Curve Table Chord Direction | Chord Length Curve # | Length | Radius | Delta C1 | 117.35 | 366.75 | 18°20'00" | S34°51'36"E 116.85 80.25 294.41 | 15°40'02" | S33°31'38"E 46.57 | 180.00 | 14°49'25" | N49°57'08"W C4 | 30.06 | 420.00 | 4°06'05" | N44°35'28"W 30.06

LEGEND SECTION CORNER (FOUND) SECTION LINE ____ _ _ _ MONUMENT TIE LINE ______

BOUNDARY LINE	
ADJACENT LOT LINE	
FOUND MONUMENT(AS NOTED)	• © 💠
SET MONUMENT (AS NOTED)	
MEASURED / RECORD	(M) (R)

	Parcel Line Table			
	Line #	Length	Direction	
	L1	6.39	N55°01'37	
	L2	35.53	S66°43'37	
	L3	3.18	N29°15'26	
_				

SUBDIVISION LEGAL DESCRIPTION

A COMBINED PARCEL OF LAND, CONSISTING OF ALL OF LOT 505, PEPPERWOOD PHASE 5. PLAT ENTRY NUMBER 3220145 AND LOT 1150 PEPPERWOOD PHASE 11F, PLAT ENTRY NUMBER 1406049, AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE, SAID PARCEL SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH BRASS CAP MONUMENT MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°07'00" EAST 1901.34 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE EAST 1964.587 FEET TO THE SOUTHWEST CORNER OF SAID LOT 505 AND THE POINT OF BEGINNING; THENCE NORTH 31°34'23" EAST 174.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 505, A POINT ON C THE SOUTH LINE OF PEPPERWOOD DRIVE AND A POINT ON A 366.75 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 117.35 FEET HAVING A CENTRAL ANGLE OF 18°12'00" (CHORD BEARS SOUTH 34°51'36" EAST 116.85 FEET) TO THE BEGINNING OF A 294.41 FOOT RADIUS REVERSE CURVE TO THE LEFT, (2) ALONG THE ARC OF SAID CURVE 80.51 FEET HAVING A CENTRAL ANGLE OF 15°40'02" (CHORD BEARS SOUTH 33°31'38" EAST 80.25 FEET) TO THE NORTHEAST CORNER OF SAID LOT 505; THENCE SOUTH 48°38'23" WEST 107.10 FEET; THENCE SOUTH 38°58'23" WEST 64.00 FEET; THENCE SOUTH 66°43'37" EAST 35.53 FEET; SOUTH 29°15'26" WEST 133.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1150, A POINT ON THE NORTH LINE OF BENT HOLLOW LANE AND A POINT ON A 180.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 46.57 FEET HAVING A CENTRAL ANGLE OF 14°49'25" (CHORD BEARS NORTH 49°57'08" WEST 46.44 FEET), (2) NORTH 42°32'26" WEST 96.51 FEET TO THE BEGINNING OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, (3) ALONG THE ARC OF SAID CURVE 30.06 FEET HAVING A CENTRAL ANGLE OF 04°06'05" (CHORD BEARS NORTH 44°35'28" WEST 30.06 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 1150; THENCE NORTH 29°15'26" EAST 159.72 FEET; THENCE NORTH 29°15'26" EAST 3.18 FEET; THENCE NORTH 55°01'37" WEST 6.40 FEET TO THE POINT OF BEGINNING.

GENERAL PLAT NOTES AND NOTICE TO PURCHASERS

CONTAINS: 51,354 S.F. / 1.18 AC +/-

- THE PURPOSE FOR THIS PLAT AMENDMENT IS TO ADJUST THE LOT LINE BETWEEN LOTS 505 AND 1150 AND TO FOLLOW THE SOUTHWESTERLY FACE OF AN EXISTING CONCRETE RETAINING WALL.
- THE OWNERS OF RECORD AT THE TIME THIS AMENDMENT WAS COMPLETED ARE DENNIS AND PAULETTE WELSH LIVING TRUST, AS TO LOT 505 AND JON COLBY CLARK AND AMY DINNEH CLARK, AS TO LOT 1150, WARRANTY DEED, ENTRY NUMBER 12238216 AND PLAT ENTRY NUMBER 14006049, AS RECORDED IN THE SALT LAKE CITY RECORDER'S OFFICE.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION, AS SHOWN ON THE RECORD PEPPERWOOD PHASE 5 AND PEPPERWOOD PHASE 11F SUBDIVISION PLATS. THIS PLAT IS SUBJECT TO AND TOGETHER WITH ANY OTHER PREVIOUSLY DEDICATED, RECORDED OR IMPLIED EASEMENTS AND GENERAL PLAT NOTES, AS PUBLISHED ON SAID PEPPERWOOD PHASE 5 AND PEPPERWOOD PHASE 11F SUBDIVISION PLATS, OR OTHER SUCH RECORD DOCUMENTS, RULES, REGULATIONS AND RESTRICTIONS.
- THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN TWO FOUND FLAT BRASS CAP MONUMENTS, MARKING THE WEST ONE-QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A RECORD BEARING OF NORTH 00°07'00" EAST, AND A MEASURED DISTANCE OF 2640.90 FEET.

ROCKY MOUNTAIN POWER

REPRESENTATIVE

APPROVED THIS

DOMINION ENERGY

REPRESENTATIVE

DAY OF

DAY OF

APPROVED THIS

NUMBER:

ACCOUNT:

SHEET

SANDY CITY PUBLIC UTILITIES

THE CITY ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF THE UNDERGROUND PIPES IN THE STORM WATER DRAINAGE SYSTEM WITHIN THIS PLAT SUBJECT TO (1) COMPLIANCE WITH APPLICABLE DESIGN STANDARDS AND (2) ACCEPTANCE BY THE CITY FOLLOWING INSPECTION BY THE CITY INSPECTORS TO VERIFY PROPER INSTALLATION OF THE PIPES. THIS ACCEPTANCE BY THE CITY IS WITH THE SPECIFIC UNDERSTANDING THAT THE CURRENT LANDOWNER SHALL ACCEPT AND RETAIN RESPONSIBILITY FOR ALL OTHER PORTION S OF THE STORM DRAIN SYSTEM UNTIL SUCH RESPONSIBILITIES IS LAWFULLY

TRANSFERRED TO THE PEPPERWOOD HOMEOWNERS ASSOCIATION	ON.
APPROVED THIS DAY OF, 20	
ENGINEERING MANAGER, SANDY CITY PUBLIC WORKS	

CENTURY LINK

REPRESENTATIVE

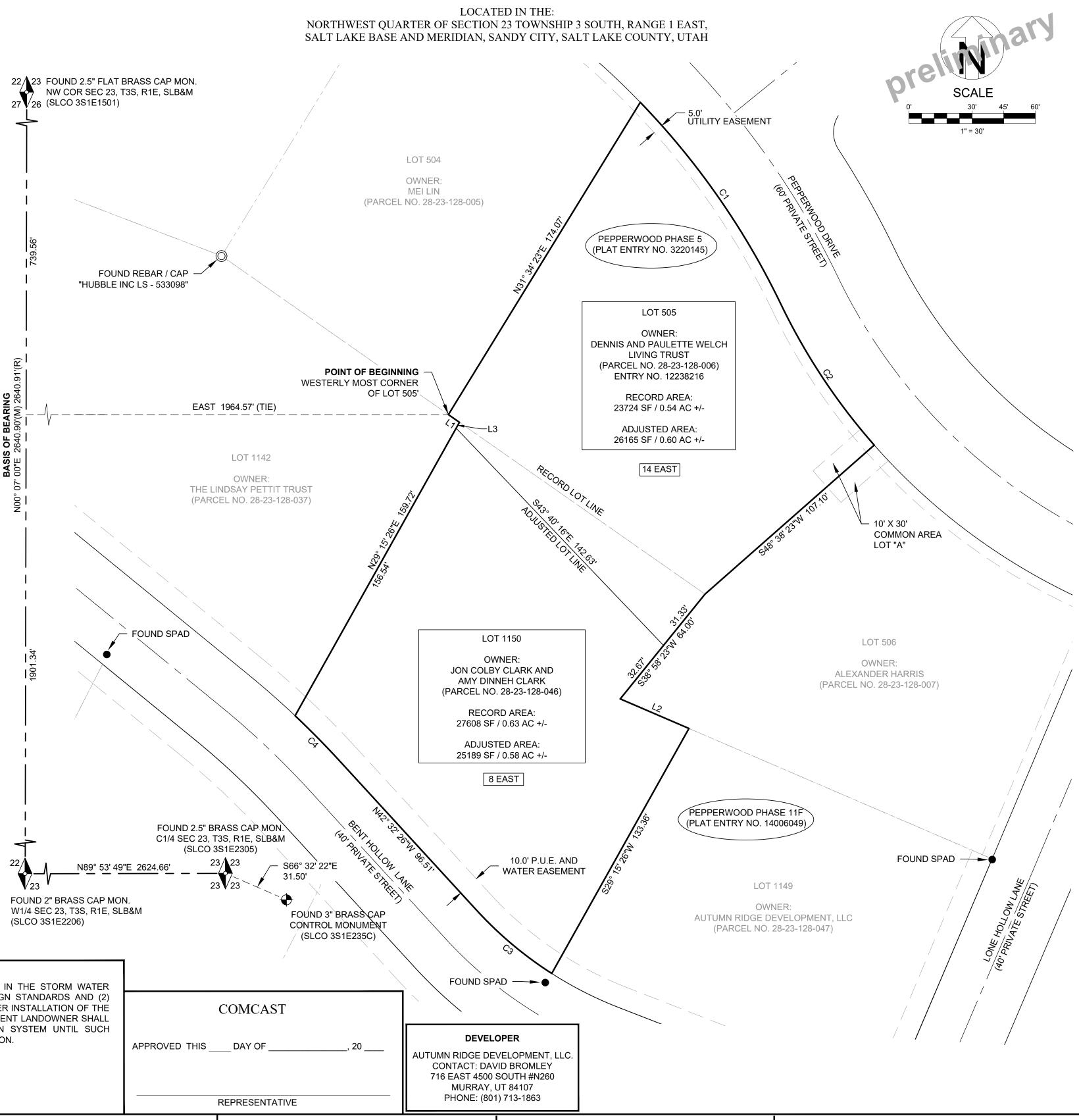
PLANNING COMMISSION

APPROVED THIS _____ DAY OF _______, 20 _____

SANDY PLANNING COMMISSION CHAIRMAN

APPROVED THIS DAY OF

PEPPERWOOD PHASE 5 AND PHASE 11F AMENDING LOTS 505 AND 1150



SALT LAKE COUNTY HEALTH DEPT.

REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF ______, 20 _____

SANDY CITY ATTORNEY

APPROVED THIS __DAY OF ____

SANDY CITY MAYOR

MAYOR

ATTEST: COUNTY CLERK

SANDY CITY ENGINEER

SANDY CITY ENGINEER

PRESENTED TO THE SANDY CITY MAYOR

DAY OF

AND IS HEREBY APPROVED.

APPROVED THIS ____ DAY OF _____

SANDY CITY PARKS AND RECREATION

DIRECTOR

SANDY SUBURBAN

IMPROVEMENT DISTRICT

SALT LAKE COUNTY ENGINEER

APPROVED THIS ____ DAY OF ____

APPROVED THIS ____ DAY OF ____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS PEPPERWOOD PHASE 5 AND 11F. AMENDING LOTS 505 AND 1150. DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO S OF, 20, A.D.	SET MY HAND THIS	DAY
BY: DENNIS WELCH	TITLE	DATE
BY: PAULETTE WELCH DENNIS AND PAULETTE WELCH LIVING TRU	TITLE JST - LOT 505	DATE

ACKNOWLEDGMENT

20 , PERSONALLY APPEARED BEFORE ME, THE ON THIS DAY OF UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF , IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN. ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

OTARY PUBLIC IN	AND FOR THE STA	ATE OF UTAH
ESIDING IN TATE OF UTAH OUNTY OF	}	, UTAH
Y COMMISSION EX	(PIRES:	

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT. HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS. STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS PEPPERWOOD PHASE 5 AND 11F, AMENDING LOTS 505 AND 1150, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SE OF, 20, A.D.	ET MY HAND THIS DAY
BY: JON COLBY CLARK	DATE
BY: AMY DENNEH CLARK LOT 1150	DATE

ACKNOWLEDGMENT

ON THIS DAY OF 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF , IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN. ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STA	TE OF UTAH
RESIDING IN	, UTAH
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COUNTY OF }	
COUNTY OF }	
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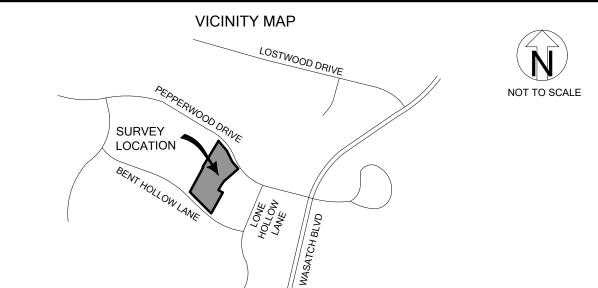
FEE\$

(STAMP / SEAL)

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WORKING FOR FLINT LAND SURVEYING AND DEVELOPMENT, AND THAT I HOLD LICENSE NUMBER 319686. IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AS DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PEPPERWOOD PHASE 5 AND 11F, AMENDING LOT 505 AND 1150 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

	No. 3196-6 CONTROLL RESIDENCE OF THIS VERN TO THE RESIDENCE OF THE RESIDEN	
PHILLIP R. CHRISTENSEN P.L.S. 319686	DATE OF UTEL	_



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

	NUMBER:	
	ACCOUNT:	
-	SHEET 1 OF 1	

LAND SURVEYING

DEVELOPMENT

PO BOX. 95029 SOUTH JORDAN, UT 84095 PHONE: (801) 446-1820

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