

**SANDY CITY GENERAL PLAT NOTES**

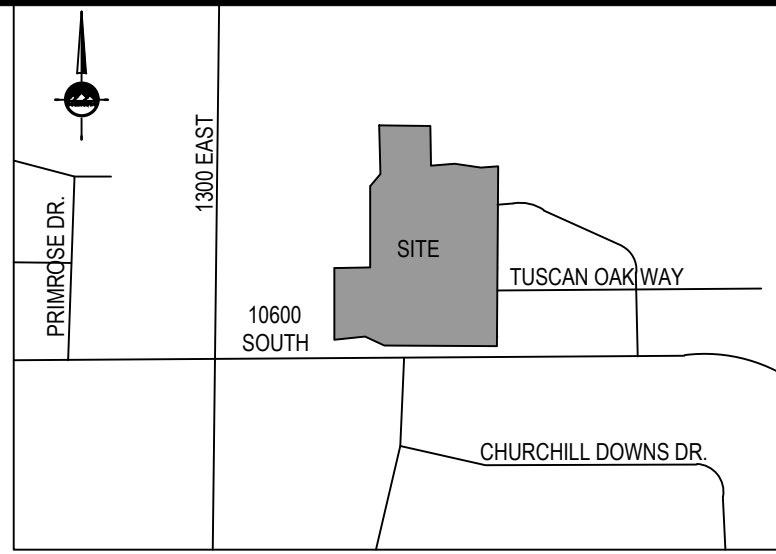
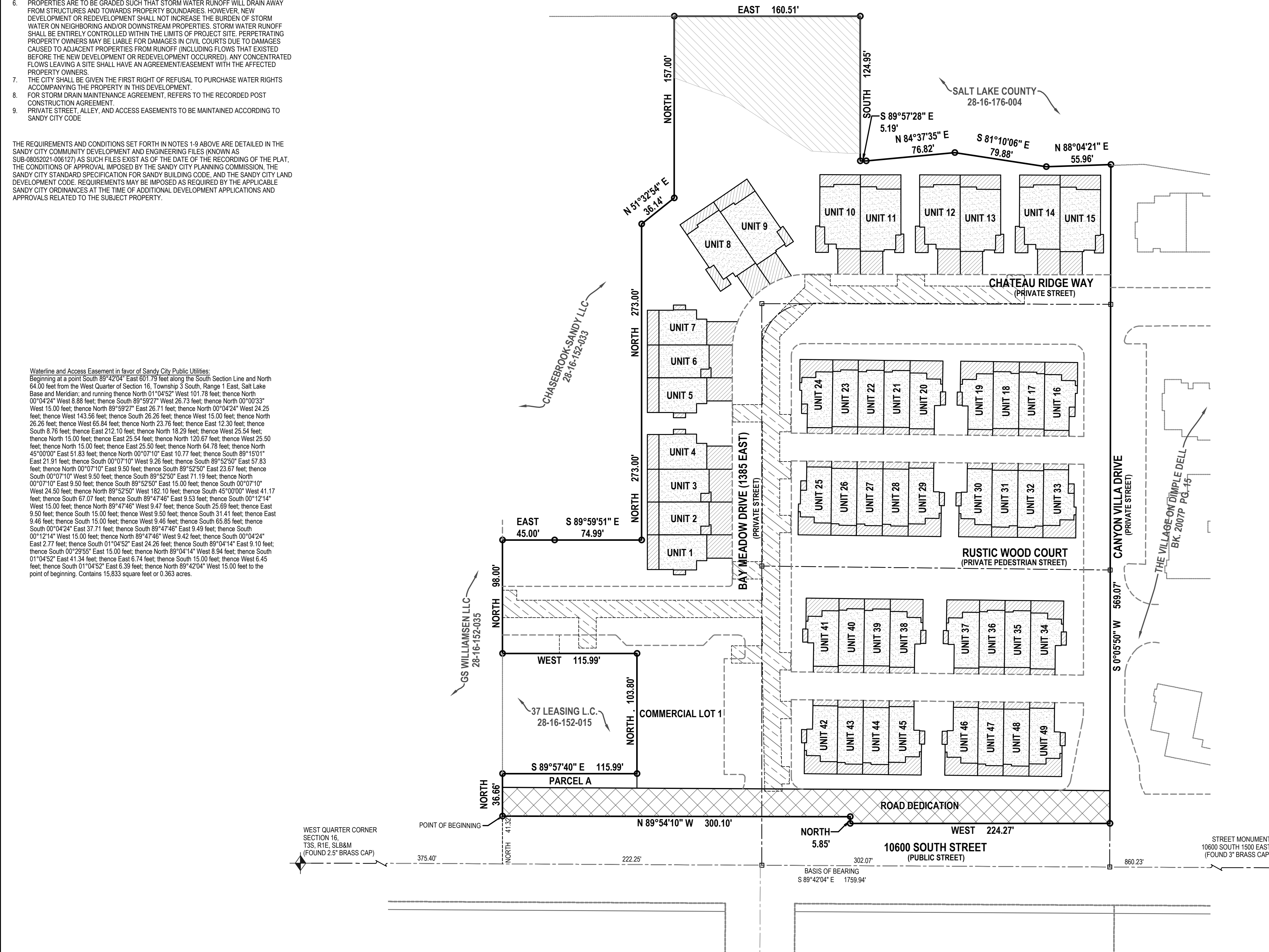
1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
5. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER SYSTEM FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
6. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETUATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
7. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
8. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
9. PRIVATE STREET, ALLEY, AND ACCESS EASEMENTS TO BE MAINTAINED ACCORDING TO SANDY CITY CODE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-9 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY ENGINEERING FILES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETUATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

**Waterline and Access Easement in favor of Sandy City Public Utilities:**  
Beginning at a point South 89°42'04" East 607.79 feet along the South Section Line and North 64.00 feet from the West Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 01°04'52" West 101.78 feet; thence North 07°04'24" West 8.88 feet; thence South 89°59'27" West 28.73 feet; thence North 00°00'33" West 15.00 feet; thence North 89°59'27" East 26.71 feet; thence North 00°04'24" West 24.25 feet; thence West 143.56 feet; thence South 26.26 feet; thence West 15.00 feet; thence North 26.26 feet; thence West 65.84 feet; thence North 23.76 feet; thence East 12.30 feet; thence South 8.76 feet; thence East 212.10 feet; thence North 18.29 feet; thence West 25.54 feet; thence North 15.00 feet; thence East 25.54 feet; thence North 120.67 feet; thence West 25.50 feet; thence North 15.00 feet; thence East 25.50 feet; thence North 64.78 feet; thence North 45°00'00" East 51.83 feet; thence North 00°07'10" East 10.77 feet; thence South 89°15'01" East 21.91 feet; thence South 00°07'10" West 9.26 feet; thence South 89°52'50" East 57.83 feet; thence North 00°07'10" East 9.50 feet; thence South 89°52'50" East 71.19 feet; thence North 00°07'10" East 9.50 feet; thence South 89°52'50" East 15.00 feet; thence South 00°07'10" West 9.50 feet; thence North 89°47'46" West 9.53 feet; thence South 00°12'14" West 15.00 feet; thence North 89°47'46" West 9.47 feet; thence South 25.69 feet; thence East 9.50 feet; thence South 15.00 feet; thence West 9.49 feet; thence South 31.41 feet; thence East 9.49 feet; thence South 15.00 feet; thence West 9.49 feet; thence South 65.85 feet; thence South 00°04'24" East 37.71 feet; thence South 89°47'46" East 9.49 feet; thence South 00°12'14" West 15.00 feet; thence North 89°47'46" West 9.42 feet; thence South 00°04'24" East 27.77 feet; thence South 01°04'52" East 24.25 feet; thence South 89°04'14" East 9.10 feet; thence South 00°29'50" East 15.00 feet; thence North 89°04'14" West 8.94 feet; thence South 01°04'52" East 41.34 feet; thence East 6.74 feet; thence North 15.00 feet; thence West 6.45 feet; thence South 01°04'52" East 6.39 feet; thence North 89°42'04" West 15.00 feet to the point of beginning. Contains 15,933 square feet or 0.363 acres.

# THE RIDGES AT DIMPLE DELL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE STREET EASEMENT LINE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- WATERLINE EASEMENT
- PUBLIC ROAD DEDICATION
- Protected hillside (30% or greater natural-slope) area - to remain in its natural condition. No grading, cutting, filling or construction of any kind is allowed, except as approved by the Sandy City engineer.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	39.50	62.37	80°29'24"	S44°52'55"W	56.09
C2	2.50	1.96	45°00'00"	N67°30'00"W	1.91
C3	2.50	1.96	45°00'00"	S67°30'00"W	1.91
C4	6.00	9.42	90°00'00"	N45°00'00"W	8.49
C5	2.50	3.94	90°12'14"	N45°06'07"E	3.54
C6	2.50	3.93	90°00'00"	N45°00'00"W	3.54
C7	25.00	9.70	22°14'24"	N11°07'12"E	9.64
C8	10.00	15.68	89°42'04"	S44°51'02"E	14.11
C9	45.00	8.88	11°18'01"	N5°44'51"E	8.86
C10	10.00	13.77	78°54'05"	N50°50'54"E	12.71
C11	10.00	15.73	90°07'10"	S45°03'35"W	14.16
C12	10.00	15.70	89°58'40"	N44°53'30"W	14.14
C13	65.00	3.86	3°23'56"	S1°41'58"W	3.86
C14	65.00	20.66	18°12'34"	S12°30'14"W	20.57
C15	65.00	24.04	21°11'25"	S32°12'13"W	23.90
C16	65.00	19.67	17°20'04"	S81°27'58"W	19.59
C17	65.00	19.79	17°26'39"	S68°51'19"W	19.71
C18	65.00	14.23	12°32'31"	S83°50'54"W	14.20
C19	65.00	102.24	90°07'10"	S45°03'35"W	92.02
C20	3.00	4.71	90°00'00"	N45°00'00"E	4.24

**SURVEYOR'S CERTIFICATE**

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 28682, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A parcel of land situated in the Northwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point on the Northerly Right-of-Way of 10600 South Street, said point being South 89°42'04" East 375.40 feet along the South Section line and North 41.32 feet from the West Quarter Corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running  
thence North 36.66 feet;  
thence South 89°57'40" East 115.99 feet;  
thence North 103.80 feet;  
thence West 115.99 feet;  
thence North 98.00 feet;  
thence East 45.00 feet;  
thence South 89°59'27" East 74.99 feet;  
thence North 273.00 feet;  
thence North 51°32'54" East 36.14 feet;  
thence North 157.00 feet;  
thence East 160.51 feet;  
thence South 124.55 feet;  
thence South 89°57'28" East 5.19 feet;  
thence North 84°37'35" East 76.82 feet;  
thence South 81°11'00" East 79.88 feet;  
thence North 89°21'21" East 55.96 feet to the Westerly Line of the Village on Dimple Dell Subdivision;  
thence along said Westerly Line South 00°05'50" West 568.07 feet to the Northerly Right-of-Way Line of 10600 South Street;  
thence along said Northerly Right-of-Way Line the following three (3) courses:  
(1) West 224.27 feet;  
(2) North 5.85 feet;  
(3) North 89°54'10" West 300.10 feet to the point of beginning.

Contains 266,146 Square Feet or 6.110 Acres and 49 Units and 1 Commercial Lot.



DATE \_\_\_\_\_ SURVEYOR NAME \_\_\_\_\_  
P.L.S. SURVEYOR NO. \_\_\_\_\_

**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 common areas and easements, as set forth, to be hereafter known as

## THE RIDGES AT DIMPLE DELL

and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby dedicate to the owners of the Units, for perpetual use, all privately-owned roads, streets, lanes, driveways, and alleys as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, as well as vehicular and pedestrian access easements for the use of the lot owners and their guests and invitees. The undersigned owners also hereby dedicate all common and limited common areas as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, as well as pedestrian access easements for the use of the lot owners and their invitees. 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 easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown hereon.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Its: \_\_\_\_\_ Its: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_ of \_\_\_\_\_ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

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On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_ of \_\_\_\_\_ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**ROCKY MOUNTAIN POWER NOTES:**

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY.  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:  
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-6522.

**DEVELOPER**  
BRAD REYNOLDS CONSTRUCTION  
P.O. BOX 17958  
SALT LAKE CITY, UTAH 84117  
801.281.2200

**RECORD OF SURVEY**  
ROS NO. \_\_\_\_\_  
S. \_\_\_\_\_  
COUNTY SURVEYOR REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGNENG.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOLE**  
Phone: 435.843.2030  
**CEDAR CITY**  
Phone: 435.860.1633  
**RICHFIELD**  
Phone: 435.896.2863

**SHEET 1 OF 3**

PROJECT NUMBER : 10287  
MANAGER : ROE  
DRAWN BY : SJL  
CHECKED BY : PIWH  
DATE : 10/15/21

**CITY PARKS & RECREATION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.  
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR \_\_\_\_\_

**EASEMENT APPROVAL**

CENTURYLINK DATE \_\_\_\_\_  
ROCKY MOUNTAIN POWER DATE \_\_\_\_\_  
DOMINION ENERGY UTAH DATE \_\_\_\_\_  
COMCAST DATE \_\_\_\_\_

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY PLANNING COMMISSION

**SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT

**CITY ENGINEER APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY ENGINEER

**PUBLIC UTILITIES DEPARTMENT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT

**SANDY CITY MAYOR APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY MAYOR.

**CITY ATTORNEY'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SANDY CITY ATTORNEY.

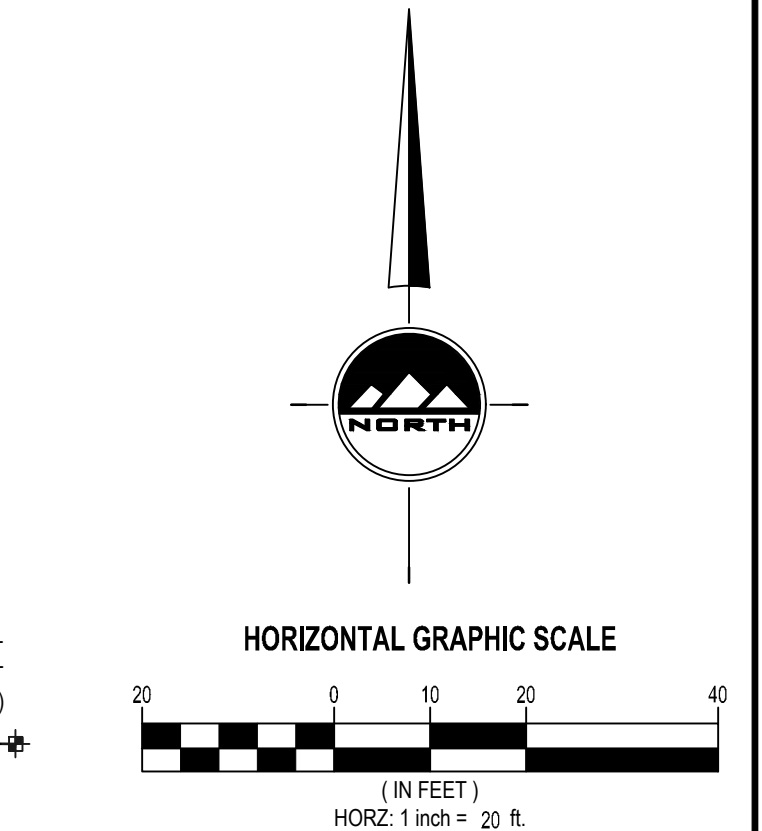
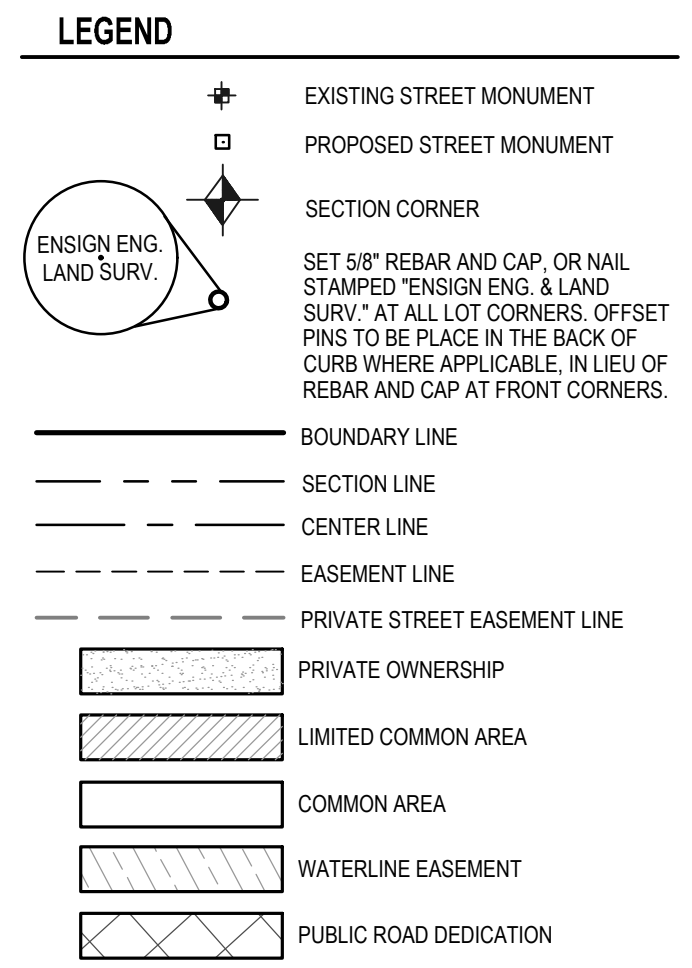
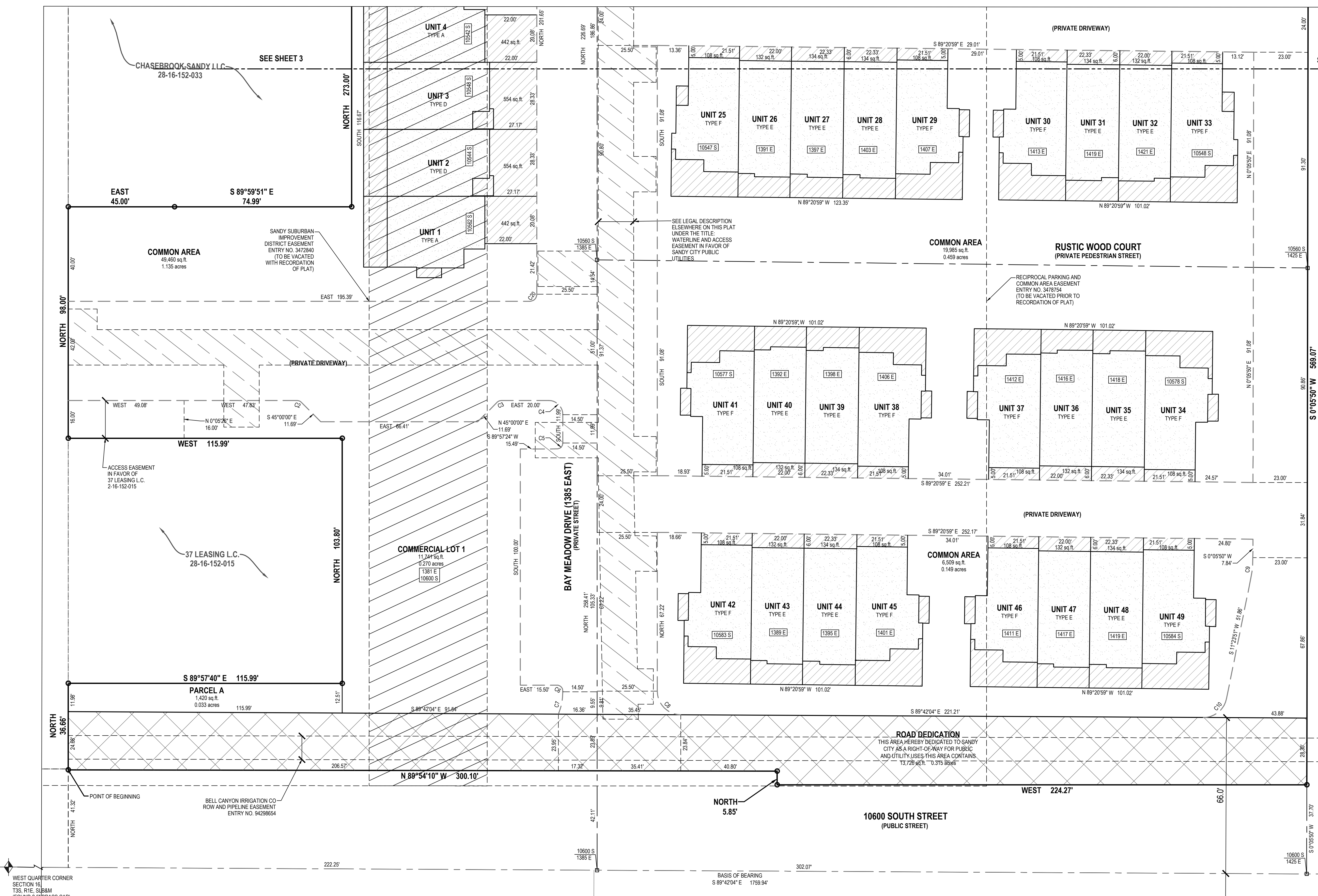
# THE RIDGES AT DIMPLE DELL

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TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_

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PRELIMINARY PLAT



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SHEET 2 OF 3

**DEVELOPER**  
BRAD REYNOLDS CONSTRUCTION  
P.O. BOX 17958  
SALT LAKE CITY, UTAH 84117  
801.281.2200

**RECORD OF SURVEY**  
ROS NO.: S-  
COUNTY SURVEYOR REVIEWER DATE

**ENSGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
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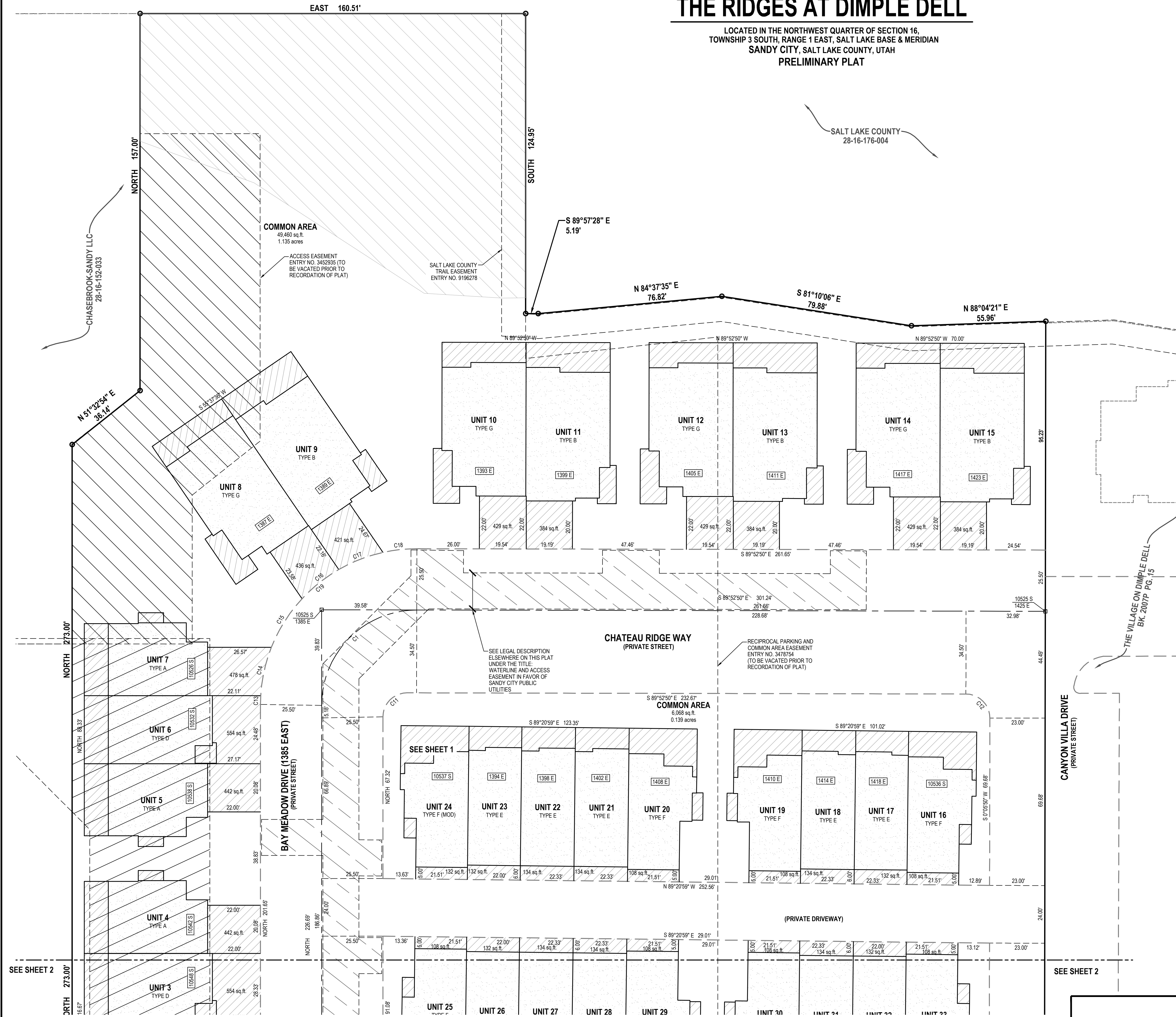
PROJECT NUMBER: 10287  
MANAGER: ROE  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 10/15/21

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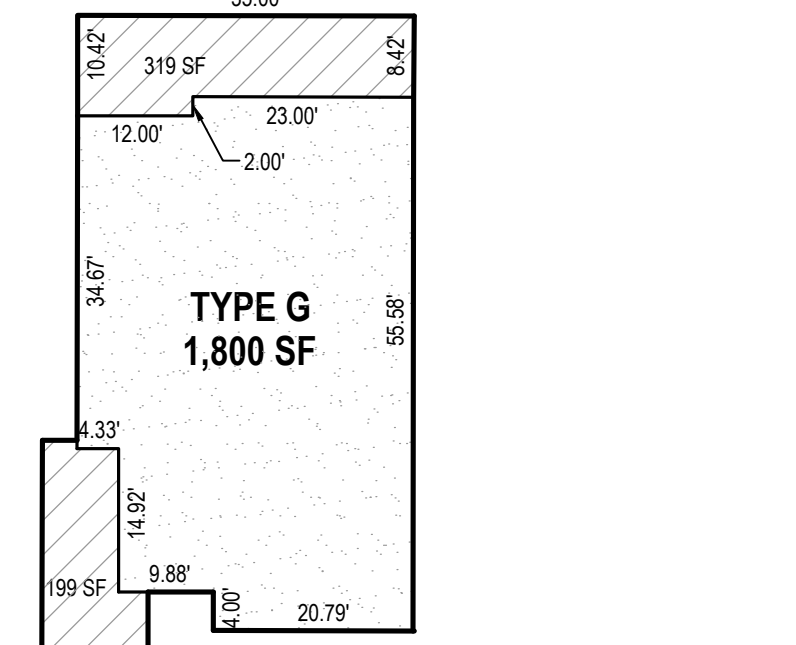
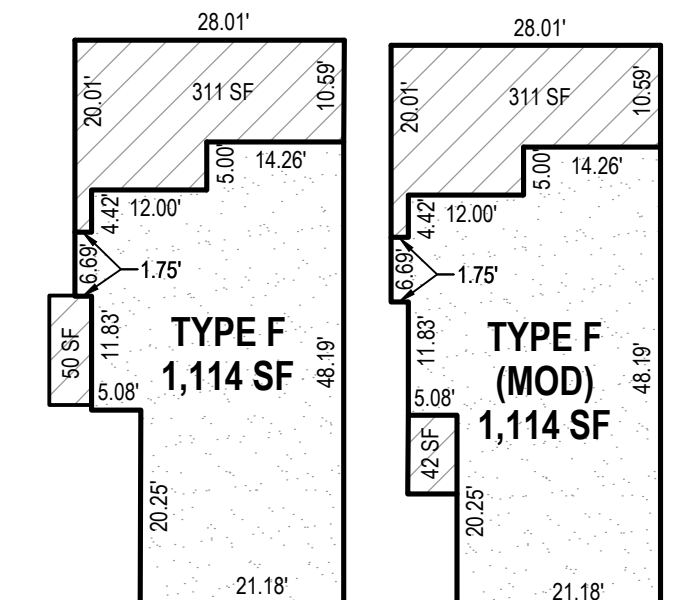
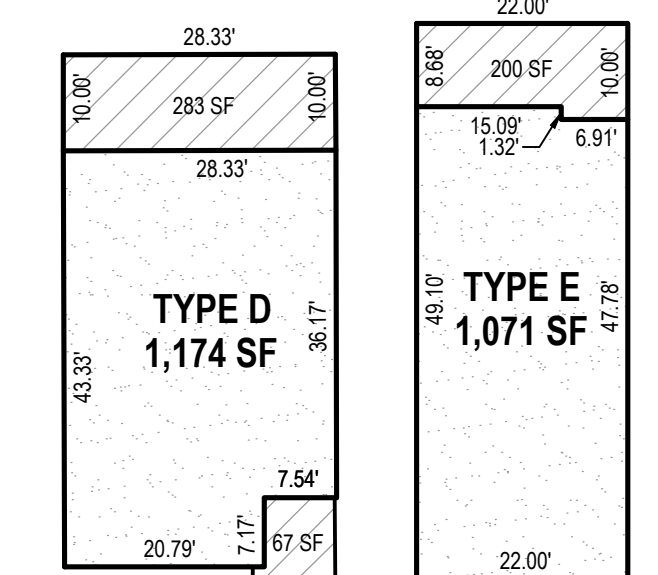
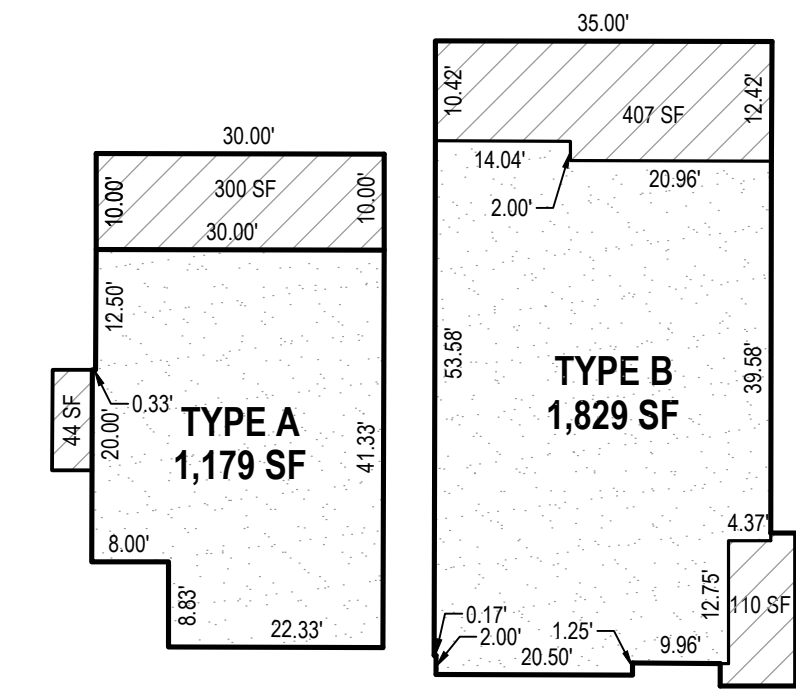


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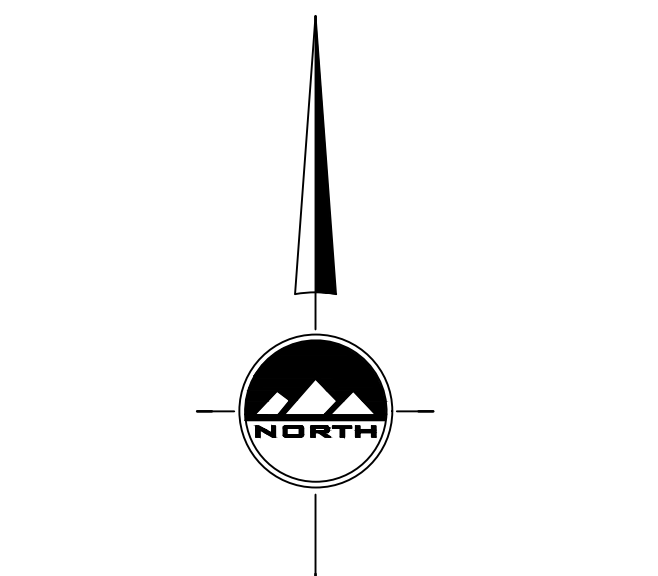


SALT LAKE COUNTY  
28-16-176-004



TYPICAL BUILDING DIMENSIONS AND AREAS  
SCALE: NTS

- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
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Phone: 435.855.1453

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Phone: 435.856.2983

**SHEET 3 OF 3**

PROJECT NUMBER : 10287  
MANAGER : ROE  
DRAWN BY : SJL  
CHECKED BY : PMH  
DATE : 10/15/21

RECORDED # \_\_\_\_\_

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