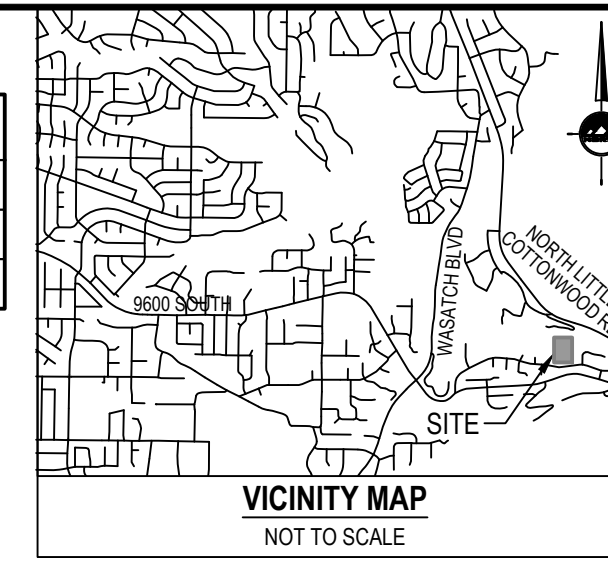


HARTMAN ESTATES SUBDIVISION

AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	58.32'	13.65'	13°24'33"	N10°53'35"W
C2	51.40'	11.15'	12°25'42"	N6°10'14"E



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-3-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property, and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

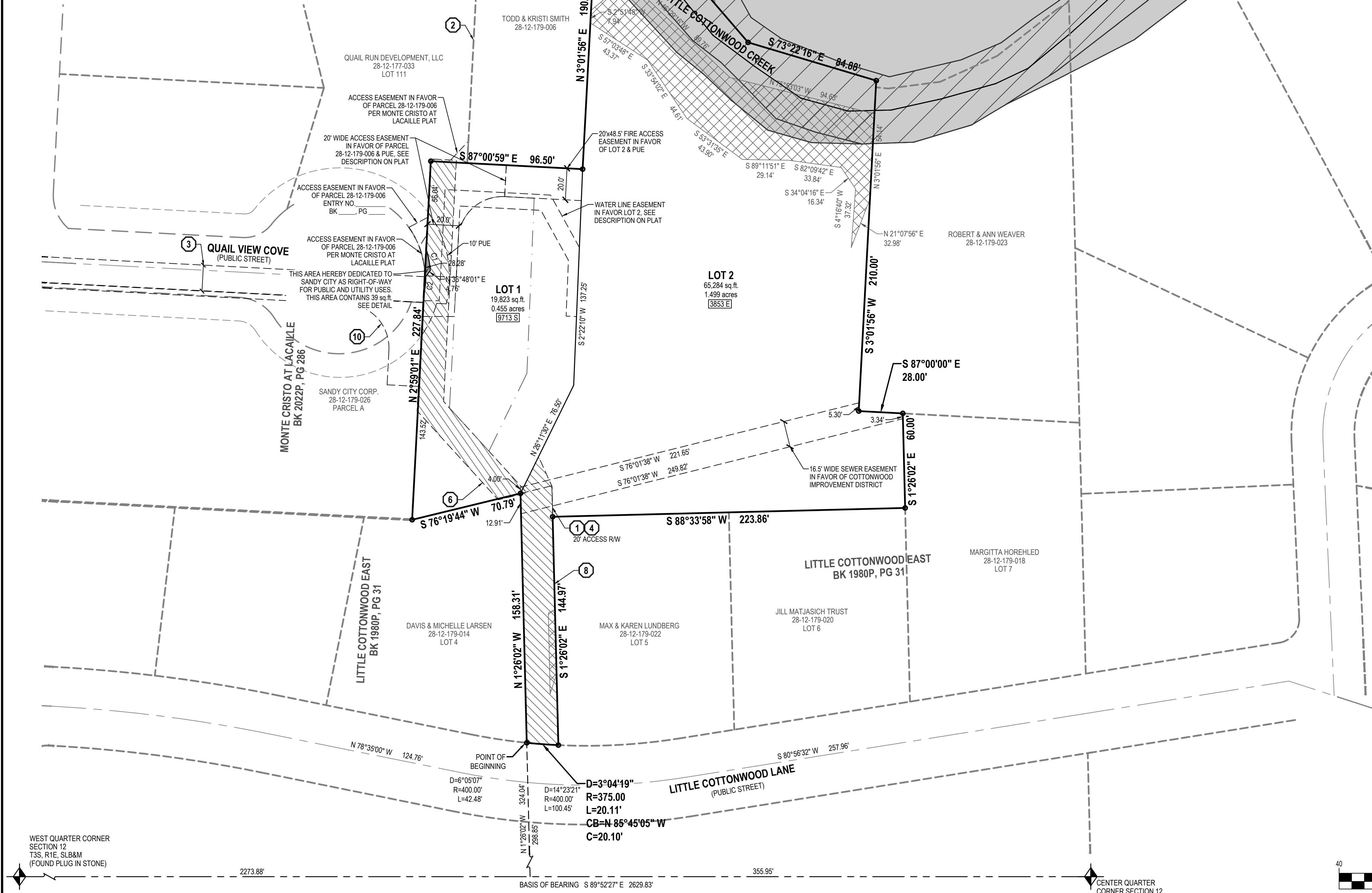
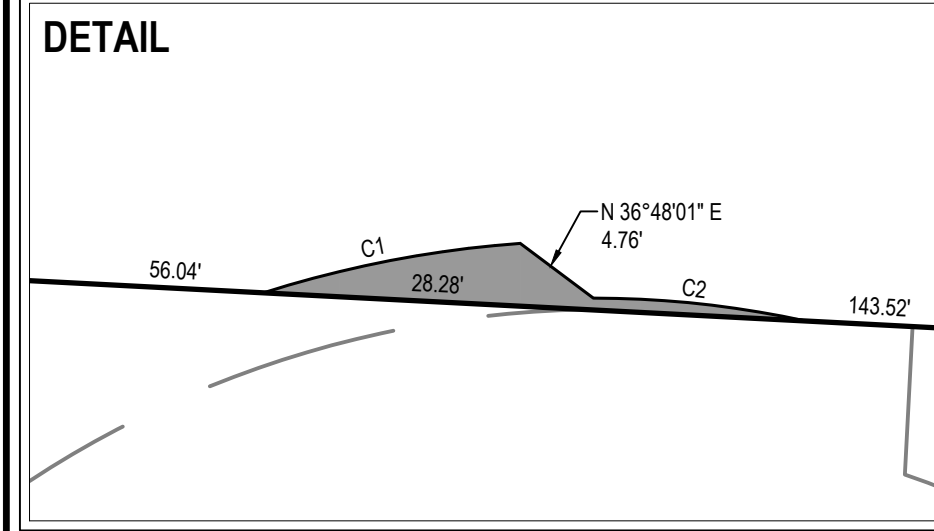
BOUNDARY DESCRIPTION
Beginning at the Southeast Corner of Lot 4, Little Cottonwood East Subdivision, recorded as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being South 89°52'27" East 2.273.88 feet along the section line and North 01°26'02" West 324.04 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

thence North 01°26'02" West 158.31 feet along the east line to the northeast corner of said Lot 4;
thence South 76°19'44" West 70.79 feet along the north line of said Lot 4 to the southeast corner of Monte Cristo at LaCaille Subdivision, recorded as Entry No. 1404299 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder;
thence North 02°59'01" East 227.84 feet along the east line to a northeast corner of said Monte Cristo at LaCaille Subdivision;
thence South 87°00'59" East 96.50 feet along and beyond the south line of said Monte Cristo at LaCaille Subdivision;
thence North 03°01'56" East 190.98 feet;
thence South 40°43'42" East 145.52 feet;
thence South 73°22'16" East 84.88 feet;
thence South 03°01'56" West 210.00 feet;
thence South 07°00'00" East 28.00 feet;
thence South 01°26'02" East 60.00 feet;
thence South 88°33'58" West 223.86 feet;
thence South 01°26'02" East 144.97 feet to a point on the said north line of said Little Cottonwood Lane;
thence South 07°00'00" East 28.00 feet;
thence North 02°42'45" East and the chord bears North 85°45'05" West 20.10 feet with a central angle of 03°04'19" along said north line to the point of beginning.

Contains 85,145 Square Feet or 1.955 Acres and 2 Lots



DATE: 3/17/26
PATRICK M. HARRIS
P.L.S. 286882



SANDY CITY GENERAL PLAT NOTES

- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE OF DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
- FEMA ZONES SHOWN PER FIRM MAP NUMBER 49035C0458G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-0802025-07011) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR 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 RELATED TO THE SUBJECT PROPERTY.

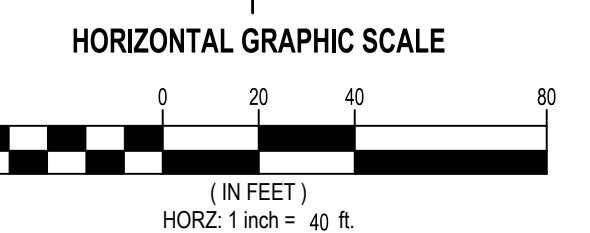
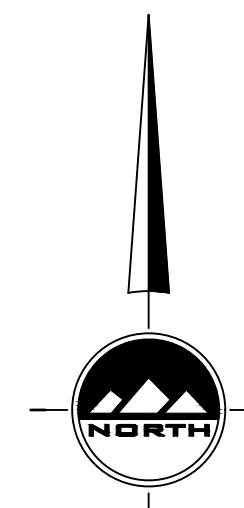
EASEMENT NOTES

- Easements, notes and restrictions as shown on the recorded plat for Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31.
- A perpetual easement and right of way, recorded May 21, 1942 as Entry No. 929607 in Book 311 at Page 91 and recorded May 21, 1942 as Entry No. 929609 in Book 311 at Page 94.
- An access Easement in favor of Second Western Properties, recorded February 1, 1983 as Entry No. 3755547 in Book 5458 at Page 1316. An access Easement in favor of Second Western Properties, recorded February 15, 1985 as Entry No. 4051256 in Book 5630 at Page 679. An access Easement in favor of Eunice Young, Joan Nelson, Janet Bean, and A. Jerry Butler, children of Alice S. Butler, deceased, and Kenneth L. Olson and Helen B. Olson, his wife, recorded April 25, 1985 as Entry No. 4078527 in Book 5648 at Page 2555.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Restrictions, Covenants and Conditions Little Cottonwood East Subdivision Lots 1-18 inclusive recorded March 23, 1983 as Entry No. 3772306 in Book 5446 at Page 68.
- A right-of-way, recorded April 15, 1983 as Entry No. 3781384 in Book 5451 at Page 226.
- Grant of Easement in favor of Ronald B. Zarbock and Shauna G. Zarbock for a public utility easement for sewer, water, power, gas, and cable and incidental purposes, recorded December 23, 1991, as Entry No. 5172574, in Book 6280, at Page 492.
- Permanent Natural Drainage and Creek Maintenance Easement in favor of Salt Lake County, recorded May 19, 1992, as Entry No. 5257805, in Book 6458, at Page 1907.
- Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, recorded November 4, 1992, as Entry No. 5386656, in Book 6949, at Page 2726.
- Rights of way as disclosed by various instruments of record, including but not limited to that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Notice of Claim of Interest wherein Todd O. Smith and Kristi E. Smith, as Trustees of The ria Siena Eliana Sophia Trust, dated November 25, 2009 claim interest in a right of way as disclosed by that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Said Notice of Interest recorded May 9, 2017 as Entry No. 12531400 in Book 10555 at Page 6179.
- Terms and provisions of that certain Easement recorded June 23, 2020 as Entry No. 13305834 in Book 10965 at Page 7422.

NOTE:
ALL LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

LEGEND

- SECTION CORNER
- EXTERIOR SUBDIVISION CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- WATER, FIRE HYDRANT, PUE, SEWER, WATER, POWER, GAS, AND CABLE EASEMENT, ENTRY NO. 5172574
- GAS EASEMENT ENTRY NO. 5366565
- AREAS OF GREATER THAN 30% SLOPE, UNDEVELOPABLE
- EASEMENT NOTE IDENTIFIER



ROCKY MOUNTAIN POWER NOTES

- PURSUANT TO UTAH CODE ANN. § 54-3-2 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-4(3)(A)(B) 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.

ENBRIDGE GAS UTAH - NOTE
Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easements and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Water Line Easement
Beginning at a point being North 89°52'27" East 2,199.74 feet along the section line and North 594.63 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 2°59'01" East 10.01 feet; thence South 87°00'59" East 9.94 feet; thence North 3°01'01" East 70.71 feet; thence South 86°58'59" East 67.03 feet; thence South 28°52'20" East 38.00 feet; thence South 2°22'10" West 43.84 feet; thence North South 56°52'17" West 6.82 feet; thence North 2°22'10" East 35.47 feet; thence North 28°52'20" West 36.17 feet; thence North 86°58'59" West 51.41 feet; thence South 3°01'01" West 70.20 feet; thence North 89°52'28" West 19.94 feet to the point of beginning.
Contains 2,080 Square Feet or 0.048 Acres

20' WIDE ACCESS EASEMENT IN FAVOR OF PARCEL 28-12-179-006
Beginning at a point being North 89°52'27" East 2,201.09 feet along the section line and North 620.47 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 2°59'01" East 72.79 feet; thence South 87°00'59" East 47.98 feet; thence South 2°59'01" West 20.00 feet; thence South 86°58'59" East 35.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 2°56'51" West and the chord bears South 56°52'17" West 33.00 feet with a central angle of 72°13'07"); thence North 87°00'00" West 1.32 feet; thence South 2°59'01" West 33.34 feet; thence North 87°00'59" West 20.00 feet to the point of beginning.
Contains 2,180 Square Feet or 0.050 Acres

DEVELOPER
TAYLOR HARTMAN
3855 E LITTLE COTTONWOOD LANE
SANDY, UTAH 84092
PHONE: 801.232.4239

RECORD OF SURVEY
ROS NO.: _____
S. _____



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.643.3090
CEAR CITY
Phone: 435.865.1453
RICHLIFE
Phone: 435.866.2963

SHEET 1 OF 1

PROJECT NUMBER: 4978L
MANAGER: DAJ
DRAWN BY: PKM
CHECKED BY: JFH
DATE: 3/17/26

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
REPRESENTATIVE

EASEMENT APPROVAL

CENTURYLINK REPRESENTATIVE	DATE
ROCKY MOUNTAIN POWER REPRESENTATIVE	DATE
ENBRIDGE GAS UTAH REPRESENTATIVE	DATE
COMCAST REPRESENTATIVE	DATE

SANDY PLANNING COMMISSION
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PLANNING COMMISSION
REPRESENTATIVE

SANDY CITY PARKS & RECREATION
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
DIRECTOR

COTTONWOOD IMPROVEMENT DISTRICT
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE COTTONWOOD IMPROVEMENT DISTRICT.
COTTONWOOD IMPROVEMENT DISTRICT MANAGER

SANDY CITY ENGINEER
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

SANDY CITY PUBLIC UTILITIES DEPARTMENT
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
ENGINEERING MANAGER

SANDY CITY MAYOR
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY MAYOR.
MAYOR ATTEST: CITY RECORDER

APPROVAL AS TO FORM
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

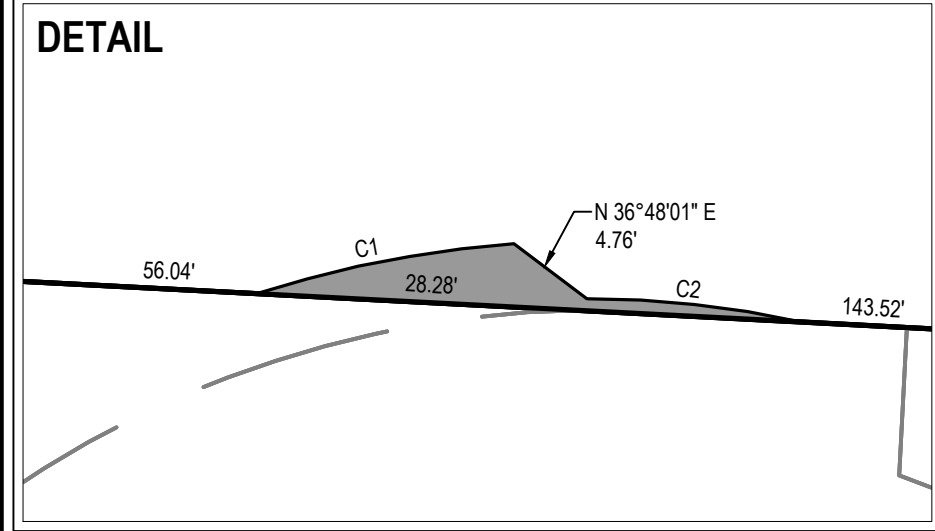
HARTMAN ESTATES SUBDIVISION

AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

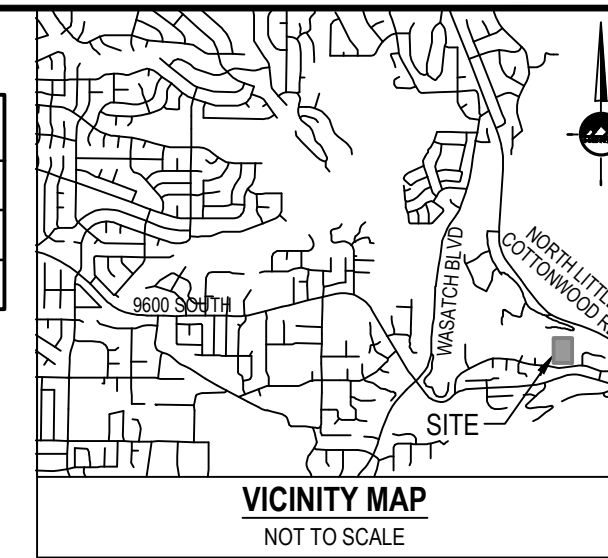
SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

HARTMAN ESTATES SUBDIVISION

AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	56.32	13.65	13°24'33"	N10°53'35"W
C2	51.40	11.15	12°25'47"	N6°10'14"E



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 28682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property; and that this plat has been drawn carefully to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at the Southeast Corner of Lot 4, Little Cottonwood East Subdivision, recorded as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being South 89°52'27" East 2,273.88 feet along the section line and North 01°26'02" West 324.04 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running
thence North 01°26'02" West 158.31 feet along the east line to the northeast corner of said Lot 4;
thence South 76°19'44" West 70.79 feet along the north line of said Lot 4 to the southeast corner of Monte Cristo at LaCaille Subdivision, recorded as Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder;
thence North 02°59'01" East 227.84 feet along the east line to said Monte Cristo at LaCaille Subdivision;
thence South 87°00'59" East 96.50 feet along and beyond the south line of said Monte Cristo at LaCaille Subdivision;
thence North 03°01'56" East 190.96 feet;
thence South 40°43'42" East 145.52 feet;
thence South 73°22'16" East 84.88 feet;
thence South 03°01'56" West 210.00 feet;
thence South 87°00'59" East 28.00 feet;
thence South 01°26'02" East 60.00 feet;
thence South 88°33'58" West 223.86 feet;
thence South 01°26'02" East 144.97 feet to a point on the said north line of said Little Cottonwood Lane;
thence Northwesterly 20.11 feet along the arc of a 375.00 foot radius curve to the right (center bears North 02°42'45" East and the chord bears North 85°45'05" West 20.10 feet with a central angle of 03°04'19" along said north line to the point of beginning.

Contains 85,145 Square Feet or 1.955 Acres and 2 Lots



SANDY CITY GENERAL PLAT NOTES

- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.).
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE OF DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
- FEMA ZONES SHOWN PER FIRM MAP NUMBER 49036C0489G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-0802025-070711) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR 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 RELATED TO THE SUBJECT PROPERTY.

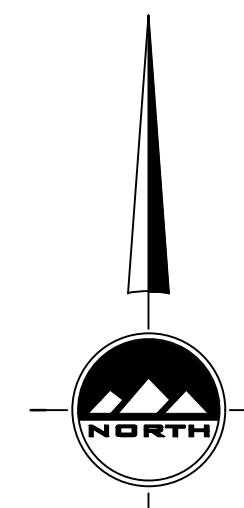
EASEMENT NOTES

- Easements, notes and restrictions as shown on the recorded plat for Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31.
- A perpetual easement and right of way, recorded May 21, 1942 as Entry No. 929607 in Book 311 at Page 91 and recorded May 21, 1942 as Entry No. 929609 in Book 311 at Page 94.
- An access Easement in favor of Second Western Properties, recorded February 4, 1983 as Entry No. 3755547 in Book 548 at Page 1316. An access Easement in favor of Second Western Properties, recorded February 15, 1985 as Entry No. 4051256 in Book 5630 at Page 679. An access Easement in favor of Eunice Young, Joan Nelson, Janet Bean, and A. Jerry Butler, children of Alice S. Butler, deceased, and Kenneth L. Olson and Helen B. Olson, his wife, recorded April 25, 1985 as Entry No. 4078527 in Book 5648 at Page 2265.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Restrictions, Covenants and Conditions Little Cottonwood East Subdivision Lots 1-18 inclusive recorded March 23, 1985 as Entry No. 3772306 in Book 5446 at Page 68.
- A right-of-way, recorded April 15, 1983 as Entry No. 3781184 in Book 5451 at Page 2246.
- Grant of Easement in favor of Ronald B. Zarbock and Shauna G. Zarbock for a public utility easement for sewer, water, power, gas, and cable and incidental purposes, recorded December 23, 1991, as Entry No. 5172574, in Book 6380, at Page 492.
- Permanent Natural Drainage and Creek Maintenance Easement in favor of Salt Lake County, recorded May 19, 1992, as Entry No. 5257805, in Book 6458, at Page 1907.
- Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, recorded November 4, 1992, as Entry No. 5386656, in Book 6949, at Page 2726.
- Rights of way as disclosed by various instruments of record, including but not limited to that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Notice of Claim of Interest wherein Todd O. Smith and Kristi E. Smith, as Trustees of The rra Siena Eliana Sophia Trust, dated November 25, 2009 claim interest in a right of way as disclosed by that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Said Notice of Interest recorded May 9, 2017 as Entry No. 12531400 in Book 10555 at Page 6179.
- Terms and provisions of that certain Easement recorded June 23, 2020 as Entry No. 13305834 in Book 10965 at Page 7422.

NOTE:
ALL LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

LEGEND

- SECTION CORNER
- EXTERIOR SUBDIVISION CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- WATER, FIRE HYDRANT, PUE, SEWER, WATER, POWER, GAS, AND CABLE EASEMENT, ENTRY NO. 5172574
- GAS EASEMENT ENTRY NO. 5366656
- AREAS OF GREATER THAN 30% SLOPE, UNDEVELOPABLE
- EASEMENT NOTE IDENTIFIER



HORIZONTAL GRAPHIC SCALE
0 20 40 60
(IN FEET)
HORZ: 1 inch = 40 ft.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-403(A)(1)(B) 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:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

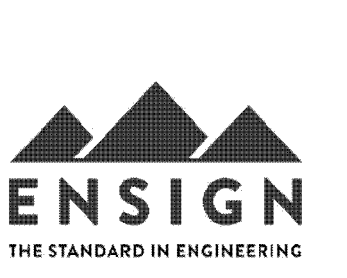
ENBRIDGE GAS UTAH - NOTE
Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easements and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Water Line Easement
Beginning at a point being North 89°52'27" East 2,199.74 feet along the section line and North 594.63 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 2°59'01" East 10.01 feet; thence South 87°00'59" East 9.94 feet; thence North 3°01'01" East 70.71 feet; thence South 86°58'59" East 67.03 feet; thence South 28°52'28" East 38.00 feet; thence South 2°22'10" West 43.84 feet; thence North 87°00'59" East 47.58 feet; thence South 2°59'01" West 20.00 feet; thence Southwesterly 35.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 2°56'51" West and the chord bears South 56°52'17" West 6.82 feet; thence North 2°22'10" East 35.47 feet; thence North 28°52'28" West 36.17 feet; thence North 86°58'59" West 51.47 feet; thence South 3°01'01" West 70.20 feet; thence North 89°52'28" West 19.94 feet to the point of beginning.
Contains 2,080 Square Feet or 0.048 Acres

20' WIDE ACCESS EASEMENT IN FAVOR OF PARCEL 28-12-179-006
Beginning at a point being North 89°52'27" East 2,201.09 feet along the section line and North 620.47 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 2°59'01" East 10.01 feet; thence South 87°00'59" East 47.58 feet; thence South 2°59'01" West 20.00 feet; thence Southwesterly 35.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 2°56'51" West and the chord bears South 56°52'17" West 6.82 feet; thence North 2°22'10" East 35.47 feet; thence North 28°52'28" West 36.17 feet; thence North 86°58'59" West 51.47 feet; thence South 3°01'01" West 70.20 feet; thence North 89°52'28" West 19.94 feet to the point of beginning.
Contains 2,180 Square Feet or 0.050 Acres

DEVELOPER
TAYLOR HARTMAN
3855 E LITTLE COTTONWOOD LANE
SANDY, UTAH 84092
PHONE: 801.232.4239

RECORD OF SURVEY
ROS NO.: _____
S. _____



LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.643.3090
CEAR CITY
Phone: 435.866.1463
RICHFIELD
Phone: 435.966.2963

SHEET 1 OF 1
PROJECT NUMBER : 4978L
MANAGER : DAJ
DRAWN BY : KPMH
CHECKED BY : KPMH
DATE : 3/17/26

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
REPRESENTATIVE _____

HARTMAN ESTATES SUBDIVISION

AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
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 _____

EASEMENT APPROVAL
CENTURYLINK REPRESENTATIVE _____ DATE _____
ROCKY MOUNTAIN POWER REPRESENTATIVE _____ DATE _____
ENBRIDGE GAS UTAH REPRESENTATIVE _____ DATE _____
COMCAST REPRESENTATIVE _____ DATE _____

SANDY PLANNING COMMISSION
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PLANNING COMMISSION
REPRESENTATIVE _____

SANDY CITY PARKS & RECREATION
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
DIRECTOR _____

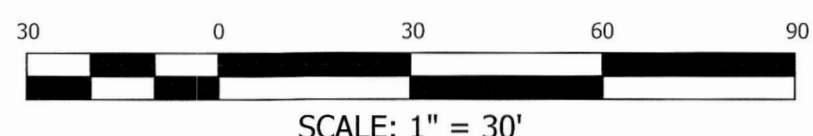
COTTONWOOD IMPROVEMENT DISTRICT
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE COTTONWOOD IMPROVEMENT DISTRICT.
COTTONWOOD IMPROVEMENT DISTRICT, MANAGER _____

SANDY CITY ENGINEER
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER _____

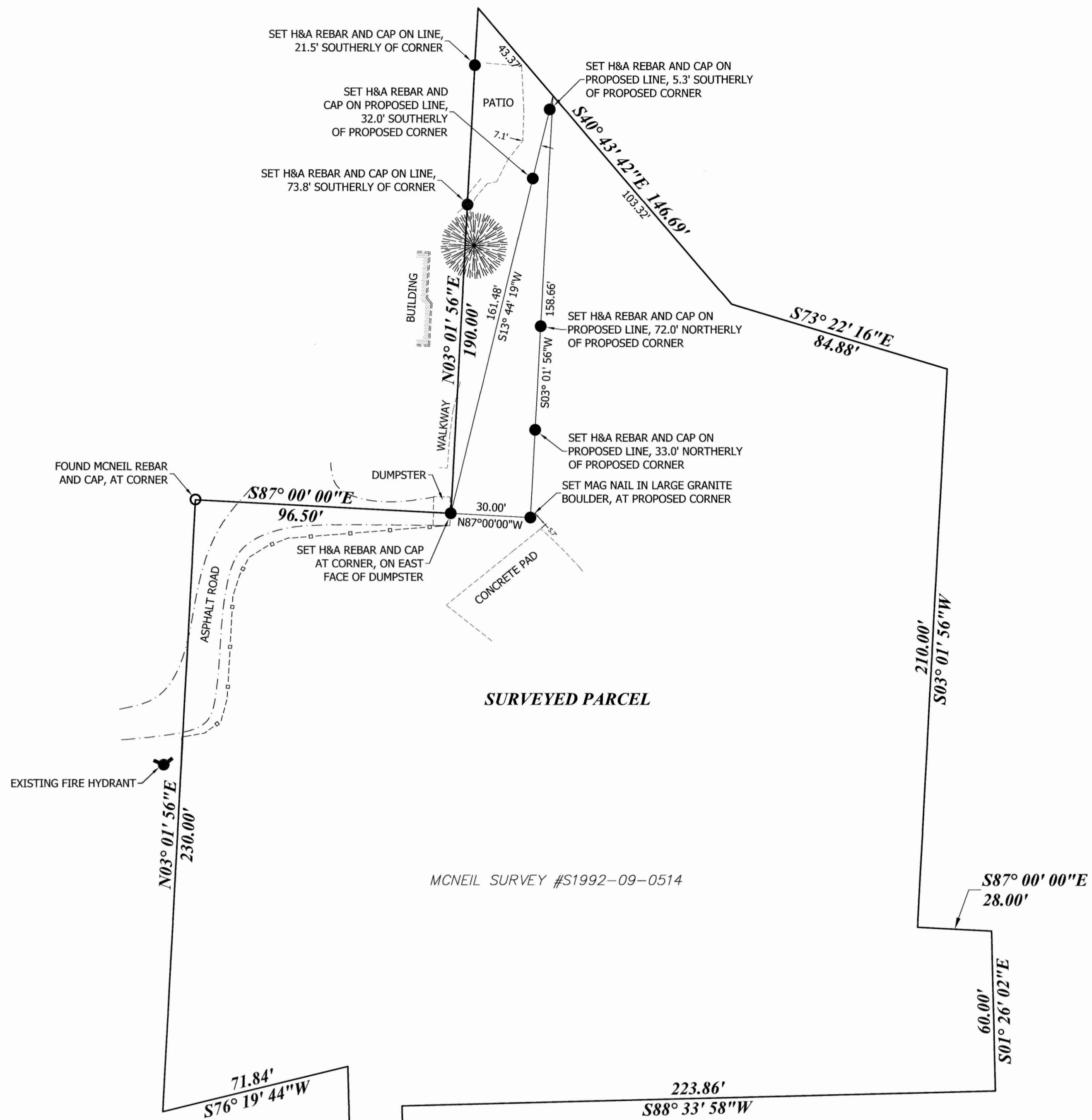
SANDY CITY PUBLIC UTILITIES DEPARTMENT
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
ENGINEERING MANAGER _____

SANDY CITY MAYOR
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY MAYOR.
MAYOR _____ ATTEST: CITY RECORDER _____

APPROVAL AS TO FORM
APPROVED THIS ___ DAY OF _____, A.D. 20__
BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY _____



LEGEND	
PROPERTY LINE	———
PROPOSED LOT LINE	———
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
TIE TO MONUMENT	- - - - -
EDGE OF PAVEMENT	- - - - -
CURB, GUTTER, SIDEWALK	- - - - -
WOOD FENCE LINE	- - - - -
RECORD CALLS ()	
SET 5/8" REBAR WITH H&A CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS AND A PROPOSED NEW PARCEL IN THE NORTHWEST PORTION OF THE PARCEL. VARIOUS LINES WERE MARKED FOR DIFFERENT POTENTIAL PARCEL CONFIGURATIONS. THE BASIS OF BEARING FOR THIS PARCEL WAS ESTABLISHED BETWEEN THE MONUMENTS IN DEER BROOK CIRCLE AND LITTLE COTTONWOOD LANE, AS SHOWN.

THIS SURVEY IS A RETRACEMENT OF A 1992 MCNEIL ENGINEERING SURVEY BY DALE BENNETT, COUNTY SURVEY# S1992-09-0514, AND RECORD DESCRIPTIONS, BEARINGS, AND DISTANCES WERE TAKEN FROM SAID SURVEY.

PARCEL DESCRIPTIONS WERE PREPARED IN 2016 FOR OUR CLIENT, BUT TO OUR KNOWLEDGE NONE OF THEM HAVE BEEN EXECUTED OR RECORDED.

DESCRIPTIONS

DEED DESCRIPTIONS

PARCEL 1:
BEGINNING NORTH 89°53'05" EAST 1734.15 FEET AND NORTH 3° EAST 490.05 FEET AND SOUTH 87° EAST 432.8 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; NORTH 3° EAST 230 FEET; SOUTH 87° EAST 96.5 FEET; NORTH 3° EAST 190 FEET TO THE CENTERLINE OF COTTONWOOD CREEK; SOUTHEASTERLY ALONG SIDE CREEK 148 FEET MORE OR LESS; SOUTH 3° WEST 230 FEET; SOUTH 87° EAST 100.9 FEET; SOUTH 76°19'44" WEST 292.807 FEET TO BEGINNING.

PARCEL 2:
COMMENCING 105.1 RODS EAST AND NORTH 3° EAST 574.05 FEET AND SOUTH 87° EAST 713.3 FEET FROM THE WEST 1/4 CORNER SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; NORTH 87° WEST 82.5 FEET NORTH 3° EAST 230 FEET TO THE CENTER OF LITTLE COTTONWOOD CREEK; SOUTHEASTERLY ALONG CREEK 85 FEET SOUTH 3° WEST 210 FEET TO BEGINNING.

PARCELS 3 AND 4:
BEING A PORTION OF LOT 5 AND LOT 6, LITTLE COTTONWOOD EAST SUBDIVISION, RECORDED ON FEBRUARY 13, 1990, AS ENTRY NO. 3398713, IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY SAID SUBDIVISION IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

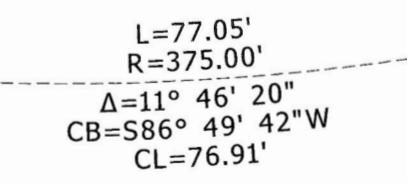
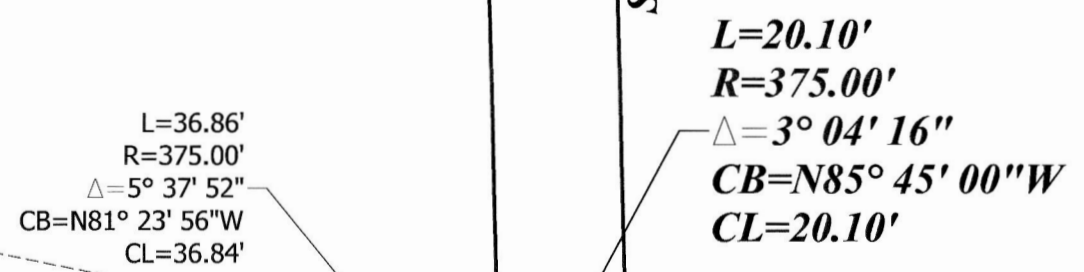
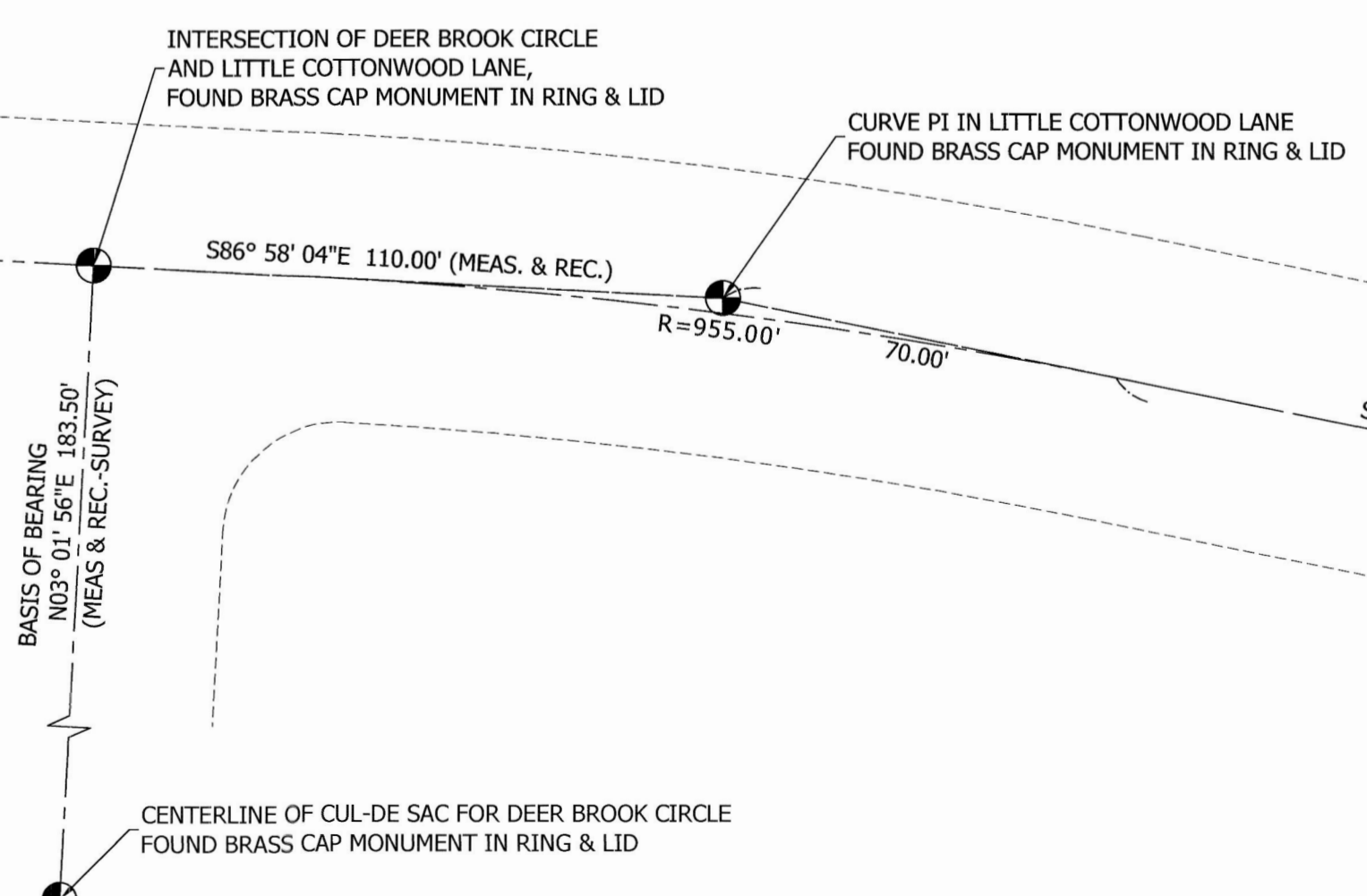
LOT 5 PARCEL:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 5 SOUTH 1°26'02" EAST 43.94 FEET; THENCE PERPENDICULAR TO SAID EAST LOT LINE SOUTH 88°33'58" WEST 111.90 FEET TO THE WEST LOT LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LOT LINE NORTH 1°26'02" WEST 19.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 76°19'44" EAST 114.50 FEET TO THE POINT OF BEGINNING.

LOT 6 PARCEL:
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, DISTANT THEREON SOUTH 1°26'02" EAST 43.94 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG SAID EAST LINE OF LOT 5 NORTH 1°26'02" WEST 43.94 FEET TO THE NORTHERLY CORNER COMMON TO LOTS 5 AND 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 76°19'44" EAST 86.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6 THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 6, SOUTH 87°00' EAST 28.00 FEET TO THE NORTHERLY LOT CORNER COMMON TO LOTS 6 AND 7, SAID LITTLE COTTONWOOD SUBDIVISION; THENCE ALONG THE COMMON LOT LINE OF SAID LOTS 6 AND 7, SOUTH 1°26'02" EAST 60.00 FEET; THENCE LEAVING SAID COMMON LOT LINE SOUTH 88°33'58" WEST 111.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 5:
THAT PORTION OF THE LITTLE COTTONWOOD EAST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 80-2 OF PLATS AT PAGE 31, RECORDS OF SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS;

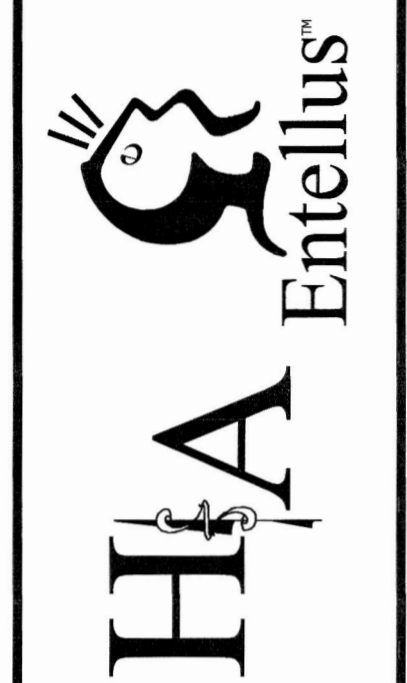
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, AS SHOWN ON SAID OFFICIAL PLAT OF LITTLE COTTONWOOD EAST; THENCE ALONG THE EAST LINE OF SAID LOT 4 NORTH 1°26'02" WEST 58.31 FEET TO THE NORTH SUBDIVISION BOUNDARY OF SAID LITTLE COTTONWOOD EAST; THENCE ALONG SAID BOUNDARY NORTH 76°19'44" EAST 20.47 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 5, SOUTH 1°26'02" EAST 164.64 FEET TO A POINT OF CURVE ON A CURVE CONCAVE TO THE NORTH, SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF LITTLE COTTONWOOD LANE, A DEDICATED STREET; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 375.00 FEET THROUGH A CENTRAL ANGLE OF 3°04'16" A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION OF OVERALL PARCEL (AS PER MCNEIL SURVEY #S1992-09-0514):
BEGINNING NORTH 89°52'27" EAST ALONG THE SECTION LINE 1734.83 FEET AND NORTH 3°01'56" EAST 489.69 FEET AND SOUTH 87° EAST 431.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 3°01'56" EAST 230.0 FEET; THENCE SOUTH 87° EAST 96.5 FEET; THENCE NORTH 3°01'56" EAST 190.0 FEET, MORE OR LESS TO THE CENTERLINE OF COTTONWOOD CREEK; THENCE SOUTHEASTERLY ALONG CENTERLINE OF SAID CREEK APPROXIMATELY SOUTH 40°43'42" EAST 146.69 FEET, MORE OR LESS; AND SOUTH 73°22'16" EAST 84.88 FEET, MORE OR LESS; THENCE SOUTH 3°01'56" WEST 210.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 6, LITTLE COTTONWOOD EAST SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 87°00' EAST 28.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 1°26'02" EAST ALONG THE COMMON LINE OF LOTS 6 AND 7, SAID LITTLE COTTONWOOD EAST SUBDIVISION 60.00 FEET; THENCE SOUTH 88°33'58" WEST 223.87 FEET TO THE WEST LINE OF LOT 5, SAID LITTLE COTTONWOOD EAST SUBDIVISION; THENCE SOUTH 26' 02" EAST ALONG THE WEST LINE OF SAID LOT 5 144.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 2°42'51" EAST) THROUGH A CENTRAL ANGLE OF 3°04'16" A DISTANCE OF 20.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, SAID LITTLE COTTONWOOD EAST SUBDIVISION; THENCE NORTH 1°26'02" WEST ALONG THE EAST LINE OF SAID LOT 4 158.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 76°19'44" WEST ALONG THE NORTHERLY LINE OF SAID LITTLE COTTONWOOD EAST SUBDIVISION 71.84 FEET TO THE POINT OF BEGINNING. CONTAINS 1.967 ACRES, MORE OR LESS.



S2017-10-0697
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983



BOUNDARY SURVEY
JEAN HARTMAN
3833 EAST LITTLE COTTONWOOD LANE
MULTIPLE PARCELS
LOCATED IN THE 1/4 OF SECTION 12, T.3S., R.1E., S.L.B.&M.
SALT LAKE COUNTY, UTAH

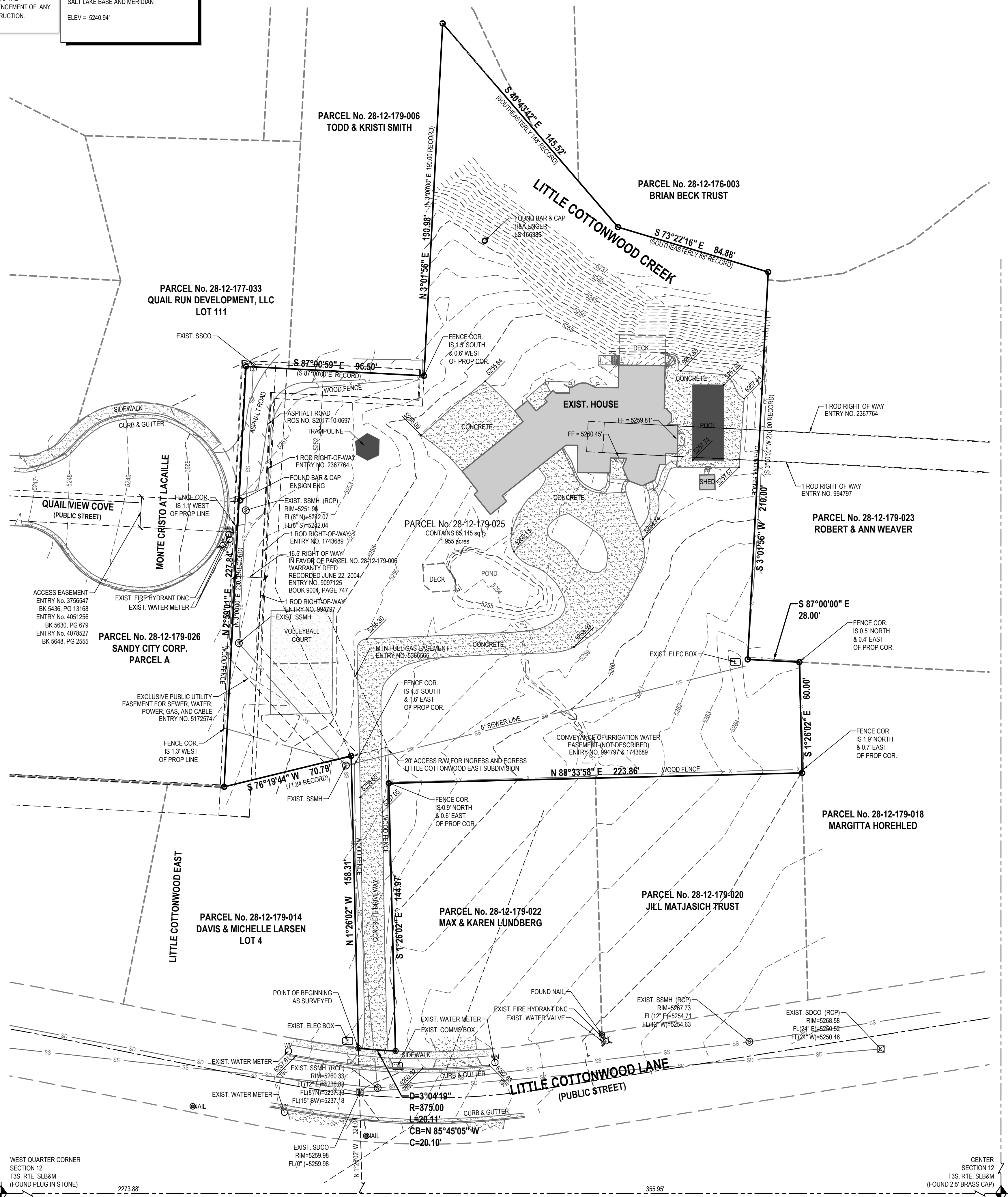
DATE	BY	REVISION
06/05/2016	JRC	DATE 06/29/2017
06/15/2016	JRC	DATE 06/29/2017
06/29/2017	JRC	DATE 06/29/2017

SHEET
C201
SHEET NAME
BOUNDARY
DRAWING NAME
1290001 BOUNDARY.dwg
PROJECT NO.
1290001

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
WEST QUARTER CORNER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5240.94'



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary and Topographic Survey for use by the client. The Basis of Bearing is the line between the West Quarter Corner and the Center of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian measuring South 89°52'27" East 2629.83 feet.

AS SURVEYED DESCRIPTION

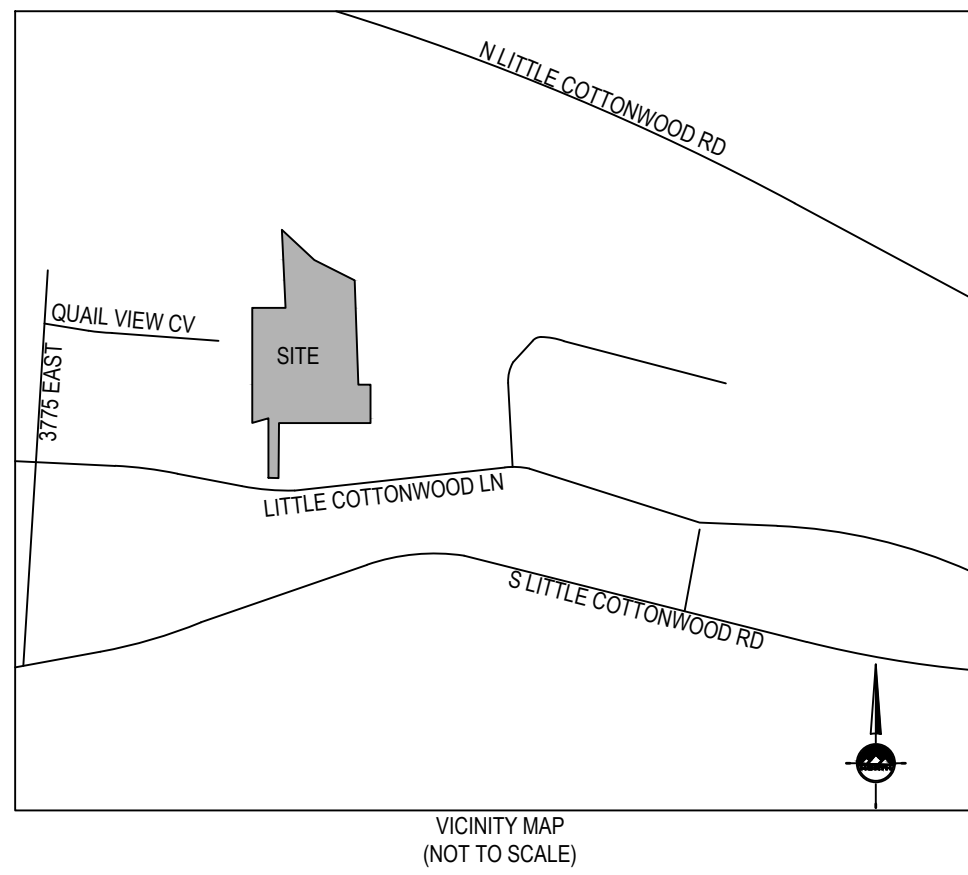
Beginning at the southeast corner of Lot 4, Little Cottonwood East Subdivision, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being North 89°52'27" East 2.273.88 feet along the section line and North 01°26'02" West 324.04 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running:

thence North 01°26'02" West 158.31 feet along the east line to the northeast corner of said Lot 4;
 thence South 76°19'44" West 70.79 feet along the north line of said Lot 4 to the southeast corner of Monte Cristo at LaCaille Subdivision;
 thence North 02°59'01" East 227.84 feet along the east to a northeast corner of said Monte Cristo at LaCaille Subdivision;
 thence South 87°00'59" East 96.50 feet along and beyond the south line of said Monte Cristo at LaCaille Subdivision;
 thence North 03°01'56" East 190.98 feet to the center of Little Cottonwood Creek;
 thence South 40°43'42" East 145.52 feet along the center of Little Cottonwood Creek;
 thence South 73°22'16" East 84.88 feet along the center of Little Cottonwood Creek;
 thence South 03°01'56" West 210.00 feet;
 thence South 87°00'00" East 28.00 feet;
 thence South 01°26'02" East 60.00 feet;
 thence South 88°33'58" West 223.86 feet;
 thence South 01°26'02" East 144.91 feet to a point on the said north line of said Little Cottonwood Lane;
 thence Northwesterly 20.11 feet along the arc of a 375.00 feet radius curve to the right (center bears North 02°42'45" East and the chord bears North 65°45'05" West 20.10 feet with a central angle of 03°04'19") along said north line to the point of beginning.

Contains 85,145 square feet or 1.955 acres

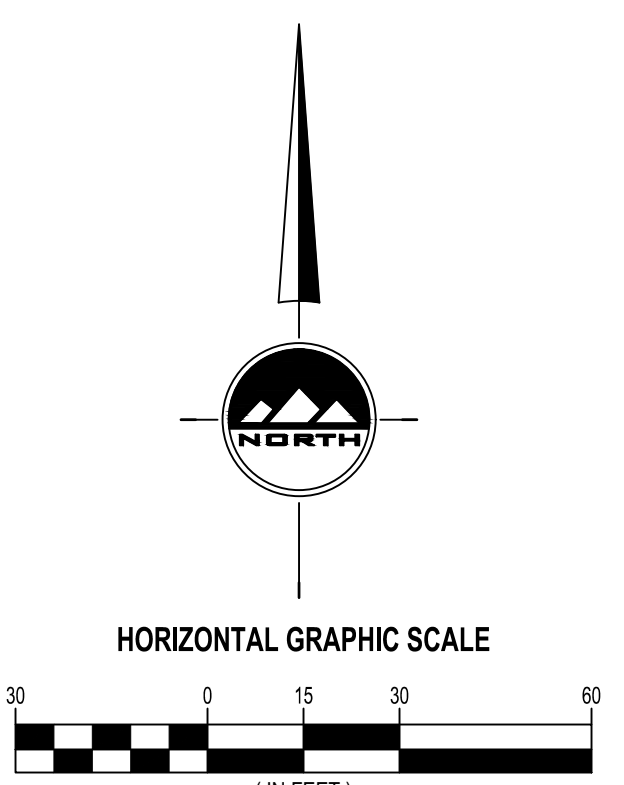
10/01/25
Date

Patrick M. Harris
License No. 286882



LEGEND

	SECTION CORNER		MINOR CONTOURS 1' INCREMENT
	MONUMENT		MAJOR CONTOURS 5' INCREMENT
	SET NAIL & WASHER		CONCRETE
	SET ENSIGN REBAR AND CAP		ADJACENT RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER
	EXISTING BUILDING		SCHEDULE B-2 REFERENCE NUMBER



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

**HARTMAN SUBDIVISION
BOUNDARY & TOPOGRAPHIC SURVEY**
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH



BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NUMBER: 4978L
PROJECT MANAGER: P. Harris

PRINT DATE: 2026-03-17
DESIGNED BY: B. Greenleaf

1 OF 1

MONTE CRISTO AT LACAILLE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

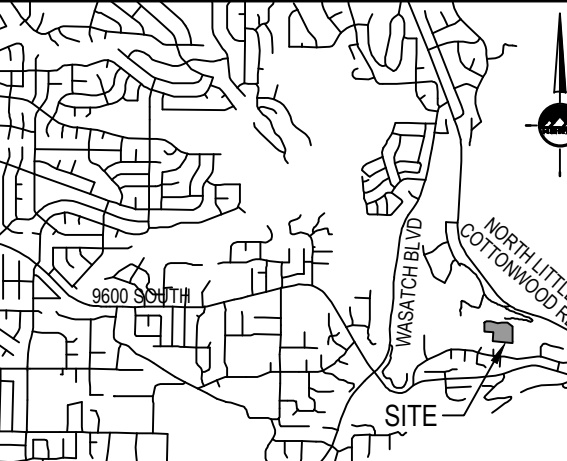
SANDY CITY GENERAL PLAT NOTES

- 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 DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETUATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOODS THAT EXIST BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE

SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REZONING TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
- FEMA ZONES SHOWN PER FEMA MAP NUMBER 450230088 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- FOR STORM WATER MAINTENANCE REFER TO POST CONSTRUCTION WATER MAINTENANCE AGREEMENT.
- SPECIAL EXCEPTIONS WERE OBTAINED FOR: PRIVATE RIGHT-OF-WAY LESS THAN 52 FEET; PRIVATE ROAD WITH USE OF PAVERS FOR ROAD MATERIAL; AND LOTS WITHOUT PUBLIC FRONTAGE; WAIVER TO REQUIREMENT FOR SIDEWALK AND PARKSTRIP ON BOTH SIDES OF RIGHT-OF-WAY; SUBDIVISION WITH LESS THAN TWO POINTS OF INGRESS/EGRESS; SINGLE ACCESS ROAD LONGER THAN 150' IN THE SENSITIVE AREA OVERLAY ZONE.
- INCREASE OF WATER LINE REPAIRS: THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR REPLACEMENT OF PAVERS AND NOT THE CITY.
- A PHASE I ENVIRONMENTAL STUDY WAS CONDUCTED ON THIS PROPERTY. LEAD CONCENTRATIONS WERE EVIDENCED UP TO 413 MG/ML IN SPOT LOCATIONS. FOR ADDITIONAL INFORMATION SEE PHASE I ENVIRONMENTAL SITE ASSESSMENT BY WASTAC ENVIRONMENTAL INC. 6/10/22. RECORDED AS PART OF THE HOA INCORPORATION DOCUMENTS.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-426201-0003) AS SUCH FILES EXIST AS OF THE DATE OF RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR 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 RELATED TO THE SUBJECT PROPERTY.

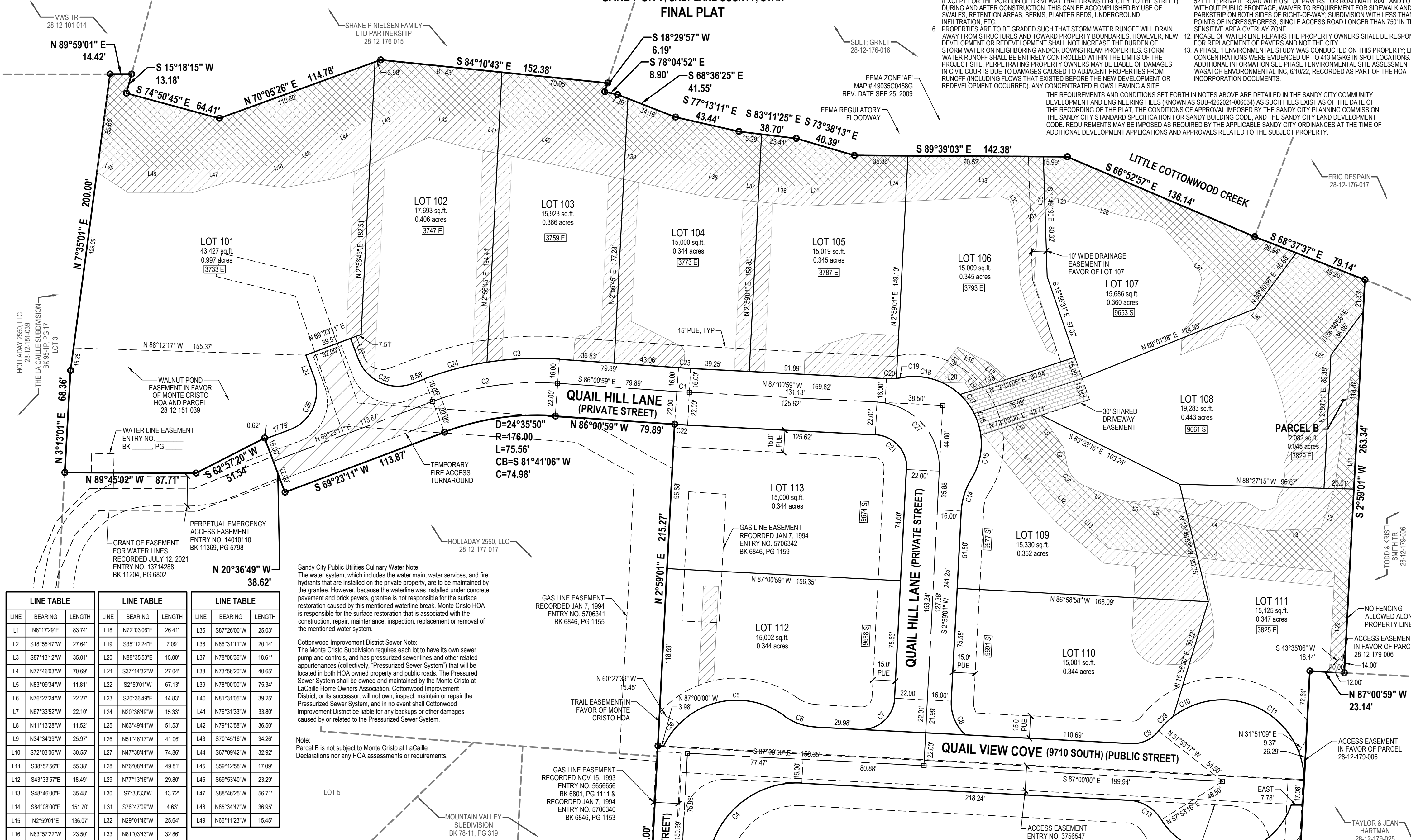


LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE COUNTY SURVEYOR STANDARDS
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENGL. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SHARED DRIVEWAY EASEMENT
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	478.00	8.34	1.0000	S86°30'59"E	8.34
C2	198.00	85.00	24°35'57"	S81°41'09"W	84.39
C3	214.00	48.50	12°50'06"	S87°29'28"W	48.39
C4	60.00	94.23	89°59'03"	S48°02'29"W	84.84
C5	54.00	76.11	80°43'37"	S85°41'24"W	69.97
C6	39.00	22.51	33°04'10"	S70°27'56"W	22.20
C7	22.00	34.42	89°38'31"	N47°48'17"E	31.02
C8	28.00	25.30	51°46'14"	S22°54'06"E	24.45
C9	22.00	21.08	54°54'28"	N65°33'52"E	20.29
C10	54.50	119.94	126°05'45"	N64°15'25"W	97.16
C11	54.50	119.94	126°05'45"	N64°15'25"W	97.16
C12	48.50	108.98	128°44'41"	N63°31'00"E	87.46
C13	28.00	26.82	64°53'29"	N59°32'20"W	25.81
C14	45.00	22.57	28°43'56"	S17°20'59"W	22.33
C15	45.00	30.89	39°19'30"	N12°03'12"E	30.28
C16	45.00	15.07	19°11'23"	N17°12'15"W	15.00
C17	45.00	15.95	20°18'20"	N36°57'06"W	15.86
C18	45.00	41.72	53°07'19"	N73°39'59"W	40.24
C19	45.00	3.76	4°46'57"	N62°09'53"E	3.76
C20	45.00	6.62	8°25'40"	N86°46'11"E	6.61
C21	22.00	34.56	80°00'00"	N42°00'59"W	31.11
C22	500.00	6.78	1°00'00"	S86°30'59"E	6.73
C23	462.00	8.06	1°00'00"	S86°30'59"E	8.06
C24	214.00	43.37	11°36'45"	S75°11'33"W	43.30
C25	28.00	43.98	80°00'00"	S65°36'49"E	39.60
C26	27.50	43.20	90°00'00"	N24°23'11"E	38.89
C27	44.00	69.12	90°00'00"	N42°00'59"W	62.23
C28	20.00	19.67	56°20'24"	S39°23'40"E	18.88
C29	54.50	13.87	14°35'03"	S45°24'11"W	13.84
C30	54.00	18.38	19°30'00"	S35°33'38"W	18.29



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N8°17'29"E	63.74	L18	N72°03'06"E	26.41	L35	S87°28'00"W	25.03
L2	S18°54'47"W	27.64	L19	S35°12'24"E	7.09	L36	N86°31'11"W	20.14
L3	S87°13'12"W	39.01	L20	N89°35'35"E	15.00	L37	N78°08'36"W	18.61
L4	N77°46'59"W	70.69	L21	S37°14'32"W	27.04	L38	N75°56'20"W	40.65
L5	N83°09'54"W	11.81	L22	S2°59'01"W	67.13	L39	N79°00'00"W	75.34
L6	N76°27'24"W	22.27	L23	S20°36'49"E	14.83	L40	N81°31'05"W	39.25
L7	N67°33'52"W	22.10	L24	N20°36'49"W	15.33	L41	N76°31'33"W	33.80
L8	N11°13'28"W	11.52	L25	N63°49'41"W	51.53	L42	N79°13'58"W	36.50
L9	N34°34'39"W	25.97	L26	N51°48'17"W	41.06	L43	S70°48'16"W	34.26
L10	S72°03'05"W	30.58	L27	N47°38'41"W	74.86	L44	S67°09'42"W	32.92
L11	S38°52'59"E	55.95	L28	N76°08'41"W	49.81	L45	S39°12'58"W	17.09
L12	S43°33'57"E	18.49	L29	N77°13'16"W	29.80	L46	S69°53'40"W	23.29
L13	S48°46'00"E	35.48	L30	S7°33'33"W	13.72	L47	S88°46'25"W	56.71
L14	S84°08'00"E	161.70	L31	S76°47'09"W	4.63	L48	N85°34'47"W	36.99
L15	N2°59'01"E	136.07	L32	N29°01'46"W	25.64	L49	N86°11'23"W	15.45
L16	N63°57'22"W	23.50	L33	N81°03'43"W	32.86			
L17	N49°47'26"W	16.72	L34	S84°07'16"W	85.29			

NON-DISTURBANCE LEGEND

DESCRIPTION	HATCHING
NON-DISTURBANCE AREA	[Cross-hatch pattern]
LIMITED DISTURBANCE AREA	[Diagonal lines]

NOTE: LIMITED DISTURBANCE AREA IS SHOWN FOR REFERENCE ONLY AND IS FURTHER DEFINED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS).

EASEMENT NOTE:

SUBJECT PROPERTY IS AFFECTED BY AN EASEMENTS AND/OR RIGHTS OF WAY FOR THE SOUTH DESPAIN DITCH SYSTEMS AS DISCLOSED IN ENTRY NO. 136653 IN BOOK 2133 AT PAGE 253 RECORDED DEC 13, 1953 AND ENTRY NO. 929611 IN BOOK 311 AT PAGE 97 RECORDED MAY 21, 1942. (EXACT LOCATION NOT DISCLOSED)

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-602(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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.

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE

I, J.S., of the County of SALT LAKE, State of UTAH, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and I hold Certificate No. 286882 in accordance with Title 48, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property, and that this plat has been drawn correctly, to the designated scale and with true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

On the day of , A.D. 20 , Kevin P. Gates personally appeared before me, the undersigned notary public, and in and for said County of Salt Lake, who being by me duly sworn, did say that he/she is the Managing Partner of ORD LLC, a Utah limited liability company, and that the foregoing Owner's Declaration was signed for, and in behalf of, said limited liability company by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING IN _____ COUNTY, _____

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE

On the day of , A.D. 20 , Kevin P. Gates personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, who being by me duly sworn, did say that he/she is the Managing Partner of ORD LLC, a Utah limited liability company, and that the foregoing Owner's Declaration was signed for, and in behalf of, said limited liability company by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING IN _____ COUNTY, _____

SALT LAKE CITY HEALTH DEPARTMENT APPROVAL

PROJECT NUMBER: 4978E
MANAGER: DAJ
DRAWN BY: KPW
CHECKED BY: PMH
DATE: 1/11/22

APPROVED THIS DAY OF , A.D. 20
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS DAY OF , A.D. 20
BY THE SANDY CITY ATTORNEY.

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20
BY THE SANDY CITY PLANNING COMMISSION.

CITY PARKS & RECREATION APPROVAL

APPROVED THIS DAY OF , A.D. 20
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

CITY ENGINEER APPROVAL

APPROVED THIS DAY OF , A.D. 20
BY THE SANDY CITY ENGINEER.

SANDY CITY MAYOR APPROVAL

APPROVED THIS DAY OF , A.D. 20
BY THE SANDY CITY MAYOR.

MONTE CRISTO AT LACAILLE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
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: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and I hold Certificate No. 286882 in accordance with Title 48, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property, and that this plat has been drawn correctly, to the designated scale and with true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Little Cottonwood East Subdivision, recorded February 13, 1990 as Entry No. 1398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point also being North 0°03'44" West 493.34 feet along the section line and East 1.766.31 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

thence North 03°00'57" East 155.00 feet along the Easterly Boundary Line and its extension of Mountain Valley Subdivision, recorded November 28, 1978 as Entry No. 1320335 in Book 78-11 at Page 319;

thence North 02°59'01" West 215.27 feet (North 3°00'00" West record);

thence North 88°00'59" West 79.89 feet;

thence Westerly 75.56 feet along the arc of a 176.00 foot radius curve to the left (center bears South 03°59'01" West and the chord bears South 81°41'09" West 74.96 feet with a central angle of 24°35'57");

thence South 62°22'11" West 113.87 feet to intersect a Westerly boundary of an entire tract disclosed in that Warranty Deed recorded as Entry No. 13452071;

thence along said boundary the following three (3) courses:

(1) North 20°36'49" West 36.62 feet;

(2) South 15°16'15" West 13.18 feet;

(3) North 88°11'23" East 15.86 feet;

thence along said boundary the following two (2) courses:

(1) North 02°59'01" West 227.51 feet to the Northernly Boundary Line of said Little Cottonwood East Subdivision;

(2) South 66°52'57" East 136.14 feet;

(14) South 66°52'57" East 136.14 feet;

(11) North 02°59'01" West 79.14 feet to the Northwesternly corner of an entire tract disclosed in that Quitclaim Deed recorded as Entry No. 11615686;

thence South 02°59'01" West 263.34 feet along the Westerly boundary of said entire tract to the Northernly boundary of an entire tract disclosed in that Affidavit recorded as Entry No. 7251417;

thence along said boundary the following two (2) courses:

(1) North 87°00'59" West 23.14 feet;

(2) North 02°59'01" West 227.51 feet to the Northernly Boundary Line of said Little Cottonwood East Subdivision;

thence North 87°00'59" West 432.74 feet (North 87°00' West 431.66 feet record) along said Northernly Boundary Line to the point of beginning.

Contains 340,163 Square Feet or 7,809 Acres 13 Lots and 2 Parcels.

OWNER'S DEDICATION

Know all men by these presents that the undersigned is the owner(s) hereafter, "the undersigned Owner(s)" of the above-described tract of land and the undersigned Owner do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

MONTE CRISTO AT LACAILLE

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alleys, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following named facilities, for perpetual use, all privately-owned streets, lanes, alleys, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. 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 our hand (s) this day of , A.D. 20 .

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the day of , A.D. 20 , Chris McCandless personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, who being by me duly sworn, did say that he/she is the Managing Partner of ORD LLC, a Utah limited liability company, and that the foregoing Owner's Declaration was signed for, and in behalf of, said limited liability company by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING IN _____ COUNTY, _____

MONTE CRISTO AT LACAILLE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

NORTHWEST CORNER SECTION 12 T3S, R1E, S12B4M (FOUND STANDARD 2.5" FLAT BRASS CAP)

WEST QUARTER CORNER SECTION 12 T3S, R1E, S12B4M (FOUND STONE)

RECORD OF SURVEY

ROS NO.: S-2022-06-0402

COUNTY SURVEYOR REVIEWER DATE



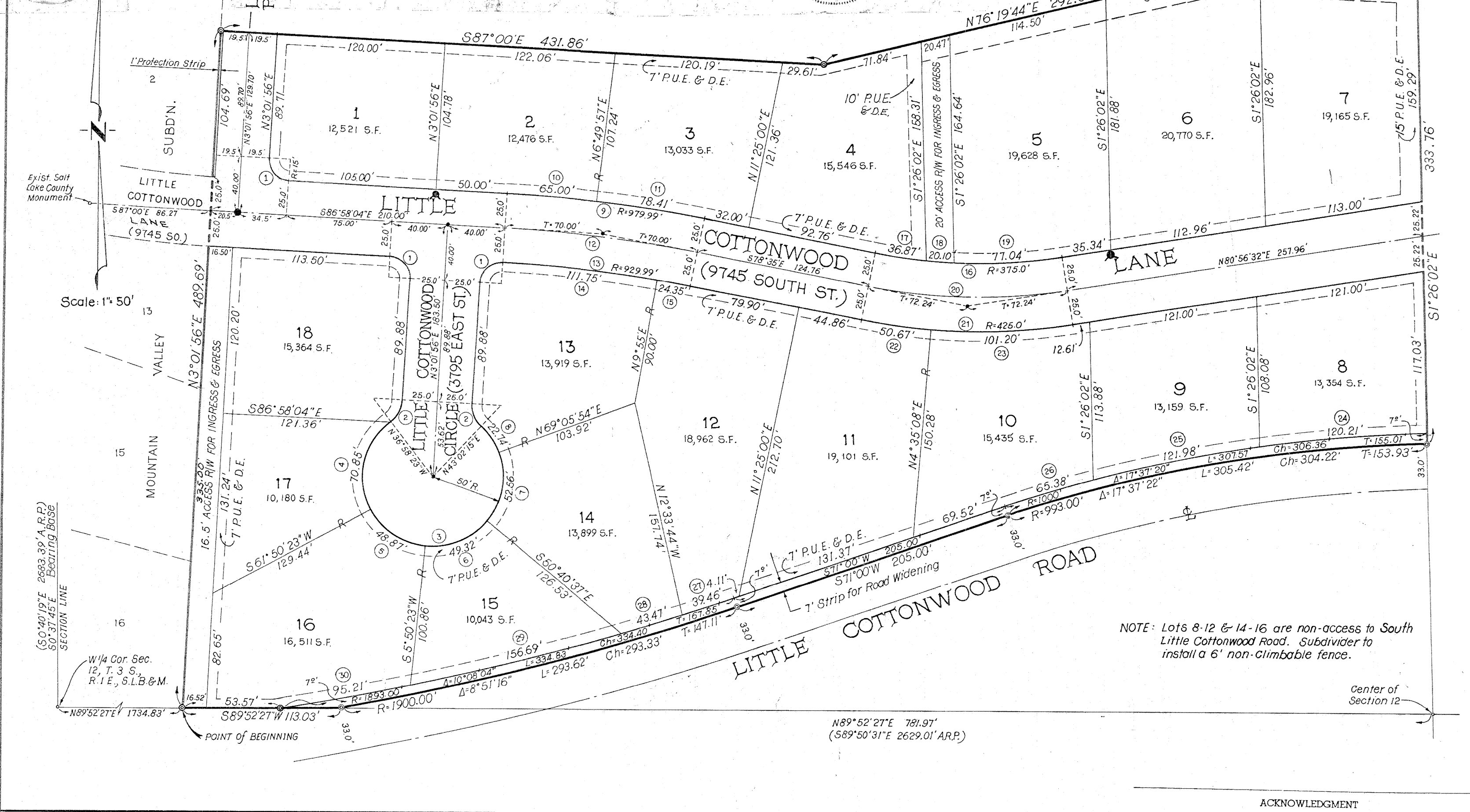
DEVELOPER: ORD, LLC
701 S 1300 W, STE 100 WEST JORDAN, UTAH 84008
PHONE: 801.984.5710

SHEET 1 OF 1

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 16 DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 16 DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 15 DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.



NOTE: Lots 8-12 & 14-16 are non-access to South Little Cottonwood Road. Subdivider to install a 6' non-climbable fence.

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	TANGENT	CURVE	RADIUS	Δ	LENGTH	CHORD	TANGENT
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	16	375.00'	20°28'28"	134.00'	133.29'	67.72'
2	20.00'	49°59'41"	17.45'	16.90'	9.33'	17	375.00'	5°37'58"	36.87'	36.85'	18.45'
3	50.00'	279°59'22"	244.34'	64.29'	—	18	375.00'	3°04'16"	20.10'	20.10'	10.05'
4	50.00'	81°11'14"	70.85'	65.07'	42.85'	19	375.00'	11°46'14"	77.04'	76.90'	38.66'
5	50.00'	56°00'00"	48.87'	46.95'	26.59'	20	400.00'	20°28'28"	142.94'	142.18'	72.24'
6	50.00'	56°31'00"	49.32'	47.34'	26.88'	21	425.00'	20°28'28"	151.87'	151.07'	76.75'
7	50.00'	60°13'29"	52.56'	50.17'	29.00'	22	425.00'	6°49'52"	50.67'	50.64'	25.37'
8	50.00'	26°03'39"	22.74'	22.55'	11.57'	23	425.00'	13°38'36"	101.20'	100.96'	50.84'
9	979.99'	8°23'04"	143.41'	143.28'	71.83'	24	1000.00'	6°53'14"	120.21'	120.13'	60.18'
10	979.99'	3°48'01"	65.00'	64.99'	32.51'	25	1000.00'	6°59'20"	121.98'	121.90'	61.07'
11	979.99'	4°35'03"	78.41'	78.39'	39.22'	26	1000.00'	3°44'46"	65.38'	65.37'	32.70'
12	954.99'	8°23'04"	139.75'	139.63'	70.00'	27	1893.00'	1°11'40"	39.46'	39.46'	19.73'
13	929.99'	8°23'04"	136.09'	135.97'	68.17'	28	1893.00'	1°18'57"	43.47'	43.47'	21.74'
14	929.99'	6°53'04"	111.75'	111.68'	55.94'	29	1893.00'	4°44'33"	156.69'	156.64'	78.39'
15	929.99'	1°30'00"	24.35'	24.35'	12.17'	30	1893.00'	2°52'54"	95.21'	95.20'	47.61'

- LEGEND**
- Monument to be Set
 - P.U.E. Public Utilities Easement
 - D.E. Drainage Easement
 - ⊙ Curve
 - R Radial Line
 - ⚡ Fire Hydrant

ACKNOWLEDGMENT
 COUNTY OF Salt Lake } S.S.
 ON THE 17th DAY OF October 1979, PERSONALLY APPEARED BEFORE ME Gerald V. Blomquist
 WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT he IS/ARE THE Managing Partner OF Second Western Properties AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID General Partnership BY AUTHORITY OF Partners AND THE SAID Gerald V. Blomquist ACKNOWLEDGED TO ME THAT SAID General Partnership EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN Salt Lake City

SURVEYOR'S CERTIFICATE
 I, Dean Bain Mortensen, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3081, as prescribed under the 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 LITTLE COTTONWOOD EAST and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
Beginning at a point that is N89°52'21"E (N89°50'31"E on Mountain Valley Subdiv.) along the 1/4 Section Line 1734.83 feet from the West 1/4 Corner of Section 12, T-3-S, R-1-E, S.L.B.&M. (Said 1/4 Cor. being 50°37'45"E along the West Line of said section from the N.W. Cor., being the basis of bearing for this description) Said point being the S.E. cor. of lot 16 of said Mountain Valley Subdiv.; Thence N3°01'56"E (N3°00'00"E on Mountain Valley Subdiv.) 489.69 feet; Thence S87°00'E 431.86 feet; Thence N76°19'44"E 292.81 feet; Thence S87°00'E 140.33 feet to the 1/4 Section Line; Thence S1°26'02"E along said 1/4 Section Line 333.76 feet to the apparent Northernly right of way line of South Little Cottonwood Creek Road (The Northernly right of way line being 33.0 feet from the apparent center line of said road) said point being on the arc of a 993.00 foot radius curve, the center of which bears S1°22'38"E; Thence Southwesterly along said right of way line and said curve to the left through a central angle of 17°37'22" a distance of 305.42 feet; Thence S71°00'W 205.00 feet to a point of tangency with a 1900.00 foot radius curve; Thence Southwesterly along said curve to the right through a central angle of 8°51'16" a distance of 293.62 feet to a point on the 1/4 Section Line; Thence leaving said right of way line S89°52'21"W along said 1/4 Sec. Ln. 113.03 ft. to the Point of Beginning. Contains 8.025 Ac, 18 Lots.		

DATE 17th day of October 1979
 Dean Bain Mortensen
 Dean Bain Mortensen

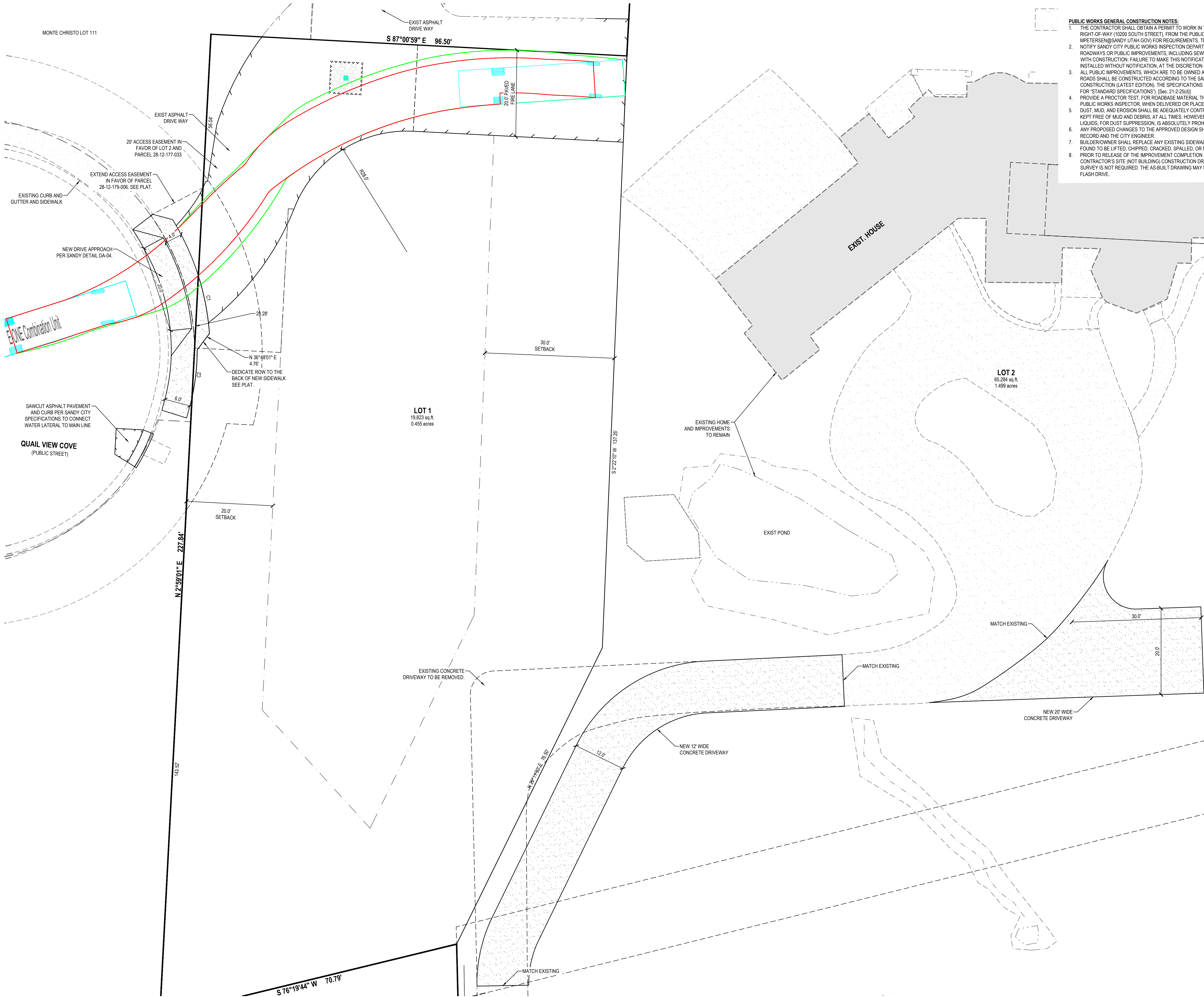
OWNER'S DEDICATION
 Know all men by these presents that the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the LITTLE COTTONWOOD EAST do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
 In witness whereof I have hereunto set my hand this 17th day of October A.D., 1979

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 15th DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of Salt Lake }
 On the 17th day of October A.D., 1979, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, he in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

LITTLE COTTONWOOD EAST
 LOCATED IN THE N.W. 1/4 OF SECTION 12, T-3-S, R-1-E, S.L.B.&M.

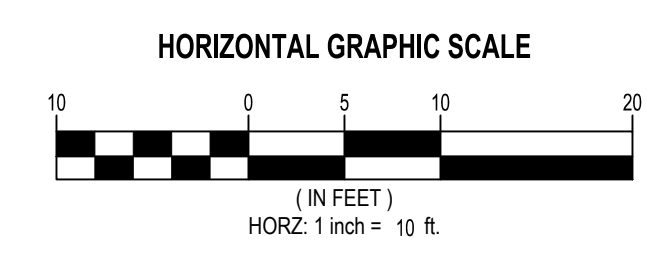
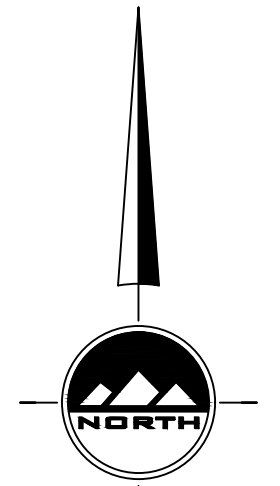
PLANNING COMMISSION APPROVED THIS <u>27th</u> DAY OF <u>Sept</u> A.D. 1979 BY THE SALT LAKE COUNTY PLANNING COMMISSION. <u>James Palmer</u> CHAIRMAN SALT LAKE CO PLANNING COMM.	BOARD OF HEALTH APPROVED THIS <u>1st</u> DAY OF <u>October</u> A.D. 1979 <u>Richard S. Hoffman</u> BOARD OF HEALTH	FLOOD CONTROL DEPT. APPROVED THIS <u>END</u> DAY OF <u>NOVEMBER</u> A.D. 1979 <u>R. S. Hoffman</u> FLOOD CONTROL COORDINATOR	COUNTY ENGINEERING I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>14 NOV 79</u> <u>John Blomquist</u> DIRECTOR OF ENG. DIVISION	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>7</u> DAY OF <u>February</u> A.D. 1979 <u>James Palmer</u> SALT LAKE COUNTY ATTORNEY	COUNTY COMMISSION PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS <u>11th</u> DAY OF <u>February</u> A.D. 1979 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>James Palmer</u> CLERK <u>Wm. E. Quinn</u> CHAIRMAN, BD. OF CO. COMM.	RECORDED # 3398713 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Second Western Properties</u> DATE <u>2-13-80</u> TIME <u>9:08 A.M.</u> BOOK <u>80-2</u> PAGE <u>31</u> <u>\$1900</u> <u>Abigail R. Blomquist</u> DEPUTY SALT LAKE COUNTY RECORDER
--	--	--	--	--	---	---



- PUBLIC WORKS GENERAL CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (10200 SOUTH STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
 2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
 3. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR 'STANDARD SPECIFICATIONS'). [Sec. 21-2-25(d)]
 4. PROVIDE A PROCTOR TEST FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
 5. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
 6. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
 7. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 8. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

LEGEND

	EXISTING CONCRETE
	PROPOSED CONCRETE SIDEWALK
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	PROPOSED FLOW LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPERTY LINE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH



SITE PLAN

PROJECT NUMBER: 4978L PRINT DATE: 2026-03-17
PROJECT MANAGER: DJ DESIGNED BY: MM

C-100



PROPOSED UNDERGROUND RETENTION BASIN FOR LOT 1
 TOP OF GRAVE=5250.75
 TOP OF GRAVEL=4249.00
 BOTTOM ON GRAVEL=5243.00
 PROVIDED VOLUME = 117 C.F.

100 YEAR- STORM EVENT EMERGENCY OVERFLOW ROUTE

PROPOSED RETENTION POND FOR LOT 1
 TOP=5253.50
 BOTTOM=5252.50
 PROVIDED VOLUME = 623 C.F.

NOTE:
 NO STORMWATER FROM LOT 1 TO DRAIN ONTO OTHER PROPERTY.

- NOTE:**
1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
 2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
 3. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

STORM DRAIN RETENTION							
PROJECT TITLE: Hartman Subdivision Lot 1		PROJECT NUMBER: 4978L					
LOCATION: Sandy, Utah		DATE: 03/17/26					
DESIGNED BY: P. Hunter		CHECKED BY: D. Jenkins	APPROVED BY: D. Jenkins				
OWNER:		SHEET: 1 OF 1					
AREA CALCULATION							
IMPERVIOUS:	0.10 acres	runoff coeff. C:	0.90				
PERVIOUS:	0.11 acres	runoff coeff. C:	0.15				
TOTAL AREA:	0.21 acres	WEIGHTED C:	0.50				
RUNOFF CALCULATION							
100 Year Design Storm		Infiltration Rate	0.80 in/hr				
		Infiltration Area	850 sq.ft				
		Total Infiltration	0.016 cfs				
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)	
5	0.11	7.37	300	236	5	232	
10	0.11	5.60	600	359	9	350	
15	0.11	4.63	1,200	594	19	575	
30	0.11	3.12	1,800	601	28	572	
60	0.11	1.93	3,600	743	57	686	
120	0.11	1.06	7,200	816	113	703	
180	0.11	0.74	7,800	613	123	490	
360	0.11	0.43	8,400	382	132	250	
720	0.11	0.27	9,000	250	142	118	
1440	0.11	0.15	10,800	176	170	6	
						STORAGE REQUIRED:	703
						STORAGE PROVIDED:	740

PRELIMINARY STORM WATER ANALYSIS REPORT
 LOT 1 IS NEW DEVELOPMENT AREA
 LOT 2 IS EXISTING HOME WITH NO NEW IMPROVEMENTS
 TOTAL DISTURBANCE IS LESS THEN 1 ACRE.
 TOTAL IMPERVIOUS AREA LESS THEN 6000 SQ. FT.
 PER TABLE 1 SANDY CITY DEVELOPMENT CODE PART 7.0 B
 PRELIMINARY GRADING PLAN ONLY REQUIRED

ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

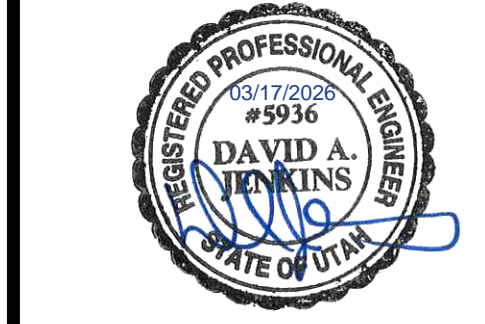
FOR:
 TAYLOR HARTMAN
 3853 EAST LITTLE COTTONWOOD LANE
 SANDY, UTAH, 84092

CONTACT:
 TAYLOR HARTMAN
 PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

3853 EAST LITTLE COTTONWOOD LANE

SANDY, UTAH

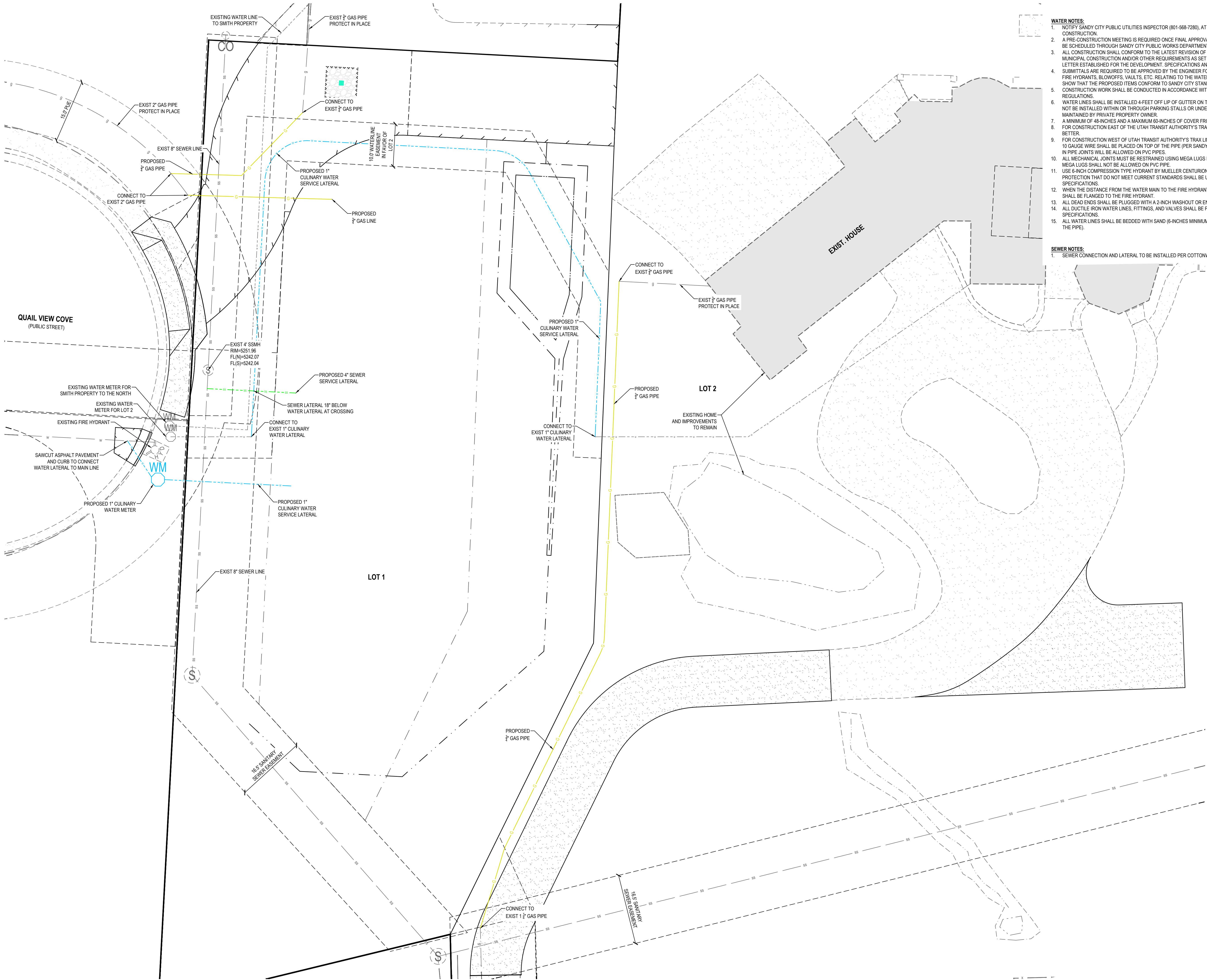


GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 4978L
 PRINT DATE: 2026-03-17

PROJECT MANAGER: DJ
 DESIGNED BY: MM

C-200



- WATER NOTES:**
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
 7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
 8. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
 9. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
 10. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
 11. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
 12. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
 13. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
 14. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

- SEWER NOTES:**
1. SEWER CONNECTION AND LATERAL TO BE INSTALLED PER COTTONWOOD SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

3853 EAST LITTLE COTTONWOOD LANE

SANDY, UTAH



UTILITY PLAN

PROJECT NUMBER: 4978L
PRINT DATE: 2026-03-17

PROJECT MANAGER: DJ
DESIGNED BY: MM

C-300

