

NOEL SUBDIVISION

LOCATED IN THE NORTHEAST & NORTHWEST  
QUARTERS OF SECTION 19,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

- SANDY CITY GENERAL PLAT NOTES: (NOTICE TO PURCHASER)
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. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
  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 FOR MORE INFORMATION.
  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.
  8. LOTS ARE LOCATED IN THE HISTORIC SANDY DEVELOPMENT OVERLAY ZONE AND ARE SUBJECT TO THE REQUIREMENTS OF THE ZONE.
- THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-8 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 08-18-5470) 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 STANDARD 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.

LEGEND

- SECTION CORNER
- BOUNDARY CORNER  
(SET ½ REBAR AND CAP)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EXISTING RIGHT-OF-WAY
- EASEMENT (AS NOTED)
- SETBACK LINE

PARKS AND RECREATION

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

COMCAST CABLE SERVICES

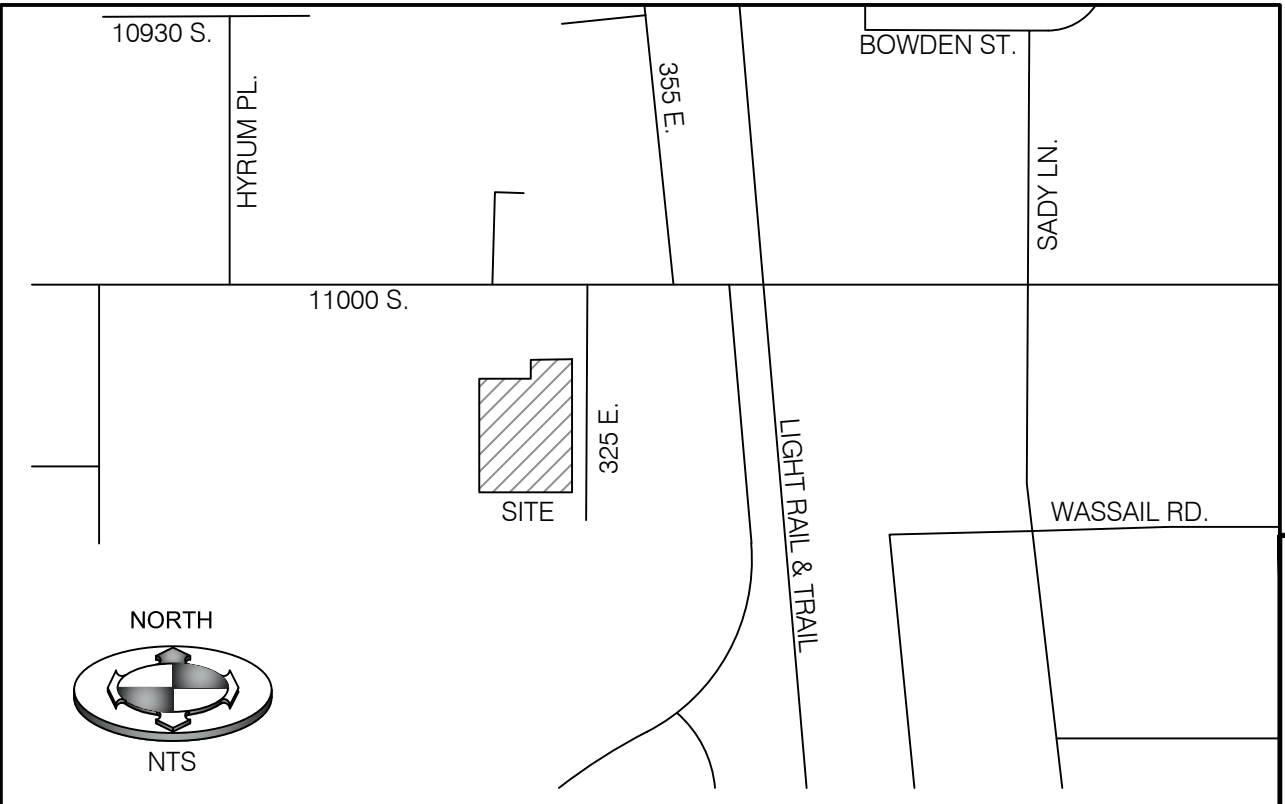
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

PLANNING COMMISSION

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D.  
20 \_\_\_\_.

CHAIRMAN, SANDY CITY PLANNING COMM.

VICINITY MAP



SOUTH VALLEY SEWER DISTRICT

APPROVED BY SOUTH VALLEY SEWER DISTRICT  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

DISTRICT MANAGER

SANDY CITY PUBLIC UTILITIES

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

ENGINEERING MANAGER

DOMINION ENERGY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

CENTURYLINK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

SANDY CITY ENGINEER

ROCKY MOUNTAIN POWER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20 \_\_\_\_.

SANDY CITY ATTORNEY

DEVELOPER/OWNER: BRIAN NOEL  
ADDRESS: 6925 S. UNION PARK CENTER, STE. 100  
MIDVALE, UT 84047  
TELEPHONE: (801) 599.5292  
EMAIL: BRIAN@NOELREALESTATE.COM



SANDY CITY MAYOR

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

CITY MAYOR

SANDY CITY RECORDER

SURVEYOR'S CERTIFICATE

I, BRIAN A LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD  
LICENSE NO. 7240831, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE  
A SURVEY OF THE TRACT OF LAND AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO TWO LOTS, AS  
SHOWN ON THIS PLAT AND DESCRIBED HERE AFTER, SAID TRACT OF LAND TO BE KNOWN AS:

NOEL SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°35'40" WEST 10.00 FEET AND SOUTH 00°10'55" WEST 170.74  
FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1  
EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING SOUTH 89°35'40" EAST  
BETWEEN SAID NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION  
19), AND RUNNING THENCE SOUTH 89°49'05" EAST 85.00 FEET; THENCE NORTH 00°10'55" EAST  
40.74 FEET; THENCE SOUTH 89°49'05" EAST 85.00 FEET; THENCE SOUTH 00°10'55" WEST 259.46  
FEET; THENCE NORTH 88°34'00" WEST 170.04 FEET; THENCE NORTH 00°10'55" EAST 215.01  
FEET TO THE POINT OF BEGINNING.

CONTAINS 40,330 SQ FT OR 0.926 ACRES, MORE OR LESS

2 LOTS

PRELIMINARY ONLY  
NOT FOR RECORDATION



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE  
DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER  
KNOWN AS

NOEL SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN  
ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF \_\_\_\_ HAVE HEREUNTO  
SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

BRIAN C. NOEL

ACKNOWLEDGMENT

State of Utah } s.s.  
County of Salt Lake }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH,  
BRIAN C. NOEL, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS  
DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

NOEL SUBDIVISION

LOCATED IN THE NORTHEAST & NORTHWEST  
QUARTERS OF SECTION 19,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

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

FEE \$

SALT LAKE COUNTY RECORDER