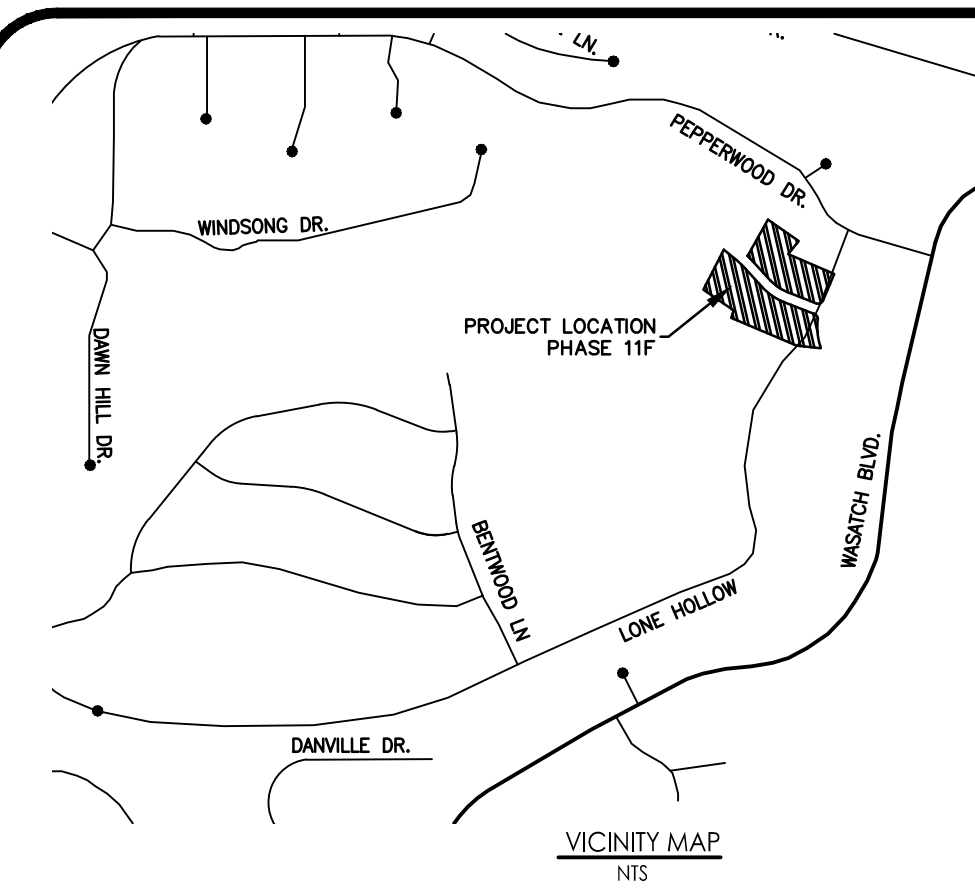
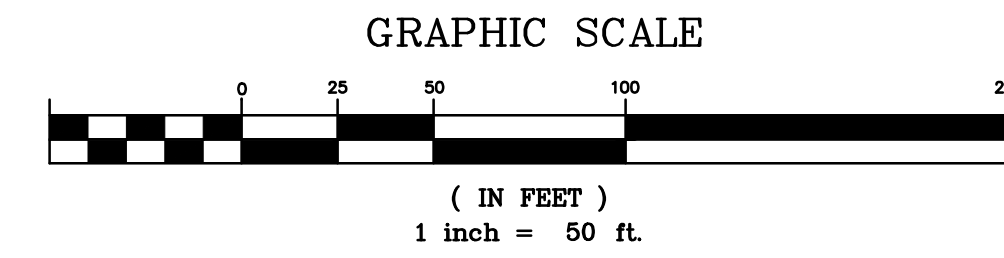


# PEPPERWOOD PHASE 11F

## 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



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	88°26'09"	20.00'	30.87'	N67°07'04"E	27.90
C2	75°36'38"	20.00'	26.39'	N30°51'33"W	24.52
C3	8°11'48"	380.00'	54.36'	N46°38'20"W	54.32
C4	26°07'26"	220.00'	100.31'	S55°36'09"E	99.44
C5	2°35'55"	220.00'	9.98'	S67°21'54"E	9.98
C6	26°07'26"	180.00'	82.07'	S55°36'09"E	81.36
C7	11°10'01"	180.00'	35.08'	S63°04'51"E	35.03
C8	14°57'25"	180.00'	46.99'	S50°01'08"E	46.86
C9	4°06'05"	420.00'	30.06'	N44°35'28"W	30.06

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N76°52'40"E	49.14'
L2	S10°10'32"W	40.77'
L3	S16°48'59"E	10.69'
L4	S20°55'32"W	29.64'

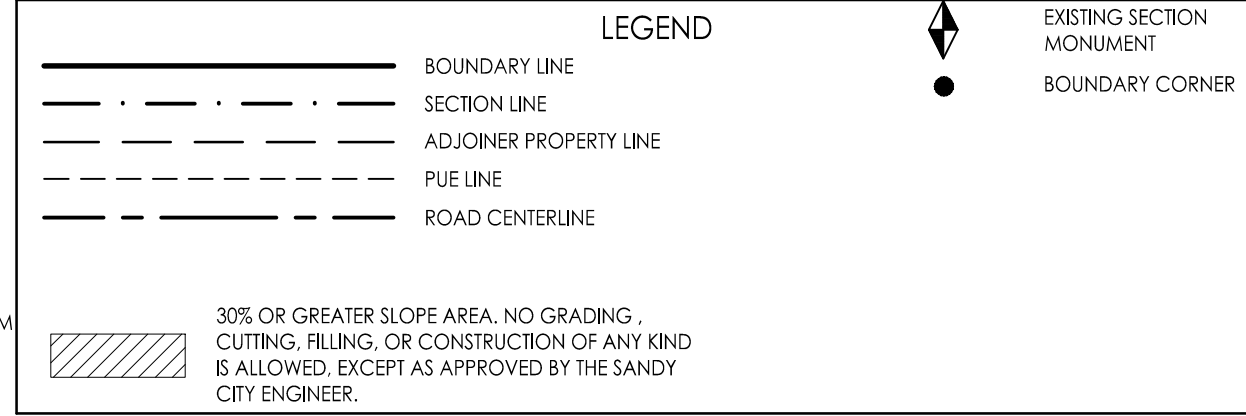
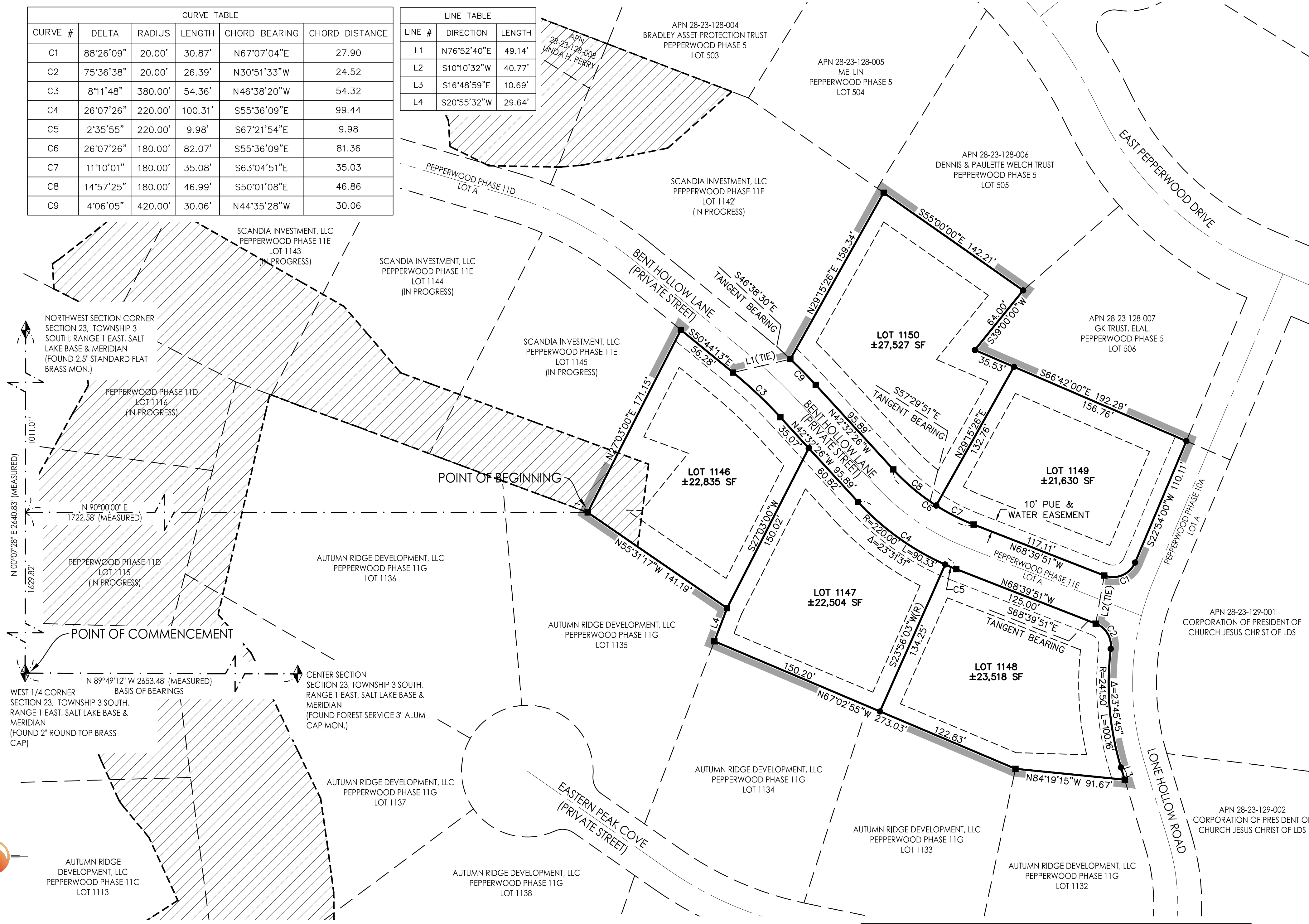
### NOTICE TO PURCHASERS:

- 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 an 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 this 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.



<b>DOMINION ENERGY</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>COMCAST</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>CENTURYLINK</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.
DOMINION ENERGY REPRESENTATIVE	ROCKY MOUNTAIN POWER REPRESENTATIVE	COMCAST REPRESENTATIVE	CENTURYLINK REPRESENTATIVE

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

<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>SANDY CITY PARKS &amp; RECREATION</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>APPROVAL AS TO FORM</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.
ENGINEERING MANAGER, SANDY CITY PUBLIC UTILITIES	REPRESENTATIVE	SALT LAKE COUNTY HEALTH DEPARTMENT	SANDY CITY ATTORNEY
<b>PLANNING COMMISSION</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.		<b>SANDY SUBURBAN IMPROVEMENT DISTRICT</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	
SANDY PLANNING COMMISSION CHAIRMAN	MANAGER	DEVELOPER: AUTUMN RIDGE DEVELOPMENT, LLC CONTACT: DAVID BROMLEY 716 EAST 4500 SOUTH #N260 MURRAY, UTAH 84107 PHONE: (801) 713-1863	

<b>SANDY CITY ENGINEER</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____.	<b>SANDY CITY MAYOR</b> PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, 20 ____ AND IT IS HEREBY APPROVED.
SANDY CITY ENGINEER	SANDY CITY MAYOR
ATTEST: SANDY CITY RECORDER	

<b>SALT LAKE COUNTY SURVEYOR'S OFFICE</b> SIGNED _____ DATE _____
PROJECT NUMBER: 2042598500 FLORIANE PLAT 11F.dwg DESIGNED BY: EVS CHECKED BY: EVS DATE: 10/23/2020
PM: SB DRAWN BY: KC DATE: 10/23/2020

SHEET  
1 of 1

**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 retrace 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

**PEPPERWOOD PHASE 11F**  
A PLANNED UNIT DEVELOPMENT PROJECT

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 SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 23, NORTH 0°07'28" EAST, 1629.82 FEET, THENCE NORTH 90°00'00" EAST, 1722.58 FEET, TO THE SOUTH CORNER OF LOT 1145 OF PEPPERWOOD PHASE 11E, ENTRY NO. 9070000, RECORDED ON \_\_\_\_\_ IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, SLBAM, ALSO BEING THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1145, NORTH 27°03'00" EAST, 171.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1145; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF LOT A OF SAID PEPPERWOOD PHASE 10E, SOUTH 50°41'13" EAST, 56.28 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, NORTH 8°50'40" EAST, 81.4 FEET TO THE SOUTHEAST CORNER OF LOT 1142 OF SAID PEPPERWOOD PHASE 11E; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1142, NORTH 29°15'26" EAST, 159.34 FEET TO THE EAST CORNER OF SAID LOT 1142; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 505 OF PEPPERWOOD PHASE 5, ENTRY NO. 3220145, RECORDED ON JANUARY 5, 1979 IN SAID OFFICIAL RECORDS, SOUTH 85°00'00" EAST, 142.21 FEET TO THE SOUTHERLY CORNER OF SAID LOT 505; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 506 OF SAID PEPPERWOOD PHASE 5, SOUTH 39°00'00" WEST, 64.00 FEET TO THE WEST CORNER OF SAID LOT 506; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 506, SOUTH 84°00'00" EAST, 192.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 506; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE ALONG THE WESTERLY BOUNDARY LINE OF LOT A OF PEPPERWOOD PHASE 10A, ENTRY NO. 7302294, RECORDED ON MARCH 26, 1999 IN SAID OFFICIAL RECORDS THE FOLLOWING SIX (6) COURSES: [1] SOUTH 22°54'00" WEST, 110.11 FEET TO THE BEGINNING OF A TANGENT CURVE; [2] ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 88°26'09", AND AN ARC LENGTH OF 30.87 FEET; [3] SOUTH 10°10'32" WEST, 40.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; [4] ALONG SAID NON-TANGENT CURVE TO THE LEFT, FROM A TANGENT BEARING OF SOUTH 68°39'51" EAST, WITH A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 75°36'38", AND AN ARC LENGTH OF 26.39 FEET TO A POINT OF REVERSE CURVE; [5] ALONG SAID REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 241.50 FEET, A DELTA ANGLE OF 23°45'45", AND AN ARC LENGTH OF 100.16 FEET; [6] SOUTH 16°48'59" EAST, 10.69 FEET TO THE NORTHEAST CORNER OF LOT 1132 OF PEPPERWOOD PHASE 11G, UNIT NO. \_\_\_\_\_ RECORDED ON \_\_\_\_\_ IN SAID OFFICIAL RECORDS; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1132, NORTH 84°19'15" EAST, 91.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1132; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE OF LOT 1132 AND ALONG THE NORTHERLY BOUNDARY LINE OF LOTS 1133 & 1134 OF SAID PEPPERWOOD PHASE 11G, NORTH 67°02'55" WEST, 273.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 1134; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE ALONG THE EASTERLY BOUNDARY LINE OF LOT 1136 OF SAID PEPPERWOOD PHASE 11G, NORTH 20°53'32" EAST, 29.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1136; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1136, NORTH 55°31'17" WEST, 141.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LOT "A" OF SAID PEPPERWOOD PHASE 11E LOCATED WITHIN THE ABOVE DESCRIBED BOUNDARY.

CONTAINS: 118,013± SF OR 2.71± AC.  
CONTAINS: 5 LOTS

Date \_\_\_\_\_  
Eric V. Snyder  
P.L.S. No. 7550669

**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

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

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  
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 \_\_\_\_\_, Dave 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

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE\$ \_\_\_\_\_  
SALT LAKE COUNTY RECORDER

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

**PEPPERWOOD PHASE 11F**  
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH