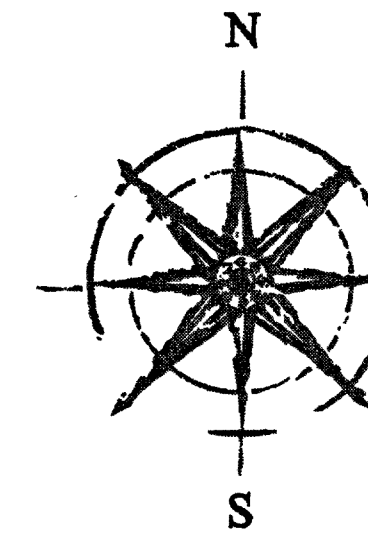


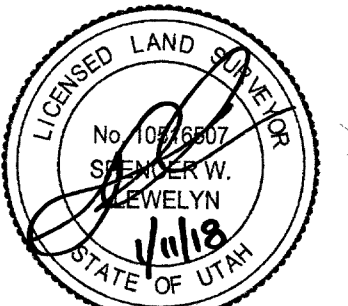
PEPPERWOOD VIEW

A PORTION OF THE SW1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
SANDY CITY, UTAH



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify that by authority of the owner(s), I have completed a Survey of the property described on this Plat, in accordance with Section 17-23-17 of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has been, or will be, correctly surveyed, staked and monumented on the ground, as shown on this Plat, and that this Plat is true and correct.



Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

1/11/18
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 15, Township 3 South, Range 1 East, Salt Lake Base & Meridian, located in Sandy, Utah, more particularly described as follows:

Beginning at a point on the north line of LA RAE ESTATES No. 2 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N0°22'00"W along the Section line 991.86 feet from the Southwest Corner of Section 15, T3S, R1E, S.L.B. & M.; thence N0°22'00"W along the Section line 331.14 feet; thence N89°51'28"E 446.50 feet to the northwest corner of Lot 1, Plat "A", CLARK STRINGHAM Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence South along said Plat 375.55 feet to the north line of said LA RAE ESTATES No. 2 Subdivision; thence along said Plat the following 2 (two) courses: Northwest along the arc of a 1000.00 foot radius non-tangent curve (radius bears: S16°54'07"W) 294.29 feet through a central angle of 16°51'41" (chord: N81°31'43"W 293.23 feet); thence N89°57'34"W 154.35 feet to the point of beginning.

Contains: 12 lots on 3.49+/- acres

Subject to any future taking(s) for the widening or re-alignment of 2000 East Street

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO HEREAFTER BE KNOWN AS

PEPPERWOOD VIEW

DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 24TH DAY OF JANUARY, A.D. 2018

Christopher P. Gamvroulas
IVORY DEVELOPMENT, LLC
BY: CHRISTOPHER P. GAMVROULAS,
PRESIDENT

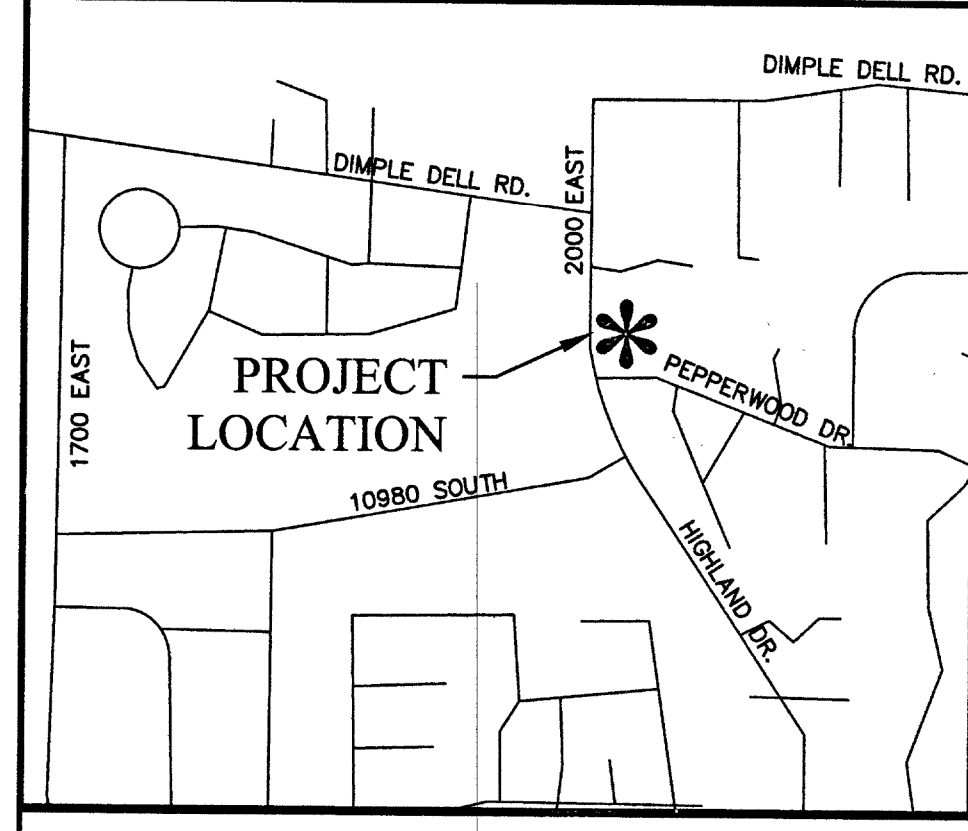
LIMITED LIABILITY ACKNOWLEDGMENT

ON THE 24TH DAY OF JANUARY, A.D. 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC, 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: 1-10-2022

MY COMMISSION No. 698412

Peter Steven Gamvroulas
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
PETER STEVEN GAMVROULAS
PRINTED FULL NAME OF NOTARY



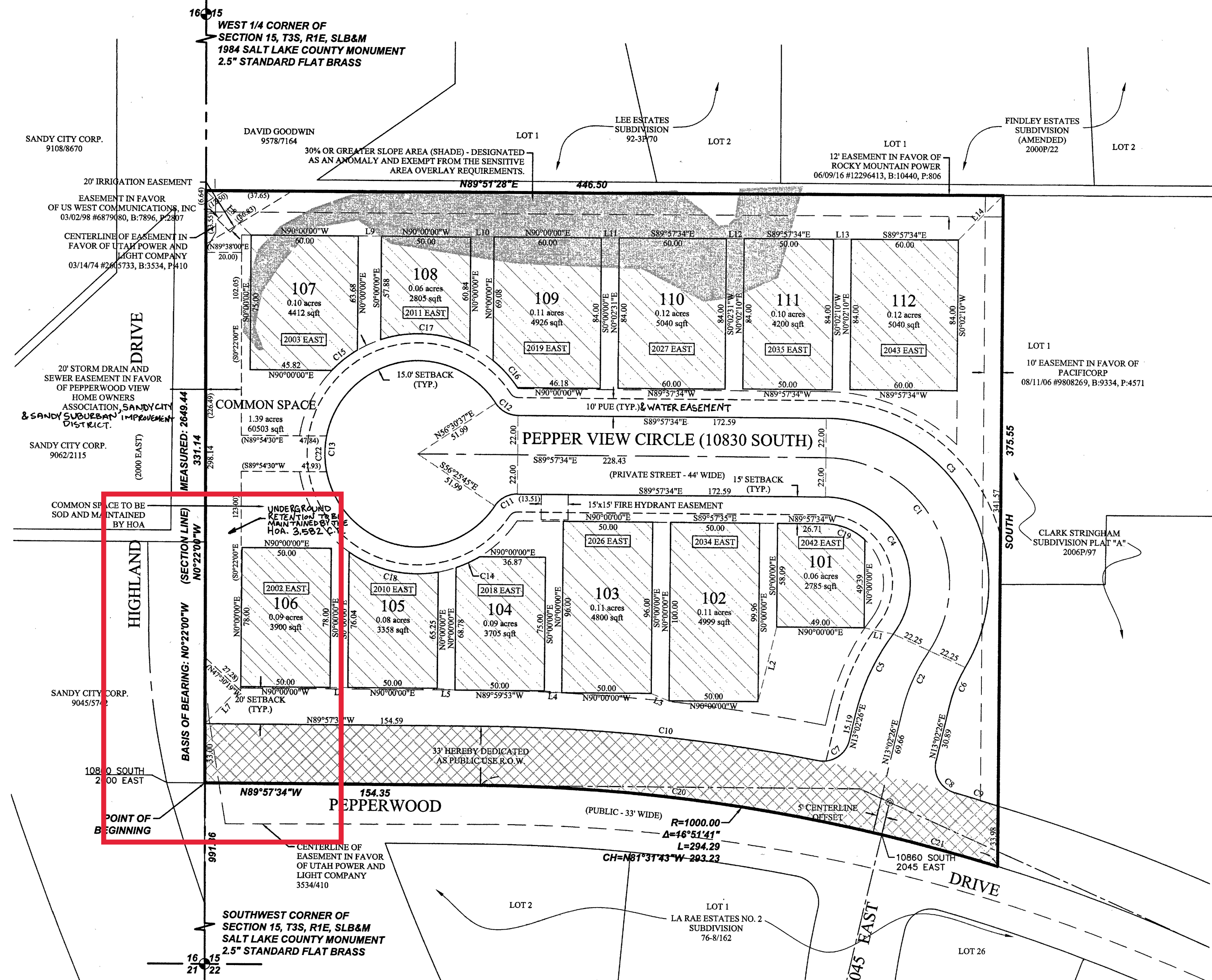
VICINITY MAP
N.T.S.

TABULATIONS:

PROJECT AREA:	3.49+ ACRES
UNITS:	12
DENSITY:	3.44 UNITS/ACRE
LANDSCAPING AREA:	66,109 sq. ft.
LANDSCAPE PERCENTAGE:	44%
ROADS:	22,317 sq. ft.
PRIVATE OWNERSHIP:	48,708 sq. ft.

- GENERAL NOTES:**
- OWNERSHIP SPACE SHALL BE FOR THE USE OF ALL RESIDENTS OF THE 12 UNITS SHOWN ON THIS PLAT.
 - ALL COMMON OWNERSHIP SPACE, INCLUDING THE PRIVATE ROAD, SHALL ALSO SERVE AS A WATER, SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITY AND ACCESS EASEMENT.
 - THE UNDERGROUND STORM DRAIN DETENTION SYSTEM AND OIL-WATER SEPARATOR LOCATED IN THE 20' STORM DRAIN AND SEWER EASEMENT WITHIN THE COMMON SPACE OF THIS PROJECT SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. STORM WATER DETENTION VOLUME = 3,582 cu.ft.
 - COMMON SPACE AND PRIVATE ROAD TO BE MAINTAINED BY THE HOA.
 - NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM RUNOFF TOWARD ANY BUILDING.
 - ALL OF PEPPER VIEW CIRCLE IS TO SERVE AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
 - IN THE EVENT THAT IT IS NECESSARY TO REMOVE ANY PORTION OF THE 6' PRIVACY FENCE AROUND THE PROJECT TO MAINTAIN THE SEWER LINE WITHIN THE 20' STORM DRAIN AND SEWER EASEMENT, IT SHALL BE THE HOA'S RESPONSIBILITY TO REPLACE THE FENCE.
 - LANDSCAPING ALONG PEPPERWOOD DRIVE AND THE FUTURE HIGHLAND DRIVE CORRIDOR IS TO BE INSTALLED AND MAINTAINED FROM BACK OF CURB TO PROPERTY LINE BY THE PEPPERWOOD VIEW HOMEOWNERS ASSOCIATION. REMOVAL OF SNOW FROM THE DRIVEWAYS ALONG PEPPERWOOD DRIVE AND THE FUTURE HIGHLAND DRIVE CORRIDOR IS TO BE DONE BY THE PEPPERWOOD VIEW HOMEOWNERS ASSOCIATION.

- SANDY CITY 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.
 - NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
 - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE 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 MONICA PETERSON AT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION (801-588-2969). TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
 - A PERMIT TO WORK IN THE PUBLIC WAY IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. CONTACT MONICA PETERSON (801-588-2969) AT SANDY CITY PUBLIC WORKS DEPARTMENT.
 - ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC USE.
 - THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-6 ABOVE ARE DETAILS IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-12-16-5179) 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 STANDARDS AND SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY 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 RELATING TO THE SUBJECT PROPERTY.
 - ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 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 BY THE SANDY CITY ENGINEER.
 - LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT.



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	70.00	123°39'09"	151.07	N28°07'59"W	123.41
C2	100.00	20°39'09"	36.05	S23°22'01"W	35.85
C3	92.00	120°33'48"	193.59	N29°40'40"W	159.80
C4	48.00	126°21'06"	105.85	N26°47'01"W	85.67
C5	122.00	23°21'06"	49.72	S24°42'59"W	49.38
C6	78.00	17°33'48"	23.91	S21°49'20"W	23.82
C7	15.00	87°32'21"	22.92	N56°48'36"E	20.75
C8	15.00	88°09'10"	23.06	S31°00'09"E	20.86
C9	1033.00	1°23'56"	25.22	S73°20'29"E	25.22
C10	1033.00	10°32'20"	190.01	N84°41'23"W	189.74
C11	15.00	56°28'45"	14.79	S61°48'03"W	14.19
C12	15.00	56°28'45"	14.79	S61°43'11"E	14.19
C13	52.00	292°57'31"	265.88	S00°02'26"W	57.43
C14	67.00	12°26'56"	14.36	N64°39'17"E	14.53
C15	67.00	15°33'44"	18.20	S51°23'45"W	18.14
C16	67.00	17°27'26"	20.41	N42°49'05"W	20.34
C17	67.00	43°53'55"	51.33	S86°37'03"E	50.09
C18	67.00	44°52'46"	52.48	N77°49'53"W	51.15
C19	33.00	42°30'03"	24.48	N68°42'33"W	23.92
C20	1000.00	12°42'48"	221.89	N83°36'09"W	221.44
C21	1000.00	4°08'53"	72.40	N75°10'19"W	72.38
C22	52.00	22°10'32"	20.13	S00°29'32"E	20.00

Line Table

LINE	DIRECTION	LENGTH
L1	N78°13'26"W	16.68
L2	S13°26'04"W	43.04
L3	N67°47'17"W	10.80
L4	N84°32'28"W	9.81
L5	N84°50'33"W	10.04
L6	N90°00'00"W	10.00
L7	S43°40'52"W	28.77
L8	N45°38'25"W	35.66
L9	S89°12'34"W	13.00
L10	S89°18'39"W	13.00
L11	S89°00'36"W	10.07
L12	S88°45'37"W	9.99
L13	S88°56'22"W	9.95
L14	S44°42'40"W	35.54

EASEMENT APPROVAL

1-30-2018 DATE
CENTURY LINK
1-30-2018 DATE
ROCKY MOUNTAIN POWER
1-30-2018 DATE
QUESTAR GAS
1-30-18 DATE
COMCAST

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS 10TH DAY OF APRIL, A.D. 2018, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR
Molly Spina
ATTEST: SANDY CITY RECORDER

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-6075
WWW.FOCUSUTAH.COM

OWNER/DEVELOPER

IVORY DEVELOPMENT
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
801-520-9155
CONTACT: SKYLAR TOLBERT

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS 17TH DAY OF FEBRUARY, A.D. 2018.

SANDY CITY PARKS AND REC.

APPROVED THIS 3RD DAY OF MARCH, A.D. 2018.

PUBLIC UTILITIES DEPARTMENT

APPROVED THIS 13TH DAY OF MARCH, A.D. 2018.

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 14TH DAY OF FEBRUARY, A.D. 2018.

SANDY CITY ATTORNEY

APPROVED AS TO FORM THIS 10TH DAY OF APRIL, A.D. 2018.

PLANNING COMMISSION

APPROVED THIS 20TH DAY OF FEBRUARY, A.D. 2018, BY THE SANDY CITY PLANNING COMMISSION.

SANDY CITY ENGINEER

APPROVED THIS 12TH DAY OF MARCH, A.D. 2018.

SEAL SANDY CITY, UTAH INCORPORATED 1893

DISTRICT MANAGER

DIRECTOR

PUBLIC UTILITIES ENGINEERING MANAGER

DIRECTOR

CITY ATTORNEY

CHAIRMAN

CITY ENGINEER

PEPPERWOOD VIEW

A PORTION OF THE SW1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

RECORDED # 12758344
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Ivory Development, LLC
DATE: 04/23/2018 TIME: 12:23 PM BOOK: 2018P PAGE: 174
642-00
Tom Wilson Deputy
SALT LAKE COUNTY RECORDER