

Subject Property

SUB06282021-006092

Subdivision Amendment

19 S. Altawood Dr. & 23 E. Altawood Ln.



PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT



PUBLIC NOTICE

Proposal for this Property: *Lot Line Adjustment*

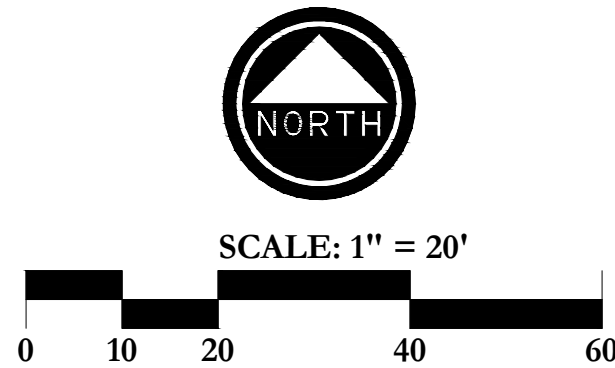
Applicant: *Tony Calderone*

Project Name: *Altwood No. 2 ZMA Amended*

This item will be discussed at a Public Hearing / Meeting with the Sandy City Planning Commission on *October 7* at *6:15* PM. This meeting will be conducted: ☐ at the City Council Chambers, 10000 S. Centennial Pkwy. ☒ via Zoom (see sandyutah.legistar.com for details).

Any person interested in this matter may obtain complete application information by going to sandyutah.legistar.com or calling **801-568-7256**.

C:\Users\jay\EDM Partners\Dropbox\Projects\Boundary Surveys\Altawood 2 Tony Calderone\Phase 2 Amended.dwg



ALTAWOOD NO. 2 2ND AMENDMENT

AMENDING ALTAWOOD NO. 2 AMENDED
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP (NOT TO SCALE)

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
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C8	51.70	520.00	S46°44'56"W	5148.84
C9	30.92	520.00	S51°18'04"W	5148.68
C10	34.63	23.70	S28°22'37"E	31.63

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

ON THIS _____ DAY OF _____ A.D., 2021, _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____ AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THEMSELVES FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER _____	PRINT NAME _____
MY COMMISSION EXPIRES _____	NOTARY PUBLIC SIGNATURE (RESIDING IN SALT LAKE CO., UTAH)

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730, 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 AND STREETS, HEREAFTER TO BE KNOWN AS:

ALTAWOOD NO. 2 2ND AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SANDY CITY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°43'53"E 585.58 FEET AND N00°00'00"E 171.69 FEET TO THE POINT POINT OF BEGINNING AND THE NORTHERN RIGHT-OF-WAY OF ALTAWOOD DRIVE AND ALTAWOOD LANE; AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING 3 CALLS: 1.) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A DISTANCE OF 43.33 FEET, A CHORD DIRECTION OF N56°51'29"W AND A CHORD DISTANCE OF 43.26 FEET; 2.) N62°30'00"W 31.00 FEET; 3.) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 274.00 FEET, A DISTANCE OF 126.45 FEET, A CHORD DIRECTION OF N75°43'14"W AND A CHORD DISTANCE OF 125.33 FEET TO A POINT ON THE EASTERN BOUNDARY OF ALTAWOOD NO. 1; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOW 2 CALLS: 1.) N01°03'32"E 74.32 FEET; 2.) N39°24'43"E 209.43 FEET; THENCE S79°16'50"E 124.50 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF IVY OAKS SUBDIVISION; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING 5 CALLS: 1.) S25°46'44"E 7.19 FEET; 2.) S44°52'25"E 62.89 FEET; 3.) S31°53'57"E 14.76 FEET; 4.) S58°06'03"W 15.00 FEET; 5.) S31°53'57"E 13.47 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53 FEET, A DISTANCE OF 11.14 FEET, A CHORD DIRECTION OF S55°01'33"W AND A CHORD DISTANCE OF 11.12 FEET; THENCE S61°02'49"W 3.12 FEET; ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 77.00 FEET, A DISTANCE OF 49.58 FEET, A CHORD DIRECTION OF S42°36'02"W AND A CHORD DISTANCE OF 48.73 FEET; THENCE S24°09'16"W 36.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 52.00 FEET, A DISTANCE OF 28.12 FEET, A CHORD DIRECTION OF S08°39'45"W AND A CHORD DISTANCE OF 27.78 FEET; THENCE S06°49'47"E 39.56 FEET; ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 520.00 FEET, A DISTANCE OF 82.63 FEET, A CHORD DIRECTION OF S48°27'09"W AND A CHORD DISTANCE OF 82.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 57860.17 SQUARE FEET OR 1.32 ACRES IN AREA, 2 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:

ALTAWOOD NO. 2 2ND AMENDMENT

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED FOR THOSE EASEMENTS, AS SHOWN HEREON. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS _____ DAY OF _____, A.D. 2021.

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

ON THIS _____ DAY OF _____ A.D., 2021, _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____ AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THEMSELVES FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER _____	PRINT NAME _____
MY COMMISSION EXPIRES _____	NOTARY PUBLIC SIGNATURE (RESIDING IN SALT LAKE CO., UTAH)

BASIS OF BEARING

NORTH 89°43'53" EAST, BEING THE BEARING OF THE LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

FOUND 2.5IN FLAT BRASS CAP
SOUTH QUARTER CORNER SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
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SOUTHEAST QUARTER CORNER SECTION 2,
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SALT LAKE BASE & MERIDIAN

SANDY CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2020.

ENGINEERING MANAGER

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

COMCAST

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REPRESENTATIVE

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

ALTAWOOD NO. 2 2ND AMENDMENT

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SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

ONWER/DEVELOPER:

AUSTIN YAHOO &
TONY CALDERONE



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ SALT LAKE COUNTY RECORDER

CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020.

CHAIRMAN

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY
OF _____, 2020.

SANDY CITY ATTORNEY

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2020.

SANDY CITY ENGINEER

CITY MAYOR

PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF
_____, 2020. AND IT IS HEREBY APPROVED.

ATTEST: SANDY CITY MAYOR

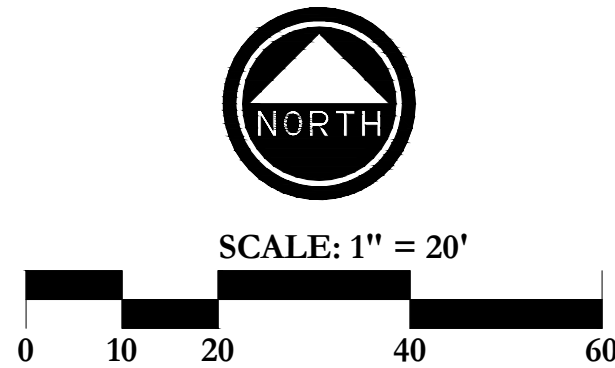
ATTEST: SANDY CITY RECORDER

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

C:\Users\jay\EDM Partners\Projects\Boundary Surveys\Altawood 2 Tony Calderone\Plus - Altawood Phase 2 Amended.dwg



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BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

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COUNTY OF SALT LAKE)

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(RESIDING IN SALT LAKE CO., UTAH)

SHEET 1 OF 1

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FEE _____ SALT LAKE COUNTY RECORDER

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FOUND 2.5IN FLAT BRASS CAP
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SANDY CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2020.

ENGINEERING MANAGER

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____, 2020.

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REPRESENTATIVE

ALTAWOOD NO. 2 2ND AMENDMENT

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SANDY CITY, SALT LAKE COUNTY, UTAH

OWNER/DEVELOPER:

AUSTIN ALLRED &
TONY CALDERONE



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

CITY MAYOR

PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, 2020. AND IT IS HEREBY APPROVED.

ATTEST: SANDY CITY MAYOR

ATTEST: SANDY CITY RECORDER

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2020.

SANDY CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 2020.

SANDY CITY ATTORNEY

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2020.

REPRESENTATIVE

CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020.

CHAIRMAN