

# FIREFLY FOREST SUBDIVISION

LOCATED IN  
SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
LANCE PLATT

## SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
5. EVIDENCE THAT 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 (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.

## GENERAL NOTES

1. NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM RUNOFF TOWARD ANY BUILDING.
2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET), BASED ON THE 10 YEAR-3 HOUR 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 ON THE PLAT AND GRADING AND DRAINAGE PLAN (SEE INDIVIDUAL LOTS FOR RETENTION VOLUME).
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C04660, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
4. ALL BUILDING OR POOL SITE AND GRADING PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.
6. 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.
7. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR-GREATER SLOPE AREAS, EXCEPT AS APPROVED BY CITY ENGINEER.
8. NO SINGLE-FAMILY-DWELLING STRUCTURE SHALL CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY 30%-OR-GREATER-SLOPE AREA.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT RESIDENTIAL SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE BASIS OF BEARING MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SAID SECTION, SHOWN HEREON AS S 89°02'20" W.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION:

THE FELLERHOFF SUBDIVISION, RECORDED DECEMBER 9, 1999, AS ENTRY NO. 7530478, IN BOOK 99-12P, AT PAGE 325

RECORD OF SURVEY PREPARED BY CIVIL ENGINEER & LAND SURVEYOR, ENTRY NO. S2007-01-0052

DEER HOLLOW RANCHES, RECORDED APRIL 25, 2007, AS ENTRY NO. 10077135, IN BOOK 2007, AT PAGE 176

FINAL LOCAL ENTITY PLAT PAYZANT ANNEXATION TO SANDY CITY, RECORDED OCTOBER 26, 2012, AS ENTRY NO. 11501179, IN BOOK 2012, AT PAGE 174.

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, AUBREY PEARCE, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, ZHIBIN GUO AND JEWEN HU, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

## TRUST ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, LYNETTE SLATTERY, KNOWN TO ME TO BE THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND ON HIS/HER/THEIR OATH(S), ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME, AS TRUSTEE(S) ON BEHALF OF THE SLATTERY FAMILY TRUST, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 1 LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FIREFLY FOREST SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



5-7-18  
DATE: 5-7-18  
BUSH AND GUDGELL, INC.

DAVID T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6436557

## BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF SANDY, SALT LAKE COUNTY, UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND KNOWN AS PARCEL NO. 28-14-428-019, SAID POINT BEING N 90°00'00" E 2035.77 FEET AND S 0°00'00" E 3387.27 FEET, FROM THE NORTH 1/4 CORNER OF SAID SECTION 14; AND RUNNING THENCE S 219°34' W 337.93 FEET; THENCE S 35°03'00" W 158.39 FEET; THENCE S 2°38'30" W 114.39 FEET; THENCE S 89°47'00" W 245.07 FEET, TO THE EAST LINE OF THE FELLERHOFF SUBDIVISION, RECORDED DECEMBER 9, 1999, OFFICIAL RECORDS; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) N 9°35'38" W 247.83 FEET, AND (2) N 0°00'00" E 130.26 FEET, TO THE SOUTH LINE OF LOT 3, DEER HOLLOW RANCHES SUBDIVISION, RECORDED APRIL 25, 2007, OFFICIAL RECORDS; THENCE ALONG SAID LINE S 80°51'30" W 24.57 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 15°33'43" E 380.41 FEET, TO THE NORTH LINE OF SAID LOT 3, SAID LINE BEING THE CENTERLINE OF ALDER HOLLOW CIRCLE; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: (1) N 83°44'00" E 26.90 FEET, (2) N 38°44'00" E 180.00 FEET, (3) S 63°18'00" E 40.00 FEET, (4) S 08°04'00" W 170.00 FEET, AND (5) S 15°04'00" W 116.88 FEET, TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY KIRK OLSEN; THENCE S 89°47'00" E 197.60 FEET, TO THE POINT OF BEGINNING.

CONTAINS 239,432 SQUARE FEET OR 5.50 ACRE

TOGETHER WITH A RIGHT OF WAY 50 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF WASATCH-BONNEVILLE BOULEVARD AT A POINT DUE SOUTH 3151.12 FEET AND DUE EAST 1339.51 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 78°01' E 165.00 FEET; THENCE S 49°01' E 94.00 FEET; THENCE N 83°44' E 173.00 FEET; THENCE N 38°44' E 180.00 FEET; THENCE S 63°18' E 40.00 FEET; THENCE S 08°04' W 170.00 FEET; THENCE S 15°04' W 130.00 FEET.

TOGETHER WITH A RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT EAST, 2035.599 FEET AND SOUTH, 3387.457 FEET AND S 219°34' W, 20.00 FEET TO THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE SOUTH SIDE OF A PRIVATE ROADWAY, RUNNING THENCE S 219°34' W, 337.93 FEET; THENCE S 35°03'00" W, 60.788 FEET; THENCE S 67°57'19" E, 60.971 FEET; THENCE N 22°02'41" E, 20.00 FEET; THENCE N 67°57'19" W, 12.00 FEET; THENCE N 219°34'E, 387.50 FEET; THENCE N 89°47'00" W, 20.00 FEET TO THE POINT OF BEGINNING.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 1 LOT TO BE HEREAFTER KNOWN AS FIREFLY FOREST SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE ALL EASEMENTS ON THIS LOT FOR INSTALLATION AND MAINTENANCE OF LOCAL UTILITY COMPANIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE/HAS HERETO SET \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: LANCE PLATT  
BY: ZHIBIN GUO

BY: ROBYN PLATT  
BY: JEWEN HU

BY: AUBREY PEARCE  
CATHY T. OLSEN

BY: LYNETTE SLATTERY, TRUSTEE OF THE SLATTERY FAMILY TRUST

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, LANCE PLATT AND ROBYN PLATT, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

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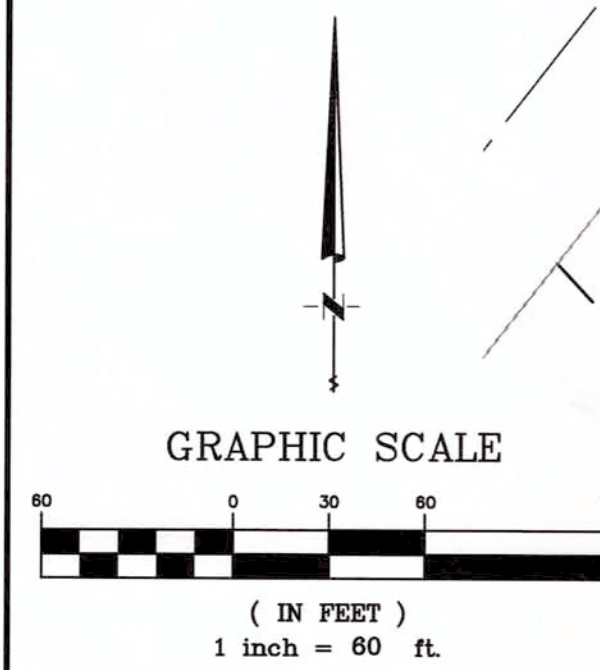
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

# FIREFLY FOREST SUBDIVISION

LOCATED IN  
SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
LANCE PLATT  
SHEET 1 OF 1

## LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.



## EASEMENT NOTES

1. A 50 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN ON DEER HOLLOW RANCHES RECORDED APRIL 25, 2007 AS ENTRY NO. 10077135, IN BOOK 2007, AT PAGE 176, OFFICIAL RECORDS. THE SOUTH HATCH PORTION OF SAID RIGHT OF WAY IS TO BE VACATED UPON RECORDED OF THIS SUBDIVISION PLAT.
2. A PERPETUAL RIGHT-OF-WAY AND EASEMENT, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL REMOVE AND REPLACE SEWER PIPELINES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED 26 JULY, 1989 AS ENTRY NO. 4802869, IN BOOK 6145, AT PAGE 2314, OFFICIAL RECORDS.
3. A NEW RESTRICTIVE COVENANT EXTENDING A "RIGHT IN PERPETUITY" - RESTRICTING CHANGES TO LANDSCAPING AREA.
4. A 10 FOOT WIDE UTILITY EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295740, IN BOOK 5803, AT PAGE 1004; AND ALSO RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295743, IN BOOK 5803, AT PAGE 1007, OFFICIAL RECORDS.
5. A 20 FOOT WIDE DRIVEWAY EASEMENT FOR FIRE ENGINE TURNAROUND.

**OWNER**  
AUBREY PEARCE  
3382 DEER HOLLOW CIRCLE  
SALT LAKE CITY, UTAH  
PARCEL NO. 28-14-428-039

**OWNER**  
KIRK OLSEN  
3398 DEER HOLLOW CIRCLE  
SALT LAKE CITY, UTAH  
PARCEL NO. 28-14-428-019

**OWNER**  
LYNETTE SLATTERY  
3392 DEER HOLLOW CIRCLE  
SALT LAKE CITY, UTAH  
PARCEL NO. 28-14-428-025

**DEVELOPER/OWNER**  
LANCE PLATT  
10980 SECRET VIEW RD  
SALT LAKE CITY, UTAH 84092  
PARCEL NO. 28-14-428-034  
EMAIL: lance@getgroven.com  
PHONE: 801-455-3337

**OWNER**  
MICHAEL J MILNER  
28-14-428-037  
3316 E LONE SPRINGS COVE

**OWNER**  
DAVID J & LORALEE BROMLEY  
28-14-428-037  
3350 E DEER HOLLOW CIR

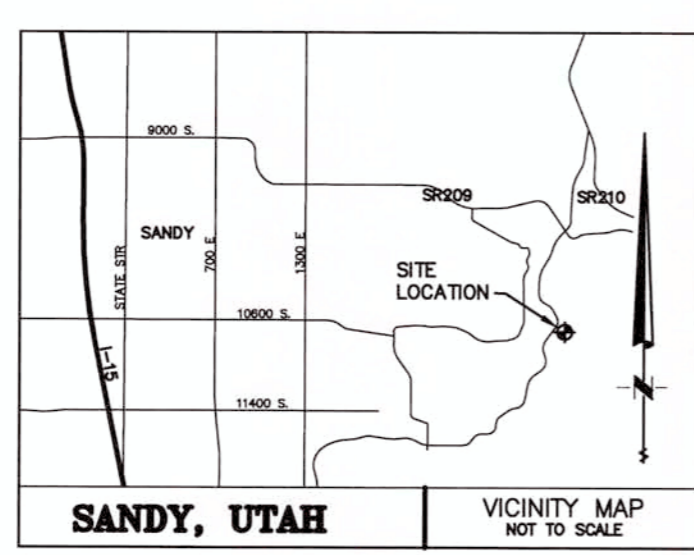
**OWNER**  
JORDAN R COLLINS  
28-14-428-038  
3303 E LONE SPRINGS CV

**OWNER**  
ROBERT WILSON  
28-14-428-012  
3401 E DEER HOLLOW DIR

**OWNER**  
RICHARD CARLSON  
28-14-428-006  
3441 E DEER HOLLOW CIR

**OWNER**  
CHP INVESTMENT LTD  
28-14-428-026  
3436 E DEER HOLLOW CIR

**OWNER**  
HILLCREST INVESTMENT COMPANY LLC  
28-14-476-002



|  |   |  |   |   |   |
|--|---|--|---|---|---|
| <b>SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL</b><br>APPROVED THIS ____ DAY OF _____, 20____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.<br>SALT LAKE COUNTY HEALTH DEPARTMENT                          | <b>DOMINION ENERGY</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>COMPANY OFFICER: _____          | <b>CENTURY LINK</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>COMPANY OFFICER: _____  | <b>COMCAST CABLE</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>COMPANY OFFICER: _____                  | <b>ROCKY MOUNTAIN POWER</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>COMPANY OFFICER: _____   |   |
| <b>BUSH &amp; GUDGELL, INC</b><br>ENGINEERS - PLANNERS - SURVEYORS<br>655 East 4500 South, Ste 100<br>Salt Lake City, Utah 84107<br>Phone (801) 685-6194<br>FAX (801) 685-6195<br>www.bushandgudgell.com | <b>PLANNING COMMISSION</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>PLANNING COMMISSIONER _____ | <b>SANDY PARKS &amp; REC.</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>ASSISTANT DIRECTOR _____  | <b>PUBLIC UTILITIES DEPARTMENT</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>ENGINEERING MANAGER _____ | <b>CITY ENGINEER</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>SANDY CITY ENGINEER _____   | <b>APPROVAL AT THIS FORM</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>SANDY CITY ATTORNEY _____ |
| <b>SANDY SUBURBAN IMPROVEMENT DISTRICT</b><br>APPROVED THIS ____ DAY OF _____, A.D. ____<br>COMPANY OFFICER: _____   |   | <b>TRUST ACKNOWLEDGMENT</b><br>STATE OF _____ } S.S.<br>COUNTY OF _____ } S.S.<br>ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LYNETTE SLATTERY, KNOWN TO ME TO BE THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND ON HIS/HER/THEIR OATH(S), ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME, AS TRUSTEE(S) ON BEHALF OF THE SLATTERY FAMILY TRUST, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.<br>MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN: _____ |   | <b>APPROVAL AT THIS FORM</b><br>PRESENTED TO THE SANDY CITY MAYOR THIS ____ DAY OF _____, A.D. ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.<br>SANDY CITY MAYOR _____ ATTEST: CITY RECORDER _____ |   |
| <b>RECORDED#</b><br>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____<br>DATE ____ TIME ____ BOOK ____ PAGE ____<br>FEE \$ ____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER     |   |  |   |   |   |