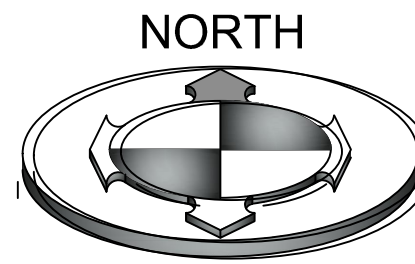


PARKVIEW VILLAS SUBDIVISION AMENDED

AMENDING LOTS 1, 2, 12, AND 13 OF
PARKVIEW VILLAS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

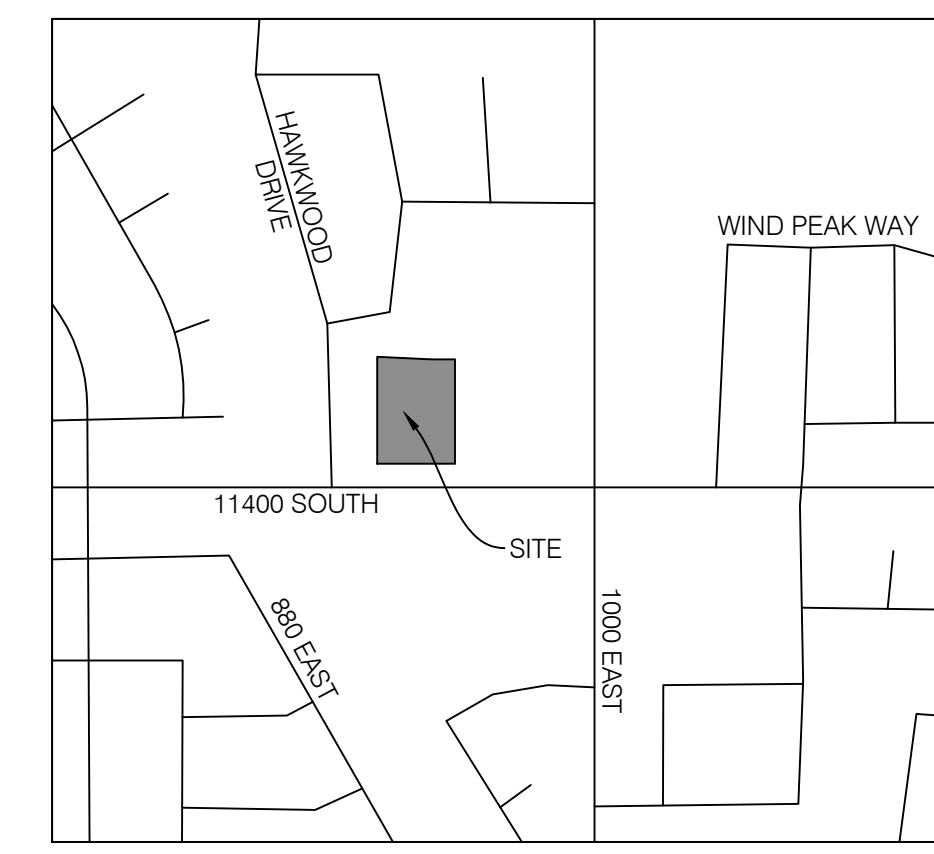


LEGEND

- SECTION CORNER
- BOUNDARY CORNER (SET 3/8" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- LOT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- COMMON AREA (TO BE MAINTAINED BY HOA)

EXISTING EASEMENTS NOTES:

- ① 20' WIDE SANITARY SEWER EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED, JUNE 1, 2017 ENTRY NO. 12546930 BK/PG: 10563/5426
- ② 20' WIDE SANITARY SEWER EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED, JANUARY 24, 2018 ENTRY NO. 12703989 BK/PG: 10641/3314

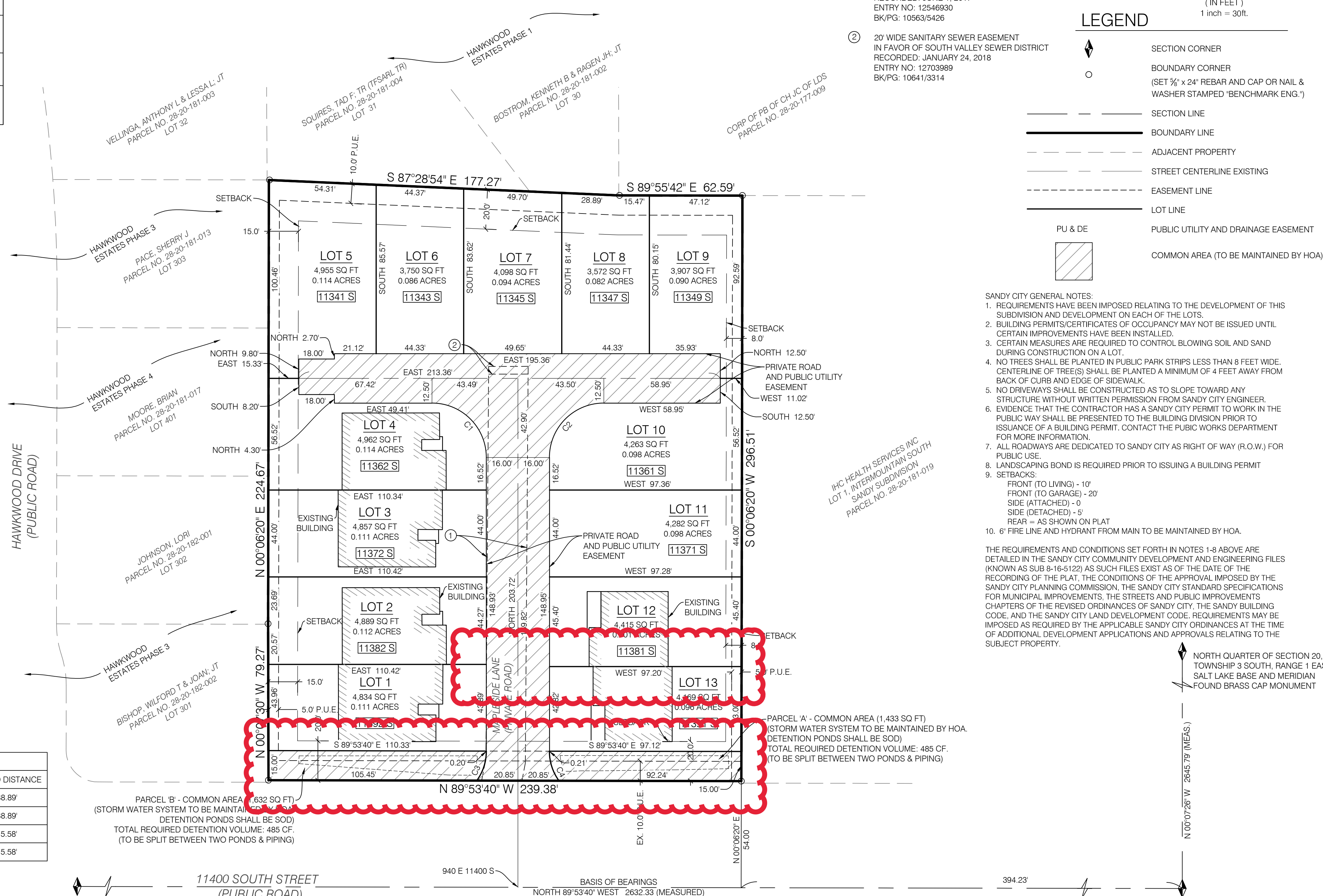


VICINITY MAP
N.T.S

EASEMENT NOTES:

IRRIGATION EASEMENTS TO THE NORTH CREEK IRRIGATION COMPANY RECORDED JUNE 11, 1953 AS ENTRY NO. 1332945, IN BOOK 1013, AT PAGE 348 AND AGREEMENT RECORDED NOVEMBER 7, 1957 AS ENTRY NO. 1564273, IN BOOK 1458, AT PAGE 436, AND AGREEMENT RECORDED AUGUST 25, 1959 AS ENTRY NO. 1671840, IN BOOK 1643, AT PAGE 205 OF OFFICIAL RECORDS MENTIONS SECTION 20 ALONG WITH MORE SECTIONS BUT CONTAINS NOTHING TO PLOT.

AGREEMENT WITH DRAPER IRRIGATION COMPANY FOR WATER DISTRIBUTION SYSTEM RECORDED MAY 29, 1996 AS ENTRY NO. 6368924, IN BOOK 7409, AT PAGE 2566 OF OFFICIAL RECORDS MENTIONS SECTION 20 ALONG WITH MORE SECTIONS BUT CONTAINS NOTHING TO PLOT.



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	43.20'	27.50'	90°00'00"	S 45°00'00" E	38.89'
C2	43.20'	27.50'	90°00'00"	N 45°00'00" E	38.89'
C3	15.83'	25.00'	36°18'03"	S 18°08'14" W	15.58'
C4	15.84'	25.00'	36°18'03"	N 18°09'01" W	15.58'

SANDY CITY GENERAL NOTES:

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. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS 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.
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 ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
8. LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT
9. SETBACKS:
FRONT (TO LIVING) - 10'
FRONT (TO GARAGE) - 20'
SIDE (ATTACHED) - 0'
SIDE (DETACHED) - 5'
REAR = AS SHOWN ON PLAT
10. 6" FIRE LINE AND HYDRANT FROM MAIN TO BE MAINTAINED BY HOA.

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 8-16-5122) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF THE 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 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.

NOTE: SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DEVELOPER/OWNER:
NAME: PARKVIEW PROPERTIES AND DEVELOPMENT, INC.
CONTACT: DARREN NATE
ADDRESS: 1718 SUMMER STONE CT SANDY, UT 84092
TELEPHONE: (801) 910-6550
EMAIL: DNATE01@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, THIS SUBDIVISION PLAT OF PARKVIEW VILLAS SUBDIVISION, IN ACCORDANCE WITH THE PROVISIONS OF STATE CODE UCA 17-27a-603(4)(b)(i-iii).

PARKVIEW VILLAS SUBDIVISION AMENDED AMENDING LOTS 1, 2, 12, AND 13 OF PARKVIEW VILLAS SUBDIVISION

BOUNDARY DESCRIPTION

ALL OF PARKVIEW VILLAS SUBDIVISION RECORDED MARCH 20, 2018, AS ENTRY NO. 12737712, IN BOOK 2018P, AT PAGE 155, OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 11400 SOUTH STREET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF INTERMOUNTAIN SOUTH SANDY SUBDIVISION, RECORDED FEBRUARY 23, 2017 AS ENTRY NO. 12483158 IN BOOK 2017P AT PAGE 36 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING 394.23 FEET NORTH 89°53'40" WEST ALONG THE SECTION LINE AND NORTH 00°06'20" EAST 54.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING SIX COURSES: 1) NORTH 89°53'40" WEST 239.38 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; 2) NORTH 00°07'30" WEST 79.27 FEET; 3) NORTH 00°06'20" EAST 224.67 FEET; 4) SOUTH 87°28'54" EAST 177.27 FEET; 5) SOUTH 89°55'42" EAST 62.59 FEET; 6) SOUTH 00°06'20" WEST 296.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,715 SQ FT OR 1.646 ACRES
13 LOTS



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 AND STREETS, TO BE HEREAFTER KNOWN AS THE

PARKVIEW VILLAS SUBDIVISION AMENDED AMENDING LOTS 1, 2, 12, AND 13 OF PARKVIEW VILLAS 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 WHEREBY _____ HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____ A.D.

PARKVIEW PROPERTIES AND DEVELOPMENT, INC. HOME SAVINGS BANK

BY: DARREN NATE ITS: MANAGING MEMBER
BY: DON C. BALLARD ITS: VICE PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME DARREN NATE, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF PARKVIEW PROPERTIES AND DEVELOPMENT, INC., A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION NUMBER: _____ PRINT NAME: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

LENDER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THE _____ DAY OF _____, 20____, DON C. BALLARD PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH. DON C. BALLARD OF UTAH HOME SAVINGS BANK WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID HOME SAVINGS BANK FOR THE PURPOSES THEREIN MENTIONED, AND HE ACKNOWLEDGED TO ME THAT SAID HOME SAVINGS BANK EXECUTED THE SAME.

COMMISSION NUMBER: _____ SIGNATURE: _____

MY COMMISSION EXPIRES: _____ PRINTED NAME: _____
A NOTARY PUBLIC, COMMISSIONED IN UTAH

PARKVIEW VILLAS SUBDIVISION AMENDED AMENDING LOTS 1, 2, 12, AND 13 OF PARKVIEW VILLAS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SANDY PARKS & RECREATION APPROVED THIS _____ DAY OF _____, A.D., 20____.	COMCAST CABLE SERVICES APPROVED THIS _____ DAY OF _____, A.D., 20____, BY COMCAST CABLE.	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, A.D., 20____.	DOMINION ENERGY APPROVED THIS _____ DAY OF _____, A.D., 20____.	CENTURYLINK APPROVED THIS _____ DAY OF _____, A.D., 20____, BY CENTURYLINK COMMUNICATION.	SANDY CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.
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BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____, A.D., 20____.	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE SANDY CITY PLANNING COMMISSION. CHAIRMAN, SANDY CITY PLANNING COMM.	SANDY CITY PUBLIC UTILITIES APPROVED THIS _____ DAY OF _____, A.D., 20____. ENGINEERING MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D., 20____. DIRECTOR	SANDY CITY ENGINEER APPROVED THIS _____ DAY OF _____, A.D., 20____. SANDY CITY ENGINEER	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	SALT LAKE COUNTY RECORDER # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS P1
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