURV. PLASTIC CAP, OR NAIL STAMPED streetlight and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned "ENSIGN ENG. & LAND SURV." Owners also do hereby dedicate, to any and all public utility companies, a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility lines and facilities. The **BOUNDARY LINE** undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, —— — SECTION LINE SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS — CENTER LINE REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS. In witness whereof I / we have hereunto set our hand (s) this ______day of _____ ---- EASEMENT LINE 2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED. PRIVATE AREA S.L.CO. BRASS CAP 3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING WITNESS CORNER IN CONSTRUCTION ON A LOT. S.L.CO. BRASS CAP WITNESS STATE STREET 4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CORNER IN STATE STREET LIMITED COMMON AREA (FOUND) CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK BASIS OF BEARING S 0°21'25" W 2648.35' RECORD 2649.18' MEASURED OF CURB AND EITHER SIDE OF SIDEWALK. 5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY COMMON AREA STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER. **STATE STREET (HIGHWAY 89)** 6. 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 7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE. 8. PORTER ROCKWELL TRAIL IS A PUBLIC ACCESS EASEMENT. THE TRAIL LOCATED ON LIMITED LIABILITY COMPANY ACKNOWLEDGMENT THIS PROPERTY IS MAINTAINED BY THE HOME OWNERS ASSOCIATION. S 0°06'55" E 2650.01' RECORD STATE OF UTAH SOUTHWEST CORNER SECTION 31 WEST QUARTER CORNER SECTION 31 9. REFER TO POST CONSTRUCTION MAINTENANCE AGREEMENT FOR INFORMATION ON TOWNSHIP 2 SOUTH, RANGE 1 EAST County of Salt Lake TOWNSHIP 2 SOUTH, RANGE 1 EAST STORM WATER SYSTEM MAINTENANCE. SALT LAKE BASE AND MERIDIAN SALT LAKE BASE AND MERIDIAN On the _____ day of ____, personally appeared before me THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN , the signer of the foregoing instrument, who duly acknowledged to me that THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS HORIZONTAL GRAPHIC SCALE SUB-10-19-5740) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity. 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 Y COMMISSION EXPIRES: DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY. ROCKY MOUNTAIN POWER NOTES: PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) Dominion Energy Utah - Note: RESIDING IN OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH Questar Gas Company dba Dominion Energy Utah, approves this plat for the HORZ: 1 inch = 50 ft.NOTARY PUBLIC purpose of approximating the location, boundaries, course and dimensions of the ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. Rights-of-Way and Easement Grants and existing underground facilities. Nothing PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER herein shall be constructed to warrant or verify the precise location of such items. ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES SALT LAKE COUNTY The Rights-of-Way and easements are subject to numerous restrictions appearing **EASEMENT APPROVAL** SHEET 1 OF 3 THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PRINCETON TERRACE PLAT on the recorded right-of-way and easement grant(s). Dominion Energy Utah also **HEALTH DEPARTMENT APPROVAL** PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC approves this plat for the purpose of confirming that the plat contains public utility UTILITY EASEMENTS. BUT DOES NOT WARRANT THEIR PRECISE LOCATION. PROJECT NUMBER: 5591G DEVELOPER easements; however, Dominion Energy Utah may require additional easements in ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SALT LAKE CITY order to serve this development. This approval does not constitute abrogation or Phone:801.547.1100 AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY ZENITH DEVELOPMENT, LLC MANAGER: SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT waiver of any other existing rights, obligations or liabilities provided by law or equity. 45 W. 10000 S., Suite 500 TOOELE Phone: 435.843.3590 ROCKY MOUNTAIN POWER HAS UNDER: BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. This approval does not constitute acceptance, approval or acknowledgment of any 2040 MURRAY HOLLADAY RD, ST 204 Sandy, UT. 84070 DRAWN BY: KFW ROCKY MOUNTAIN POWER 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY terms contained in the plat, including those set in the Owners Dedication or the ENSIGN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, Phone: 801.255.0529 CEDAR CITY SALT LAKE CITY, UTAH 84117 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS Phone: 435.865.1453 Notes, and does not constitute a guarantee of particular terms or conditions of Fax: 801.255.4449 CHECKED BY: PMH 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR natural gas service. for further information please contact Dominion Energy Utah's TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DOMINION ENERGY UTAH 801.428.3755 Phone: 435.896.2983 Right-of-Way Department at 800-366-8532. WWW.ENSIGNENG.COM 2.4. ANY OTHER PROVISION OF LAW. DATE: 4/28/20 SANDY CITY, SALT LAKE COUNTY, UTAH SALT LAKE COUNTY HEALTH DEPARTMENT COMCAST RECORDED# **SANDY CITY PARKS & RECREATION APPROVAL** CITY ENGINEER APPROVAL PUBLIC UTILITIES DEPARTMENT APPROVAL SANDY CITY MAYOR APPROVAL CITY ATTORNEY'S APPROVAL PLANNING COMMISSION APPROVAL SANDY SUBURBAN IMPROVEMENT DISTRICT STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS ___ APPROVED THIS BY THE SANDY CITY PARKS & RECREATION DEPARTMENT. BY THE SANDY CITY PLANNING COMMISSION BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT. BY THE SANDY CITY ATTORNEY BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT. BY THE SANDY CITY ENGINEER. BY THE SANDY CITY MAYOR. ____ BOOK: _____ DEPUTY SALT LAKE COUNTY RECORDER CHAIR, SANDY CITY PLANNING COMMISSION SANDY CITY PARKS & RECREATION DEPARTMENT SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER ATTEST: CLERK SANDY CITY ATTORNEY



PRINCETON TERRACE PLAT AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH **FINAL PLAT** UTA TRAX RAILWAY S 4°48'50" E 1277.15' 10' PU&DE, ——— TYP. **BUNGALOWS IN** HISTORIC SANDY LOT 4 S 0°00'33" E ─10' PU&DE, TYP. N 0°00'33" W 24.00' 16' PORTER-ROCKWELL TRAIL **COMMON AREA** RODOLFO MALIGON 78,238 sq.ft. 22-31-352-006 N 0°00'33" W JERRY L ANDERSON 22-31-352-005 S 0°00'33" E EASEMENT IN FAVOR OF SANDY CITY CORPORATION AND SANDY SUBURBAN IMPROVEMENT DISTRICT AS SHOWN ON EAST TOWN VILLAGE - SANDY PLAT ►33' WATERLINE EASEMENT IN FAVOR OF N 0°00'33" W MIDVALE CITY RECORDED: NOV. 16, 1954 ENTRY NO. 1399253, BOOK 1143, PAGE 497 S 0°00'33" E ALSO IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT. RECORDED: APRIL 1, 1975 ENTRY NO. 2695512, BOOK 3819, PAGE 399 **UNIT 124 CURVE TABLE** CURVE RADIUS LENGTH DELTA BEARING CHORD N 0°00'33" W C1 | 100.00' | 5.73' | 3°16'58" | N20°48'11"W | 5.73' C2 | 150.00' | 6.18' | 2°21'32" | N17°58'56"W | C3 | 40.00' | 10.25' | 14°40'40" | \$78°20'51"W | 10.22' N 0°02'20" E C4 | 500.00' | 54.95' | 6°17'49" | N13°39'15"W | 54.92' -20' SANITARY SEWER EASEMENT C5 500.00' 48.61' 5°34'11" N7°43'15"W 48.59' C6 500.00' 62.13' 7°07'12" N1°22'33"W 62.09' ←16' PORTER ROCKWELL TRAIL C7 | 15.00' | 16.90' | 64°34'20" | S13°07'28"W | 16.02' C8 52.00' 13.32' 14°40'40" \$78°20'51"W 13.28' C9 28.00' 7.17' 14°40'40" S78°20'51"W 7.15' - (PRIVATE DRIVEWAY) C10 521.00' 34.88' 3°50'09" N14°53'05"W 34.87' C11 512.00' 1.36' 0°09'07" N11°52'29"W 1.36' 4.00' 200 sq.ft. 4.00' 4.0 C12 512.00' 37.31' 4°10'30" N7°01'24"W 37.30' C13 512.00' 63.63' 7°07'12" N1°22'33"W 63.58' C14 15.00' 23.56' 90°00'00" N42°48'57"W 21.21' C15 20.00' 31.42' 90°00'00" N47°11'03"E 28.28' C16 488.00' 31.24' 3°40'02" N0°21'02"E 31.23' C17 488.00' 29.41' 3°27'10" N3°12'35"W 29.40' UNIT 122 TYPE J C18 488.00' 28.67' 3°21'59" N7°21'30"W 28.67' C19 369.44' 10.13' 1°34'17" N12°27'19"W 10.13' UNIT 121 TYPE D C20 20.00' 32.53' 93°12'01" N63°24'10"W 29.06' C21 | 20.00' | 31.12' | 89°09'31" | N25°25'04"E | 28.08' C22 88.00' 5.04' 3°16'58" N20°48'11"W 5.04' N 2°11'03" E 🤌 N 2°11'03" E N 0°20'19" E ∕R=529.00 D=7°05'47" 34.61' L=57.92' R=471.00 115 EAST STREET ÇB=N 4°17'53" E L=58.34' (PUBLIC STREET) C=57.89' CB=N 3°53'13" E C=58.30' HORIZONTAL GRAPHIC SCALE └-20' SANITARY SEWER EASEMENT HORZ: 1 inch = 20 ft. BOOK 9496, PAGE 3524 (PORTION VACATED) PRINCETON TERRACE PLAT TYPE D <u>DEVELOPER</u> ZENITH DEVELOPMENT, LLC 698 SF 676 SF **AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY** 2040 MURRAY HOLLADAY RD, ST 204 TYPE J LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, SALT LAKE CITY, UTAH 84117 TYPEA S 2.10' 5.23 2.10' 5.33' TYPE B TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN 801.428.3755 **EAST TOWN VILLAGE** 872 SF SANDY CITY, SALT LAKE COUNTY, UTAH 24.32' LOT 5 SHEET 3 OF 3 TYPE G RECORDED# N TYPE H 650 SF 24.00' PROJECT NUMBER: 5591G 20.77' 21.22' SALT LAKE CITY Phone:801.547.1100 45 W. 10000 S., Suite 500 TOOELE STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE MANAGER : TOOELE Phone: 435.843.3590 DRAWN BY: KFW **ENSIGN** Phone: 801.255.0529 Fax: 801.255.4449 Fax: 801.255.4449 CHECKED BY: PMH TYPICAL BUILDING DIMENSIONS RICHFIELD Phone: 435.896.2983 WWW.ENSIGNENG.COM DATE: 4/28/20 DEPUTY SALT LAKE COUNTY RECORDER