

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

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT 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.
- NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- 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

- NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM RUNOFF TOWARD ANY BUILDING.
- 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).
- 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.
- ALL BUILDING OR POOL SITE AND GRADING PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.
- 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.
- NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR-GREATER SLOPE AREAS, EXCEPT AS APPROVED BY CITY ENGINEER.
- 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 _____

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 _____

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, CATHY T. OLSEN, 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 _____

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 83°01'00" 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 _____

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 _____

ON THE ____ 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: _____

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

RECORDED# _____

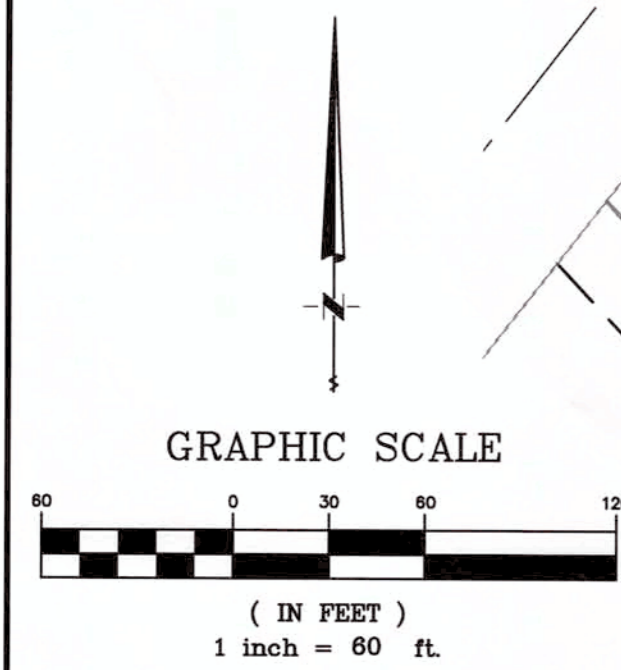
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

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

- 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.
- 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.
- A NEW RESTRICTIVE COVENANT EXTENDING A "RIGHT IN PERPETUITY" - RESTRICTING CHANGES TO LANDSCAPING AREA.
- 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.
- 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
JENNIFER M ROGERS TRUSTEE
R L TRUST
28-14-428-032
3336 E LONE SPRINGS COVE

OWNER
MILNER INVESTMENTS, LC
28-14-428-031
3332 E LONE SPRINGS COVE

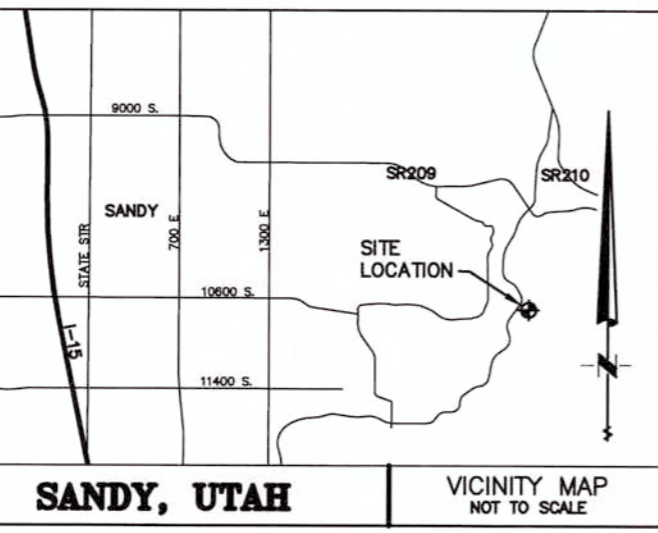
OWNER
THE FELLERHOFF SUBDIVISION

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



SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS ____ DAY OF _____, 20____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

DOMINION ENERGY
APPROVED THIS ____ DAY OF _____, A.D. ____
COMPANY OFFICER: _____

CENTURY LINK
APPROVED THIS ____ DAY OF _____, A.D. ____
COMPANY OFFICER: _____

COMCAST CABLE
APPROVED THIS ____ DAY OF _____, A.D. ____
COMPANY OFFICER: _____

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____, A.D. ____
COMPANY OFFICER: _____

BUSH & GUDGELL, INC
ENGINEERS - PLANNERS - SURVEYORS
655 East 4500 South, Ste 100
Salt Lake City, Utah 84107
Phone (801) 685-6194
FAX (801) 685-6195
www.bushandgudgell.com

DATE: 5-07-2018
FILE: 172123FP

PLANNING COMMISSION
APPROVED THIS ____ DAY OF _____, A.D. ____
PLANNING COMMISSIONER _____

SANDY PARKS & REC.
APPROVED THIS ____ DAY OF _____, A.D. ____
ASSISTANT DIRECTOR _____

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

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

APPROVAL AT THIS FORM
APPROVED THIS ____ DAY OF _____, A.D. ____
SANDY CITY ATTORNEY _____

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