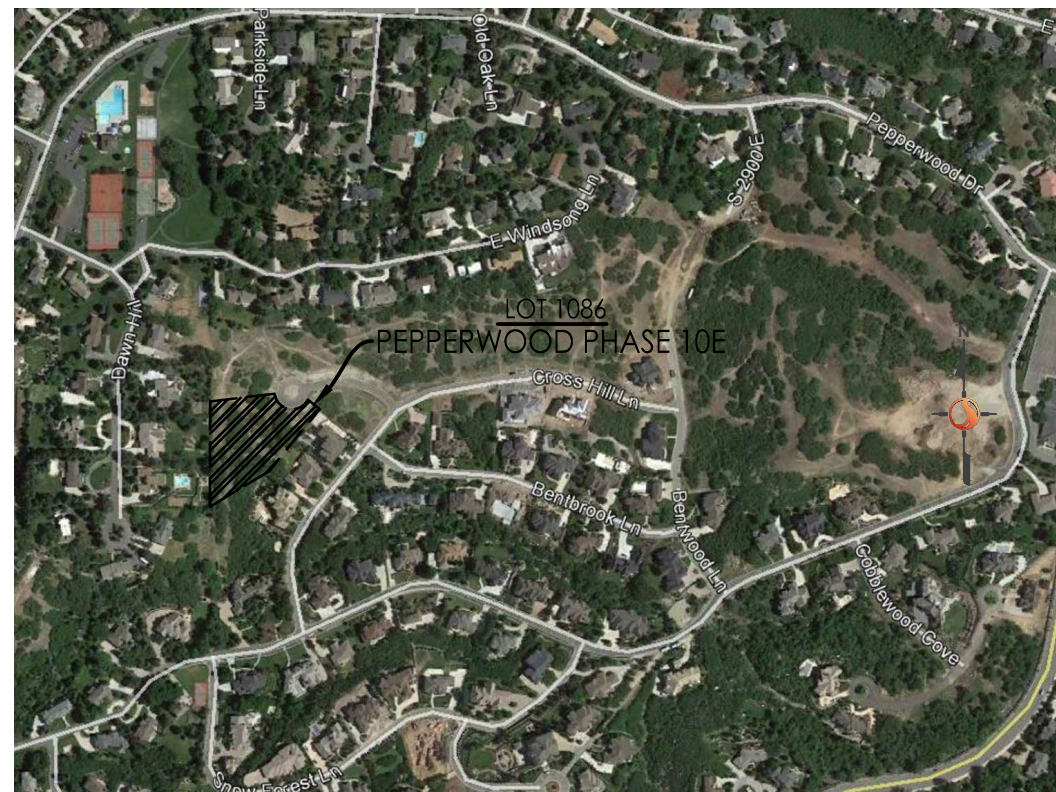
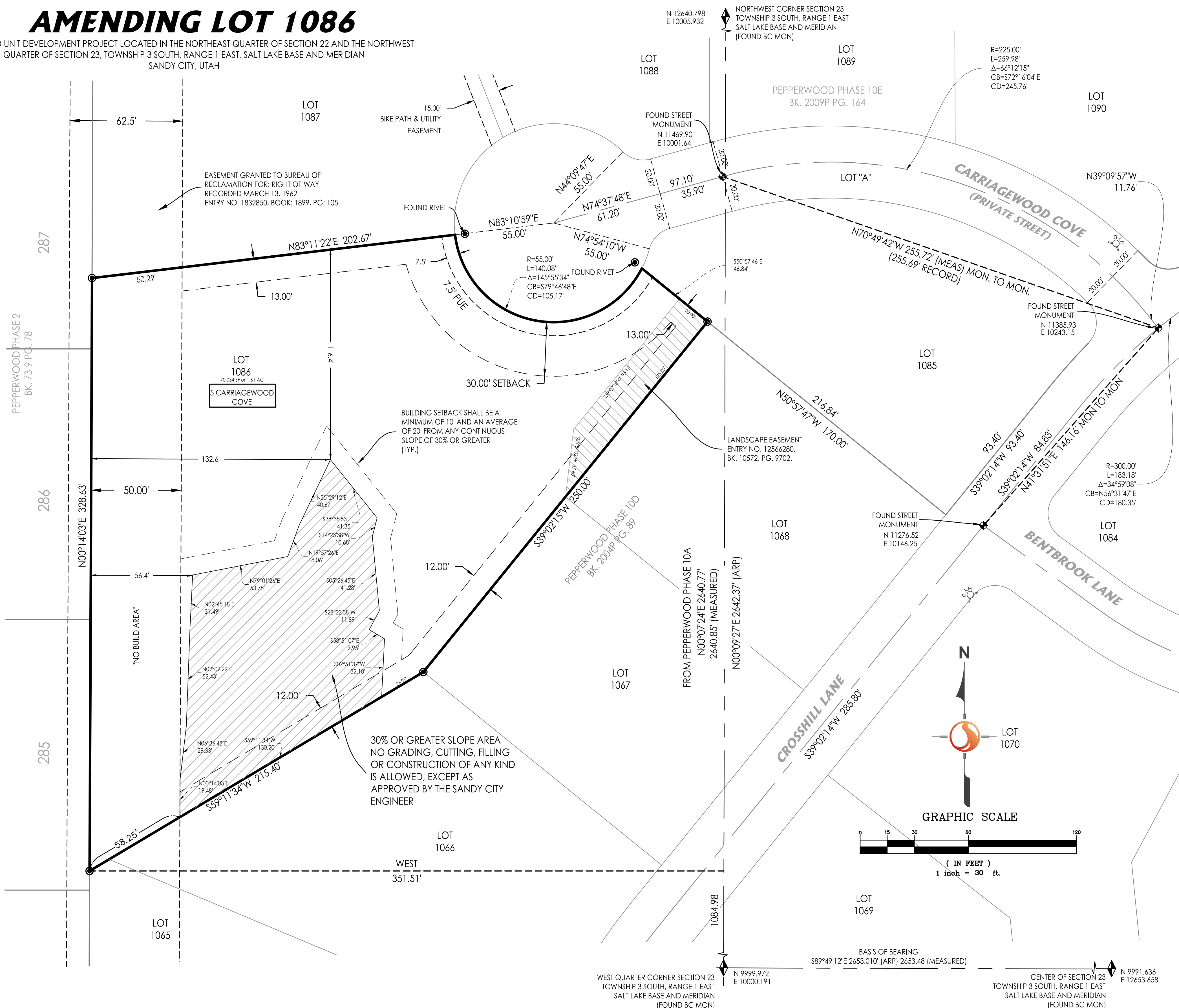


PEPPERWOOD PHASE 10E, AMENDING LOT 1086

A PLANNED UNIT DEVELOPMENT PROJECT LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANDY CITY, UTAH

NOTES:

- All requirements of the Sensitive 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 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.
- No grading, cutting, filling, or construction of any kind is allowed in the 30% or greater slope areas, except as approved by the Sandy City Engineer.
- All building or pool site and grading plans shall be approved by the Sandy City Engineer prior to issuance of a building permit.



VICINITY MAP
N/S

BUILDING SITE REQUIREMENTS: TYPICAL LOTS

FRONT SETBACK 40 FEET
SIDE SETBACK (CORNER) 25 FEET
SIDE SETBACK
- TOTAL/ONE SIDE MINIMUM 25 FEET/12 FEET
REAR SETBACK 25 FEET
ADDITIONAL SETBACK: ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER.

IRREGULAR LOTS

FRONT SETBACK 30 FEET
SIDE SETBACK (CORNER) 25 FEET
SIDE SETBACK
- TOTAL/ONE SIDE MINIMUM 25 FEET/12 FEET
REAR SETBACK 25 FEET
ADDITIONAL SETBACK: ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER.

Stantec
Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT 84107-2540
Tel. 801.261.0090

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY IMPROVEMENT DISTRICT.

SANDY SUBURBAN DISTRICT MANAGER

COMCAST CABLE SERVICES

APPROVED THIS _____ DAY OF _____, A.D. 20____

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, A.D. 20____

DOMINION ENERGY

SANDY CITY PUBLIC UTILITIES

APPROVED THIS _____ DAY OF _____, A.D. 20____

CHIEF ENGINEER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY PLANNING COMMISSION.

CHAIRMAN, SANDY PLANNING COMMISSION

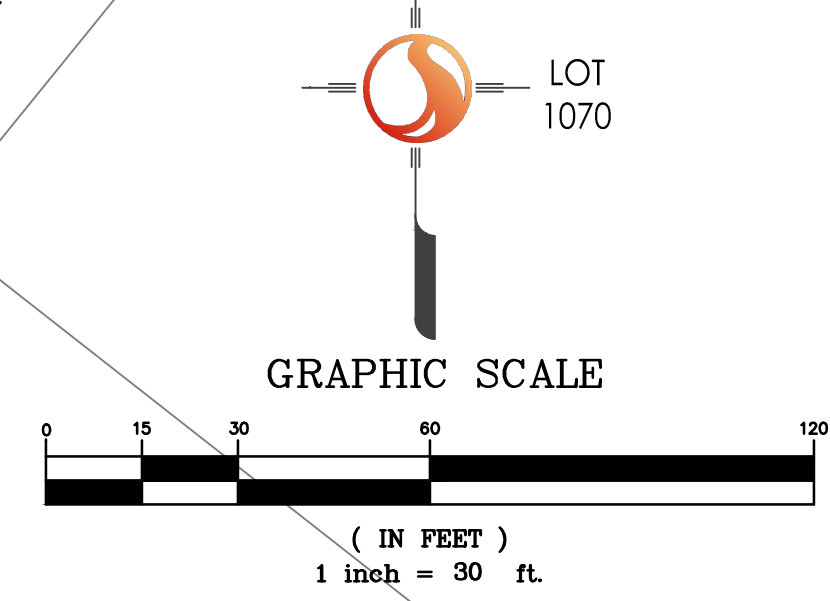
MERIDIAN TITLE COMPANY

Trustee of those certain trust deeds recorded 12/30/97 as Entry Numbers 6825600 and 6825604.

by: Meridian Title Company, Trustee

WEST QUARTER CORNER SECTION 23 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BC MON)

CENTER OF SECTION 23 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BC MON)



SURVEYOR'S CERTIFICATE

I, Gregory A. Gates, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 161226 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 below, and have amended said tract of land by adjusting the buildable area, hereafter to be known as **PEPPERWOOD PHASE 10E, AMENDING LOT 1086** an expandable planned residential development, and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Lot 1086, Pepperwood Phase 10E, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder (Book 2009P, Page 164).
Contains: 70,054 S.F. or 1.61 AC. and 1 Lot.

DATE _____ GREGORY A. GATES
P.L.S. 161226

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner (s) of the above described tract of land, having caused same Lot 1086 to be amended by adjusting the buildable area, to be hereafter known as **PEPPERWOOD PHASE 10E, AMENDING LOT 1086**

do hereby declare that the streets shown hereon were designated private rights of way for the perpetual use of all owners by Pepperwood Phase 10E, recorded at Book 2009P, Page 164, in the Office of the Salt Lake County Recorder. The fee simple title to the said streets was conveyed to the Pepperwood Homeowners Association, a nonprofit corporation, subject to the right on the part of each and every lot owner to use the same as a private right of way.

In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D. 20____.

By: _____
Kelley D. Hansen, Owner

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) s.s.
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, the signer (s) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) s.s.
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, the signer (s) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

LEGEND

- STREET CENTERLINE
- PROPERTY BOUNDARY
- SECTION LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET MONUMENT TO BE SET
- FOUND BOUNDARY CORNER
- FOUND STREET MONUMENT
- INDICATES GREATER THAN 30% SLOPE NON-BUILDABLE. NO GRADING, CUTTING, FILLING OR CONSTRUCTION
- INDICATES BUILDABLE SLOPE ANOMALY

PEPPERWOOD PHASE 10E, AMENDING LOT 1086

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RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, ORDERED AND AT THE REQUEST OF _____
DATE: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

PRELIMINARY

\\s1\p\active\169101568.dwg (survey) path\01568-1b.dwg 2017-08-12 11:22:54 by: 50000