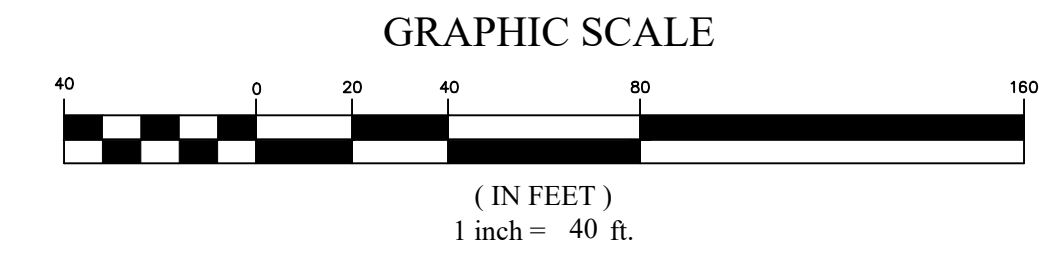


PEPPERWOOD VIEW AMENDED

(AMENDING PEPPERWOOD VIEW SUBDIVISION, ENTRY No. 12758344, BOOK No. 2018P, PAGE No. 174, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER)
 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

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 RIGHT-OF-WAY LINE OF PEPPERWOOD DRIVE, AS DEDICATED PER THE OFFICIAL PLAT OF PEPPERWOOD VIEW SUBDIVISION ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY No. 12758344 IN BOOK No. 2018P ON PAGE No. 174, LOCATED N0°22'00"W ALONG THE SECTION LINE 1024.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, T3S, R1E, SLB&M; THENCE N0°22'00"W ALONG THE SECTION LINE 298.14 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 AS ENTRY No. 9693932 IN BOOK No. 2006P ON PAGE No. 97; THENCE SOUTH ALONG SAID PLAT 341.57 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF PEPPERWOOD DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (TWO) COURSES: NORTHWESTERLY ALONG THE ARC OF A 1033.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S16°26'16"W 294.05 FEET THROUGH A CENTRAL ANGLE OF 16°18'35" (CHORD: N81°43'02"W 293.06 FEET); THENCE N89°57'34"W 154.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: 12 LOTS ON 3.15+/- 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 I, 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 AMENDED

(AMENDING PEPPERWOOD VIEW SUBDIVISION, ENTRY No. 12758344, BOOK No. 2018P, PAGE No. 174, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER)

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 ____ DAY OF _____, A.D. 20__.

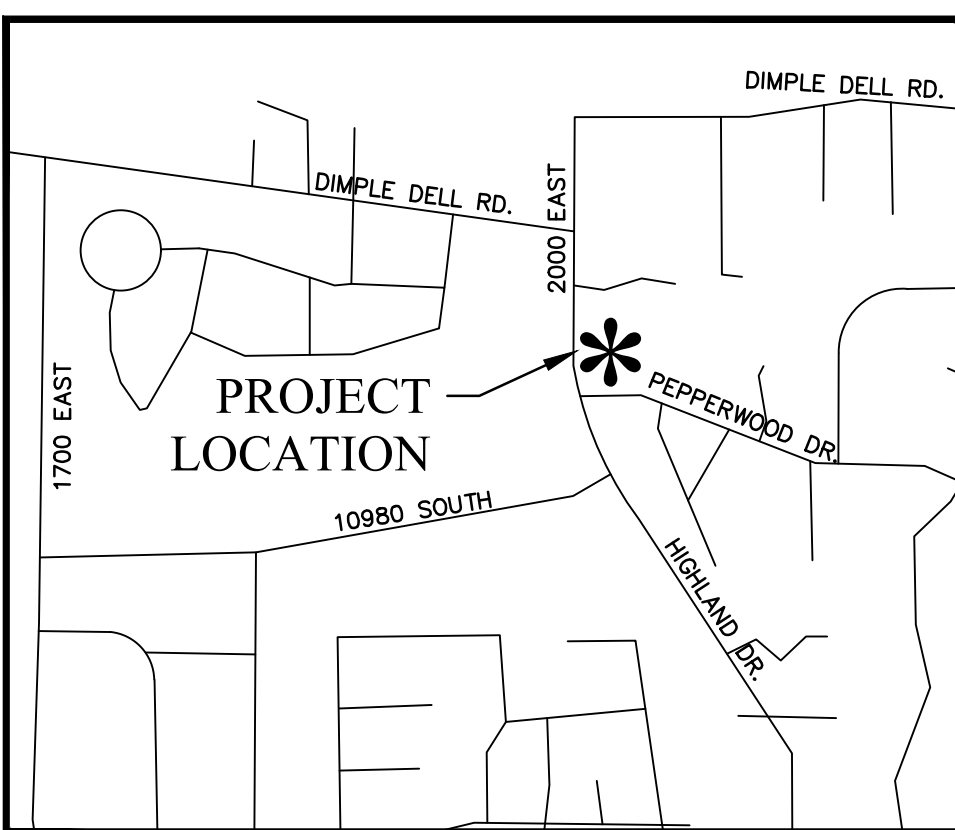
IVORY DEVELOPMENT, LLC
 BY: CHRISTOPHER P. GAMVROULAS,
 PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN THE 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 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

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY



VICINITY MAP

N.T.S.

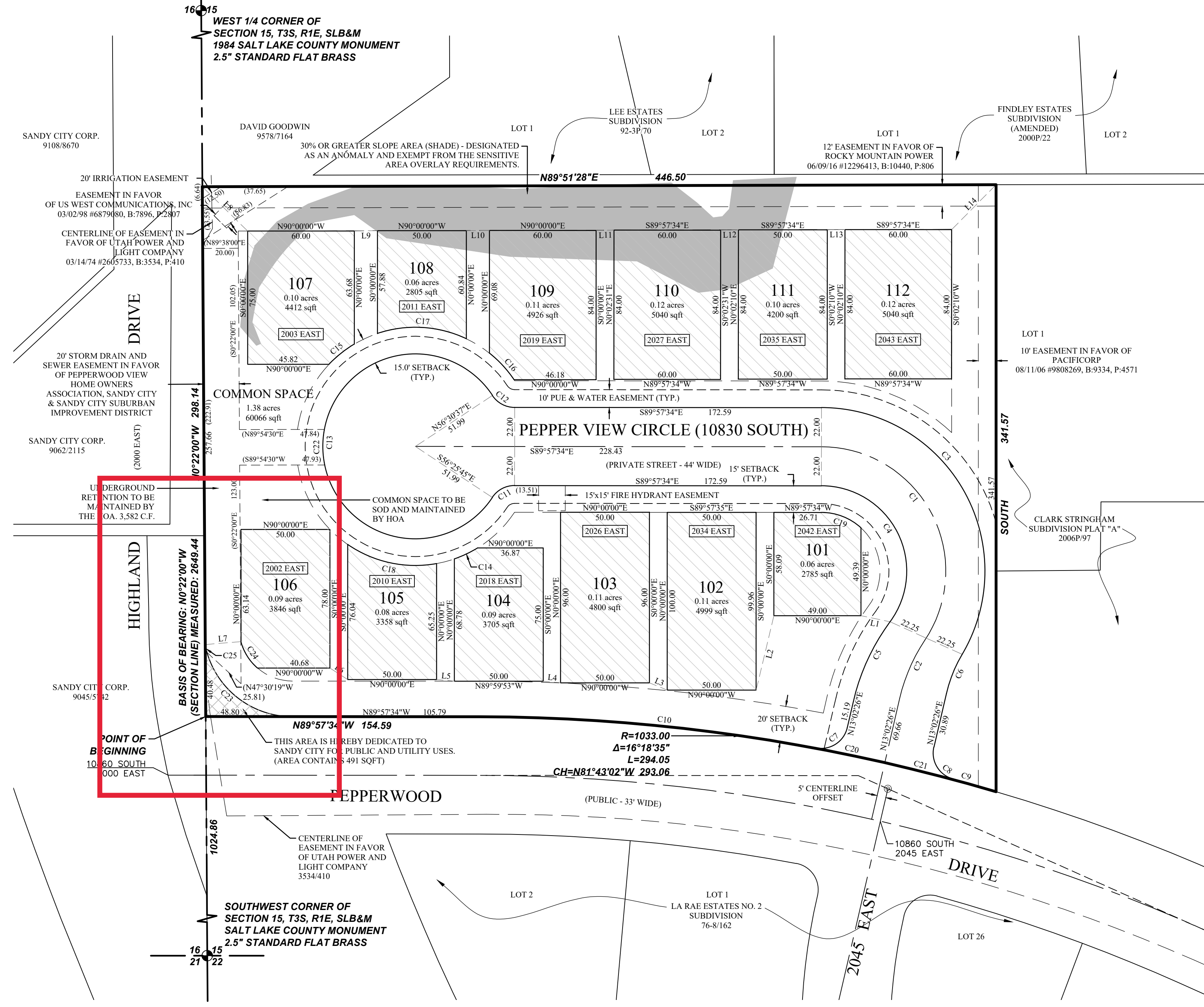
TABULATIONS:	
PROJECT AREA:	3.15 ± ACRES
UNITS:	12
DENSITY:	3.81 UNITS/ACRE
LANDSCAPING AREA:	66,163 sq.ft.
LANDSCAPE PERCENTAGE:	48%
OPEN SPACE:	60,066 sq.ft.
OPEN SPACE PERCENTAGE:	44%

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.
- ALL PRIVATE ROADS, STREETS, LANES, AND ALLEYS ARE HEREBY RESERVED 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.
- 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 SIDEWALKS 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 CERTIFICATE 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.
- 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 PETERSEN (801-568-2960) 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 AND UTILITY USES.
- 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-12-65179) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE 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.
- 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.
- FOR STORM WATER SYSTEM MAINTENANCE, REFER TO THE POST CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT.



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°05'10"	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"	14.56	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	20.54
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	1033.00	2°10'53"	39.33	S78°14'32"E	39.33
C21	1033.00	2°11'26"	39.49	S76°03'23"E	39.49
C22	52.00	22°10'32"	20.13	S00°29'32"E	20.00
C23	50.00	79°01'42"	68.97	S50°26'43"E	63.63
C24	30.00	34°00'10"	17.80	N32°05'05"W	17.54
C25	50.00	5°24'12"	4.72	N13°37'58"W	4.71

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	N57°00'44"W	11.92
L7	S85°14'37"W	20.20

Line Table		
LINE	DIRECTION	LENGTH
L8	N45°38'26"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
 SANDY CITY MAYOR
 PRESENTED TO THE SANDY CITY MAYOR THIS ____ DAY OF _____, A.D. 20__, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
 MAYOR _____
 ATTEST: SANDY CITY RECORDER _____

PLAT PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusut.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 ____ DAY OF _____, A.D. 20__
 DISTRICT MANAGER _____

SANDY CITY PARKS AND REC.
 APPROVED THIS ____ DAY OF _____, A.D. 20__
 DIRECTOR _____

PUBLIC UTILITIES DEPARTMENT
 APPROVED THIS ____ DAY OF _____, A.D. 20__
 PUBLIC UTILITIES ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH DEPT.
 APPROVED THIS ____ DAY OF _____, A.D. 20__
 DIRECTOR _____

SANDY CITY ATTORNEY
 APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__
 CITY ATTORNEY _____

PLANNING COMMISSION
 APPROVED THIS ____ DAY OF _____, A.D. 20__
 CHAIRMAN _____

SANDY CITY ENGINEER
 APPROVED THIS ____ DAY OF _____, A.D. 20__
 CITY ENGINEER _____

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