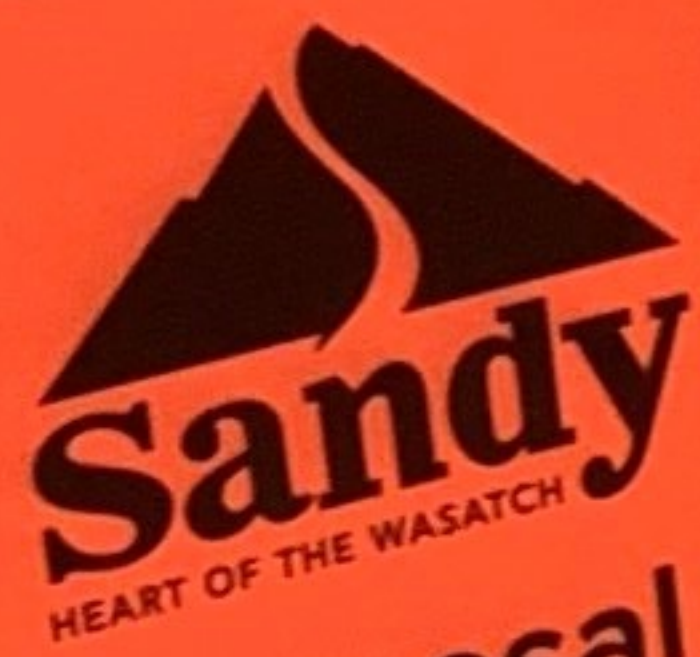




SUB09172021-006154
Subdivision Amendment
3253 E. Bell Canyon Rd

PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT



PUBLIC NOTICE

Proposal for this Property: *Subdivision Amendment*
for a lot line adjustment.

Applicant: *Michael Day*

Project Name: *Mojestic Overlook*

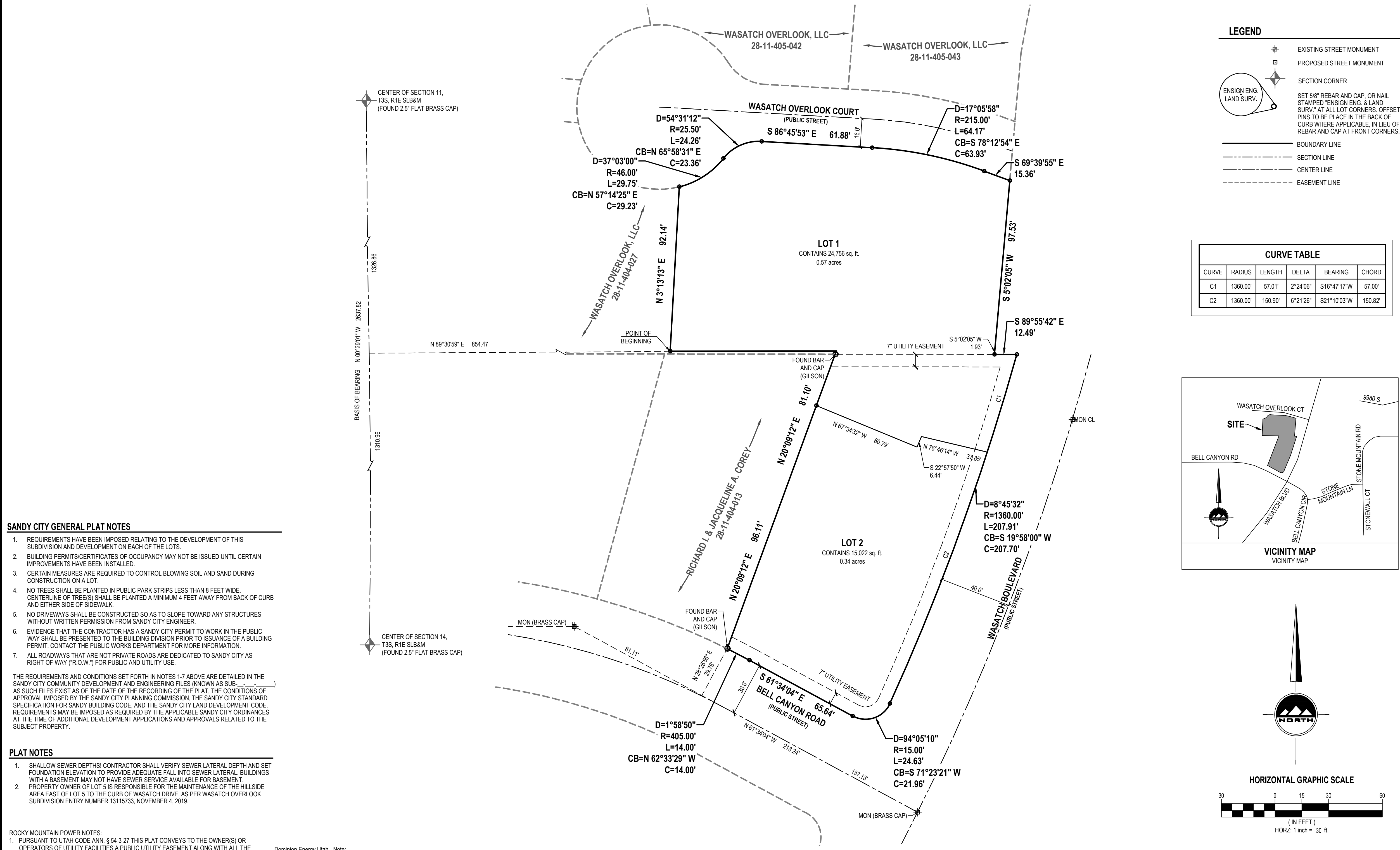
This item will be discussed at a Public Hearing / Meeting with the Sandy City
Planning Commission on *November 4* at *6:15* PM. This meeting will
be conducted: at the City Council Chambers, 10000 S. Centennial Pkwy.
 via Zoom (see sandyutah.legistar.com for details).

Any person interested in this matter may obtain complete application information
by going to sandyutah.legistar.com or calling **801-568-7256**

MAJESTIC OVERLOOK SUBDIVISION

AMENDING LOT 5, MAJESTIC CANYON #2 & LOT 5, WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

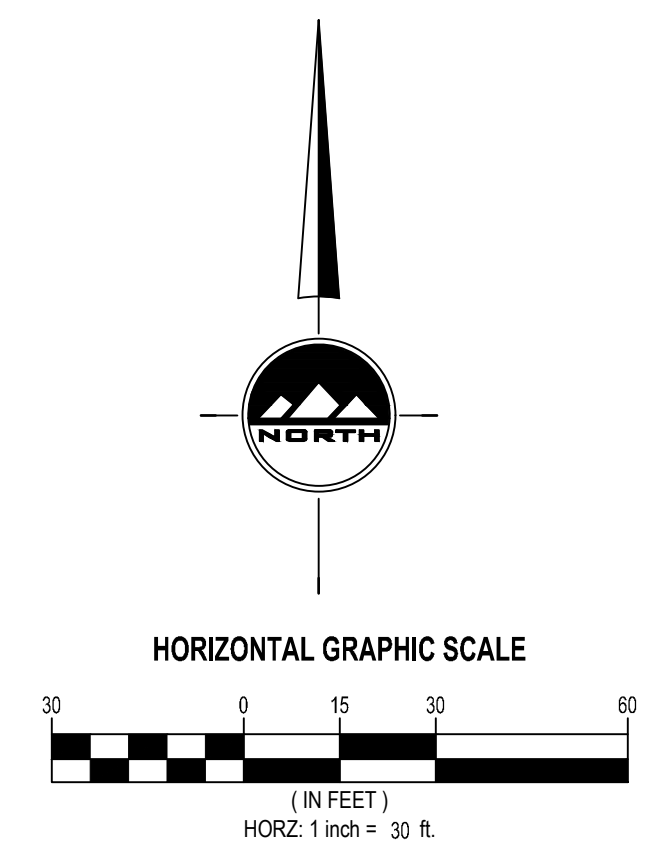
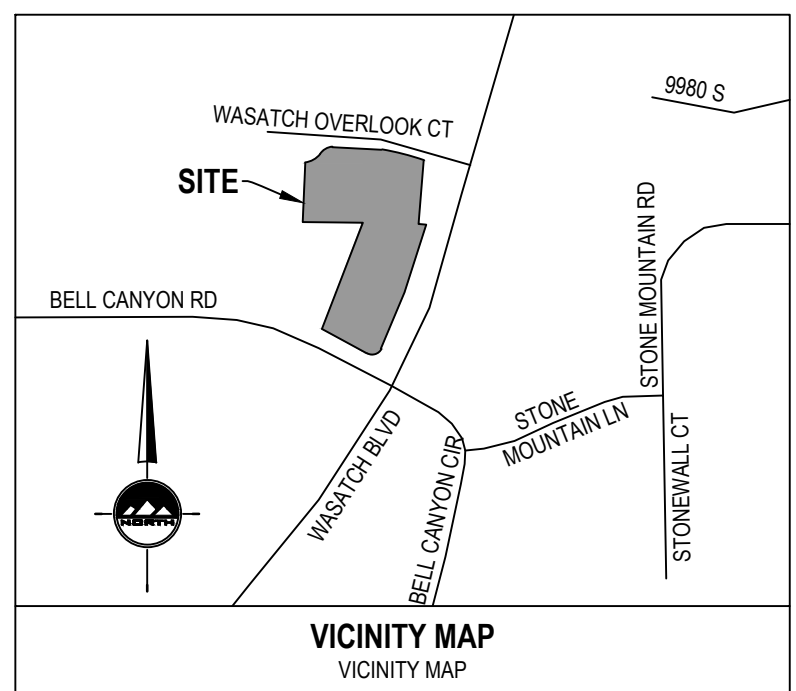


LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENGLISH ENG. LAND SURV.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1360.00'	57.01'	2°24'06"	S16°47'17"W	57.00'
C2	1360.00'	150.90'	6°21'26"	S21°10'03"W	150.82'



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 TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- 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.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES KNOWN AS SUB-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 SPECIFICATION FOR SANDY 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 RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

- SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- PROPERTY OWNER OF LOT 5 IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA EAST OF LOT 5 TO THE CURB OF WASATCH DRIVE. AS PER WASATCH OVERLOOK SUBDIVISION ENTRY NUMBER 13115733, NOVEMBER 4, 2016.

ROCKY MOUNTAIN POWER NOTES:

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-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 grants(s). Dominion Energy Utah also 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 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 801-368-8532.

DEVELOPER
MIKE DAY
3253 E. BELL CANYON ROAD
SANDY, UTAH 84092
801-870-7714

RECORD SURVEY DATA
ROS NO.: S-



SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801-255-0529
Fax: 801-255-4449
WWW.ENSGNENGIN.COM

LAYTON Phone: 801-541-1100
TOOLE Phone: 435-943-3590
CEGAR CITY Phone: 435-866-1663
RICHFIELD Phone: 435-958-5983

SHEET 1 OF 1

PROJECT NUMBER: 10955
MANAGER: P. HARRIS
DRAWN BY: T. HARRIS
CHECKED BY: P. HARRIS
DATE: 9/16/21

CITY PARKS & RECREATION APPROVAL

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

MAJESTIC OVERLOOK SUBDIVISION

AMENDING LOT 5, MAJESTIC CANYON #2 & LOT 5, WASATCH OVERLOOK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
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

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. 286882 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 situate in the Southeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at the Southwest Corner of Lot 5, Wasatch Overlook Subdivision said point also being South 0°29'01" East 1326.65 feet along the Section line and perpendicularly North 89°30'59" East 854.47 feet from the Center of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running:
thence North 03°13'13" East 92.14 feet to the South line of Wasatch Overlook Court;
thence Easterly along the South line of Wasatch Overlook Court the following 5 (five) calls:
(1) Northeasterly 29.75 feet along the arc of a 46.00 foot radius curve to the left (center bears North 14°14'05" West and the chord bears North 57°14'25" East 29.23 feet with a central angle of 37°03'00");
(2) Northeasterly 24.26 feet along the arc of a 25.50 foot radius curve to the right (center bears South 51°17'05" East and the chord bears North 65°58'31" East 23.36 feet with a central angle of 54°31'12");
(3) South 89°45'53" East 61.88 feet;
(4) Easterly 64.17 feet along the arc of a 215.00 foot radius curve to the right (center bears South 03°14'07" West and the chord bears South 78°12'54" East 63.93 feet with a central angle of 17°05'58");
(5) South 69°39'50" East 15.36 feet to the West line of Wasatch Boulevard;
thence Southerly along the following three (3) call along the West line of Wasatch Boulevard:
(1) South 05°02'05" West 97.53 feet;
(2) South 89°55'42" East 12.49 feet;
(3) Southerly 207.91 feet along the arc of a 1,360.00 foot radius curve to the right (center bears North 74°24'46" West and the chord bears South 19°58'00" West 207.70 feet with a central angle of 08°45'32");
thence Westerly 24.63 feet along the arc of a 15.00 foot radius curve to the right (center bears North 65°39'14" West and the chord bears South 71°23'21" West 21.96 feet with a central angle of 94°05'10") to the North line of Bell Canyon Road;
thence North 61°34'04" West 65.64 feet along the North line of Bell Canyon Road;
thence Northwesterly 14.00 feet along the arc of a 405.00 foot radius curve to the left (center bears South 28°25'56" West and the chord bears North 62°33'29" West 14.00 feet with a central angle of 01°58'50") along the North line of Bell Canyon Road;
thence North 20°09'12" East 96.11 feet;
thence North 20°09'12" East 81.10 feet;
thence South 89°56'11" West 92.96 feet to the Point of Beginning.

Contains 39,787 square feet or 0.913 acres.
DATE: 9/16/21
Professional Land Surveyor No. 286882 PATRICK M. HARRIS STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter to be known as

MAJESTIC OVERLOOK SUBDIVISION

do hereby dedicate, for perpetual use of the public, all parcels of land shown on this plat as intended for Public and utility use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.
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: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.
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: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

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

MIDVALLEY IMPROVEMENT DISTRICT
APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE MIDVALLEY 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

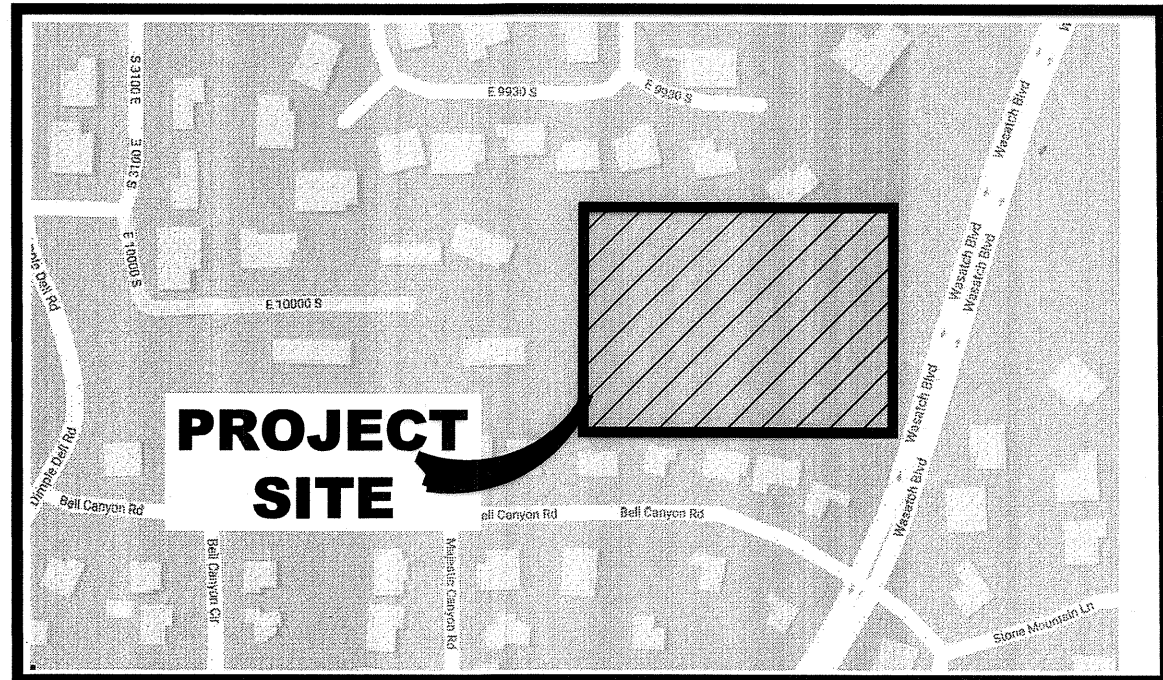
SANDY CITY MAYOR APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE SANDY CITY MAYOR.

CITY ATTORNEY'S APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE SANDY CITY ATTORNEY.

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

WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
Sandy, Salt Lake County, Utah



VICINITY MAP (mts)

SANDY CITY GENERAL NOTES & NOTICE TO PURCHASERS

- ALL PRIVATE ROADWAYS AND EMERGENCY ACCESS SHALL BE A PERPETUAL EASEMENT FOR REQUIRED UTILITIES & WATER
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARD ANY BUILDING
- NO SINGLE-FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET FROM ANY 30%-OR-GREATER-SLOPE AREA.
- ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE NEW PRIVATE ROAD IS HEREBY RESERVED AS A NON-EXCLUSIVE WATER, SANITARY SEWER, STORM WATER SEWER, DRAINAGE, PUBLIC UTILITY, AND PUBLIC ACCESS EASEMENT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE FOR THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED BY THE SANDY CITY ENGINEER.
- THE PROPERTY OWNER OF LOT 4 IS RESPONSIBLE FOR THE MAINTENANCE FOR THE HILLSIDE AREA FROM THE EAST LOT LINE OF LOT 4 TO THE CURB ON WASATCH DRIVE. PROPERTY OWNER OF LOT 5 IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA EAST OF LOT 5 TO THE CURB OF WASATCH DRIVE.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET; LOTS 1 & 7 WILL BE REQUIRED TO RETAIN STORM WATER FROM THE ENTIRE EMERGENCY ACCESS DRIVEWAY ON THEIR LOTS) BASED ON THE 10-YEAR, 3-HOUR STORM EVENT. THOSE PORTIONS OF THE RESIDENTIAL LOT THAT RUNOFF DOES NOT ULTIMATELY FLOW TO THE STREET ARE REQUIRED TO RETAIN STORM WATER ON SITE. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTED BEDS, UNDERGROUND INFILTRATION, ETC. PRIOR TO RECEIVING A BUILDING PERMIT, ENGINEERING CALCULATIONS AND DESIGNS (BASED ON THE BUILDING SITE PLAN AND LANDSCAPING PLAN, INDICATING HOW STORM WATER WILL BE RETAINED/MANAGED) WILL BE REQUIRED TO BE SUBMITTED AS PART OF THE BUILDING PLANS SUBJECT TO APPROVAL.
- THAT GRADING, DRAINAGE, HOME PLACEMENT & VEGETATION PLANS TO BE SUBMITTED & APPROVED FOR ALL LOTS PRIOR TO ISSUANCE OF A BUILDING PERMIT
- NO PROJECTIONS (i.e. WINDOW WELLS) IN EMERGENCY ACCESS EASEMENT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C1	68.94'	231.00'	68.68'	N78°12'54"W 17°05'58"
C2	64.16'	215.00'	63.93'	N78°12'54"W 17°05'57"
C3	73.71'	247.00'	73.44'	S78°12'54"E 17°05'57"
C4	24.26'	25.50'	23.36'	N65°57'37"E 54°31'12"
C5	29.76'	46.00'	29.25'	N57°14'08"E 37°04'13"
C6	74.89'	46.00'	66.89'	S57°35'13"E 93°17'05"
C7	12.14'	46.00'	12.11'	S32°3'02"E 15°07'18"
C8	12.14'	46.00'	12.11'	S11°44'16"W 15°07'18"
C9	52.00'	46.00'	49.27'	S51°40'56"W 64°46'03"
C10	51.12'	46.00'	48.53'	N64°05'45"W 63°40'34"
C11	24.01'	25.50'	23.13'	N59°13'53"W 53°56'51"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	13.95'	N89°38'18"E
L2	19.93'	S11°16'59"W
L3	78.10'	S87°18'10"E
L4	23.69'	N0°41'37"E
L5	67.31'	S17°39'14"W
L6	57.88'	S10°42'57"W
L7	204.40'	S89°59'57"W
L8	10.98'	S69°39'55"E
L9	63.96'	S69°39'55"E

SLOPE NOTES:

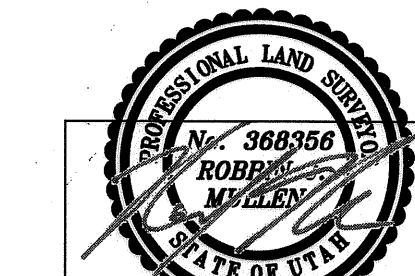
- 30% OR GREATER SLOPE AREA. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND, EXCEPT AS APPROVED BY THE CITY ENGINEER. STRUCTURES TO BE SETBACK AS REQUIRED BY APPLICABLE ORDINANCE VEGETATION PROTECTION AREA. (0.86 ACRES)
- 30% OR GREATER SLOPE ANOMALY CONSTRUCTION ALLOWED IN THIS AREA (0.67 ACRES)

LEGEND:

- FOUND SECTION CORNER AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL PROPERTY CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE)
- CALCULATED POINT (NOT SET)

TABULATIONS:	
TOTAL PLAT ACREAGE	4.48 ACRES
TOTAL LOT ACREAGE	4.21 ACRES
TOTAL ACREAGE IN STREETS	0.27 ACRES
AVERAGE LOT SIZE	20,376 S.F.
NUMBER OF LOTS	9

SURVEYOR'S CERTIFICATE
I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368356. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PRIVATE STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-89-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



DATE: 7/29/19
BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 0°29'01" EAST 1318.99 FEET AND N89°38'18" E 432.10 FEET FROM THE CENTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 00°00'00" E FOR A DISTANCE OF 142.21 FEET TO A POINT ON A LINE. THENCE, N 89°38'23" E FOR A DISTANCE OF 18.55 FEET TO A POINT ON A LINE. THENCE, N 00°28'01" W FOR A DISTANCE OF 140.38 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE FIVE HOUSES SUBDIVISION; THENCE, N 89°38'18" E FOR A DISTANCE OF 249.80 FEET TO A POINT ON A LINE. (Along the Southern Boundary of the Five Houses Subdivision of the Five Houses Subdivision and also along the Southern Boundary of the Five Houses Subdivision); THENCE, N 11°16'59" W FOR A DISTANCE OF 19.93 FEET TO A POINT ON A LINE. THENCE, S 87°18'10" E FOR A DISTANCE OF 78.10 FEET TO A POINT ON A LINE. THENCE, S 17°39'14" W FOR A DISTANCE OF 23.69 FEET TO A POINT ON A LINE. THENCE, N 89°38'18" E FOR A DISTANCE OF 67.31 FEET TO A POINT ON A LINE. THENCE, S 10°42'57" W FOR A DISTANCE OF 57.88 FEET TO A POINT ON A LINE. THENCE, S 05°02'05" W FOR A DISTANCE OF 167.46 FEET TO THE NORTHERN BOUNDARY THENCE, S 89°59'57" W FOR A DISTANCE OF 481.04 FEET ALONG SAID SOUTHERN BOUNDARY. THENCE, N 11°16'59" W FOR A DISTANCE OF 19.93 FEET ALONG SAID SOUTHERN BOUNDARY OF THE FIVE HOUSES SUBDIVISION; THENCE, N 89°38'18" E FOR A DISTANCE OF 249.80 FEET TO THE POINT OF BEGINNING. CONTAINS 4.51 ACRES, MORE OR LESS AND 9 TOTAL LOTS

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO HEREAFTER BE KNOWN AS WASATCH OVERLOOK SUBDIVISION, DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED PRIVATE STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE PRIVATE STREETS, AND DO FURTHER DEDICATE THE EASEMENTS, AS SHOWN, FOR THE USE OF ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

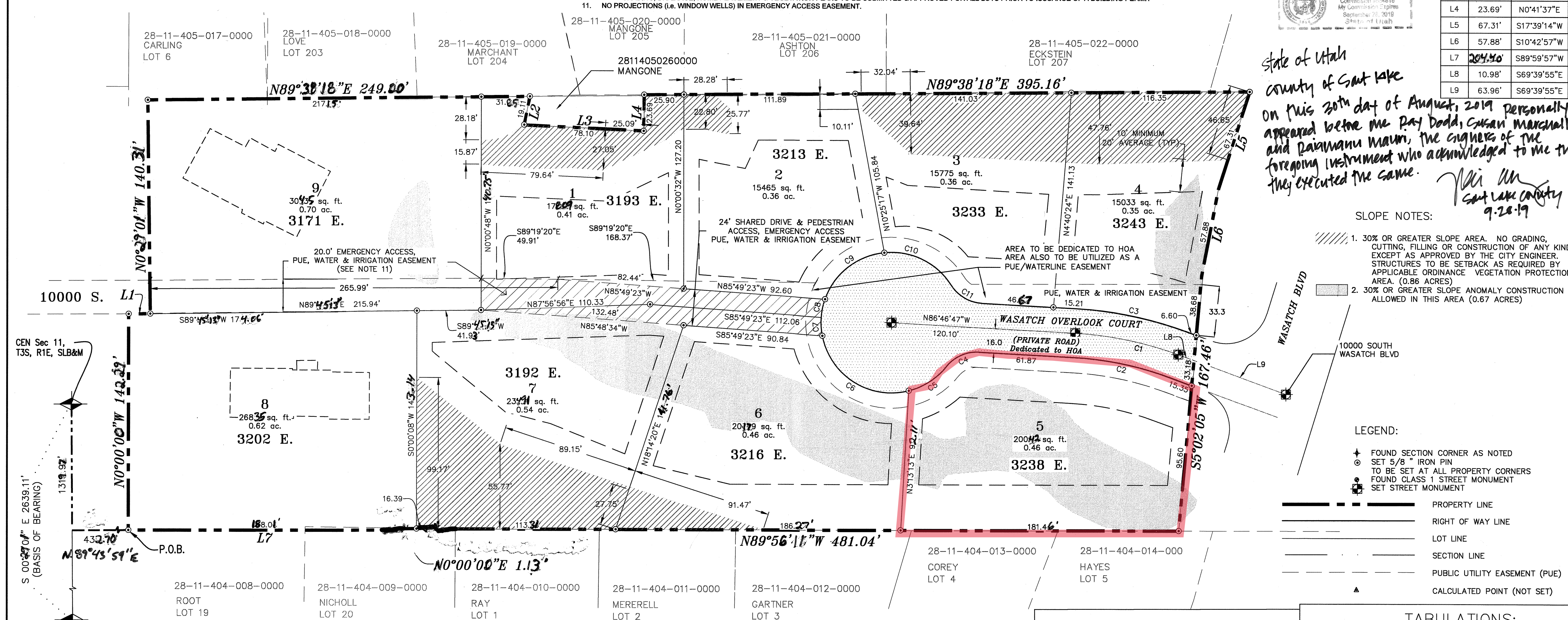
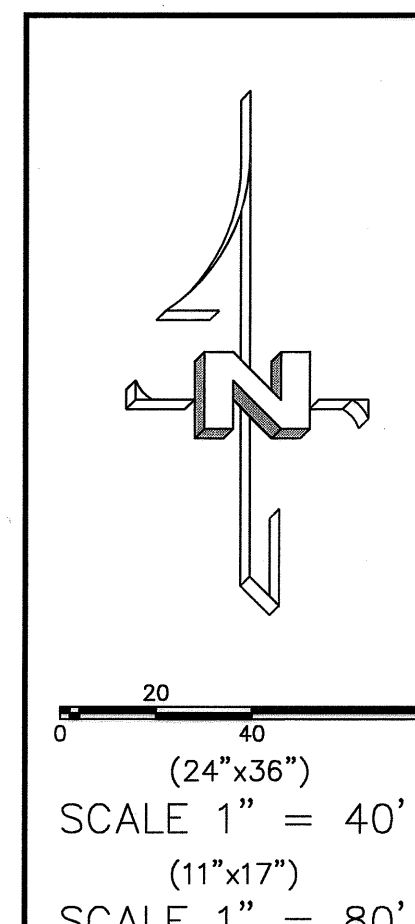
IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
3rd DAY OF August, A.D. 2019
BY: WASATCH OVERLOOK, LLC - MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Salt Lake
On this 3rd day of August, A.D. 2019, personally appeared before me Ray Daddi, Susan Marshall and Danielle Mauri of Wasatch Overlook, a limited liability company, and that he/she/they signed the owner's dedication freely and voluntarily for, and in behalf of, said limited liability company, for the purposes therein mentioned, and he/she/they acknowledged to me that said limited liability company executed the same.
Notary Public
My Commission Expires: 9-28-19
Residing in Salt Lake City, County, Salt Lake

INDIVIDUAL/TRUSTEE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
On the 29th day of August, 2019, personally appeared before me David Mock & Noelle Mauri, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.
Notary Public
My Commission Expires: 9-18-21
Residing at Salt Lake County, Utah
RAY DODD
NOELLE MAURI

SUSAN MARSHALL
DAVID MOCK
NOELLE MAURI
RAIMOND MAURI
SHEET 1 of 2

WASATCH OVERLOOK SUBDIVISION
LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SANDY CITY, SLB&M SALT LAKE COUNTY, UTAH
SCALE: 1" = 40 FEET
RECORDED # 13115733
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE 11/15/2019 TIME 3:53 PM BOOK 2019P PAGE 300
\$ 118.00
FEE \$ CLERK: Public Thompson DEPUTY SALT LAKE COUNTY RECORDER



APPROVAL AS TO FORM
APPROVED THIS 31st DAY OF October A.D. 2019.

Daniel Clem
SANDY CITY ATTORNEY
SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS 31st DAY OF October A.D. 2019, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED
Wendy D...
MAYOR
SANDY CITY RECORDER

PROJECT DEVELOPER
WASATCH OVERLOOK, LLC
3140 E 10000 S
SANDY, UTAH 84070
602.931.6641

SANDY CITY PARKS & REC DISTRICT
APPROVED THIS 9th DAY OF September A.D. 2019.
DIRECTOR

ROCKY MOUNTAIN POWER
APPROVED THIS 5th DAY OF September A.D. 2019.
ROCKY MOUNTAIN POWER

PROJECT SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

COTTONWOOD IMPROVEMENT DISTRICT
APPROVED THIS 29th DAY OF August A.D. 2019.
DISTRICT MANAGER

CENTURY LINK
APPROVED THIS 10th DAY OF August A.D. 2019.
CENTURY LINK

NORTH DRY CREEK IRRIGATION
APPROVED THIS 10th DAY OF September A.D. 2019.
DIRECTOR: NORTH DRY CREEK IRRIGATION

PLANNING COMMISSION
APPROVED THIS 5th DAY OF September A.D. 2019.
CHAIRMAN: PLANNING COMMISSION

SANDY CITY ENGINEER
APPROVED THIS 29th DAY OF August A.D. 2019.
SANDY CITY ENGINEER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 10th DAY OF September A.D. 2019.
DIRECTOR: SALT LAKE CO. HEALTH DEPARTMENT

PUBLIC UTILITIES DEPARTMENT
APPROVED THIS 13th DAY OF September A.D. 2019.
PUBLIC UTILITIES ENGINEERING MANAGER

COMCAST
APPROVED THIS 10th DAY OF September A.D. 2019.
COMCAST

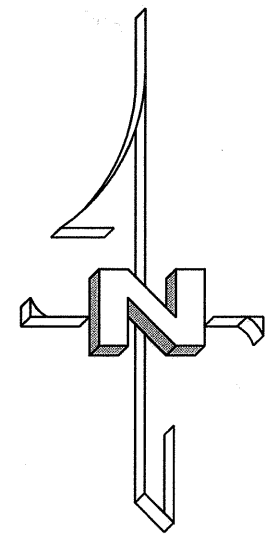
DOMINION ENERGY
APPROVED THIS 5th DAY OF September A.D. 2019.
DOMINION ENERGY

COMCAST
APPROVED THIS 10th DAY OF September A.D. 2019.
COMCAST

28-11-41 28-11-405-022,035,027
28-11-404-018,020,021,027

WASATCH OVERLOOK SUBDIVISION

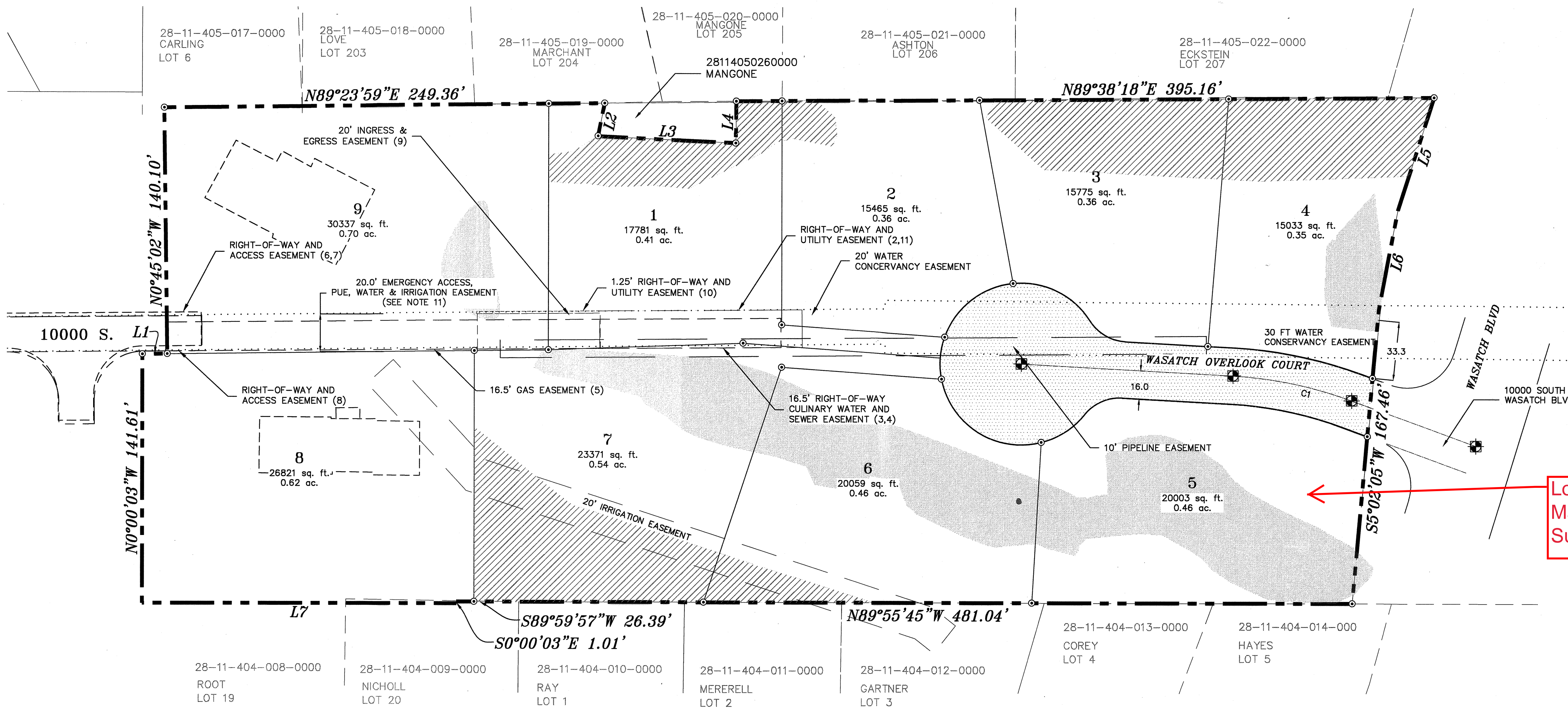
LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
Sandy, Salt Lake County, Utah



0 20 40 80
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

ID	ENTITY / TYPE	ENTRY NO.	BOOK NO.	PAGE NO.	DATE OF RECORDING
1*	Utah Water and Power Board Irrigation Company (Draper Irrigation Company) / existing water distribution system of canals, ditches, pipelines	1966010	2133	253	December 13, 1963
2	non-exclusive right of way and utility easement	12004346	10301	9244	March 4, 2015
3	Sandy City Corporation / water pipe lines	5317620	6506	2073	August 25, 1992
4	Cottonwood Improvement District / sewer line	6358130	7400	1797	May 16, 1996
4	Cottonwood Improvement District / sewer line	6358132	7400	1801	May 16, 1996
4	Cottonwood Improvement District / sewer line	6358133	7400	1803	May 16, 1996
4	Cottonwood Improvement District / sewer line	6358134	7400	1805	May 16, 1996
5	Mountain Fuel Supply Company / gas transmission	2256051	2682	219	August 14, 1968
6	Salt Lake County / Emergency Vehicle turn around	11181963, 11251158	9924, 9953	2619, 6083	May 13, 2011 September 28, 2011
7	Salt Lake County / utilities	11109354	9895	4967	January 4, 2011
8	right of way	11787442	10204	4676	January 9, 2014
9	easement for ingress and egress	11938698	10271	6320	October 31, 2014
10	Right of Way and Utility Easement	11938699	10271	6322	October 31, 2014
11	North Dry Creek Irrigation Co. / pipeline	3182385	4755	224	October 16, 1978
12*	Easement	2059649	2290	166	February 08, 1985
13*	Salt Lake County Water Conservancy District / ingress, egress and maintenance	4555168	5983	620	November 25, 1987

* The above easement(s) purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.



Lot 1 of the proposed
Majestic Overlook
Subdivision Amendment

PROJECT DEVELOPER
WASATCH OVERLOOK LLC
222 SO. MAIN ST. #1830
S.C. UT 84101
ROGER HALL, MANAGER
602-931-6641

PROJECT SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

SLOPE NOTES:

1. 30% OR GREATER SLOPE AREA. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND, EXCEPT AS APPROVED BY THE CITY ENGINEER. STRUCTURES TO BE SETBACK AS REQUIRED BY APPLICABLE ORDINANCE VEGETATION PROTECTION AREA (0.86 ACRES)

2. 30% OR GREATER SLOPE ANOMALY CONSTRUCTION ALLOWED IN THIS AREA (0.67 ACRES)

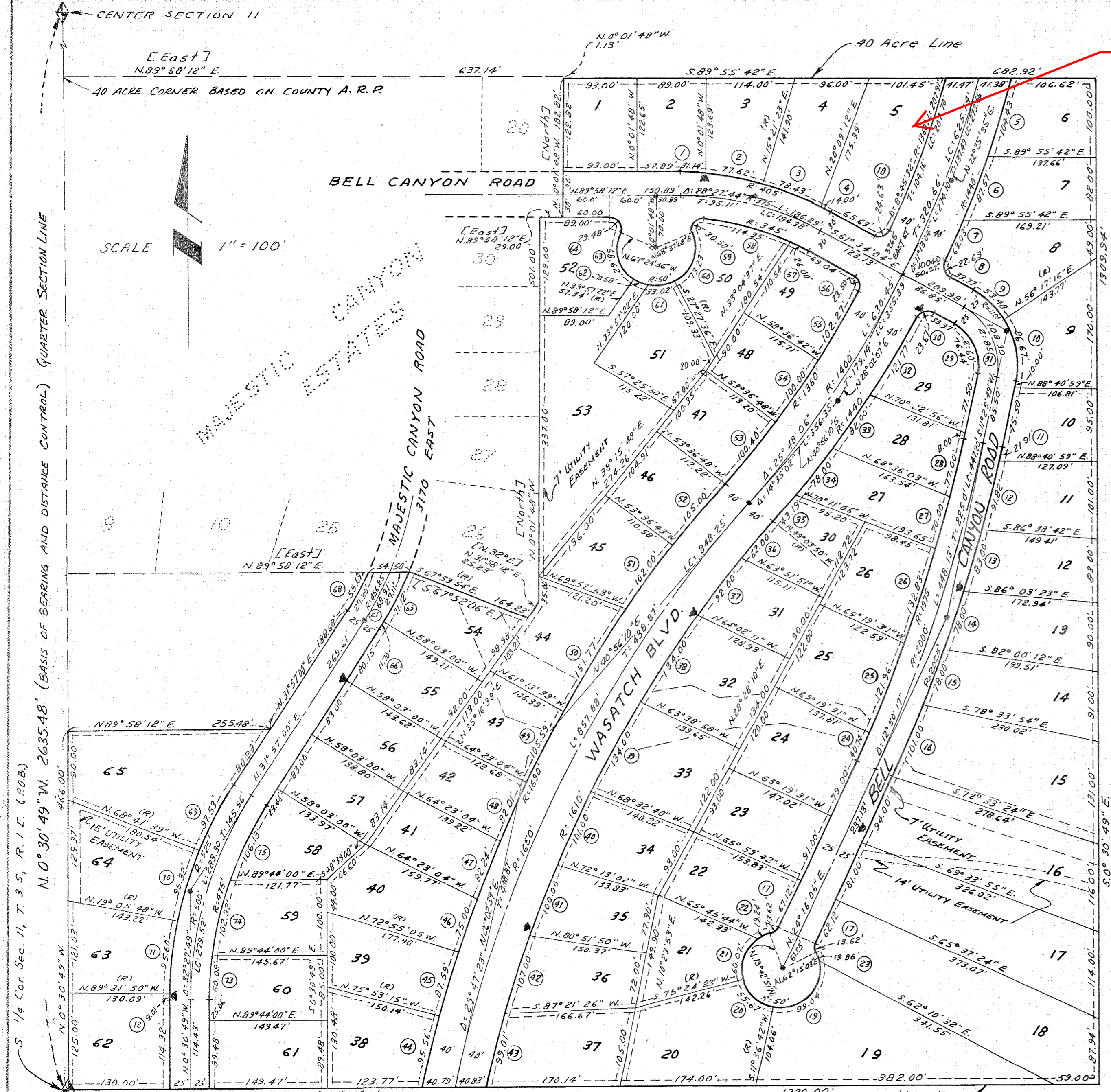
LEGEND:

- ⊕ FOUND SECTION CORNER AS NOTED
- ⊙ SET 5/8" IRON PIN
- ⊙ TO BE SET AT ALL PROPERTY CORNERS
- ⊙ FOUND CLASS 1 STREET MONUMENT
- ⊙ SET STREET MONUMENT
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE)
- ▲ CALCULATED POINT (NOT SET)

SHEET 2 of 2
WASATCH OVERLOOK SUBDIVISION
LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SANDY CITY, SLB&M, SALT LAKE COUNTY, UTAH
SCALE: 1" = 40 FEET

RECORDED #13115733
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE 11/14/2019 TIME 3:53 PM BOOK 2019 PAGE 300
FEE \$118.00 CLERK Julia Thompson DEPUTY SALT LAKE COUNTY RECORDER

28-11-41 28-11-405-032,035,027
28-11-404-018,020,021,022



Lot 2 of the proposed Majestic Overlook Subdivision Amendment

NOTE: MAJESTIC CANYON ESTATES MONUMENT SYSTEM AND THIS SUBDIVISION MONUMENT SYSTEM ARE INDEPENDENT OF EACH OTHER.

STATE OF UTAH COUNTY OF Salt Lake, ss. I, Rodney L. Dahl, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 2530, as prescribed under the laws of the State of Utah.

LEGEND MONUMENT • FIRE HYDRANT ▲

NOTE: ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE AS RECORDED ON MAJESTIC CANYON ESTATES SUBDIVISION AND ARE AN EQUATION TO ACTUAL BEARINGS AND DISTANCES AS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Rodney L. Dahl, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 2530, as prescribed under the laws of the State of Utah.

Table with columns: COURSE, DIST., REMARKS. Contains boundary descriptions for the subdivision.

CONTAINING 29.09 ACRES 65 LOTS. DATE: 25 Apr. 1977. Signature: Rodney L. Dahl.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the MAJESTIC CANYON ESTATES No. 2.

By: H. M. Gillette, Executive, Prudential Federal Savings & Loan. David L. Gillette, Partner, Gillette Investment Co., a partnership.

CURVE DATA table with columns for curve parameters: NO., Δ, R, L, T, LC, NO., Δ, R, L, T, LC, NO., Δ, R, L, T, LC.

ACKNOWLEDGMENT STATE OF UTAH } ss. COUNTY OF Salt Lake } ss. ON THE 13th DAY OF April, 1978, PERSONALLY APPEARED BEFORE ME, Mark J. Low + Sherman D. Harmer, Jr., they are the president + executive vice-pres. respectively of Lot-Low Realty + Construction, Inc. and that the within owner's dedication was signed in behalf of said corporation by its board of directors authority of a resolution of Sherman D. Harmer, Jr.

ACKNOWLEDGMENT STATE OF UTAH } ss. County of Salt Lake } ss. ON THE 13th day of April, A.D., 1978, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, in number, who duly acknowledged to me that David L. Gillette signed it freely and voluntarily and for the uses and purposes therein mentioned as general partner of Gillette Investment Co., a partnership.

MAJESTIC CANYON ESTATES No. 2 A SUBDIVISION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST

Approval stamps from Planning Commission, Board of Health, Flood Control Dept., Surveyor's Certificate, County Commission, and Recorder's Office. Includes signatures and dates.

78-7-207

78-7-207