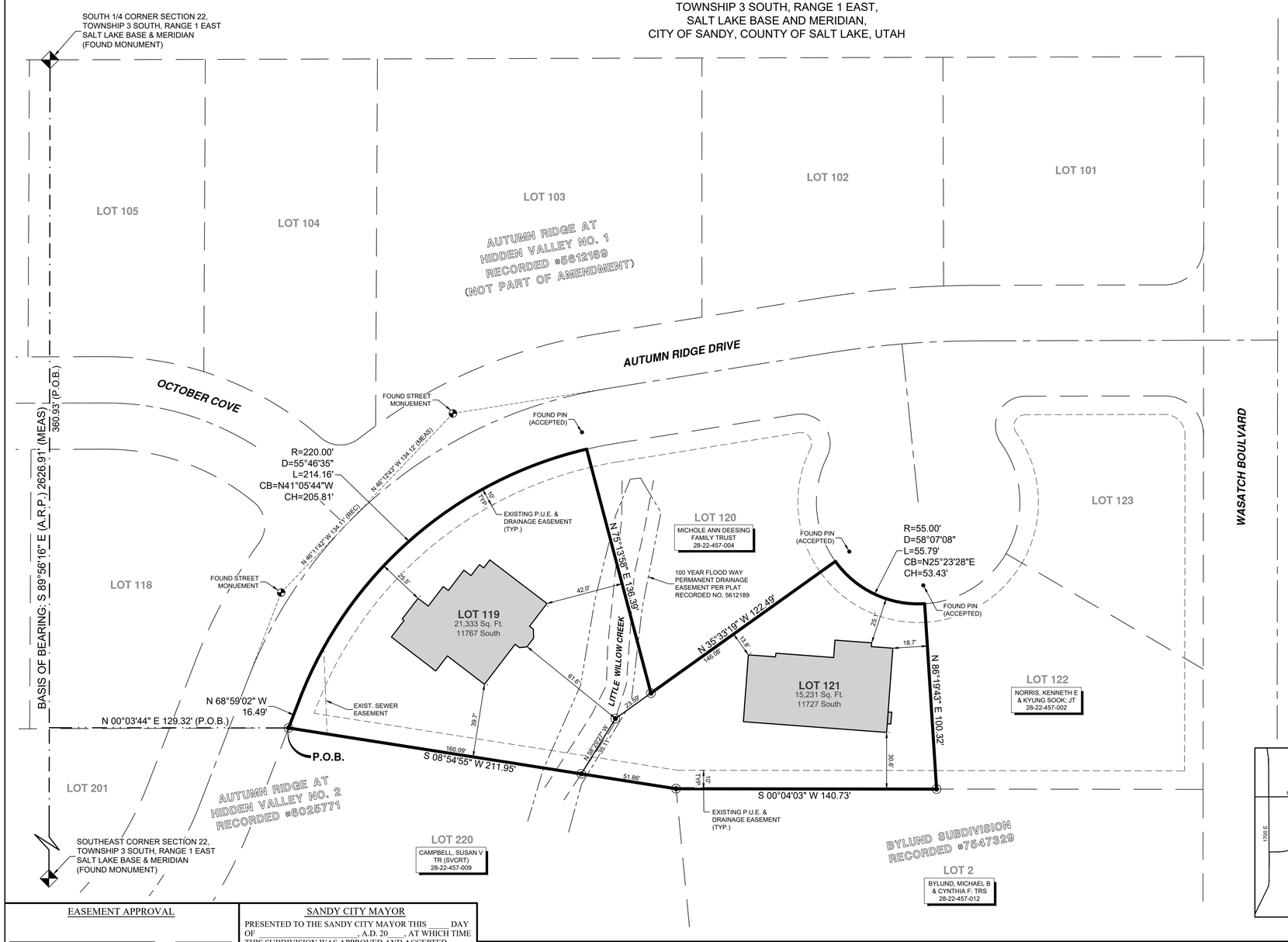
# AUTUMN RIDGE AT HIDDEN VALLEY NO. 1 - AMENDED

AMENDING LOT 119 & LOT 121 OF THE AUTUMN RIDGE AT HIDDEN VALLEY NO. 1,
ENTRY NO. 5612189 - BOOK: 93-9 PAGE: 260
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF SANDY, COUNTY OF SALT LAKE, UTAH

**CLIENT**
DOMINIC FRANCIOSE
11727 S. AUTUMN RIDGE DRIVE
SANDY UTAH, 84092




30 0 30 60
SCALE IN FEET

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJOINING PARCELS
- CENTERLINE
- EASEMENT LINE
- PROPERTY/LOT CORNERS TO BE SET WITH 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED LS #9679988

NOTICE TO PURCHASERS & 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 TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.

5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.

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 (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.

7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.

SD(R-1-15) SETBACKS - SEC. 21-19-30

(3)FRONT YARD SETBACK.

A. ALL BUILDINGS SHALL BE SET BACK 30 FEET FROM THE FRONT PROPERTY LINE.

B. WHERE LOTS FRONT ON CUL-DE-SACS OR ELBOWS, THE FRONT SETBACK MAY BE SMALLER, PROVIDED THAT NO DWELLING IS CLOSER THAN 20 FEET FROM THE FRONT PROPERTY LINE.

C. ON CORNER LOTS, THE FRONT SETBACK SHALL BE A MINIMUM OF 30 FEET AND 20 FEET, RESPECTIVELY, REGARDLESS OF WHICH WAY THE HOME FACES.

D. LOTS HAVING AN OVERALL SLOPE IN EXCESS OF TEN PERCENT MAY, NOTWITHSTANDING OTHER PROVISIONS OF THIS TITLE TO THE CONTRARY, BE DEVELOPED WITH A FRONT SETBACK OF AT LEAST 20 FEET.

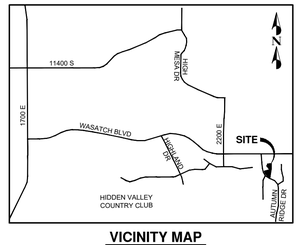
E. GARAGE AND CARPORTS, OR THE GARAGE PORTION WHERE THE GARAGE IS PART OF THE MAIN STRUCTURE, MAY EXTEND BEYOND THE MAIN STRUCTURE TO A SETBACK LINE OF 25 FEET (BUT NOT BEYOND THE SETBACK LINE WHERE 20-FOOT SETBACKS ARE ALLOWED).

(4)SIDE YARD SETBACK. SIDE YARDS ARE REQUIRED AS FOLLOWS:

A. FOR R-1-15 SUBDISTRICT. ALL DWELLING STRUCTURES AND OTHER MAIN BUILDINGS SHALL BE SET BACK FROM EACH SIDE PROPERTY LINE A DISTANCE OF AT LEAST TEN FEET, AND THE TOTAL DISTANCE OF THE TWO SIDE SETBACKS SHALL BE AT LEAST 22 FEET.

B. FOR R-1-12 SUBDISTRICT. ALL DWELLING STRUCTURES AND OTHER MAIN BUILDINGS SHALL BE SET BACK FROM EACH SIDE PROPERTY LINE A DISTANCE OF AT LEAST EIGHT FEET, AND THE TOTAL DISTANCE OF THE TWO SIDE SETBACKS SHALL BE AT LEAST 20 FEET.

(5) REAR YARD SETBACK. ALL DWELLING STRUCTURES AND OTHER MAIN BUILDINGS SHALL BE SET BACK FROM THE REAR PROPERTY LINE A DISTANCE OF AT LEAST 30 FEET, PROVIDED THAT NO PORTION OF THE BUILDING IS CLOSER THAN TEN FEET TO THE PROPERTY LINE.




**VICINITY MAP**

## SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS AUTUMN RIDGE AT HIDDEN VALLEY NO. 1 - AMENDED, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR — 9679988 — ROBERT LAW — 3-24-23 — STATE OF UTAH

ROBERT LAW — 03-24-2023 DATE

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 119, OF THE AUTUMN RIDGE AT HIDDEN VALLEY NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 24, 1993 AS ENTRY NO. 5612189, IN BOOK 93-9, PAGE 260 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT BEING SOUTH 89°56'16 EAST, ALONG THE SECTION LINE, 360.93 FEET AND NORTH 00°03'44" EAST, 129.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 68°59'02" WEST, 16.49 FEET TO A POINT ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 214.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°46'35" (CHORD BEARS NORTH 41°05'44" WEST); THENCE NORTH 75°13'58" EAST, 136.39 FEET; THENCE NORTH 35°33'19" WEST, 122.49 FEET TO A POINT ON A NON-TANGENT 55.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 55.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°07'08" (CHORD BEARS NORTH 25°23'28" EAST, 53.43 FEET); THENCE NORTH 86°19'43" EAST, 100.32 FEET; THENCE SOUTH 00°04'03" WEST, 140.73 FEET; THENCE SOUTH 08°54'55" WEST, 211.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 36,564 Sq. Ft. (OR 0.84 ACRES)
2 LOTS

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

**AUTUMN RIDGE AT HIDDEN VALLEY NO. 1 - AMENDED**

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY 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 UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATIONS OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED FOR THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____DAY OF _____, A.D. 20____

LAUREL FRANCIOSE (LOT 121) — RUSSEL H. HUTCHINS (LOT 119)

DOMINIC FRANCIOSE (LOT 121) — JOAN J. HUTCHINS (LOT 119)

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, LAUREL FRANCIOSE, THE SIGNER OF THE FORGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC — COMMISSION NUMBER _____ — MY COMMISSION EXPIRES _____

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, DOMINIC FRANCIOSE, THE SIGNER OF THE FORGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC — COMMISSION NUMBER _____ — MY COMMISSION EXPIRES _____

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, RUSSEL H. HUTCHINS, THE SIGNER OF THE FORGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC — COMMISSION NUMBER _____ — MY COMMISSION EXPIRES _____

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, JOAN J. HUTCHINGS, THE SIGNER OF THE FORGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC — COMMISSION NUMBER _____ — MY COMMISSION EXPIRES _____

## EASEMENT APPROVAL

DOMINION ENERGY — DATE
ROCKY MOUNTAIN POWER — DATE
CENTURY LINK — DATE
COMCAST — DATE

## SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS ____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: SANDY CITY RECORDER

## COTTONWOOD IMPROVEMENT DISTRICT

APPROVED THIS____ DAY OF_____ 20____,

DISTRICT MANAGER

## SANDY CITY ENGINEER

APPROVED THIS____ DAY OF_____ 20____,

CITY ENGINEER

## RECORD OF SURVEY

R.O.S. NO.

SALT LAKE COUNTY SURVEYOR — DATE

PREPARED BY:

CMT TECHNICAL SERVICES
*9270 SOUTH 300 WEST • SANDY, UT 84070*
*PHONE: (801) 562-2521 • FAX: (801) 562-2551*

DATE: MARCH 24, 2023 | FILE: 1605.2210\DWG\FPLAT-AMEND

## SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS____ DAY OF_____ 20____,

DISTRICT MANAGER

## SANDY CITY PARKS AND RECREATION

APPROVED THIS____ DAY OF_____ 20____,

DIRECTOR

## PUBLIC UTILITIES DEPARTMENT

APPROVED THIS____ DAY OF_____ 20____,

PUBLIC UTILITIES ENGINEERING MANAGER

## SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS____ DAY OF_____ 20____,

SALT LAKE COUNTY HEALTH DEPARTMENT

## SANDY CITY ATTORNEY

APPROVED THIS____ DAY OF_____ 20____,

CITY ATTORNEY

## PLANNING COMMISSION

APPROVED THIS____ DAY OF_____ 20____,

CHAIRMAN

## SALT LAKE COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:_____

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____ FEE:_____

DEPUTY SALT LAKE COUNTY RECORDER


# AUTUMN RIDGE AT HIDDEN VALLEY NO. 1 - AMENDED

AMENDING LOT 119 & LOT 121 OF THE AUTUMN RIDGE AT HIDDEN VALLEY NO. 1,
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