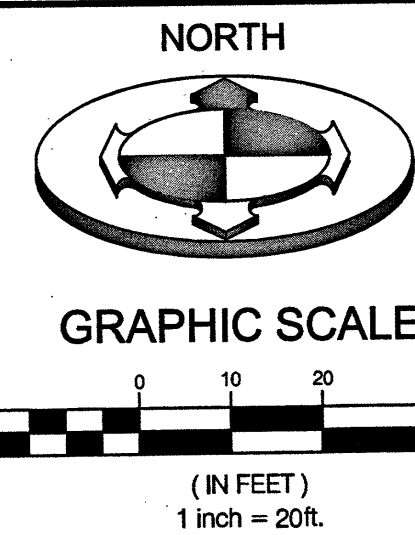


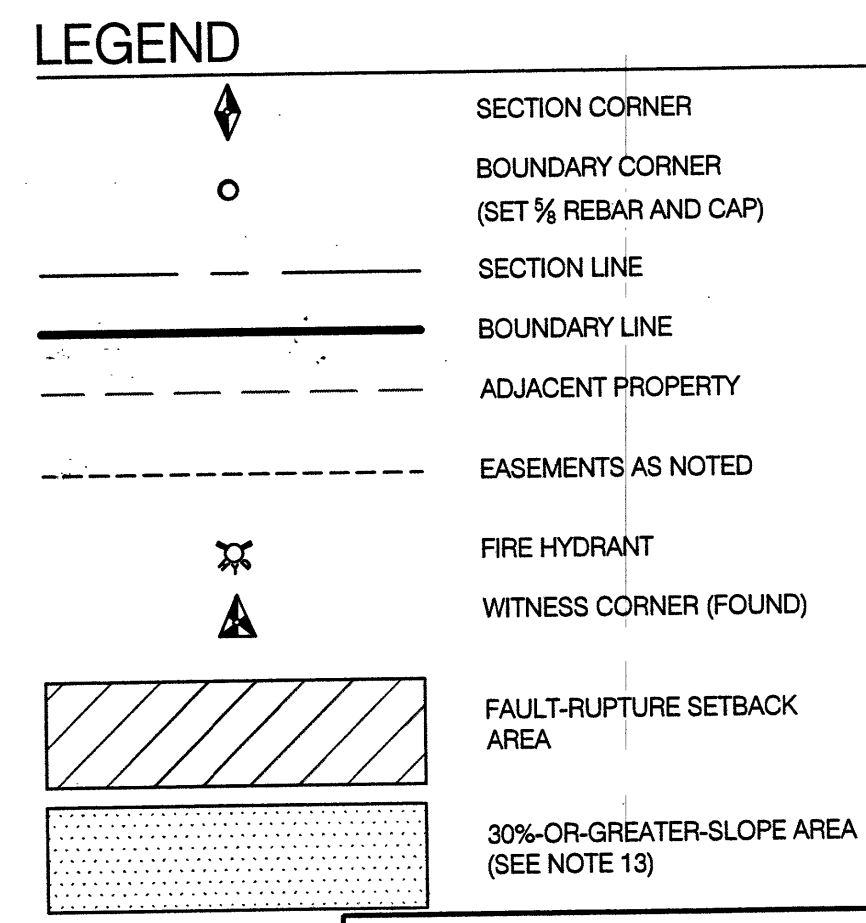
SCHNEIDERVILLE SUBDIVISION

AMENDING A PORTION OF STONE RIDGE SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



- SANDY CITY GENERAL PLAT 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 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.
 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. ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
 9. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.
 10. 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.
 11. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR-GREATER SLOPE AREAS, EXCEPT AS APPROVED BY CITY ENGINEER.
 12. 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.
 13. 30%-OR-GREATER-SLOPE AREAS WILL HAVE NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

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 02-17-005194) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS 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.



PARKS AND RECREATION
APPROVED THIS 2nd DAY OF Aug. A.D., 2017.
[Signature]

COMCAST CABLE SERVICES
APPROVED THIS 11th DAY OF July A.D., 2017.
[Signature]

PLANNING COMMISSION
APPROVED THIS 3rd DAY OF August, A.D., 2017 BY THE SANDY CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN, SANDY CITY PLANNING COMM.

WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP) BENCH MARK 5663.48, NAVD 88

ROCKY MOUNTAIN POWER
APPROVED THIS 14th DAY OF July A.D., 2017.
[Signature]

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF August, A.D., 2017.
[Signature]
SANDY CITY ATTORNEY

CENTURYLINK
APPROVED THIS 11th DAY OF July A.D., 2017.
[Signature]

CITY ENGINEER
APPROVED THIS 2nd DAY OF August A.D., 2017.
[Signature]
SANDY CITY ENGINEER

QUESTAR GAS
APPROVED THIS 18th DAY OF July A.D., 2017.
[Signature]

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS 31st DAY OF July A.D., 2017.
[Signature]
SALT LAKE COUNTY HEALTH DEPT.

COTTONWOOD SEWER IMPROVEMENT DISTRICT
APPROVED THIS 10th DAY OF July A.D., 2017.
[Signature]

SANDY CITY PUBLIC UTILITIES
APPROVED THIS 1st DAY OF Aug. A.D., 2017.
[Signature]
ENGINEERING MANAGER

DEVELOPER/OWNER:
NAME: JESSICA TERRY
ADDRESS: 3381 E 9980 S
SANDY, UTAH 84094
TELEPHONE: (801) 808-0519
EMAIL: jessicatrealty@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY 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 AS SCHNEIDERVILLE SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

SCHNEIDERVILLE SUBDIVISION

AMENDING A PORTION OF STONE RIDGE SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STONE RIDGE SUBDIVISION RECORDED MARCH 19, 1992 AS ENTRY NO. 5218784 IN BOOK 82-3 AT PAGE 48 AT THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 89°44'00" EAST ALONG THE SECTION LINE 1773.40 FEET AND NORTH 1491.92 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°00'32" EAST 173.78 FEET TO A FOUND NAIL IN A GRANITE ROCK; THENCE SOUTH 88°52'48" EAST 231.24 FEET TO A FOUND REBAR; THENCE SOUTH 0°00'32" WEST 117.97 FEET; THENCE NORTH 89°16'55" EAST 22.35 FEET; THENCE SOUTH 0°04'30" EAST 76.90 FEET; THENCE SOUTH 89°16'55" WEST 111.77 FEET; THENCE NORTH 53°42'27" WEST 47.35 FEET; THENCE SOUTH 89°16'55" WEST 104.60 FEET TO THE POINT OF BEGINNING. CONTAINS 44,142 SQ FT OR 1.013 ACRES, MORE OR LESS 1 LOT

OWNER'S DEDICATION

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

SCHNEIDERVILLE SUBDIVISION

AMENDING A PORTION OF STONE RIDGE 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 I HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF July, 2017.

[Signature]
OWNER

[Signature]
OWNER

ACKNOWLEDGMENT

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

ON THE 11th DAY OF July, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH JESSICA TERRY SCHNEIDER, THE SIGNER OF THE ABOVE OWNERS DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: 678065 *Geraldine Jensen*
PRINT NAME

MY COMMISSION EXPIRES: 01/01/18 *Jessica Terry*
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

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

ON THE 10th DAY OF August, A.D., 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH JARED SCHNEIDER, THE SIGNER OF THE ABOVE OWNERS DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: 184067 *Any Thomas*
PRINT NAME

MY COMMISSION EXPIRES: 02/10/2019 *[Signature]*
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

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

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PRINT NAME

MY COMMISSION EXPIRES: 02/10/2019 *[Signature]*
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

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County of Salt Lake }

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COMMISSION NUMBER: 184067 *Any Thomas*
PRINT NAME

MY COMMISSION EXPIRES: 02/10/2019 *[Signature]*
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SCHNEIDERVILLE SUBDIVISION
AMENDING A PORTION OF STONE RIDGE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

SALT LAKE COUNTY RECORDED # 12602553

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Jessica Terry, DATE 8/23/17, TIME 12:00 PM, BOOK 2017, PAGE 231

\$31.00
FEE \$

[Signature]
SALT LAKE COUNTY RECORDER - Deputy

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SANDY CITY MAYOR

PRESENTED TO THE MAYOR OF SANDY CITY THIS 10th DAY OF Aug. A.D., 2017 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
CITY MAYOR

[Signature]
SANDY CITY RECORDER

COTTONWOOD SEWER IMPROVEMENT DISTRICT APPROVED THIS 10 th DAY OF July A.D., 2017. <i>[Signature]</i>	QUESTAR GAS APPROVED THIS 18 th DAY OF July A.D., 2017. <i>[Signature]</i>	CENTURYLINK APPROVED THIS 11 th DAY OF July A.D., 2017. <i>[Signature]</i>	ROCKY MOUNTAIN POWER APPROVED THIS 14 th DAY OF July A.D., 2017. <i>[Signature]</i>	COMCAST CABLE SERVICES APPROVED THIS 11 th DAY OF July A.D., 2017. <i>[Signature]</i>
SANDY CITY PUBLIC UTILITIES APPROVED THIS 1 st DAY OF Aug. A.D., 2017. <i>[Signature]</i>	SALT LAKE COUNTY HEALTH DEPT. APPROVED THIS 31 st DAY OF July A.D., 2017. <i>[Signature]</i>	CITY ENGINEER APPROVED THIS 2 nd DAY OF August A.D., 2017. <i>[Signature]</i>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 10 th DAY OF August, A.D., 2017. <i>[Signature]</i>	PLANNING COMMISSION APPROVED THIS 3 rd DAY OF August, A.D., 2017 BY THE SANDY CITY PLANNING COMMISSION. <i>[Signature]</i>
ENGINEERING MANAGER	SALT LAKE COUNTY HEALTH DEPT.	SANDY CITY ENGINEER	SANDY CITY ATTORNEY	CHAIRMAN, SANDY CITY PLANNING COMM.