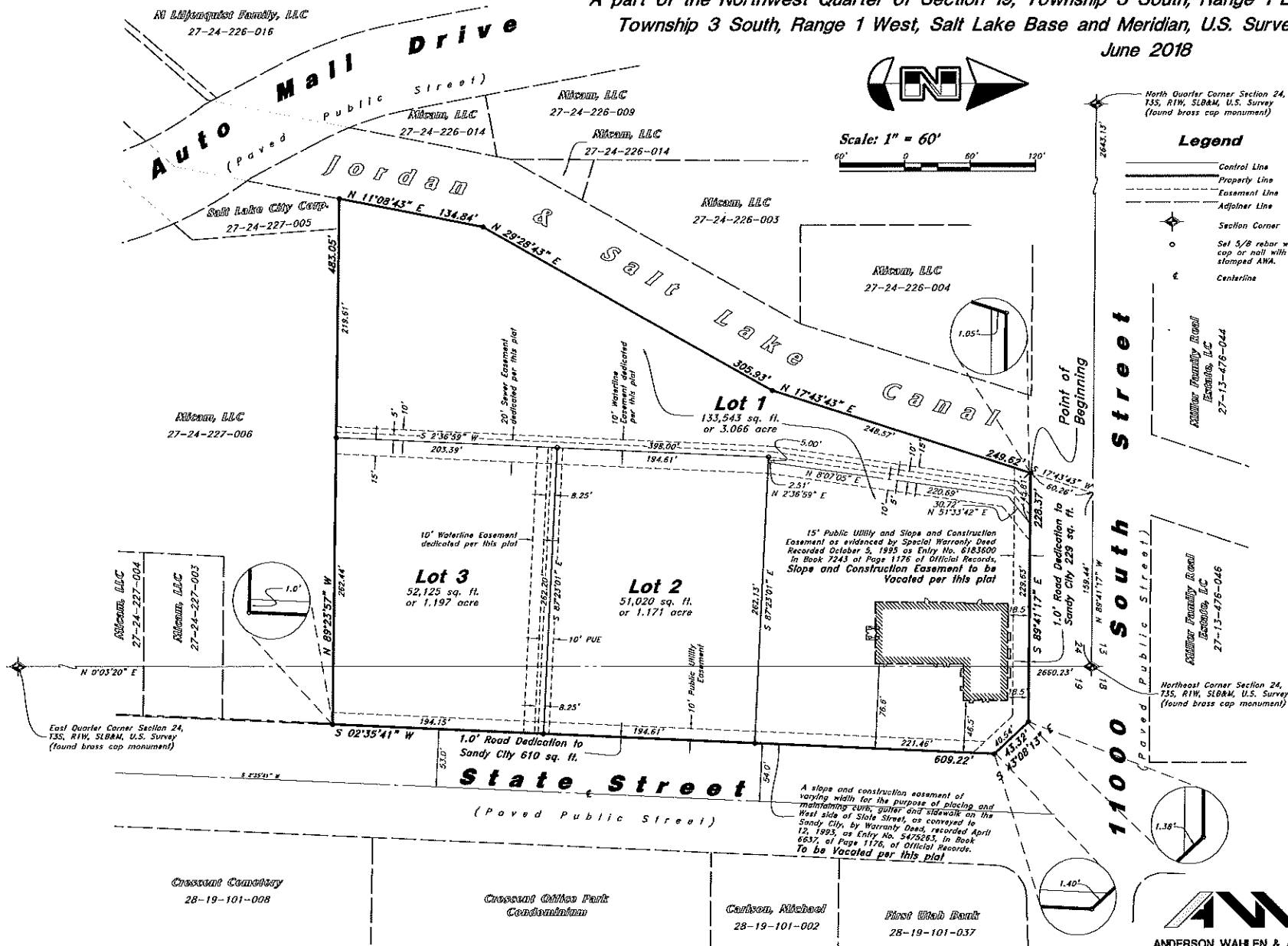


School Yard Subdivision

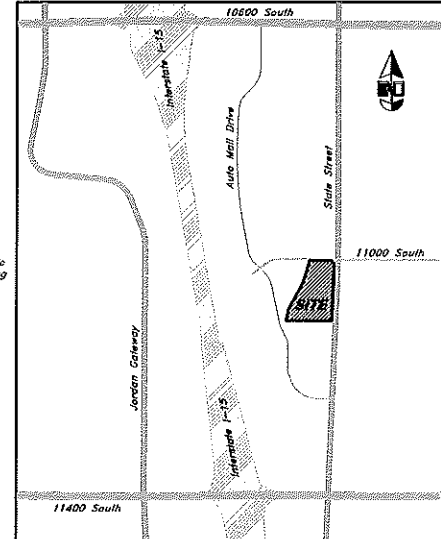
A part of the Northwest Quarter of Section 19, Township 3 South, Range 1 East and the Northeast Quarter Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey Sandy City, Salt Lake County, Utah.

June 2018



Legend

- Control Line
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- S&T 5/8 rebar with plastic cap or nail with brass tag stamped ANA
- Centerline



Vicinity Map
Not to Scale

Narrative

This Survey and Subdivision was requested by Wadsworth Development to create 3 lots for sale.

This Survey retraces and honors previous Surveys in the area including the 2015 AWA ALTA Survey.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 24 was assigned the bearing of S 89°41'17" E as the Basis of Bearings to retrace and honor the previous Survey control.

Notes

Cross Access, Drainage Parking and Common Area Agreements across all Lots will be recorded by separate documents simultaneous with this Plat.

The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

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 Monica Petersen, of the Public Works Department (801)568-2960 for information. Traffic Plan, bonding, and insurance will be required.



Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 362256, as prescribed under the Laws of the State of Utah. I further certify that, by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots, together with easements, hereafter to be known as

School Yard Subdivision

and that the same has been correctly surveyed and staked on the ground, as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements, as shown on this plat.



Date: _____
Bruce D. Pimper
Utah PLS No. 362256

Legal Description

A part of the Northwest Quarter of Section 19, Township 3 South, Range 1 East and the Northeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 11000 South Street as widened to 57.50 foot half-width and a point on the Easterly Line of the Salt Lake and Jordan Canal as it exists on the ground located 158.44 feet North 89°41'17" West along the Section Line and 60.26 feet South 17°43'43" West from the Northeast Corner of said Section 24; and running thence South 89°41'17" East 226.37 feet along the South Line of 11000 South Street as widened; thence South 43°08'13" East 43.32 feet to the West Line of State Street as widened to 53.00 foot half-width; thence South 2°35'41" West 609.22 feet along said West Line as widened; thence North 89°23'57" West 483.05 feet to the Easterly Line of the Salt Lake and Jordan Canal as it exists on the ground; thence along said Easterly Line the following three courses: North 11°08'43" East 134.84 feet; North 29°28'43" East 305.93 feet and North 17°43'43" East 249.62 feet to the point of beginning.

Contains 237,526 sq. ft.
or 5.453 acres
3 Lots

Owner's Dedication

The undersigned owner, of the hereon-described tract of land, hereby sets apart and subdivides the same into lots, together with easements, as shown on this plat, and names said tract

School Yard Subdivision

The undersigned hereby grants and conveys to any and all public utility companies a perpetual, non-exclusive public utility easement, as shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities, and does hereby dedicate, as public rights-of-way, those public streets, as shown and described hereon, to Sandy City for public and utility uses.

In witness whereof I have hereunto set my hand this _____ Day of _____, A.D., 20____.

Wadsworth Acquisition, LLC

By: _____
Its: _____

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who, being by me duly sworn, did say that he/she is the _____ of Wadsworth Acquisition LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____ A Notary Public

- ### 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 the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
 - No driveways shall be constructed as to slope toward any structure without written permission from the Sandy City Engineer.
 - Evidence that the contractor has a Sandy City Permit to work in the 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 (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.
 - In accordance with Utah Code, Section 54-3-27(2), use of the public utility easements as shown hereon will require, of each utility provider's sole cost and expense, the repair of any facilities or surface improvements damaged or displaced by the utility provider, public or private, from the exercise of the easement rights and/or use of any such public utility easements. Except as and to the extent any utility components need to be above ground in order for any utilities to function, all utility improvements, facilities and components (including any existing utility improvements, facilities and components improved, modified, replaced or relocated) shall be located underground. Further, IHC Health Services, Inc., or its designees, successors or assigns, shall have the right to relocate any public utility easements as shown hereon, including any related or affected utility improvements, facilities and components, subject to the applicable requirements and procedure of Sandy City.
- 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-6-18-5426) as such files exist as of the date of the recording of the plat, then Conditions 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.

<h4>Dominion Energy</h4> <p>Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. 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 forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion & Energy's Right-of-Way department at 1-800-366-8532.</p> <p>Approved this _____ day of _____, 20____.</p> <p>By: _____</p>	<h4>Rocky Mountain Power</h4> <p>Subject to the terms of this plat, shall have the right to install, maintain and operate their equipment and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities to the PUE.</p> <p>Approved this _____ day of _____, 20____.</p> <p>By: _____</p> <p>Title: _____</p>	<h4>Sandy City Mayor</h4> <p>Presented to the Sandy City Mayor this _____ Day of _____, A.D., 20____. At which time this subdivision was approved and accepted.</p> <p>Attest: City Recorder _____ Sandy City Mayor _____</p>
<h4>Parks and Recreation</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p> <p>Sandy City Parks And Recreation</p>	<h4>Salt Lake County Health Department</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p> <p>Director S.L. Co. Health Department</p>	<h4>Sandy City Engineer</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p> <p>Sandy City Engineer</p>
<h4>CenturyLink</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p> <p>CenturyLink</p>	<h4>Approval as to Form</h4> <p>Approved as to Form this _____ Day of _____, A.D., 20____.</p> <p>Sandy City Attorney</p>	<h4>Planning Commission</h4> <p>Approved this _____ Day of _____, A.D., 20____ by the Sandy City Planning Commission.</p> <p>Chairman, Sandy City Planning Commission</p>
<h4>South Valley Sewer District</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p>	<h4>Comcast Cable</h4> <p>Approved this _____ A.D., 20____.</p>	<h4>Sandy City Public Utilities</h4> <p>Approved this _____ Day of _____, A.D., 20____.</p> <p>Engineering Manager</p>

School Yard Subdivision

A part of the Northwest Quarter of Section 19, Township 3 South, Range 1 East and the Northeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey 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 _____
Fee \$ _____
Salt Lake County Recorder