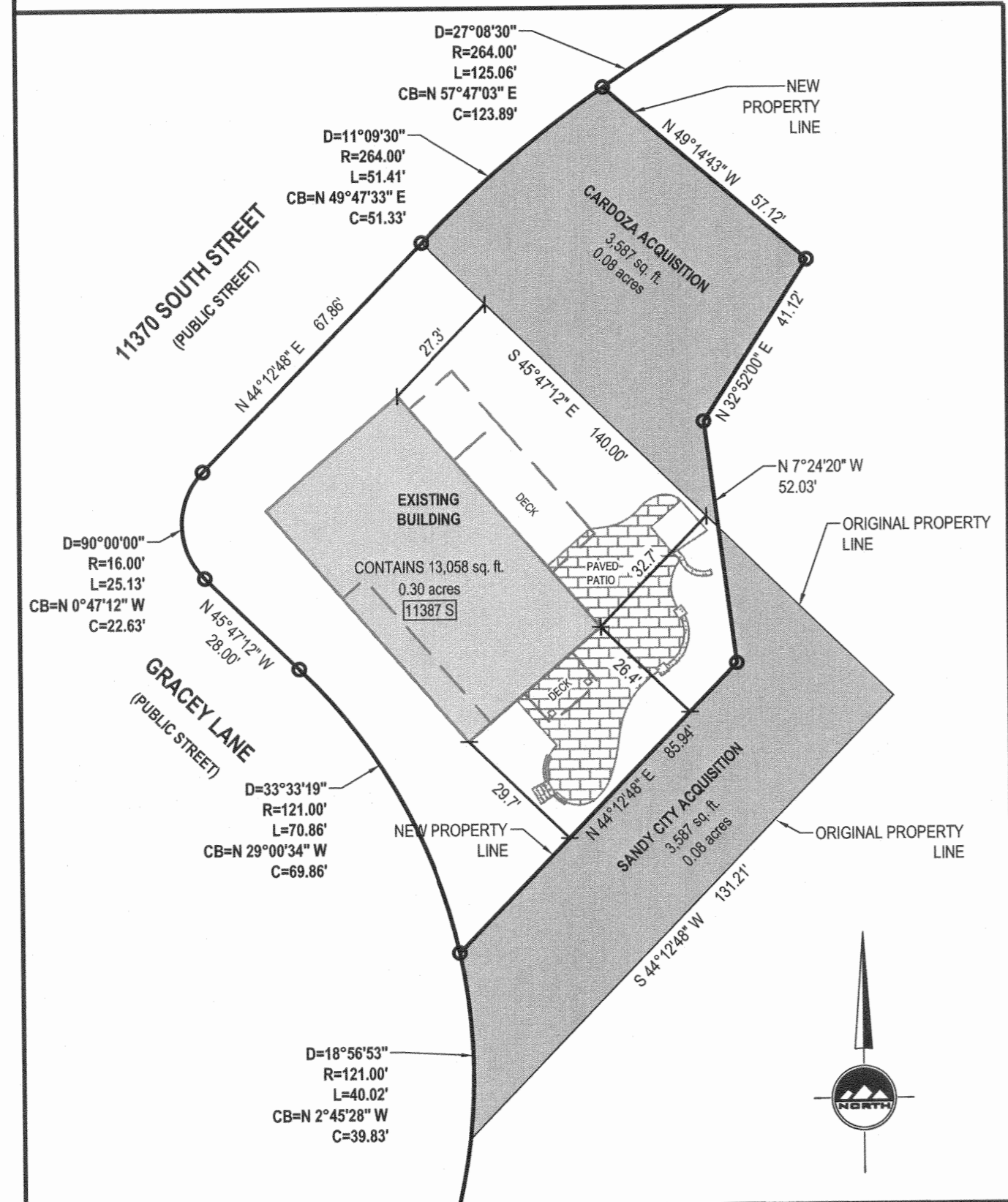


LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

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 Rights-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 grant(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 801-366-8532.

- 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(4)(C)(II) 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.



SANDY CITY MAYOR APPROVAL

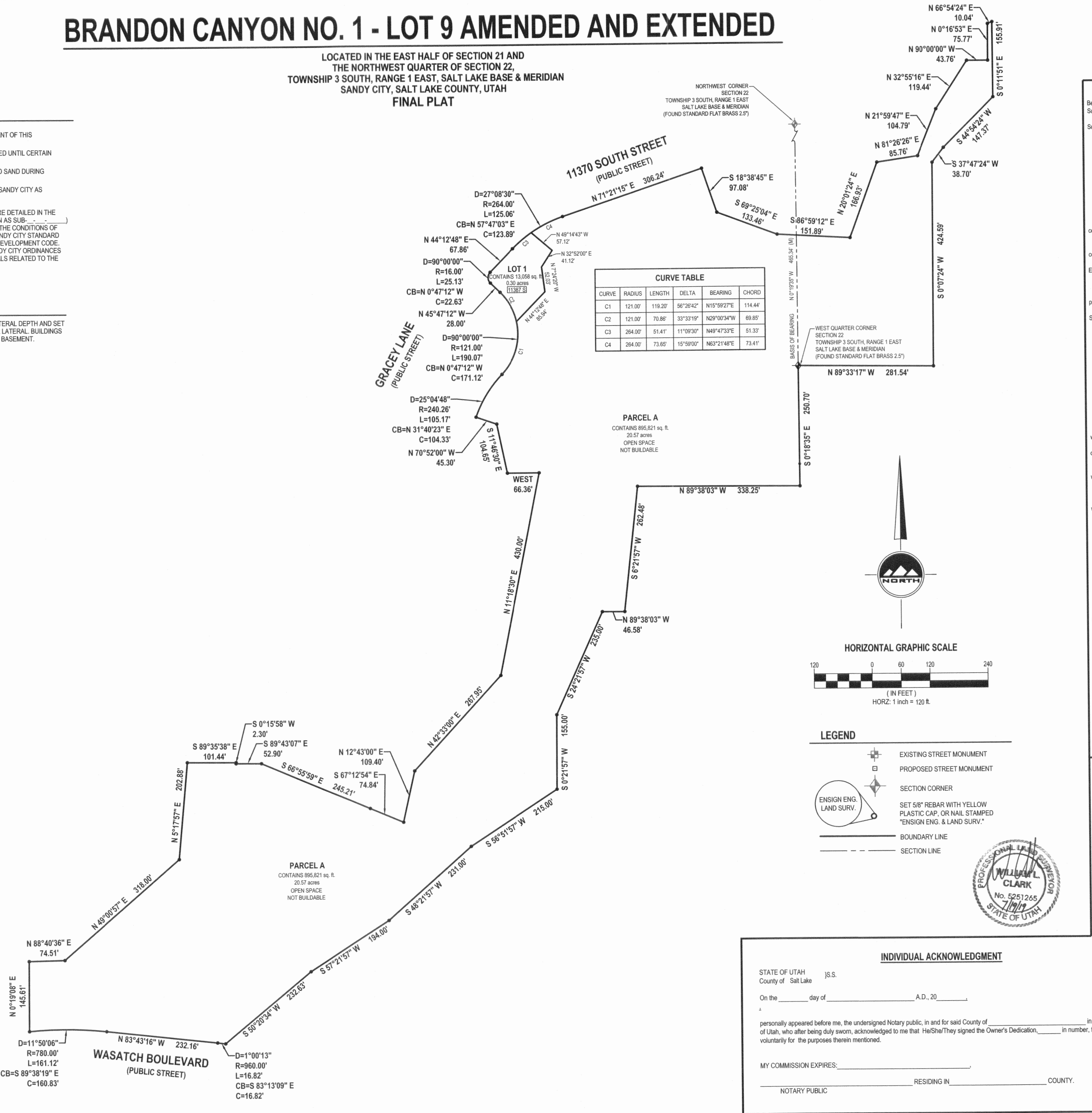
APPROVED THIS _____ DAY OF _____, A.D. 20____

BY THE SANDY CITY MAYOR _____

MAYOR _____ ATTEST: CLERK _____

BRANDON CANYON NO. 1 - LOT 9 AMENDED AND EXTENDED

LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT



INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of Salt Lake _____

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, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

EASEMENT APPROVAL

	DATE
CENTURYLINK	
ROCKY MOUNTAIN POWER	
DOMINION ENERGY UTAH	
COMCAST	

PLANNING COMMISSION APPROVAL

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

BY THE SANDY CITY PLANNING COMMISSION _____

CHAIR, SANDY CITY PLANNING COMMISSION _____

CITY PARKS & RECREATION APPROVAL

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

BY THE SANDY CITY PARKS & RECREATION DEPARTMENT _____

SANDY CITY PARKS & RECREATION DEPARTMENT _____

PUBLIC UTILITIES DEPARTMENT APPROVAL

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

BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT _____

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER _____

CITY ENGINEER APPROVAL

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

BY THE SANDY CITY ENGINEER _____

SANDY CITY ENGINEER _____

SOUTH VALLEY SEWER

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

BY THE SOUTH VALLEY SEWER _____

SOUTH VALLEY SEWER, MANAGER _____

SURVEYOR'S CERTIFICATE

I, WILLIAM L. CLARK, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 5251265, as prescribed under 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 subdivided said tract of land into lots and streets, hereafter to be known as BRANDON CANYON NO. 1 LOT 9 AMENDED AND EXTENDED, 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 frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the West Quarter Corner of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also being the Northwest Corner of Lexington Station Subdivision,

thence South 00°18'35" East (South 00°25'59" East by record) 250.70 feet along the westerly line of Lexington Station Subdivision to the Northeast Corner of Hickory Valley Subdivision;

thence North 89°38'03" West (West by record) 338.25 feet along the North Line to the Northwest Corner of said Hickory Valley Subdivision;

thence the following eight (8) courses along the West Line of said Hickory Valley Subdivision:

- 1) South 06°21'57" West (South 6°00'00" West by record) 262.48 feet;
- 2) North 89°38'03" West (West by record) 45.88 feet;
- 3) South 24°21'57" West (South 24°00'00" West by record) 235.00 feet;
- 4) South 00°21'57" West (South by record) 155.00 feet;
- 5) South 56°51'57" West (South 56°30'00" West by record) 215.00 feet;
- 6) South 48°21'57" West (South 48°00'00" West by record) 231.00 feet;
- 7) South 57°21'57" West (South 57°00'00" West by record) 194.00 feet;
- 8) South 50°20'24" West (South 48°58'37" West by record) 232.63 feet to the North Line of Wasatch Boulevard;

thence the following three (3) courses along said North Line of Wasatch Boulevard:

- 1) Westerly 16.82 feet along the arc of a 960.00 foot radius curve to the left (center bears South 07°16'57" West and the chord bears North 83°13'09" West 16.82 feet with a central angle of 0°10'03"13");
- 2) North 83°43'18" West (North 85°05'12" West by record) 232.16 feet;
- 3) Westerly 161.12 feet along the arc of a 780.00 foot radius curve to the left (center bears South 06°16'44" West and the chord bears North 89°38'19" West 160.83 feet with a central angle of 1°15'00"06") to a point on the East Line of Big Willow Estates #3 Amended Subdivision;

thence North 00°19'08" East (North by record) 145.61 feet along said East Line of Big Willow Estates #3 Amended Subdivision to a point on the South Line of Willow Ridge Estates #2 Subdivision;

thence North 88°43'38" East 74.51 feet (North 88°33'41" East 72.32 feet by record) along said South Line of Willow Ridge Estates #2 Subdivision;

thence North 48°00'57" East (North 48°54'02" East by record) 318.08 feet along the Southeast Line of Willow Ridge Estates #2 Subdivision;

thence North 05°17'54" East (North 5°11'10" East by record) 202.88 feet along the East Line of Willow Ridge Estates #2 Subdivision extended along the East Line of Barger property to a point on the South Line of Dean Property;

thence South 89°35'38" East (South 89°43'1" West by record) 101.44 feet along said South Line of Dean property to a point on the West Line of Brandon Canyon #1 Subdivision;

thence South 00°15'58" West 2.30 feet along said West Line to the Southwest Corner of said Brandon Canyon #1 Subdivision;

thence South 89°43'07" East 52.90 feet along the South Line of said Brandon Canyon #1 Subdivision;

thence South 66°55'59" East 245.21 feet along the South Line of said Brandon Canyon #1 Subdivision to the Southwest Corner of Coats property;

thence South 67°12'54" East 74.84 feet along the South Line to the Southeast Corner of said Coats property;

thence the following three (3) courses along the East Line of Coats property:

- 1) North 12°43'00" East 109.40 feet;
- 2) North 42°33'00" East 267.95 feet;
- 3) North 11°18'30" East 430.00 feet to the Northeast Corner of Coats property;

thence West 66.36 feet (66.40 feet by record) along the North Line of Coats property to a point on the East Line of said Brandon Canyon #1 Subdivision;

thence the following two (2) courses along said East Line of said Brandon Canyon #1 Subdivision:

- 1) North 11°46'30" West 104.65 feet;
- 2) thence North 70°52'00" West 45.30 feet to a point on the East Line of Grassy Lane;

thence the following four (4) courses along said East Line of Grassy Lane:

- 1) Northeastly 105.17 feet along the arc of a 240.26 foot radius curve to the right (center bears South 70°52'01" East and the chord bears North 31°40'24" East 104.33 feet with a central angle of 25°04'48");
- 2) Northerly 180.07 feet along the arc of a 121.00 foot radius curve to the left (center bears North 45°47'12" West and the chord bears North 00°47'12" West 171.12 feet with a central angle of 25°04'48");
- 3) thence North 45°47'12" West 28.00 feet;
- 4) thence Northerly 25.13 feet along the arc of a 16.00 foot radius curve to the right (center bears North 44°12'48" East and the chord bears North 00°47'12" West 22.63 feet with a central angle of 90°00'07") to a point on the South Line of 11370 South Street;

thence the following three (3) courses along said South Line of 11340 South Street:

- 1) North 44°12'48" East 67.86 feet;
- 2) Northeastly 125.06 feet along the arc of a 264.00 foot radius curve to the right (center bears South 45°47'12" East and the chord bears North 00°47'12" West 123.89 feet with a central angle of 27°08'50");
- 3) North 71°21'15" East 306.24 feet to a point on the West Line of Brandon Canyon #2 Subdivision;

thence South 88°38'03" West 46.58 feet along said West Line to the Southwest Corner of said Brandon Canyon #2 Subdivision;

thence the following seven (7) courses along the South Line of said Brandon Canyon #2 Subdivision:

- 1) South 69°25'04" East 133.46 feet;
- 2) thence South 86°58'12" East 151.89 feet;
- 3) thence North 20°12'24" East 166.93 feet;
- 4) thence North 81°28'28" East 65.76 feet;
- 5) thence North 21°58'47" East 104.79 feet;
- 6) thence North 32°55'16" East 119.44 feet;
- 7) thence East 43.76 feet to the Southeast Corner of said Brandon Canyon #2 Subdivision;

thence North 00°16'53" East 75.77 feet along the East Line of said Brandon Canyon #2 Subdivision to the South Line of said 11340 South Street;

thence North 66°54'24" East 10.04 feet along the South Line of said 11340 South Street to a point on the West Line of Willow Creek Mesa Subdivision;

thence South 00°11'51" East (South 00°19'15" East by record) 155.91 feet along said West Line to the Southwest Corner of said Willow Creek Mesa Subdivision to Utah Department of Transportation Property;

thence the following three (3) courses along Utah Department of Transportation property:

- 1) South 44°54'24" West (South 44°47'00" West by record) 147.37 feet;
- 2) thence South 37°47'24" West (South 37°40'00" West by record) 38.70 feet;
- 3) thence South 00°07'24" West (South by record) 424.59 feet to a point on the North Line of said Lexington Station Subdivision;

thence North 89°33'17" West (North 89°40'41" West by record) 281.54 feet along said North Line to said Northwest Corner of Lexington Station Subdivision, said West Quarter Corner of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian and the Point of Beginning.

Contains 908,879 square feet or 20.87 acres.
Contains 2 Lots.

DATE 7/19/19 William L. Clark
WILLIAM L. CLARK
No. 5251265
7/19/19
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

BRANDON CANYON NO. 1 - LOT 9 AMENDED AND EXTENDED

do hereby dedicate, to sandy City 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____.

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of Salt Lake _____

On the _____ day of _____, A.D. 20____

personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

BRANDON CANYON NO. 1 - LOT 9 AMENDED AND EXTENDED

LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

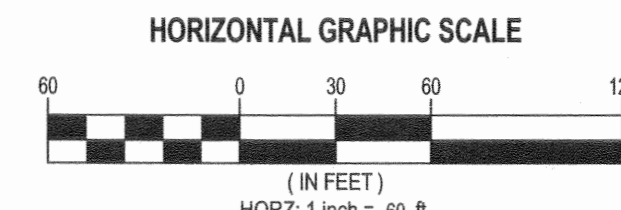
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____

LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
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: _____

FFFS _____ DEPUTY SALT LAKE COUNTY RECORDER

SHEET 2 OF 3

PROJECT NUMBER : 8782
MANAGER : W. CLARK
DRAWN BY : B. HANEL
CHECKED BY : W. CLARK
DATE : 7/19/2019

**ENSIGN**

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1101

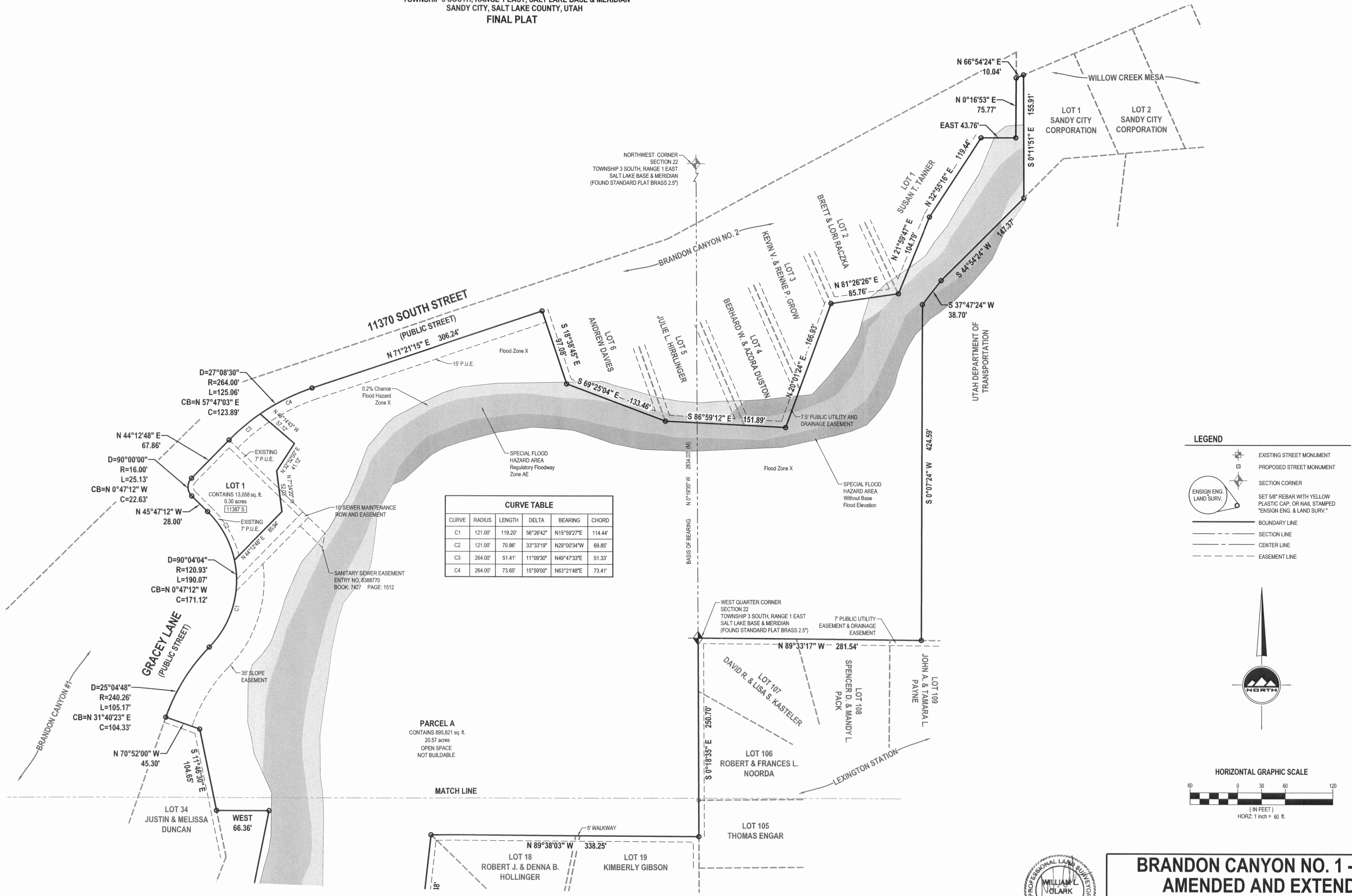
TOOELE
Phone: 435.843.3561

CEDAR CITY
Phone: 435.865.1451

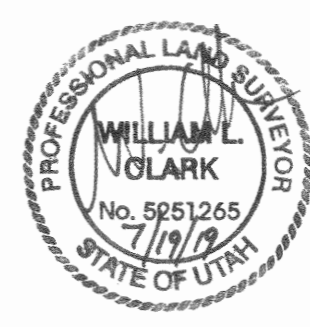
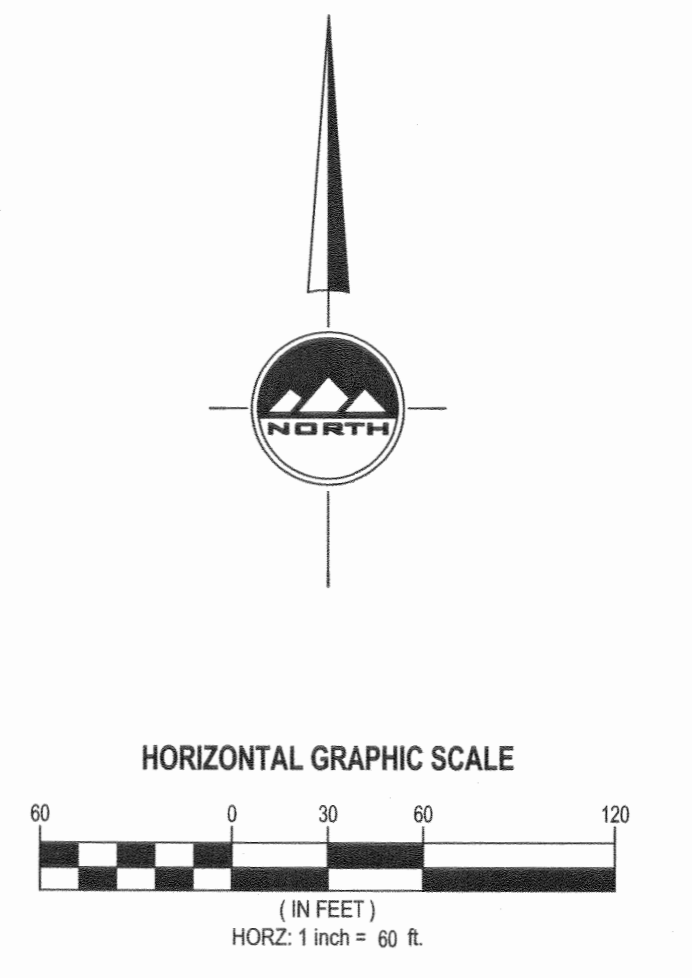
RICHFIELD
Phone: 435.896.2061

BRANDON CANYON NO. 1 - LOT 9 AMENDED AND EXTENDED

LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
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
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE



**BRANDON CANYON NO. 1 - LOT 9
AMENDED AND EXTENDED**
LOCATED IN THE EAST HALF OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

ENSIGN SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	LAYTON Phone: 801.547.1100 YOON Phone: 435.943.3590 CEGAR CITY Phone: 435.965.1453 RICHFIELD Phone: 435.598.2963	SHEET 3 OF 3	
		PROJECT NUMBER : 8782	
		MANAGER : W. CLARK	
		DRAWN BY : B. HANEL	
CHECKED BY : W. CLARK			
DATE : 7/19/2019			
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	